

Sunbury 2035

The City of Sunbury Comprehensive Plan

Draft July 1, 2025

with edits to the Acknowledgements page made on 7/17/2025 and to date of
Old County Jail closure on 9/2/2025

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Acknowledgements

City Council

Joshua Brosious	Mayor
John Barnhart	Public Safety Director
Jim Eister	Parks & Public Property Director
Lisa Martina	Streets & Public Improvements Director
Nathan R. Savidge	Accounts & Finance Director

Planning Committee

Pam Schlegel	Sunbury Planning Commission
Ryan McDonald	Sunbury Planning Commission
Joe Bartello	Sunbury Planning Commission
Jason Neidig	Sunbury Municipal Authority
Jason Bendle	Shikellamy School District
Justin Skavery	Northumberland County
Nathan Savidge	Alternate, Northumberland County
Emily Murphy	Sunbury City Housing Authority
Pat Mack	Northumberland County Housing Authority
Aimee Buehner	Sunbury Redevelopment Authority
Paul Brown	Sunbury Emergency Services
Ronald Rupp	Alternate, Sunbury Emergency Services
Andres Manresa	Sunbury Office of Community Diversity, Equity, and Inclusion
Julie Brosius	Sunbury Shade Tree Commission
Vince Cotrone	Sunbury Shade Tree Commission
Jody Ocker	Sunbury's Revitalization, Inc. (SRI)
Slade Shreck	Parks and Recreation Board
Derrick Backer	Sunbury Blighted Property Review Committee
Laurie Johnson	Interested Citizen
Meghan Beck	Interested Citizen
Christi Emel	Interested Citizen
Victoria Rosancrans	Interested Citizen
Mike O'Donnell	Interested Citizen
Seth Howard	Interested Citizen
Lindie Lloyd	Interested Citizen

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1 ♦ Plan Purpose & Use

A comprehensive plan articulates a vision for community and economic development and a strategy to achieve that vision over a 10-year planning horizon.

A comprehensive plan does the following:

- Assesses various development policy and system conditions, community and economic development,
- Updates or establishes a community's development goals,
- Recommends changes to regulations, infrastructure, services, and programs to help advance the City toward its goals.

The comprehensive plan is a policy plan, adopted by resolution. An adopted plan demonstrates that City officials and citizens agree upon the direction and degree of change needed to sustain or improve the quality of development and quality of life for the foreseeable future. As an adopted policy, the comprehensive plan remains the official guide and reference for development-related decisions and investments—even through changes in elected officials, appointed positions, and staff.

After adopting the plan, City officials implement the recommended regulatory updates, infrastructure projects, and community service and program changes, coordinating with local and regional partners, as beneficial.

As development conditions change or as the planning horizon approaches, City officials amend the comprehensive plan to make near-term adjustments or renew the comprehensive plan for the next 10-year period.

Sunbury's last comprehensive plan was adopted in 2012.

City Planning Tools

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended, authorizes municipalities, individually or jointly, to plan for the future. It authorizes the use of several planning tools including the municipal planning commission, the comprehensive plan, the official map for planned municipal facilities and infrastructure, the subdivision and land development ordinance, the capital improvement program, the zoning ordinance and map, and the zoning hearing board.

Additionally, Act 148 of 1973, as amended, authorizes the establishment of Environmental Advisory Councils.

Finally, Pennsylvania's Historic District Act of 1961 authorizes local governments to regulate changes to buildings and structures in a certified historic district and specifies the appointment of an advisory Historical Architectural Review Board or HARB to review proposed changes that can be seen from the public right-of-way.

Sunbury has managed community and economic development with several municipal planning tools since the 1960s, as listed in Figure 1.

Figure 1. Municipal Planning Tools Used by the City of Sunbury

Planning Tools	In Use; Date Enacted
Planning Commission	Yes
Comprehensive Plan	2012
Official Map	No
Subdivision & Land Development Ordinance	1971, with amendments
Capital Improvement Plan	No
Zoning Ordinance & Map	Ordinance, 1984, with amendments; Map last amended in 2011
Zoning Hearing Board	Yes
Environmental Advisory Council	No
Historical Architectural Review Board (HARB)	1996; amended in 2006

Source: City of Sunbury.

Preparation by City Representatives and Planning Consultants

A consultant team led by Gannett Fleming, Inc., of Camp Hill, PA worked with the City Planning Commission to develop the plan. City Council appointed members of various authorities, boards, commissions, and committees, as well as interested citizens to participate in the Planning Committee. The Planning Committee met five times to discuss their perspectives on housing, the local economy, and other local conditions and to suggest projects and actions.

The Planning Commission and City Council will each hear from citizens before adopting the plan and zoning ordinance.

Citizen Engagement

Discussions with Sunbury's residents identified current community and economic development conditions and potential future improvements. The planning team spoke with attendees about quality of life at four community events in Fall 2023 and offered to extend conversations to other residents via an online survey. Themes from this engagement, cited in Chapter 2, and discussions with the Planning Committee helped shape this plan.



Engagement Activities

4 community events attended to interface with Sunbury citizens

- National Night Out, August 1, 2023 at James R. Eister Youth & Community Center
- Diversity Multicultural Food Truck & BBQ Festival, August 28, 2023 on Memorial Drive
- Autumn Arts Faire, October 21, 2023 in Cameron Park
- Trunk or Treat, October 26, 2023 at Beiter's Furniture, 1189 North 4th Street

720 estimated attendees

- More than 215 individuals, including children and youth, engaged in 110 conversations

Supplemental Online Survey, August 1-November 1, 2023

- 287 survey promotion cards distributed
- 8 survey responses (3% response)

Plan Review & Adoption

[These paragraphs to be completed as the review process progresses.]

The City Planning Commission published notice of the draft Sunbury 2035 plan and its availability for review, then held a public meeting to receive comments on the draft plan on (date). The Planning Commission reviewed comments made at the public meeting and submitted in writing, then determined if comments warranted a revision to the draft plan. On (date), the Planning Commission accepted the draft Sunbury 2035 plan, directed its distribution to Northumberland County, the Shikellamy School District, and adjoining Upper Augusta Township for required 45-day review and comment period, and forwarded the plan to City Council for consideration.

On (date, 2025), City Council held a public hearing to receive final comments on the draft Sunbury 2035 plan. On (date, 2025), the City Council adopted the plan by approval of Resolution (2025-#).

Plan Implementation

Ordinance amendments and updates are a municipality's most direct and efficient tool for managing future development because they establish legal regulations. Upon adoption, all proposed development plans must comply with the code of ordinances to garner the governing body's approval, unless variances or waivers are requested and granted, as applicable.

The zoning ordinance manages the location of land uses, the scale and relationships of structures to the site. The zoning ordinance also manages the amount, timing, location and character of development. In urban communities like Sunbury, the zoning ordinance helps to ensure that new uses on a site, or redevelopment of a site, complements or strengthens the urban fabric—the physical patterns of the built environment.

Zoning ordinance and zoning map updates to implement land use recommendations and the future land use map in the comprehensive plan are expected to be complete within three years per state guidance.

The comprehensive plan may also make recommendations to amend or update the subdivision and land development ordinance, or SALDO, which governs the creation and adjustment of lot lines and establishes the standards for land improvements, or other planning tools that regulate or provide advice on the review of future development.

2 ♦ The City of Sunbury Today

The City of Sunbury is a small, rural city.

- It was incorporated as a city in 1920 at its peak decennial population of 15,721. One hundred years later in 2020, it was ranked the 36th largest of Pennsylvania's 56 cities with a population of 9,719. The City's population in 2023 was estimated at 9,643.
- It encompasses two square miles of land, as well as the Susquehanna River to its western bank and portions of the Shamokin Creek.
- Most of its land area was developed in a gridded pattern of blocks and streets prior to 1950.
- The City is separated from the nearby boroughs of Selinsgrove, Shamokin Dam, Northumberland by the North and West Branches of the Susquehanna River and from smaller urban areas to the east by the gentle mountains of Central Pennsylvania. Connections to nearby communities and distinct destinations are heavily reliant on state highways and access to a vehicle.

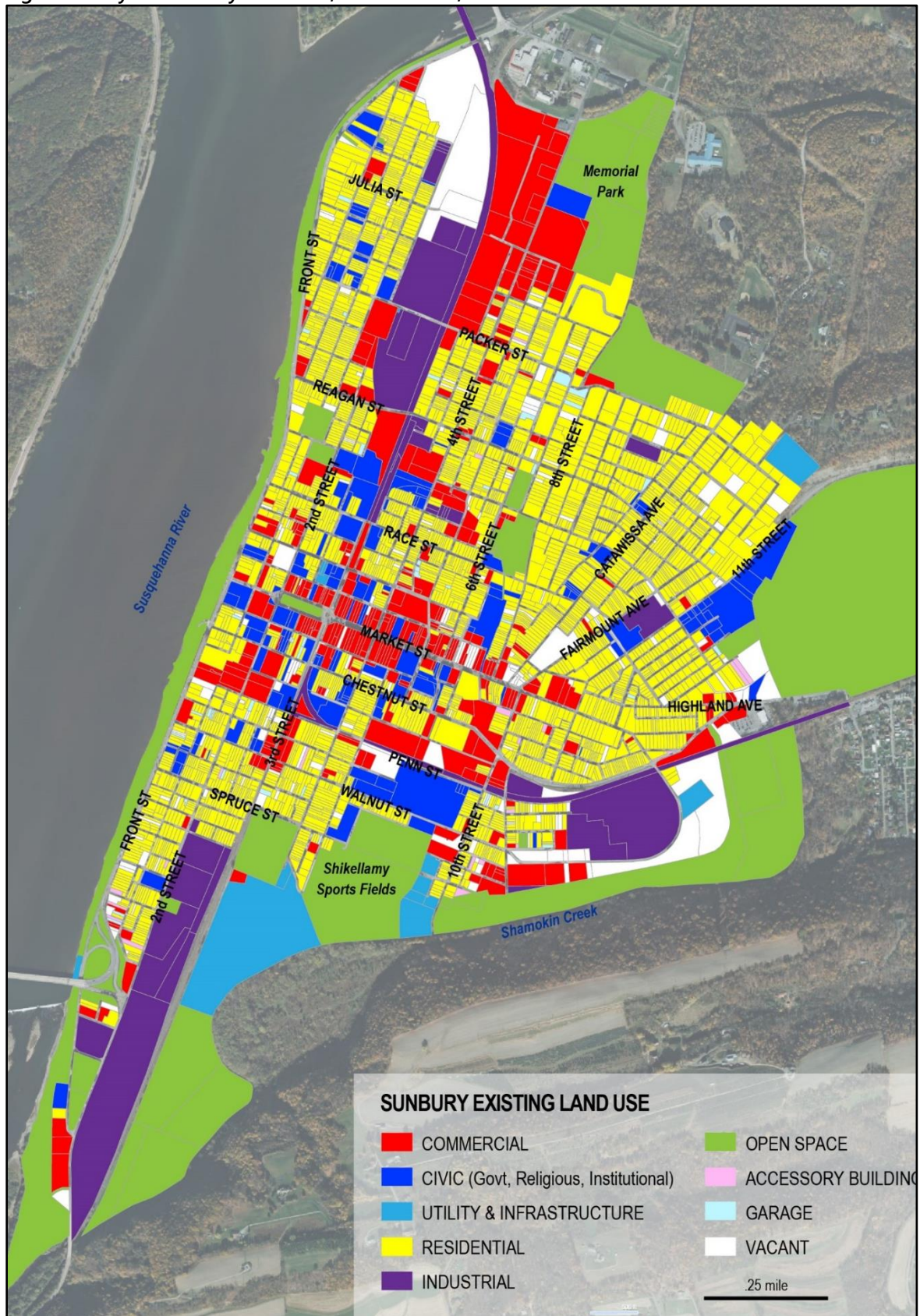
The existing land use pattern, shown in Figure 2, shows:

- A downtown core of commercial and civic uses centered on Market Street.
- Larger commercial and industrial parcels along the rail lines.
- Relatively strong residential blocks and consistently sized parcels with intermingled neighborhood-scale commercial and civic uses.
- Significant public sector and non-profit presence among civic uses and public utilities; government owners alone include the City, Sunbury Municipal Authority, Northumberland County, state and federal government agencies, and the Shikellamy School District.
- A nearly continuous greenbelt of large open spaces around the City—comprising Memorial Park, Pomfret Manor Cemetery, Municipal Authority lands, Shikellamy School District sports fields, (Spruce St) cemetery, and Riverfront Park—as well as smaller interior open spaces; public open space is available within one-quarter-mile of nearly every residential property.
- Individual vacant parcels of all sizes throughout the City with only two significant parcel clusters, one at the north end of Susquehanna Avenue and one along Walnut Street Extension.

Results from citizen engagements in 2023 showed that residents appreciate the City's small-town qualities, its recreational facilities and local library, and its cultural spirit expressed through community improvement projects and events. Residents specifically mentioned these City qualities:

- Ability to walk and bike due to the City's gridded block and street pattern, relatively flat landform, and low traffic volumes on most streets.
- The Riverfront Park and its walking trail.
- City parks, swimming pool, and playgrounds.

Figure 2. City of Sunbury Land Use, November 3, 2023



- The Degenstein Community Library.
- Family-friendly events.
- The mural on the building at 728 Market Street.
- Community projects like Sunbury Wetland Ecological and Educational Park (SWEEP).

Community leaders characterize Sunbury as a blue-collar city of low- to moderate-income households. In 2022:

- There were 1,038 resident workers (24.5 percent of the 4,235 resident workers) employed in goods-producing industries, i.e., agriculture, resource extraction, construction, and manufacturing. In the same year, 21.0 percent of county resident workers and 15.1 percent of resident workers across the state were employed in these industries.
- The City was home to only 407 local jobs in goods-producing industries (10.2 percent of the 3,992 local jobs), more than 630 fewer jobs than resident workers.
- The median household income was \$42,238, while the average or mean value was higher, \$56,639. Median and mean household incomes across Northumberland County were both higher, \$58,987 (40 percent higher) and \$76,850 (36 percent higher), respectively. Values for Pennsylvania's median and mean household incomes were even higher, \$71,798 (70 percent higher) and \$100,015 (77 percent higher).
- Nearly 2 in 5 households (1,622 of the City's 4,160 households; 39 percent) had a household income above the federal poverty line but below the amount needed to afford monthly expenses. These households are known as asset-limited, income-constrained, employed households or ALICE.

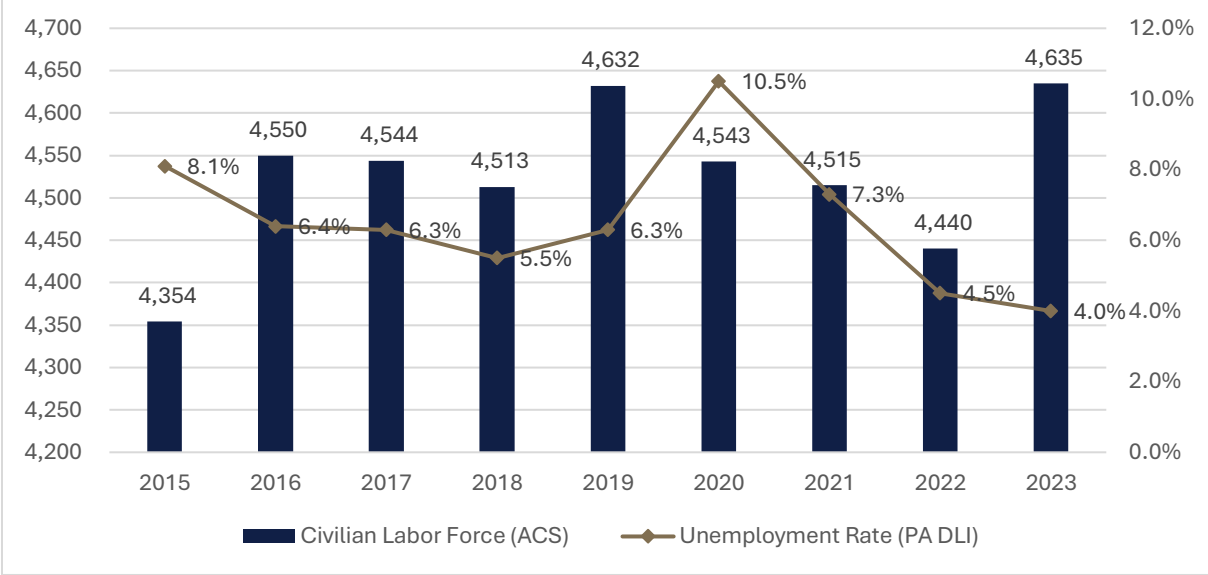
In terms of the local economy, closures of three manufacturing operations, the Sunbury Middle School, and the Sunbury Hospital have resulted in the loss of more than 400 jobs since 2008.

- Celotex, manufacturer of asbestos insulation and construction materials and located at 1400 Susquehanna Avenue, closed in 2008 following litigation over product materials, ending 88 manufacturing jobs.
- The Sunbury Middle School, located at 115 Fairmount Avenue, closed in 2012 as the Shikellamy School District consolidated grades 6-8 at the Shikellamy Middle School in Northumberland, ending approximately 40 jobs in education.
- Bimbo Bakery, located at 249 N. 11th Street, closed in 2017 as production facilities were redistributed across the U.S, ending 67 manufacturing jobs.
- Sunbury Silk & Textile Mill, located at 1150 Walnut Street Extension, closed in 2020 in the face of streamlined production and increased overseas competition, ending 110 manufacturing jobs.
- UPMC Susquehanna Sunbury Hospital, located at 350 N. 11th Street and locally known as the Sunbury Community Hospital, closed in 2020 as UPMC re-aligned the location of its facilities with the region's overall population pattern, ending 153 health care jobs.

The loss of these five major employers and the associated jobs has rippled throughout the local economy with further implications for the City and the community.

- According to the US Census Bureau, the city’s resident workforce has risen from a low of 4,354 in 2015 to a high of 4,635 in 2023, surpassing an interim high mark in 2019.
- Meanwhile, according to the Pennsylvania Department of Labor and Industry’s Center for Workforce Information & Analysis, the city’s unemployment has fallen from 8.1 percent in 2015 to 4.0 percent in 2023, with an interim spike of 10.5 percent in 2020.

Figure 3. Civilian Labor Force (Resident Workers) and Unemployment Rates, 2000-2023



Source: US Census Bureau 2000 decennial census and 2010 and 2015-2023 ACS 5-year Estimates and PA Department of Labor & Industry, Center for Workforce Information & Analysis.

- In terms of building occupancy, data collected for the Central Susquehanna Opportunities, Inc. Community Needs Assessment for Northumberland, Columbia, and Montour Counties show that business vacancies increased from 1.20% in 2022-Quarter 1 to 3.63% in 2023-Quarter 2 then decreased to 1.71% in 2023-Quarter 3.

Table 1. Business Vacancy, 2022-2023

Postal Address Vacancy	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3
Vacant Business (#)	5	5	13	16	15	7
Vacant Business (%)	1.2%	1.19%	3.08%	3.61%	3.63%	1.71%

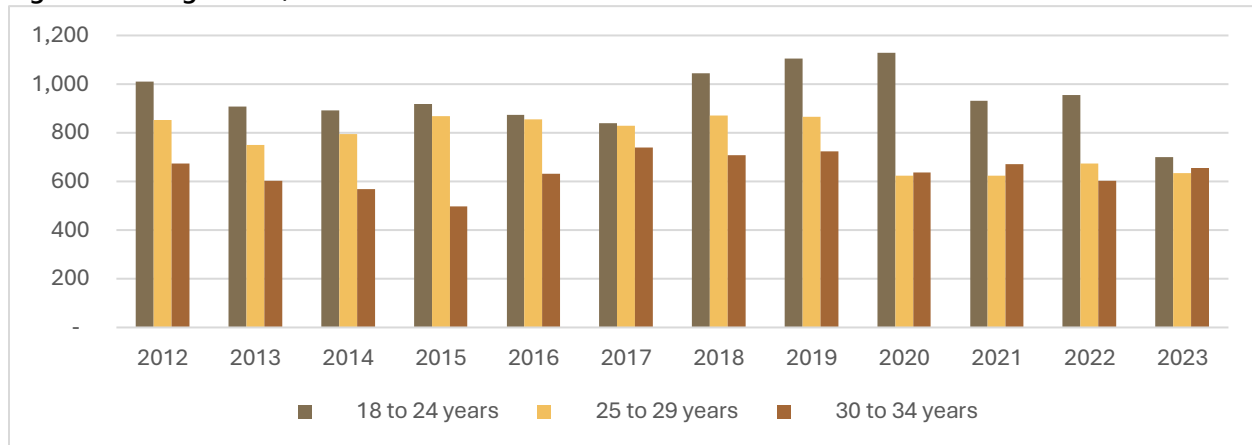
Postal Address Vacancy is an address where mail has not been collected (from the mailbox) for at least 90 days.

Source: Policy Map, as cited by the CSO 2025-2027 Community Needs Assessment for Northumberland, Columbia, and Montour Counties

- Fewer young adults ages 18 to 29 years lived in Sunbury in 2023 than in 2012 (Figure 4). Numbers of young adults declined by 550 and 21.7 percent over the period. The largest decline was among 18- to 24-year-olds (-313), followed by 25- to 29-year-olds (-219) then 30- to 34-year-olds (-18).

While losses among the 18 to 24 year cohort is common as high school graduates attend college or university programs, losses among older young adult cohorts indicate that these students of higher education are not returning and in fact, high school graduates who have remained in the City during their initial post-secondary years have departed likely seeking higher wages, better benefits, and better career opportunities than local employers offer, as well as affordable and desirable housing options.

Figure 4. Young Adults, 2012-2023



Source: US Census Bureau 2012-2023 ACS 5-year Estimates.

These conditions put particular pressure on low-income households. Central Susquehanna Opportunities, Inc. (CSO), the non-profit community action agency for Northumberland County and eight other Central Pennsylvania counties, provides services and supports public and private sector decision-making and investment to meet the needs of low-income residents. CSO conducts a community needs assessment every three years to align its activities with the needs of low-income residents of the region. Its 2025-2027 Community Needs Assessment for Northumberland, Columbia, and Montour Counties identified three drivers of low-income conditions through the region:

- Lack of living wage jobs that provide sufficient income for monthly expenses.
- Lack of transportation access among homes, jobs, and essential destinations such as food stores, pharmacies, and social gathering sites.
- Lack of safe, affordable housing that doesn't compromise financial, physical, and emotional well-being.

Additionally, these drivers contribute to the other low-quality living conditions, which include:

- Poor quality housing.
- Homelessness.
- Food insecurity, such as not having enough nutritious food to eat on a regular basis and skipping a meal so that another family member could eat.
- Limited childcare access.
- Lack of social connections, particularly for financial reasons.
- Lack of mental health care.

Wages, transportation access, and housing are broad drivers of need across the region—present in all communities and varying in condition and degree from one community to another.

Community leaders acknowledge that civic pride in Sunbury has waned under unsteady economic conditions, noting that the physical condition of many private properties, both residential and commercial, has declined.

Challenges to housing conditions include:

- **Housing Age:** 48 percent of homes were built prior to 1939 and may be significantly out of date with current building codes. Additionally, more than 3 out of 4 homes (77 percent) in the City were built before 1970 and may contain building materials made of lead.
- **Housing Cost:** Nearly 1,200 City households allocate 30 percent or more of their monthly household income to housing and related costs. This is known as housing cost burden. Among the 4,022 owner-occupant households, 8.8 percent are cost burdened and among the 4,144 renter-occupant households, 20.4 percent.
- **Housing Loss:** Between 2012 and 2022, the number of housing units in Sunbury decreased by 425 units, an 8.2 percent decline.

Despite current conditions, long-term and new residents maintain a passion for the City. They recognize the City's riverside location, its history and architecture, its cultural foundations and programming as assets and amenities for a more prosperous future. They seek improved housing and neighborhood conditions, safe street and sidewalk conditions, and a greener city that fosters social connections and civic culture in both public and private spaces:

- More housing options, especially apartments.
- Quality housing, for sale and for rent, for a fair price.
- Better property maintenance by owners and tenants, and better code enforcement by the City.
- Additional and updated parks. A dog park.
- Better street surface conditions for vehicles.
- Better sidewalk surface conditions for pedestrians, including persons with disabilities.
- Safer conditions for bicyclists and pedestrians.
- More travel and transportation options – within Sunbury and to other places.
- More trees and vegetation in public and private spaces.
- A stronger, more positive sense of community.

3 ♦ Issues & Opportunities

This chapter presents four priority issues in community and economic development, each paired with complementary opportunities for improvement. These pairings include:

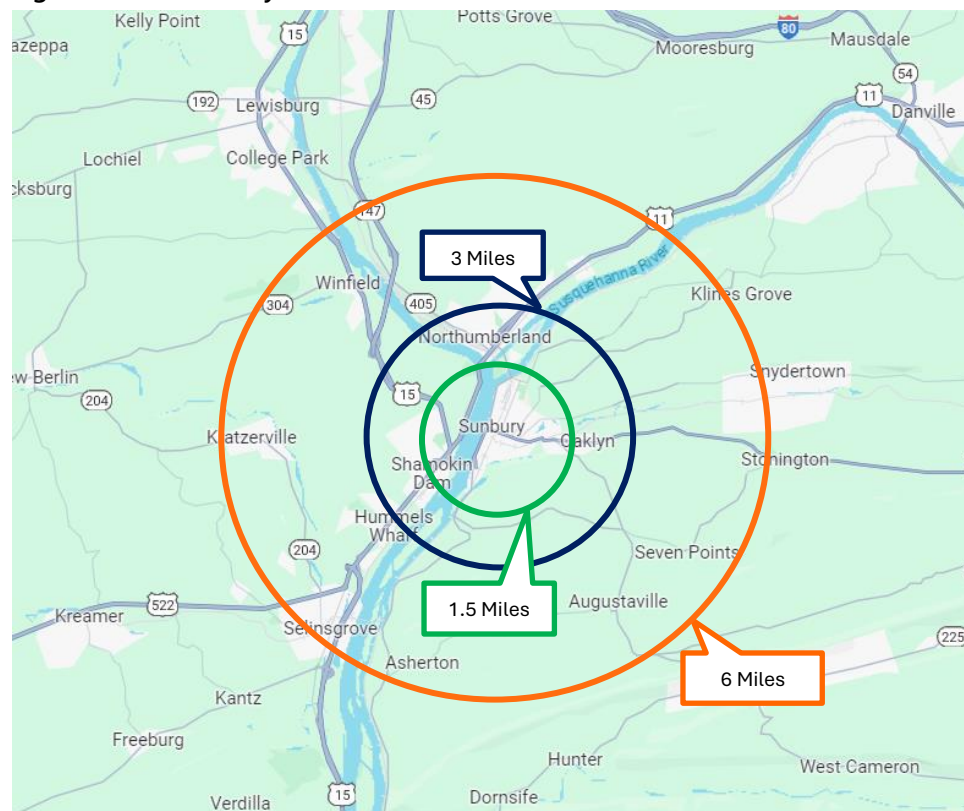
1. From Dwindling Downtown to Vibrant Core
2. From Vacant Industrial Sites to Productive Redevelopment
3. From Deteriorating Housing to Strong Neighborhoods
4. From Undervalued Riverfront Use to a River City Identity

★ From Dwindling Downtown to Vibrant Core

The Context

A 2023 Retail trade analysis in Sunbury shows that there is little to no opportunity for new retailers to succeed unless they can attract significant spending from outside the immediate trade area. The defined 1.5, 3, and 6-mile trade areas around Northumberland County Courthouse all show retail surpluses—indicating existing businesses already draw customers from beyond Sunbury—these surpluses mean the local market is saturated overall. However, despite the overall surplus, some specific retail categories within the 3- and 6-mile trade areas still exhibit opportunity gaps, suggesting that only niche or specialized retailers targeting unmet needs could potentially thrive.

Figure 5. The Sunbury Retail Trade Areas Examined



Source: Google, Claritas, Urban Partners

Figure 6: Population Change by Municipality, 2010-2019

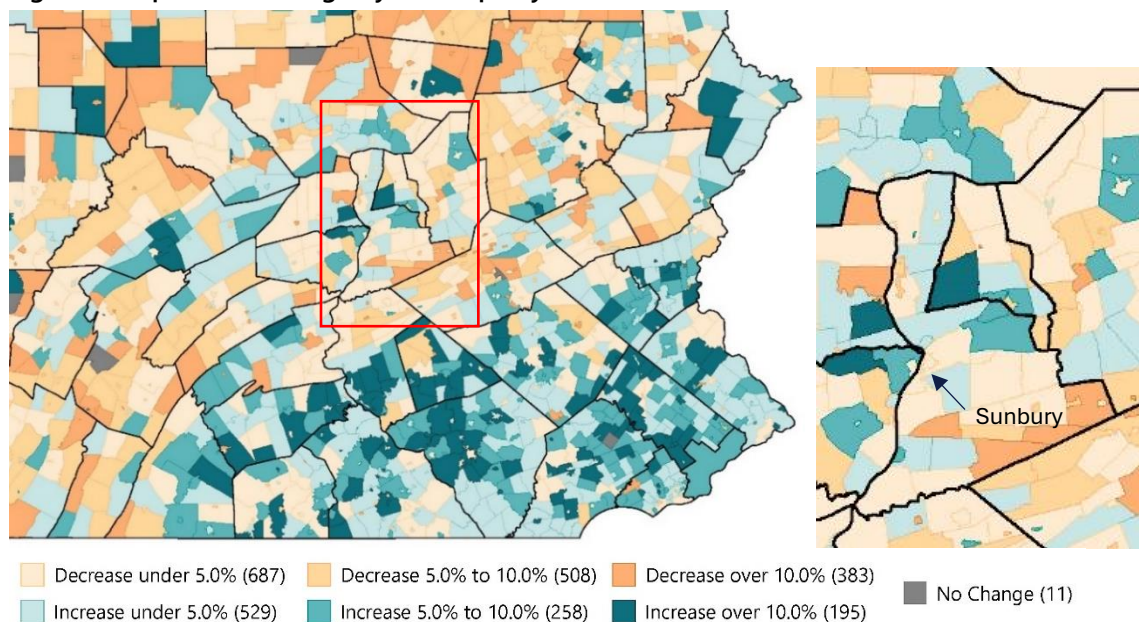
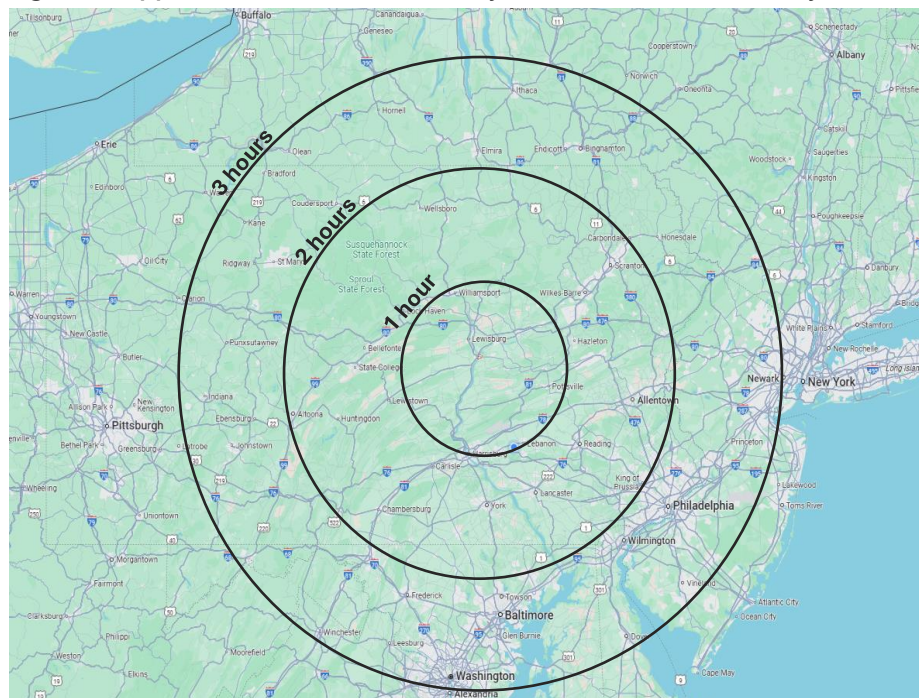


Figure 7. Approximate Travel Distance by Travel Time from Sunbury



Source: Google

More broadly, Sunbury lies within approximately 2 hours of southeastern and northeastern Pennsylvania's growing population centers, positioning it as an attractive destination for day-trippers, weekend visitors and remote workers. The city is also conveniently close to urban and metro centers, making it an ideal destination for education, training, and attracting teachers and experts. Additionally, Sunbury benefits from good transportation access, facilitating easy movement and connectivity for residents and visitors.

The Issue

Sunbury's lagging downtown vitality can be characterized by:

1. Age of Building Stock vs. Modern Building Codes

- a. Modernizing older building stock is challenging and expensive. Most buildings in downtown were constructed in the late 19th and early 20th centuries, long before modern building codes began to regulate building egress for safety and accessibility for persons with disabilities.

2. Ground Floor Vacancy

- a. Private business closures and relocations have led to vacancies and inactive ground floors. Increase in public service agencies, which have more clientele with less disposable income, has further contributed to more private business closures.
- b. Short-term vacancies make the downtown feel less lively and inviting, discouraging shoppers and casual visitors.
- c. When vacancies persist, empty storefronts suggest the downtown area is undesirable, and lead to the perception that downtown is struggling or neglected, further deterring potential investors and visitors.

3. Upper Floor Underutilization

- a. According to local knowledge and anecdotal observations, many upper floors of commercial buildings are vacant or underutilized. This includes little to no use of rooftops, which can offer unique views over the city and into the surrounding landscape, whether to the river corridors to north and west and the forested hills to the east.
- b. Extension of ground floor uses may be impractical and separate retail and office uses are challenged by a lack of ground floor visibility and accessibility.
- c. Building age and condition influences the cost of renovation for residential uses.

4. Inflexible Property Ownership

- a. Some building owners retain ownership of vacant or underutilized properties with little motivation or lack of resources to improve, develop, or sell, resulting in property stagnation.

5. Parking & Delivery Challenges

- a. The perception of limited parking downtown and lack of awareness and use of the rabbittransit Stop Hopper service discourages shoppers and visitors from coming downtown.
- b. Lack of dedicated loading space constrains businesses requiring regular delivery.
- c. A focus on increasing parking can lead to the conversion of built land to parking lots, detracting from the downtown appeal.

6. Poor Walkability

- a. Zoning ordinances permit the construction of auto-oriented designs in the downtown, detracting from the pedestrian environment.

- b. While there are positive features like sidewalk lighting, decorative flags, and flower baskets at major intersections, these are not consistent throughout downtown.
- c. Absence of benches or coherent street furniture is unattractive and discourages people from spending time downtown, limiting opportunities for social interaction and relaxation.
- d. Irregular tree spacing reduces pedestrian comfort and visual appeal.
- e. A mediocre pedestrian experience makes the retail streets feel more like a motorized travel corridor than a vibrant shopping destination, resulting in fewer people walking, lingering or supporting local businesses.

The Opportunities

Sunbury has a number of favorable market conditions as well. These include:

1. **Diverse Commercial Options:** In January 2024, the city had a range of commercial properties available, including a historic former bank, turnkey coffee shop space, a renovated restaurant for event hosting, and properties suitable for manufacturing and retail. A historic bank has the potential to become an anchor for downtown activity offering unique architectural character and features for niche markets such as retail, dining or event hosting.
2. **Range of Sales and Rental Prices:** Sales prices for available properties vary from \$289,000 (601 Market Street) to \$400,000 (262-266 Market Street), offering opportunities for potential investors and businesses. Among the limited spaces available for rent, rates range from \$13.88/SF/YR (601 Market Street) to \$23.16/SF/YR (449 Woodlawn Avenue), making Sunbury a relatively affordable option for businesses seeking commercial space in the region.
3. **Adaptive use of Commercial Buildings:** Older commercial structures may be repurposed for housing, especially those built before the 1950s, offering potential future use for underutilized spaces.

A Traditional Main Street Approach to Building Retail

A traditional approach to building retail is to invite new retailers to fill gaps in the retail market.

- The retail analysis identified opportunities for new retailers in the categories of food/dining establishments, clothing and apparel-related businesses, and selected miscellaneous retailing. The Committee suggested additional retailers, including outdoor sporting goods, a bridal shop, an office supplies store, a general store, and a modern department store.
- New diverse retail establishments could have a positive impact on Sunbury's economy, catering to residents and drawing visitors.
- The Historic District's built environment is a unique resource with commercial appeal that the City should continue to protect. The many smaller and unique commercial spaces favor smaller entrepreneurs and startup businesses.
- Commercial spaces can extend to upper floors, supporting office spaces, rooftop restaurants, and bars with views over the city.

- Modern residential units on upper floors in downtown buildings will appeal to residents looking to live within walking distance of stores, restaurants, service providers, cultural venues, and transit for regional shopping and services. These units can be owner-occupied or commercially owned and renter occupied.

New Economic Engines for the City and its Downtown

Due to its location and access, downtown, and rural surroundings, the City is well-positioned to become a hub for arts, cultural, and communications products and services, aka the creative sector, as well as a gateway to recreation in Central Pennsylvania. Embracing local assets—both natural and man-made—would enable the City to define a new economic identity that spans a variety of industries that bring customers back to the City again and again.

Creative Sector or Creative Economy

The Creative Sector encompasses activities that generate original intellectual property embedded in goods and services for the consumer or that contribute to the ideation, creation, production, distribution, and use/consumption of the goods and services, even if they are intended for public or non-profit use/consumption. The creative sector generates jobs, supports lifelong learning, and attracts and retains residents and businesses

Creative Sector industries include:

- Marketing – Advertising and marketing agencies & professionals
- Architecture – Architecture firms & architects
- Visual Arts & Crafts – Galleries, artists, artisans & makers
- Design – Product, interior, graphic, and fashion design firms and designers
- Film & Media – Film, video, animation, TV & Radio businesses
- Digital Games – Companies, programmers & individuals producing games.
- Music & Entertainment – Producers, venues, musicians & performers
- Publishing – Print or electronic businesses & content creators, editors & writers

According to the Arts and Cultural Production Satellite Account of the U.S. Bureau of Economic Analysis, PA's creative sector added \$30.1B to the economy (a 6.8% increase over 2021) and employed more than 175,000 individuals in 2022. By these figures, PA's creative sector value ranked 8th in the nation and its employment ranked 7th.

As awareness for the economic potential of the Creative Sector grows, local governments, states, and nations are increasingly embracing the creative sector as a driver of economic vitality and a well-rounded quality of life. The groundwork for a thriving creative economy is already in place in Sunbury.

- Several renowned artists live in Sunbury and display/perform their work in major cities.
- Susquehanna Valley Arts Council / Susquehanna Arts Society is a thriving regional organization, while community arts councils have dwindled.
- Albright Center for the Arts located at 450 Chestnut Street, provides a space for artists and creative individuals to develop and exchange ideas and present their work for public consumption.

- The Albright Center also offers event space for larger gatherings, presentations, and performances. There is an opportunity to tap into these resources and collaborate to revive the creative sector in the city.

Additionally, regular downtown events that appeal to a cross-section of Sunbury and regional residents and work with existing downtown businesses help reinforce downtown's perception as a fun, attractive place with interesting businesses and attractions, while providing businesses with increased visibility and customers. Regularly occurring events such as weekly closed-street happy hours, outdoor farmers' markets, lunchtime concerts, etc. that use Cameron Park or Market Street fix downtown as a known destination. Consider relocating or extending major annual events that occur on the riverfront or Memorial Park to Market Street, closing blocks to traffic as needed.

Recreational Tourism as an Economic Engine

Central Pennsylvania is already a growing hub for trail-based recreation. Lewisburg and nearby communities are realizing economic benefits from the Buffalo Valley Rail Trail (9.5 miles). Clinton County is extending the Bald Eagle Valley Trail, make connections from Lock Haven to Jersey Shore (11.5 miles) and to Williamsport. These trails are part of a larger trail system within the Susquehanna Greenway, a 500+-mile corridor from the river's headwaters in western PA and southern New York state through central PA to Maryland and onto the Chesapeake Bay. Sunbury's Riverfront Park Trail is acknowledged as one of 10 existing land trails in the Middle Section of the Susquehanna Greenway.

Northumberland County and the Anthracite Outdoor Adventure Area (AOAA) have master planned a similar multi-community recreational connector and attraction in the Northumberland County Non-Motorized Rail Trail. Conceived in 2019 and master planned in 2022, the proposed 35-mile rail trail would connect the Mount Carmel Area to Shamokin to the eastern edge of Sunbury along the former Philadelphia & Reading Railroad (

Figure 8 and Figure 9). Northumberland County is working with regional partners, like SEDA-COG, to fund trail design and development.

Figure 8. Proposed Northumberland County Rail Trail (with key road intersections)

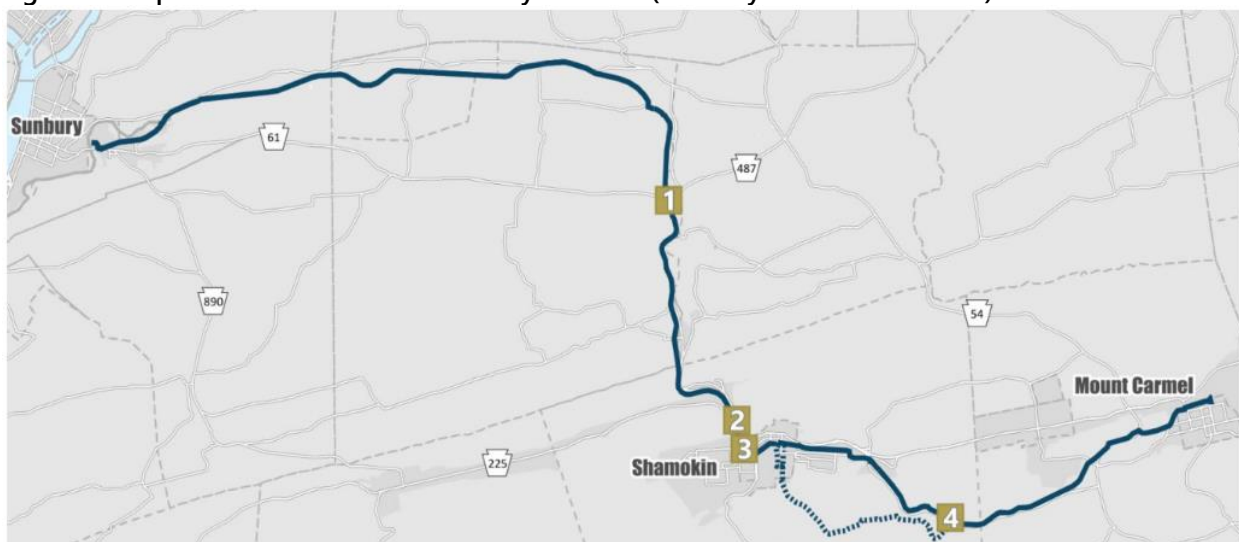


Figure 9. Proposed Northumberland County Rail Trail – Sunbury and Upper Augusta Segment



Source: Northumberland County Non-Motorized Rail Trail Master Plan

Sunbury’s 2023 Bicycle and Pedestrian Audit recognized Sunbury’s role as a community ‘hub’ on the Susquehanna Greenway and laid out a connection from the proposed rail-trail to the riverfront and downtown (the Red Route), as well as two other routes (corridors) for improved bike-ped connections or enhancement among business, educational, and recreational nodes. The Audit report states that “community leaders believe a desirable community that serves its residents and visitors includes having well maintained walking and biking facilities and routes” that connect important community destinations, accommodate residents of all ages and abilities, provides interesting amenities, and has few to no barriers. These connections will benefit residents as well as visitors with free or low-cost travel options and promote physical activity in lieu of local motorized trips and the associated environmental impact.

- ▶ The three bike-ped routes identified in the Audit are shown in

Figure 10. They include:

- ▶ **Northumberland Trail Extension Route (Levee Trail; the red route)** – This Route will create a signature trail system through the City. The Route is also intended to serve as the section of the Northumberland (County) Trail through Sunbury. It will connect City residents and visitors, and eventually regional users of the Northumberland (County) Trail, to Sunbury’s Riverfront Park. A linkage to the Shikellamy High School campus is also envisioned.
- ▶ **SWEEP Greenspace to the Recreation Complex Route (the pink route)** – This Route provides a designated pedestrian and bicycle connection through the northern edge of the City. This Route will extend from the Shikellamy High School to SWEEP Greenspace Route and will strategically provide a safe and reliable connection to park areas, recreation facilities and outdoor open space recreation areas.

- **Shikellamy High School to SWEEP Greenspace Route (the blue route)** – This Route designates a Safe Routes to School approach that connects neighborhoods in proximity to Market Street, S. 4th Street and S. 10th Street to the Shikellamy High School. This Routes also serves as a connection between the Levee Trail and the SWEEP greenspace.

Figure 10. Priority Bicycle and Pedestrian Improvements (Routes) from the 2023 Bike-Ped Audit.



Source: City of Sunbury

Potential Actions to Spark a Thriving Downtown

- Apply for Main Street Matters Grants by PA Department of Community & Economic Development.
- Revise development regulations to align with market opportunities and desired built form; supported with guidance, customer-friendly service and staff in both English and Spanish.
- Allow live-work maker spaces or live and work units in close proximity to one another and supported by commercial uses and public spaces where creative individuals can gather to exchange ideas and inspiration.
- Access overall city infrastructure, safety, parking and utility requirements to support downtown revitalization.
- Provide multiple safe, enhanced pedestrian, bicycle, and transit routes to the downtown. Integrate traffic calming measures where appropriate.
 - Explore expanded parking access through shared-use agreements and bicycle parking (bike racks).

- Support and partner with Sunbury's Revitalization, Inc. to implement community and economic development plans and activities including advocacy, small business support, community engagement, and marketing.
- Encourage investment in creative sector industries and creative economy in collaboration with local and regional partners.
- Partner with Sunbury's Revitalization, Inc. to implement the downtown revitalization strategic plan as developed by the Downtown Sunbury Team through the Blueprint Communities® program. The strategic plan uses the Main Street Approach, a proven model for community revitalization based on four factors: economic vitality, design, promotion, and organization.

✦ From Vacant Sites to Thriving Spaces

The Context

As a result of the closure of major employers from 2008 to 2020, Sunbury has five relatively large vacant sites and underutilized buildings.

Table 2. Facility Closures and Associated Job Losses

Closed Facility	Site Size (acres)	Date of Closure	Jobs Lost
Knight-Celotex fiberboard plant	21.83 ac	November 2008	88 ¹
Bimbo Bakery	6.0 ac (estimated); 1.7 ac portion available	November 2016	67 ²
Glen Raven, formerly the Sunbury Textile Mill	18.58 ac 200k sf total; 100k sf available	June 2020	110 ³
Manufacturing Subtotal	46.61 ac		2020
Sunbury Middle School (grades 6-8)	2.7 ac	2012	40*
Sunbury Community Hospital	5.0 ac (estimated former total)	March 2020	153 ⁴
First National Bank	0.23 ac; 20k sf total	N/A	relocated
Old Northumberland County Jail	1.07 ac	2015	relocated
Civic/Institutional Subtotal	7.7 ac		193
Total	54.11 ac (estimated)		193

* Estimated based on approximately 40 faculty and staff at Shikellamy Middle School per the staff directory at <https://shikbraves.org/en-US/staff>. Accessed 2/24/2025.

¹ [Fiberboard manufacturer Knight-Celotex dissolves](#), Daily Item, June 20, 2009; updated November 16, 2024.

² [Bimbo Bakery in Sunbury closing, 67 employees to lose jobs](#), Daily Item, 2016. Accessed 2/24/2025.

³ [History, Drive Industry](#). Accessed 2/24/2025.

⁴ [Concerns over Sunbury Hospital Closure](#), WNEP, January 21, 2020. Accessed 2/24/2025.

The Issue

1. **Limited market interest in sites and buildings and nominal job creation:** A hemp processing company operates in a portion of the Textile Mill building; a religious organization occupies a portion of the former bakery; and portions of the former multi-parcel hospital site are currently used as commercial office space. Only the hemp processing facility has generated a notable job count and these smaller than full-size operations are unlikely to grow into full-scale occupancy within 10 years. Meanwhile, the buildings continue to age and require regular maintenance and repair that small operations are unlikely to afford.
2. **An increased outflow of workers and local spending:** The resident workers to jobs ratio in Sunbury remains high, with workers seeking opportunities elsewhere. Commuting to employment destinations outside the City encourages workers to shop for daily goods and services in other communities as they travel, rather than supporting existing businesses and the City's overall vitality. The commute time to/from work may also limit resident workers' time available for civic volunteerism.

Table 3. Resident Workers to Jobs in Former Major Employment Industries, Sunbury

Industry	Resident Workers, 2022	Jobs in Sunbury, 2022	Minimum Number of Resident Workers Working Elsewhere, 2022
Manufacturing	800	222	578
Educational Services	212	188	24
Health Care and Social Assistance	758	633	125
Total	1770	1043	727

Source: OnTheMap.

3. **Property Acquisition and Improvement Costs as a Barrier for Small Businesses:** Most available commercial spaces are listed for sale rather than for rent, reflecting a condition observed not only in Sunbury but also in neighboring communities such as Northumberland, Shamokin Dam, and Selinsgrove. Many entrepreneurs and small businesses cannot afford significant upfront property purchase costs, making it nearly impractical to launch and grow a business without a large capital investment.

Additionally, many properties require significant improvements to bring buildings up to code. Property owners/landlords typically expect the business tenant to make necessary upgrades, renovations, and repairs, raising the start-up cost for a new business.

The Opportunity

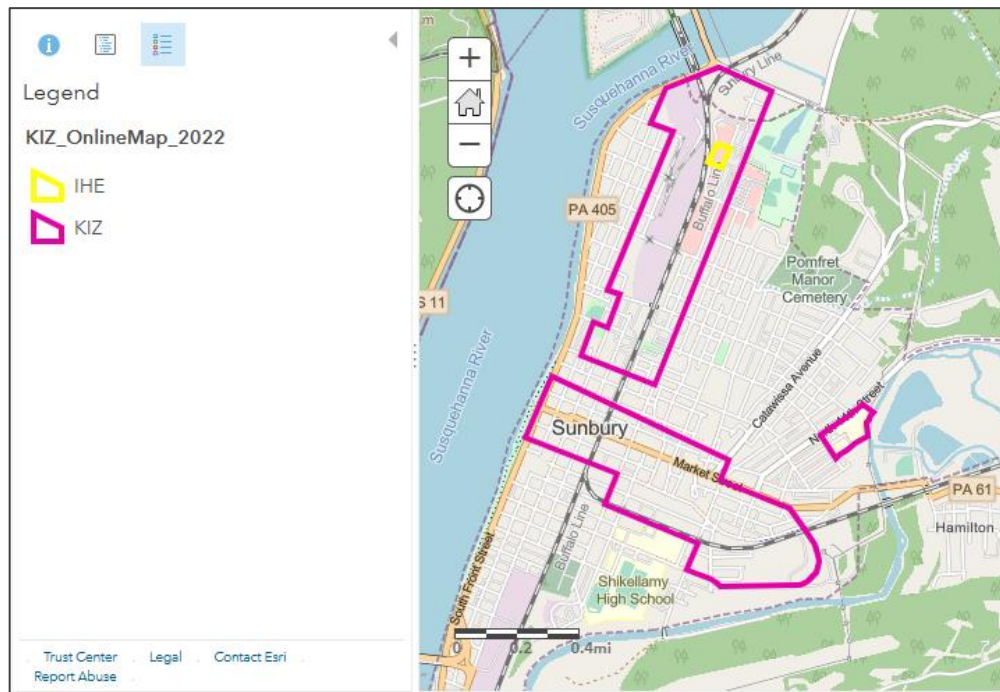
1. **Network-served sites and buildings:** All five sites have utilities and services, including electric, natural gas, wastewater service, water service, telecommunications and fiber connectivity for any intensive use.
2. **Revitalization of an Industrial Marketplace:** Sunbury's industrial market is more extensive than its office space market, with over 500,000 SF available and more than 20 acres of vacant industrial land. Key industrial sites include the former UPMC

Susquehanna Sunbury Hospital, the former Sunbury Textile Mill, former Bimbo Bakery, and the former Celotex site, offering opportunities for new tenants and redevelopment. Industrial spaces range from 7,974 SF (249 Walnut Street) to over 147,000 SF (350 N. 11th Street), catering to diverse industrial needs. Noteworthy sales prices in early 2024 included \$2,700,000 for the former Bimbo Bakery site, and \$2,500,000 for the former Celotex vacant industrial land. The 249 Walnut Street property was available for rent at \$6.00/SF/YR. Potential opportunities for revitalizing the industrial economy in the city include:

- a. **DRIVE Industries Promotion:** Significant sites are promoted by DRIVE Industries and FOCUS Central PA, indicating a concerted effort to attract businesses to Sunbury, showcasing its potential as a desirable location for commerce.
 - b. **Develop Ancillary Uses:** Considering Sunbury's key employment sectors, such as Health Care, Public Administration, Management, Retail, and Manufacturing, the demand for traditional office space is minimal. Expanding the ancillary uses that support the primary employment sectors will help diversify the commercial landscape, create more economic opportunities, and enhance the attractiveness of the core industries for the workers.
 - c. **Growth of Small-Scale Manufacturing:** The City's existing infrastructure positions it well to capture the small light industrial businesses, such as artisanal food production, custom fabrication, artisanal products workshops, and small-scale manufacturing that supports the larger industries around the region. Such industries also support the expansion of Transportation and Warehousing sector, as more goods need to be stored and exported. These types of businesses can easily occupy vacant commercial spaces downtown, creating accessible and diverse jobs, drawing foot traffic and contribute to revitalizing downtown. The potential for reuse of existing commercial structures for housing must consider existing buildings conditions beyond the scope of this comprehensive plan.
3. **Reuse of existing buildings as live-work spaces for artisans:** Older commercial and industrial buildings may appeal to artisans if presented as live-work space, particularly with a shared retail sales space.
 4. **Redevelopment of sites and/or portions of sites for commercial recreation facilities:** Given the popularity of the City's indoor ice rink for youth and adult hockey leagues and the overall growth of year round youth and adult recreation services, the Celotex site and possible the unused parking/side yard of the textile mill could support commercial recreation facilities. Both are in close proximity to retail areas that already provide some hospitality services.

5. **Special Designation:** Three of the five sites are located in a Greater Sunbury Keystone Innovation Zone (GSKIZ), where qualifying companies receive tradable tax credits to offset tax liability or sell to fund growth. GSKIZ was established to foster innovation and expand opportunities for entrepreneurs by leveraging the resources of educational and healthcare institutions, along with public and private sector partners.

Figure 11. Greater Sunbury Keystone Innovation Zone (GSKIZ)



Source: Drive Industry.

Potential Actions

- Update Zoning to accommodate a range of commercial and industrial uses for vacant and underutilized sites.
- Consider a housing market assessment specific to the potential reuse of commercial structures for housing and industrial lot for mixed use.
- Study impacts related to housing, transportation (walk/bike/scoot/drive infrastructure, signals/signs, or services), demand or quality of public/community services, etc.

Former Celotex Site Profile



Source: Drive Industry; UP Development Planning

Address: 1400 Susquehanna Avenue

Year Built: N/A

Available SF: 20+ acres of land

Sale Price: \$2,500,000

Description: Industrial-zoned land with heavy infrastructure connection available including direct rail service by Norfolk Southern. North end of city with easy access to roadway network.

Site Features & Conditions

Historic Use: A silk mill, a radio and surveillance technology manufacturer, and fiberboard manufacturer. Also soil and railroad tie recycling.

Environmental investigation conducted under oversight by the Pennsylvania Department of

Environmental Protection (PADEP) found soil and groundwater contamination. These conditions were mitigated by an engineered cap consisting of asphalt, concrete and buildings and open areas contained by a two-foot cap of clean soil and plant as well as a deed notice to restrict groundwater use to make the site safe for residential and non-residential uses per Pennsylvania's Land Recycling Act (Act 2), Title 25, and Chapter 250.

Land Use Context: State highway and river corridor to the north. Rail line and commercial uses to the east. Commercial and industrial uses to the south. Predominantly residential uses to the west.

Transportation Access: Highway, rail; highway, sidewalk, and microtransit for employees.

Potential Future Uses

Industrial Uses – processing, production, warehouse/storage, or logistics; potential rail service user

Large-scale Commercial Uses – unlikely rail service users

- Retail and/or e-commerce facility/facilities
- Energy production, e.g. power plant, solar production facility
- Agriculture, e.g., intensive vertical farming
- Transportation/Logistics, e.g., trucking companies
- Technology, e.g., major data centers
- Sports/Entertainment, e.g., indoor/outdoor facility complex (a la Spooky Nook in Lancaster, PA for field sports)

Institutional Uses – government, educational, civic facility; unlikely rail service users

Former Sunbury Textile Mill Profile



Address: 1150 Walnut Street Extension

Year Built: 1886; last major Renovation in 2019

Available SF: 100,000; divisible

Lease Rate: N/A

Description: Former Sunbury Textile Mill facility renamed the Sunbury Commerce Center; 100,000 SF available for lease with 20,000 SF available per floor.

Source: Drive Industry.

Site Features & Conditions

Land Use Context: Rail and residential uses to the north. Vacant and utility land to the east and south. Industrial use to the west.

Transportation Access: Highway (Walnut Street Extension) and North Shore Railroad/Norfolk Southern for freight – 1 block from SR 61; highway, sidewalk, and microtransit for employees

Special Designation: Located in a Greater Susquehanna Keystone Innovation Zone (GSKIZ), where qualifying companies receive tradable tax credits to offset tax liability or sell to fund growth. GSKIZ was established to foster innovation and expand opportunities for entrepreneurs by leveraging the resources of educational and healthcare institutions, along with public and private sector partners. See Figure 11.

Potential Future Uses

Industrial Uses – processing, production, warehouse/storage, or logistics; potential rail service user. Industrial uses may be able to reuse the existing structure.

Large-scale Commercial Uses

- Retail and/or e-commerce facility/facilities
- Energy production, e.g. power plant, solar production facility
- Agriculture, e.g., intensive vertical farming
- Transportation/Logistics, e.g., trucking companies
- Technology, e.g., major data centers

All of these uses are more likely under a redevelopment scenario than a building re-use scenario.

Former UPMC Sunbury Community Hospital Profile



Address: 350 N. 11th Street

Year Built: 1951

Available SF: 147,018; divisible

Sale Price: N/A

Description: Former UPMC Susquehanna Sunbury Community Hospital available. The five-story, main building and five additional office-residential buildings sit on a 10+ acre parcel. The main building most recently operated as a +/- 70-bed hospital before closing in March 2020. The site includes generous parking fields.

Source: Drive Industry.

Site Features & Conditions

Land Use Context: Residential to the north and south. Shamokin Creek and Sunbury Municipal Authority (public land) to the east. Vacant former industrial parcel to the west.

Transportation Access: Highway (11th Street/SR 4012) for freight – 4 blocks from SR 61; highway, sidewalk, and microtransit for employees

Special Designation: Located in a Greater Susquehanna Keystone Innovation Zone (GSKIZ), where qualifying companies receive tradable tax credits to offset tax liability or sell to fund growth. GSKIZ was established to foster innovation and expand opportunities for entrepreneurs by leveraging the resources of educational and healthcare institutions, along with public and private sector partners. See Figure 11.

Potential Future Uses

Institutional Uses – government, educational, civic uses

Residential Uses, specifically multi-family housing

Mixed-use, e.g., small-scale commercial retail or services on the ground floor with multi-family or senior housing on upper floors.

All of these uses may be able to reuse the existing structure.

Former Bimbo Bakery Profile



Address: 249 N. 11th Street

Year Built: N/A

Available SF: 71,500; divisible

Sale Price: \$2,700,000

Description: Former Bimbo Bakery manufacturing/warehouse space available on a 5+ acre site. Property features high ceilings, 18 elevated dock doors, 4 drive-in doors, 2 recessed elevated dock doors, supply conveyor system in loading dock area, and +/-200 surfaced parking spaces.

Source: Drive Industry.

Site Features & Conditions

Land Use Context: Residential to the north and south. Vacant former hospital to the east. Vacant former middle school to the west.

Transportation Access: Highway (11th Street/SR 4012) for freight – 4 blocks from SR 61; highway, sidewalk, and microtransit for employees

Potential Future Uses

Industrial Uses – small to mid-scale food or materials processing, production

Neighborhood-scale Commercial Uses

- Food retail: Small grocery stores, convenience stores, bakeries, fruit and vegetable stands
- Personal services: Hair salons, barbershops, nail salons, pet groomers
- Health services: Pharmacies, small medical clinics, dental offices
- Other retail: Dry cleaners, shoe repair shops, small hardware stores
- Food and beverage: Coffee shops, small restaurants, take-out places
- Professional services: Small accounting firms, real estate agencies, insurance brokers

Institutional Uses – government, educational, civic facility

Residential Uses, at similar or higher residential density compared to adjoining residential uses

Mixed-use, e.g., small-scale commercial retail or services on the ground floor in combination with multi-family or senior housing on upper floors.

Former Middle School Profile



Address: 115 Fairmount Avenue

Year Built: N/A

Available SF: 2.7 acres

Site Features & Conditions

Land Use Context: Residential on all four sides with occasional small commercial uses.

Transportation Access: City Street (Fairmount Avenue) for freight – 1-3 blocks from SR 61/Market Street; street, sidewalk, and microtransit for employees

Potential Future Uses

Industrial Uses – small to mid-scale food or materials processing, production

Neighborhood-scale Commercial Uses

- Food retail: Small grocery stores, convenience stores, bakeries, fruit and vegetable stands
- Personal services: Hair salons, barbershops, nail salons, pet groomers
- Health services: Pharmacies, small medical clinics, dental offices
- Other retail: Dry cleaners, shoe repair shops, small hardware stores
- Food and beverage: Coffee shops, small restaurants, take-out places
- Professional services: Small accounting firms, real estate agencies, insurance brokers

Institutional Uses – government, educational, civic facility

Residential Uses, at similar or higher residential density compared to adjoining residential uses

Mixed-use, e.g., small-scale commercial retail or services in combination with other uses above

First National Bank Profile



Source: Loopnet.com

Address: 400 Market Street

Year Built: N/A

Total SF: 20,495

Site Features & Conditions

Land Use Context: Commercial retail and services, and government/public services

Transportation Access: Market Street and 4th Street

Potential Future Uses

Commercial Uses that could leverage the building's unique architecture in the service experience

- Food and beverage: restaurants, take-out places
- Lodging services: hotel with food and beverage on the ground floor

Residential Uses, at similar or higher residential density compared to adjoining residential uses

Explore examples and lessons learned from historic building reuse, such as:

- The Old County Jail Museum in Jim Thorpe, Carbon Conty
- Stourbridge Project in Wayne County
- Antoine Dutot Museum & Gallery in Delaware Water Gap
- Mohican Farms in Blairstown, New Jersey
- Decades, a full-service restaurant & bar, six-lane boutique bowling alley, retro arcade, and events venue in Lancaster

Old Northumberland County Jail Profile



Source: dailyitem.com

Address: 2nd Street between Market Street and Arch Street

Year Built: 1837; 1875

Total SF: N/A

Site Features & Conditions

Land Use Context: Edge of downtown; commercial retail and services, government/public services, and residential

Transportation Access: 2nd Street and Arch Street

Potential Future Uses

Commercial Uses that could leverage the building's unique architecture in the service experience

- Food and beverage: restaurants, take-out places
- Lodging services: Small accounting firms, real estate agencies, insurance brokers
- Cultural/Tourism, particularly in combination with the above

See examples of historic building reuse under First National Bank profile on previous page.

✦ From Deteriorating Housing to Strong Neighborhoods

The Context

About 50% of the housing units in Sunbury were built in 1939 or earlier and 100% of units were built before 1990. The resulting scale of repairs required, create excessive financial burden for low to moderate income homeowners. About 22% of housing units have owners with addresses outside of Sunbury, indicating they are likely rental properties. Although renters are expected to handle daily maintenance, they typically have little to no responsibility for the overall condition of the house, which leads to ongoing property neglect and deterioration.

The Issue

1. Aging Housing Stock and Lack of Property Maintenance

- a. Sporadic residential blight is evident in areas such as Church Street between 2nd and 3rd Streets, where properties appear rundown or abandoned.
- b. Common yard violations are prevalent, indicating widespread non-compliance with local standards.
- c. Many properties show signs of neglect, suggest a general lack of occupant stewardship by homeowners and renters.
- d. Lack of civic care. Residents frequently leave trash bins at the curb instead of returning them to the side or rear yard after collection.
- e. Poor and uneven sidewalk conditions in many locations—an issue that is the responsibility of property owners but remains unaddressed.

2. Lack of Diverse Housing Options

- a. A lack of diverse housing options has contributed to a decline in the rental market, with the number of renter-occupied units decreasing by 7.8% between 2012 and 2022. Renters are cost-burdened, spending more than 30% of their income on housing.
- b. Limited new construction or renovated units.

3. Deteriorating City Infrastructure

- a. City spent approximately \$10,000 only, on Street Maintenance and Repair in 2023. Additionally, there is no budget for sidewalk maintenance or street trees.
- b. Sidewalk conditions are in disrepair, some intersections are suspected to not meet ADA standards, although City has addressed some locations.
- c. Public complaints about street conditions. Street conditions (public complained of potholes; only one location mentioned Susquehanna Ave)
- d. Pothole complaints could be on local/neighborhood streets (as in example) and collector/arterial streets along neighborhood edges.
- e. Lack of street trees contributes to pedestrian discomfort and creates an uninviting urban/suburban environment. There is no data on the count and condition of street trees, making it difficult to assess their status or perform regular maintenance.

4. Lack of ownership and sense of belonging

- a. Loss of long-standing business and community anchors has eroded the neighborhood identity and collective stewardship.
- b. Younger and working age population leaving for work opportunities elsewhere.
- c. Limited small-scale convenience retail within neighborhoods and lack of neighborhood gathering spaces make the city less attractive for current and prospective residents.
- d. Prevalent substance use among youth is causing social fragmentation, family instability, making it harder for residents to feel connected to their community.

The Opportunity

- **Diversify Housing Types:** Encourage development of the missing middle housing (duplexes, triplexes, small apartment buildings, accessory dwelling units), to increase affordable options for renters and buyers.
- **Rehabilitation of Existing Housing Stock:** 39.3% home sales in Sunbury from 2019-2023 were investor/developer led. Support and guide developers in delivering projects that address the housing needs, repurpose blighted properties, and promote beautification of priority properties, especially downtown.
- **Mixed Use Housing:** Encourage existing rehabilitated properties or new development to have active ground floor spaces, such as a variety of retail units for rent or areas suitable for small-scale manufacturing and small businesses, with multi-family housing located on the floors above.
- **Improve Transit and Active Mobility options:** Make neighborhoods more accessible to a wider range of residents. Attract the young working population, who may not own a car. Improve accessibility issues by providing options for transit, biking and better walking paths, connecting people to jobs, services and downtown, without causing car congestion.
- **Street Beautification:** Invest in improved sidewalks, street landscaping, public art and well-maintained facades to attract new residents and businesses. Beautiful streetscapes not only create vibrancy and improve quality of life but also foster a stronger sense of community and ownership.

Potential Actions

- Update zoning to:
 - Allow smaller apartments, aligning with International Building Code standards as used by others in the region,
 - Allow multi-family housing as a permitted use via overlay applicable to downtown as well as other targeted areas
 - Reduce barriers to adaptive reuse
 - Reduce or possibly eliminate the on-site parking requirement for habitable spaces, particularly those in transit-served areas, e.g., the Stop Hopper service area.
- With the Pennsylvania Governor making housing a top priority and a comprehensive statewide Housing Action Plan due in fall 2025, new legislation and programs are expected on the horizon to expand affordable housing, support home repairs, and address

homelessness—potentially bringing significant resources and policy changes for communities across the state

- Progressive code enforcement through proactive advisory could include simplifying code, make it easy-to understand, educate, issue friendly public notice, reminder of code/standards. Could be enforced citywide or prioritized by ward.
- Build in community buy-in and sustained enforcement by engaging local community organizations. These can include:
 - ▶ The Sunbury Redevelopment Authority (SRA), which was created to address nuisance, blighted, vacant properties in the City and to promote redevelopment of properties.
 - ▶ The Blighted Property Review Committee, which serves as an advisory body to SRA, helping to evaluate existing condition and making recommendations for SRA action.
 - ▶ The Historic Architecture Review Board that advises City Council on the issuance of certificates of appropriateness in accordance with Article XVIII, Historic District.
- Work collaboratively with property owners, educating them about healthy housing standards and connecting them to financial resources for repairs. Issue informal notice of observed violations, with no penalty. This approach leads to better compliance, as owners are more willing to make repairs when supported rather than threatened.
- Establish revolving funds or partner with local lenders to provide low-interest loans or grants to small landlords for critical repairs, especially when owners lack the means to invest in their properties.⁵ These could include:
 - ▶ Northumberland County funds for blight demolition captured through real estate transfers.
 - ▶ Northumberland County's land bank.
- Refresh and actively promote the "Contact Us" feature on the city website and public works phone line, encouraging residents to report issues or request information about city services and street maintenance.
- Improve communication of annual street work schedule to residents and businesses.
- Coordinate closely with underground utility providers to ensure that all underground improvements are completed prior to surface repairs, following best practices to maximize efficiency and reduce rework.
- Enforce existing ordinances and prioritize the planting of new street trees along key corridors to enhance urban greenery, improve aesthetics, and provide environmental benefits. Resources could include:
 - ▶ The Shade Tree Commission advises City Council on planning, management and permitting shade trees on public land or public right-of-way. The Shade Tree Commission is responsible for development and maintenance of a Street Tree Management Plan and for review of subdivision and/or land development plans for conformity with the Street Tree Management Plan.

⁵ Healthy Rental Housing Policy Action Guide. <https://www.cityhealth.org/resource-center/hrh-guide/>

✦ From Undervalued Waterfront to A River City Identity

The Context

The waterfront is one of the most distinct and valuable cultural assets of Sunbury City. The riverfront is significant to the region's native American History and has played a central role in the region's development, serving as a major travel from pre-colonial days to present, by means of land-side trails, rail and highways flowing along the river. The river's banks fostered the growth of Sunbury and neighboring towns, shaping the area's economic and cultural landscape.

Today, the River continues to enrich Sunbury as a scenic and recreational resource, offering fishing, boating, and striking views across Shamokin Dam and Northumberland. Riverfront Park, publicly owned and protected by an extensive levee and floodwall system, provides residents and visitors with access to trails, a boat dock, an amphitheater, and fishing pier. It is also a secondary water source for the Sunbury Municipal Authority water system/department.

The Issue

1. **Limited Physical Access:** Front Street (PA 61 and PA 147) is a barrier to the riverfront/Riverfront Park access, with only limited marked crossings.
2. **Lack of Visual Access:** Floodwall blocks everyday visual access and connection to the river. Blocked vision also creates public safety concerns after hours.
3. **Lack of River City Identity:** Marginal physical and visual access limits engagement and active use of the river as a city asset, as a lever for river town identity, venue, and destination.

The Opportunity

1. **Enhance Physical and Visual Access**
 - a. Improve pedestrian crossings and extend street grid, pathway connections to the riverfront.
 - b. Create more openings to the river by incorporating flood gates or removable barriers. Deploy passive flood barriers that provide full access under normal circumstances but automatically rise in response to rising water.
 - c. New signage and inviting entry points with clear signage and universal accessibility will create an inviting riverfront.
2. **Activate the Riverfront**
 - a. Expand recreational amenities like walking, biking trails, boat launches and fishing piers, to draw people to the waterfront for daily activities.
 - b. Partner with local businesses and create seasonal year-round programming like markets, festivals, events, fitness classes. Encourage pop-up cafes, food trucks and mobile vendors for activation.
 - c. Incorporate overlook, art, seating and gathering spaces at the street level to bring in activity along the dead floodwall.
3. **Connect Riverfront to Downtown**
 - a. Promote historic preservation and adaptive reuse of buildings along the riverfront.

- b. Prioritize riverfront development, promote mixed-use and commercial development near the riverfront to encourage foot traffic and build a vibrant river edge.
- c. Celebrate and integrate river history, beauty and related public art not just along the river, but throughout the downtown core through visual cues, signage, interpretive art.

4. Flood Protection and River Health

- a. Expand tree planting, native landscaping, and riparian buffers along the riverfront for shoreline stabilization while also providing shade, enhancing the riverfront's beauty, and improving wildlife habitat.
- b. Design parks, trails, and plazas that can withstand periodic flooding—using raised boardwalks, flood-tolerant landscaping, and movable furnishing.
- c. Incorporate bioswales, raingardens and permeable pavements to manage stormwater, reduce street runoff and filter pollutants before they reach the river.

Potential Actions

- Seek Grants funding for river access points, floodplain restoration, and water trail development. These organizations could include:
 - ▶ Pennsylvania Environmental Council (PEC)
 - ▶ PA Department of Conservation and Natural Resources
 - ▶ Community Development Block Grants
- Engage with Susquehanna Greenway Partnership and seek their expertise on riverfront revitalization to inform future projects.
- Partner with Shamokin Dam, Northumberland, and other Susquehanna River towns to align planning, funding, and marketing efforts for river programming and shared resources.
- Apply for Schuylkill River Restoration Fund-style grants for shoreline conservation.

4 ♦ The City's Plan for 2035

Vision for 2035

By 2035, the City of Sunbury is a center of commerce, industry, tourism, and services for the Central Susquehanna Valley and a place for residents and visitors to embrace living along the Susquehanna River.

Goal 1: Revitalize Downtown Sunbury

Objectives

- 1.1. **Sustain the Urban Fabric.** The gridded pattern of streets, alleys, and blocks, wide sidewalks, nominal building setbacks, and multi-story buildings oriented to the primary street are the primary physical features of the built environment downtown. These elements should be protected in the existing development and sustained in any future development by the City's zoning ordinance.
- 1.2. **Improve Building Conditions.** Buildings need to be code-compliant and ready for occupancy. Owners need to be made aware and compelled to correct deficiencies to sustain the integrity of the structure and protect the safety of occupants. With the help of the State Historic Preservation Office, the City should make property owners aware of historic tax credits available to for-profit properties in the Sunbury Historic District.
- 1.3. **Increase Building Occupancy.** Occupied buildings draw employees, customers, and downtown residents, and prospective area residents to the downtown where they see and patronize other businesses. Available buildings and spaces need to be actively marketed to local businesses looking to expand and outside investors; long-term vacancy should be discouraged. Measuring building occupancy should consider ground floor occupancy and upper floor occupancy separately.
- 1.4. **Intensify Use of Downtown Buildings.** The mix of uses downtown should be flexible, guided by the zoning ordinance to manage use size and overall compatibility, but will ultimately be market-driven. Zoning should permit ground-floor uses, such as retail stores, restaurants/bars, creative maker spaces, and service offices that generate foot-traffic for one another, and upper floor uses, such as professional offices and residential purposes.
- 1.5. **Increase Downtown Jobs.** New industry increases jobs and employment opportunities. May also include training opportunities/programs.
- 1.6. **Optimize Accessible Parking & Loading Zones.** Customer parking and delivery zones are necessary in downtown and should complement, not displace, the urban fabric. Customers arriving on bike or by personal vehicle should find parking on the street and in nearby public parking lots and parking structures, if financially feasible. Business deliveries should be made primarily via Court Street and Woodlawn Avenue.

Before expending or pursuing funding for a parking structure or structures, the City should conduct a parking study. The study should estimate how much parking will be needed to serve a revitalized downtown, consider the feasibility of one larger facility vs. multiple

smaller facilities (e.g., 2-story parking decks), and determine suitable locations, including the opportunity to develop (or redevelop or infill develop) with a private commercial use partner. Locations factors should consider proximity to Market Street, the riverfront, and the Albright Center.

- 1.7. **Partner with SRI to establish a downtown management program.** Increasing the vitality of downtown Sunbury will require a sustainable downtown management program with staff, including a full-time downtown manager, at a minimum), ongoing training, equipment, and resources for effectiveness. A downtown management program will assist new and existing businesses attract and retain customers and foster business-to-business activity. The program should carry out activities that recruit new businesses and compatible development, help expanding and prospective businesses navigate available buildings and spaces, financial assistance and other resources, and the City's business regulations. The City and SRI should also advocate for Main Street Designation through PA DCED's Main Street Matters program, administered by the PA Downtown Center.
- 1.8. **Expand Downtown Events.** Downtown events should appeal to a wide variety of audiences, inviting all to visit downtown Sunbury and increasing foot traffic for businesses. A portion of resources should be allocated for tools to measure effectiveness of downtown events.
- 1.9. **Establish a Local Anchor Store.** Whether free-standing or in combination with another retail store, maker-space, downtown visitor's office and/or downtown management office, develop a retail location for locally made, locally branded products.

Implementing Actions

A. Update the Zoning Ordinance & Map to sustain the urban fabric, allow a mix of uses appropriate to ground-floor and upper-floor locations, and address parking and loading requirements.
B. Strengthen code awareness and enforcement with a first focus on downtown.
C. Explore tools to deter long-term vacancy, e.g., vacant building registration.
D. Promote the tax benefits of eligible building improvements to profit-bearing properties in the Sunbury Historic District. Consider a local incentive, e.g., grant, revolving loan fund, or tax credit for building/façade preservation improvements in downtown.
E. Establish a Downtown Management Program.
F. Expand downtown events. Offer activities for a variety of interests, including local history and interpretation of the Sunbury Historic District. Encourage local businesses to promote the Stop Hopper service to access downtown for shopping and events.
G. Market available downtown buildings and spaces locally and via regional economic development partners entities. Ensure partners have complete and up-to-date information about the City's community economic vision, its implementation progress, community amenities, and quality of life.
H. Establish a Local Anchor Store.

Goal 2: Reactivate Opportunity Sites

The City's opportunity sites include the properties formerly operated as Celotex site, the Sunbury hospital, the Bimbo bakery, and the Sunbury Textile Mill, as well as the First National Bank and Old Northumberland County Jail. With the exception of First National Bank, each site is notably larger than its adjoining parcels. The hospital and bakery sites are located in residential neighborhoods. The Celotex and textile mill sites lie at the northern and southeastern edges of the City, respectively.

Objectives

- 2.1. Increase Use Intensity and Property Value.** The hospital, bakery, and textile mill sites are partially in use. The Celotex site has no active use. Higher utilization of these sites and property investment will generate additional tax revenue for the City. In order to support reuse or redevelopment of these sites, the City should:
- Update the zoning ordinance & map, 1) exploring desirable and undesirable uses, as well as potential buffering and screening techniques, with adjacent and nearby property owners and 2) assigning each site to a zoning district that accommodates a range of uses for the greatest marketability. Each district assigned should allow multiple uses on a single site and/or within a single structure. Supplementary use regulations should address unique aspects of specific uses, e.g., operational and environmental impacts to the community.
 - Establish Preferred Infrastructure Patterns and Design Standards for Reuse/Redevelopment in each site's specific physical context. These features can be referenced when negotiating with a developer or proactively permitted or installed to make each site shovel-ready or closer to turn-key. Larger sites might be subdivided and points of access (i.e., driveway locations) might best align with existing streets. Other considerations include the amount, placement, materials and/or specifications for signage, lighting, vehicle and bicycle parking, transit stops and shelters, where applicable, buffering and screening non-compatible adjacent uses (in addition to setbacks), and fencing.
 - If local funding is a barrier and site control is in public hands, the City, a City authority, or the County are typically eligible applicants for state or federal infrastructure grants in support of infrastructure improvements for planned reuse/redevelopment.
 - Market Sites Generally and to Targeted Investors. DRIVE and FOCUS Central PA can assist in marketing available sites and spaces through conventional techniques, i.e., online listings and networking. They should also be able to make connections with representatives of desired industries to explore site suitability for potential uses. Clean energy generation and a for-profit sports complex with supporting hospitality services, e.g., lodging and restaurants, were two use examples for the Celotex site discussed by the Steering Committee.
- 2.2. Increase Local Businesses and Jobs.** Active use at the opportunity sites is expected to reflect an increase in the number of business establishments and jobs in the city. The scale of this growth will depend on the types of uses.

Warehousing is noted as a potential use in the opportunity site profiles for the Celotex site, the textile mill site, and the bakery sites—all shown for potential industrial uses on the Future Land Use Map. None of these locations are ideal for high or heavy truck traffic. The Central Susquehanna Valley Thruway will likely draw the warehousing market to the other side of the river. Nonetheless, the City must accommodate the use, or arrange to share the use, with another municipality if the City is willing and able.

Implementing Actions

A. Update the Zoning Ordinance & Map.
B. Determine preferred development conditions and address problematic and opportunistic site development conditions in advance.
C. Market sites generally and to targeted audiences.

Goal 3: Foster Quality Housing & Neighborhoods

Objectives

- 3.1. Reduce and Eliminate Blight.** Blight is reduced by determining the feasibility of building rehabilitation and subsequent action to rehabilitate or demolish the structure. Blight elimination, or prevention, is achieved through strong code awareness and enforcement and technical assistance toward corrective actions. Owners need to be made aware and compelled to correct deficiencies to sustain the integrity of the structure and protect the safety of occupants. Guidance, FAQs, tips, and checklists can present technical regulations in easy-to-understand language for homeowners.
- 3.2. Improve Housing Supply and Choice.** Each neighborhood, while unique, should offer a range of housing unit types and costs. The zoning ordinance provides the controls for the unit type, density, size, and location. Review and adjustment of residential uses provisions in the zoning ordinance could attract investors to construct modern housing units—small to large—as infill or redevelopment projects that would expand housing options. With the help of the State Historic Preservation Office, the City should make investors aware of historic tax credits available to properties in the Sunbury Historic District.
- 3.3. Stabilize Homeownership Rates.** Stimulating new construction with updated zoning could bring new owner-occupied units to market. Homebuyer assistance programs through local financial institutions and home modification assistance programs for seniors and persons with disabilities could bring homeownership within reach for some populations. At the same time, the City should limit single-family home conversions to rental units through the zoning ordinance to manage how many conversions are permitted citywide, by block, or by other specified area.
- 3.4. Integrate Convenience Uses & Public Spaces in Neighborhoods.** Neighborhood-scale retail uses and public spaces within neighborhoods provide opportunities for walkable and bikeable stores and services as well as casual places to meet and socialize with neighbors.

The zoning ordinance can manage the scale and location of these non-residential uses and state tax credit programs like the Neighborhood Assistance Program (NAP) can incentivize these investments.

Priority locations for housing action include the following: Front Street, from Church Street south to Bainbridge and Pennsylvania Avenue north to Adam Street, and 4th Street, from Line Street to Lincoln Street. These corridors are high visibility corridors for City visitors and City residents.

Implementing Actions

A. Update the Zoning Ordinance & Map to manage the number, location, and density of single-family home conversions and the size and location of neighborhood-scale commercial uses.
B. Maintain attention to blight reduction. Continue to identify, prioritize, and address blighted properties.
C. Enhance code awareness and enforcement to prevent future property deterioration, expanding from downtown to other commercial nodes and corridors and priority residential areas.
D. Promote locally available homebuyer assistance programs/services; consider partnership with a regional entity.
E. Initiate a home modification assistance program for seniors and persons with disabilities.
F. Improve awareness for development process/regulations, e.g. a “Guide to Development and Construction in Sunbury.”

Goal 4: Enhance the Cultural & Economic Value of the Riverfront

Objectives

- 4.1. **Improve Access to the Riverfront.** PA 61 is a real barrier to Merle Phillips Riverfront Park. Citizens and visitors should be able to safely cross PA 61 in multiple places to reach the reach the park, the Sunbury Amphitheater, and the waterfront.
- 4.2. **Improve Access to the River.** Additionally, technology improvements in floodwall design and operation now allow for openings in a floodwall to be closed more quickly and more easily than 1940s-era designs, enabling a community to have greater at-grade access to the river and riverfront lands on a daily basis. An opening in the floodwall with moveable walls (doors) aligned with Market Street would strengthen the City’s identity as a riverfront city.
- 4.3. **Increase Use & Activity at the Riverfront.** Event facilities and infrastructure for riverside events and park amenities for everyday use would increase use and activity at the Riverfront Park. A plaza with electricity, lighting, etc. could support a wide range of cultural

events. Shade trees and canopies could offer relief from the summer sun. Benches or other seating throughout the park could encourage informal and small group gatherings.

Implementing Actions

A. Increase PA 61/Front Steet crossings to the Riverfront Park.
B. Explore the technical, political, and funding feasibility of additional openings in the flood wall.
C. Conduct a recreational needs assessment for Riverfront Park; develop a master plan to align future facilities and amenities with needs and resources.
D. Update/Add facilities and amenities to riverfront park
E. Expand riverfront events.

Goal 5: Modernize Physical and Cultural Infrastructure

Objectives

5.1. Improve and Expand Pedestrian and Bicycle Facilities. Sidewalks, trails, and bicycle facilities should connect citizens safely to daily destinations throughout the City. With a large network of streets and sidewalks, the City should prioritize corridors for pedestrian and bicycle assessment and improvement.

The City's bicycle and pedestrian audit identified three corridors for improved pedestrian and bicycle accommodation (Figure 10, page 21):

- Northumberland Trail Extension Route (Levee Trail) (Red Route).
- SWEEP Greenspace to the Recreation Complex Route (Pink Route).
- Shikellamy High School to SWEEP Greenspace Route (Blue Route).

These routes identify only the need for pedestrian and bicycle improvement. The City, in partnership with the SEDA-COG Metropolitan Planning Organization (MPO), the region's transportation planning agency, and with multimodal funding support from PennDOT or the Commonwealth Finance Authority (CFA), should advance one of these routes for detailed design. A bike share program would make bicycles available to residents and visitors, e.g., for an hourly or daily fee, further promoting this active, low-cost means of travel.

Additionally, the City should consider prioritizing a few east-west corridors for pedestrian and bicycle accommodation, perhaps in conjunction with an additional or improved crossing of PA 61 to reach Riverfront Park.

Existing sidewalks require maintenance or replacement by the property owner from time to time. The City should make property owners aware of their sidewalk maintenance responsibilities, enforce these requirements, and explore funding opportunities to assist property owners in disadvantaged neighborhoods.

The City should also consider adopting complete streets policy to reinforce the need to maintain safe, accessible pedestrian and bicycle travel paths during construction of public and private projects that impact the right-of-way. The SEDA-COG MPO has a model policy and checklist.

- 5.2. Refresh Civic Spaces.** Well-used civic spaces bring citizens together around celebration, care for the city, and care for one another. First and foremost, civic spaces are clean, safe, and accessible. They also offer facilities that meet citizens’ needs for socialization and recreation, features such as public art and interpretive historical or environmental signage, and amenities that make users comfortable.

Civic spaces include parks, playgrounds, community gardens and entrance plazas at public buildings. Among these, the City should focus first on parks and playground, assessing residents’ recreational needs and planning park improvements and additions to facilities, features and amenities.

- 5.3. Identify Opportunities for Indoor Community Space,** especially for teens. The local Blueprint Communities team found community interest in a teen center, specifically a safe space for youth to gather and game together. The City and SRI should explore this concept with citizens in its recreational needs assessment and with the business community as a potential provider (perhaps in combination with a retail use) or sponsor.

Priority locations for pedestrian improvements and amenities should include:

- Market Street
 - 4th Street to 10th Street – this section of Market Street squarely in downtown and part of the Blue Route.
 - 3rd Street to 4th Street – this one block section would make the connection to Cameron Park.
 - 4th Street from Walnut Street to Market Street – this is another segment of the Blue Route
 - Walnut Street – continuing to improve the Blue Route and connecting the high school and sports campus to the downtown.
 - 10th Street – to complete the “square” of the Blue Route and provide a complete circuit
- Front Street Crossings
- Blue Route Connector from Market Street to 6th Street (Pink Route)

Implementing Actions

- | |
|--|
| A. Implement recommendations for priority bike-ped routes: <ul style="list-style-type: none">• Northumberland Trail Extension Route (Levee Trail) (Red Route).• SWEEP Greenspace to the Recreation Complex Route (Pink Route).• Shikellamy High School to SWEEP Greenspace Route (Blue Route). |
| B. Adopt a complete streets policy. |

C. Replace damaged, uneven and other poor-quality sidewalks, prioritizing sidewalks in low-income neighborhoods.
D. Establish a Sunbury area bike share program.
E. Support development of the Northumberland County Rail Trail beyond the City.
F. Maintain and expand tree cover in public spaces.
G. Explore the need and support for new indoor community recreational spaces and facilities.

Future Land Use Map

The Future Land Use Map (Figure 12) illustrates the City’s desired land use pattern. The map is a planning tool that considers current use patterns (Figure 2, page 9) and the City’s vision for revitalization and preferred use locations, typically at the block level, as it lays a foundation for a new zoning ordinance and zoning map.

The Future Land Use Map aims to:

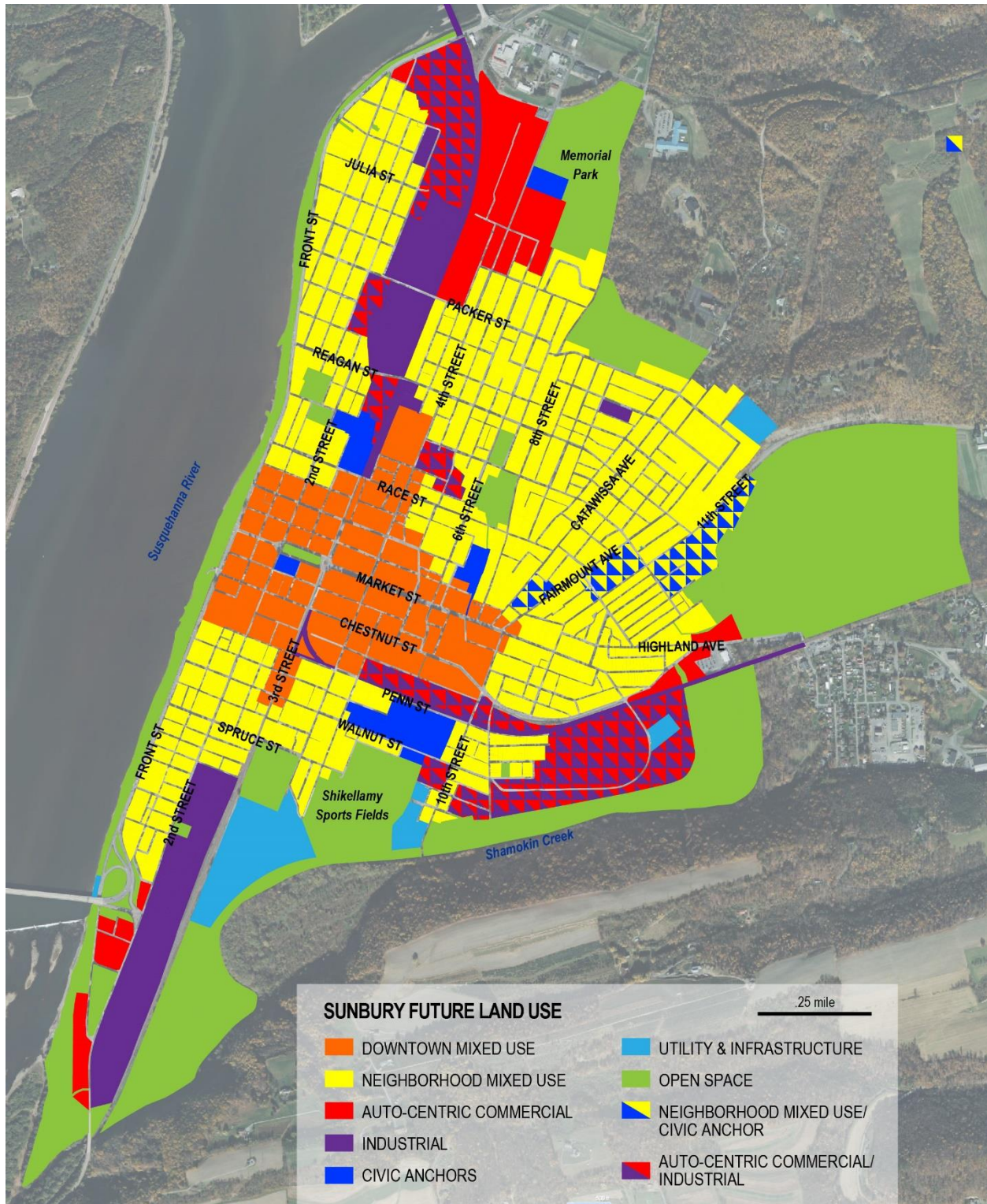
- Foster commercial and civic uses that rely on pedestrian activity and access, and complementary residential uses, in the downtown.
- Maintain residential neighborhoods, complementing them with less intense commercial and civic uses.
- Sustain and grow automobile-oriented commercial nodes and rail-served industrial sites.
- Acknowledge civic anchors, public utility and infrastructure facilities, and open spaces.

The Future Land Use Map uses nine land use categories, described below.

Downtown Mixed Use

In the Downtown Mixed Use area, commercial, residential, and civic uses co-exist and complement one another in contiguous mixed use buildings and blocks. They include the highest density residential uses and most intense commercial uses in the City. Commercial uses dominate ground floor spaces. Upper floors house residential and other uses. Commercial and civic uses attract people from the City and its surroundings and require pedestrian-friendly streetscapes, transit infrastructure, and public parking facilities.

Figure 12. Future Land Use Map, Sunbury, 2025



Neighborhood Mixed Use

Neighborhood Mixed Use areas comprise residential uses in small-to medium-scale unit types and densities. Single-family detached homes, attached or duplex units, townhomes, and small 3–4-unit apartment buildings dominate this future land use category, reaching a maximum height of three

stories. In these areas, neighborhood-serving commercial and civic uses are available within a walkable and bikeable street pattern. On-street parking and small private lots provide sufficient parking for visitors and patrons.

Auto-centric Commercial

The Auto-centric Commercial Use area accommodates existing shopping centers, car dealers and automotive services, and other regional-scale commercial services. Uses that require vehicles carry goods, generate higher volumes of vehicular traffic, require larger loading areas, and offer drive-thru service or larger amounts of on-site parking predominate.

Civic Anchors

Civic Anchors are clusters of government centers, schools, health care and social services providers, community institutions, and places of worship. These sites and buildings are often long-standing physical landmarks in the community, even if the occupant changes from time to time. Civic Anchors are home to essential services to the community and attract customers and clientele to their buildings and the nearby surroundings.

Industrial

Industrial areas accommodate existing manufacturing, materials processing and recycling, and warehousing and logistics uses. These uses typically require large lots for expansive buildings or outdoor operations. Highway and rail access are valuable criteria for these uses that rely on trucking and/or rail service providers to move raw, processed, and finished materials in and out. In addition to truck traffic and depending on the specific use, industrial areas can have environmental impacts, which can be managed or mitigated by provisions in the zoning ordinance.

Utility & Infrastructure

Utility & Infrastructure areas are sites for electric substations, water and sewage treatment facilities, and other municipal public works facilities or similar private facilities.

Open Space

Open Space areas are lands protected for public benefit or use through public ownership such as City parks and recreation fields, school sports fields, cemeteries or in some cases through private ownership or easement. The City is nearly surrounded by Open Space lands from the riverfront and floodplains along the Shamokin Creek and the Susquehanna River to the Municipal Authority lands and Hamilton Field to Pomfret Manor Cemetery to Memorial Park and the sports fields surrounding the Eister Youth and Community Center. Smaller connections between larger sites could help create a greenbelt that serves local recreation and supports residential development.

Neighborhood Mixed Use/Civic Anchor Hybrid

The Neighborhood Mixed Use/Civic Anchor Hybrid areas present opportunities for small-to moderate scaled mixed uses in existing buildings or through redevelopment of key sites along Fairmount Ave and 11th Street. Uses are narrower in range, i.e., more residential use permissions, smaller-scale commercial use permissions, than the Downtown Mixed Use area, and work in tandem, such as elderly housing and medical services.

Auto-centric Commercial/Industrial Hybrid

The Auto-centric Commercial/Industrial Mix Hybrid areas provide opportunities for large-format commercial and industrial uses that require expansive buildings and sites, including a commercial indoor/outdoor sports complex. These areas are contiguous to existing commercial and industrial use areas to minimize the introduction of new conflicts.

There is no intensive agricultural or forestry activity in the City today and none is expected for the foreseeable future.

Land Use Planning Consistency with Upper Augusta Township and Northumberland County

The Pennsylvania Municipalities Planning Code requires that each comprehensive plan include a statement “indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.”

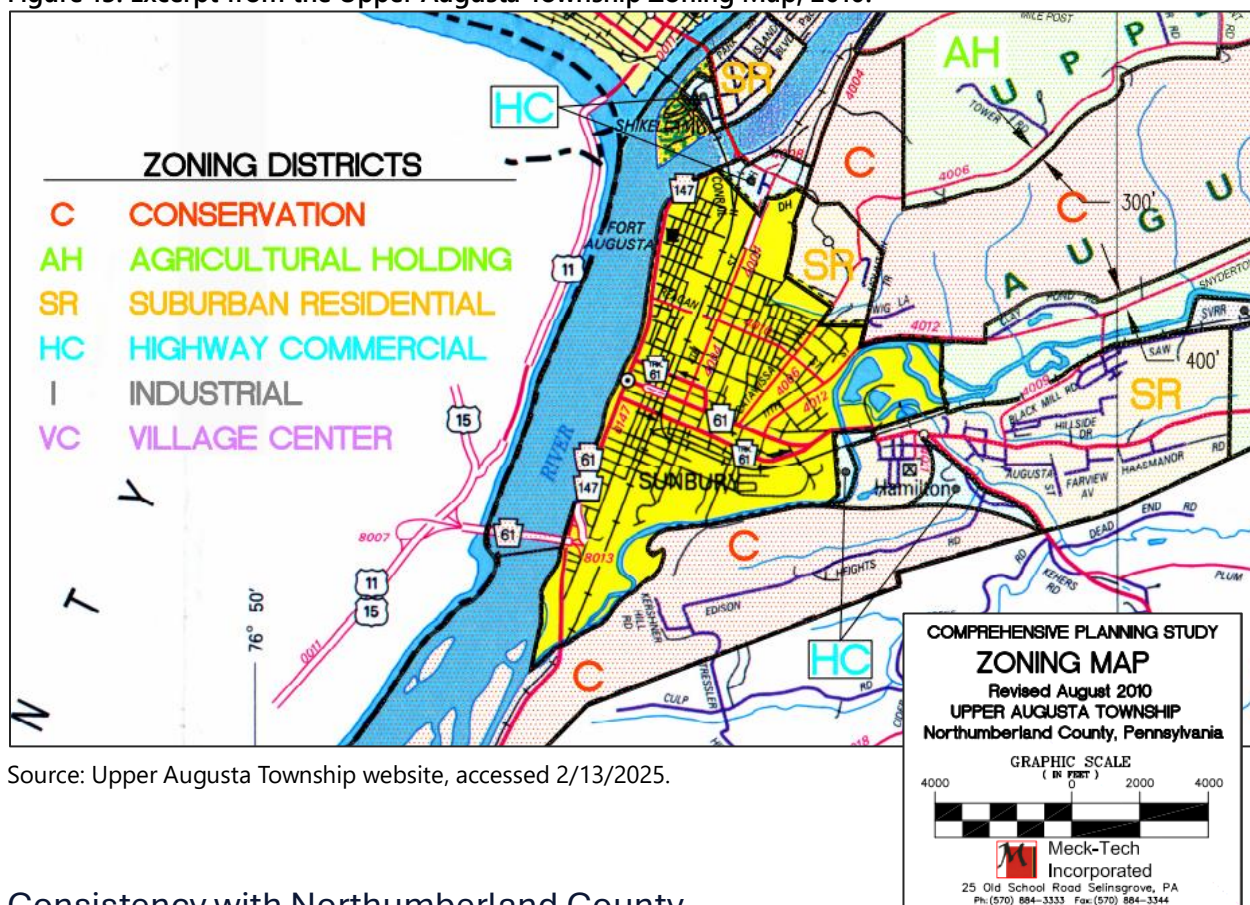
Consistency with Upper Augusta Township

Like Sunbury, Upper Augusta Township’s existing land use pattern has remained relatively unchanged since the early 1900s. The largest developed areas are along the PA 61 corridor.

Upper Augusta Township’s zoning ordinance and map, both amended in 2010, aim to protect and sustain these patterns. An excerpt of the Township zoning map is shown as Figure 13.

The City’s future land use map (Figure 12) is consistent with the intent to sustain these land use patterns.

Figure 13. Excerpt from the Upper Augusta Township Zoning Map, 2010.



Source: Upper Augusta Township website, accessed 2/13/2025.

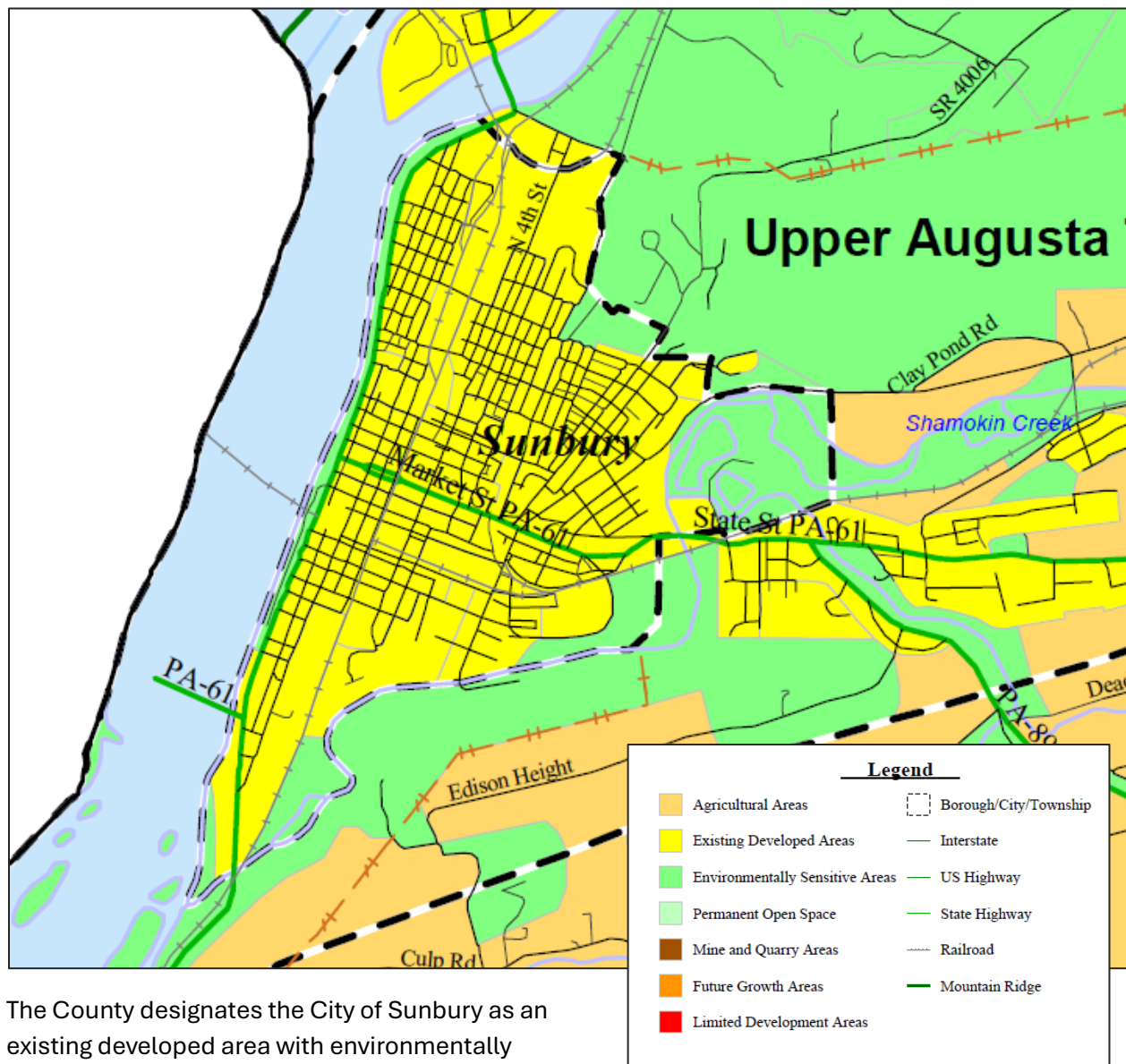
Consistency with Northumberland County

The most recent Northumberland County comprehensive plan was adopted in 2000. The plan's general land use goal is to develop and adhere to a systematic, coordinated land use pattern that provides a variety of uses, recognizes land capacities, respects natural features and environmental and physical factors. The County land use objectives are outlined as follows:

- Direct new development to areas adjacent to existing development, with adequate sewer, water and transportation capacities.
- Maintain and rehabilitate existing urban areas.
- Integrate non-residential uses with the residential community ensuring the uses do not negatively impact the residential uses.
- Discourage development of areas lacking infrastructure that supports the use.
- Preserve agricultural land in order to maintain the agricultural economy and agricultural community.
- Provide sufficient, well located growth centers to provide employment, homes, and goods and services to County residents with emphasis on design, convenience, and safety.

The County's future land use map outlines seven broad land use areas: agricultural, existing development, environmentally sensitive, permanent open space, mine and quarry, future growth, and limited development.

Figure 14. Excerpt from Northumberland County's Future Land Use Map



The County designates the City of Sunbury as an existing developed area with environmentally sensitive areas shown along the riverfront and for Pomfret Manor Cemetery. The County's plan defines these designations as follows

- Existing Developed Area – an area appropriate for in-fill growth, rehabilitation, and revitalization efforts
- Environmentally Sensitive Area - steep slopes and prime forested land where development should be discouraged; also, wetland and floodplain areas that are inappropriate for development.

The City's future land use map (Figure 12) is consistent with these designations.

Implementation of the Future Land Use Map

The Future Land Use Map provides the starting point for the preparation of a new zoning ordinance and zoning map. Each land use category may be defined as one or more zoning classes or districts, each with its own distinct lot size, building dimensions (bulk), impervious coverage, and permitted use provisions. District locations and boundaries may be refined but should remain generally consistent with the Future Land Use Map.

Per guidance from the Pennsylvania Department of Community and Economic Development, a new zoning ordinance and zoning map should be enacted within three years of an adopted comprehensive plan.

Between an adopted comprehensive plan and an adopted zoning ordinance, the City may consider its Future Land Use Map in reviewing change of use proposals.

Interrelationships of Plan Elements

The City needs to sharpen its focus on its economic direction, exploring, defining and targeting investment to and from selected industries. The Future Land Use Map indicates that the location of economic opportunity areas should remain relatively unchanged.

Given the steady yet slowing pace of population decrease, the housing focus of Sunbury 2035 is on housing stock maintenance and the development of additional housing units to complement the market's current offerings and the City's economic development direction. The City's Future Land Use Map indicates maintenance of its residential neighborhoods and potential future mixed commercial and residential uses.

As the City's population and job losses turn to stabilization, attracting new residents and workers, the City will need to continue to modernize its infrastructure and services and facilities.

Improved bicycle and pedestrian infrastructure will better interconnect shopping, educational, and recreational nodes, provide safe, comfortable, and convenient passage for local travelers of all ages, abilities, and income levels, and improve access to Stop Hopper services.

Both for culture and recreation and as an economic asset, the City should leverage its open spaces—its Riverfront Park, Memorial Park, and potentially even its nearly 50 acres on the south side of Shamokin Creek—as venues for local and regional events and as attractions in their own right.

5 ♦ Implementation

Primary Implementation Strategies

The Pennsylvania Municipalities Planning Code requires that each comprehensive plan include a discussion of short- and long-range plan implementation strategies, which may include new or updated development regulations, implications for capital improvements programming, and identification of public funds potentially available.

Updated Development Regulations

The zoning ordinance is the City's strongest tool for managing land use activity as well as operational demands on public infrastructure, facilities and services. Updates to the zoning ordinance should be the first priority and completed within three years of comprehensive plan adoption.

Following a zoning ordinance update, other sections of the City Code of Ordinances such as the land development regulations may need revision to maintain consistency. Additionally, other administrative tools, such as a rental registration program and Improved compliance initiatives, should be explored and programmed.

Capital Improvements

Capital improvement to City infrastructure and facilities demonstrate the City's commitment to modern reliable services and use. A capital improvement plan can be used to prioritize projects, track estimated costs, funding options, funding commitments, and projected expenditures.

Community & Interagency Coordination Efforts

City Council will need to work with local and regional partners to implement the recommendations of the comprehensive plan. Strengthening partnerships with Sunbury's Revitalization, Inc., the Blueprint Communities® Downtown Sunbury Team, nonprofit and civic organizations, and businesses will lead to mutual understanding of aligned, common, or shared outcomes and the collective capacity required to reach those goals. The investment of time in cultivating these relationships will produce an immeasurable return as the City and its partners leverage their human and capital resources to tackle interim objectives and make progress toward goals .

Education and Improvement Initiatives

Furthermore, the City may work through its cadre of advisory committees, community organizations, and volunteers to conduct short-term educational campaigns that encourage safe, positive, civic-minded behavior and action. Social media and other creative messaging campaigns can be conducted around topics of property maintenance, travel options to walk, bike, or ride the Stop Hopper, and new events. Faith-based, school, and scout organizations may provide additional volunteer time and donated materials for such initiatives.

Implementation Schedule

As noted in Chapter 4, each action requires resources to initiate, advance, and complete the action. The implementation schedule below indicates the recommended timing of the actions across short-range, mid-range, and long-range periods by placement of a filled diamond (◆) in one or more of three time periods in the schedule below.

Not all actions are the sole responsibility of the City; some require participation or partnership in other organizations' planning or activity.

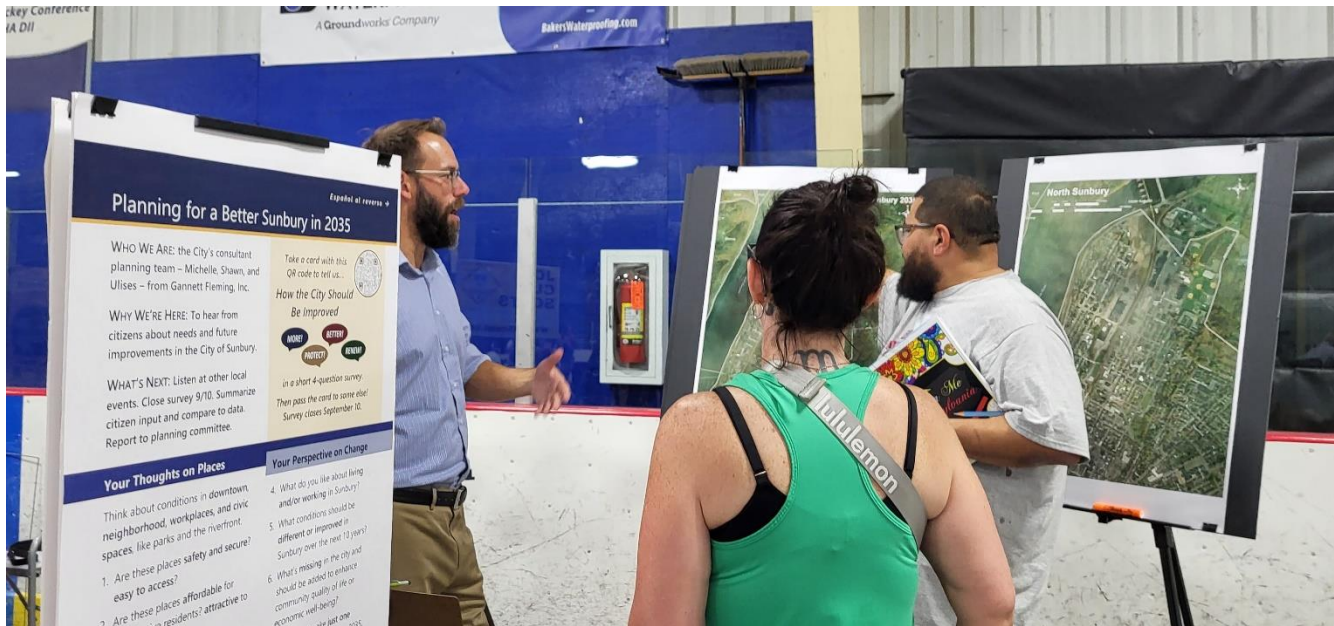
The implementation schedule should be reviewed annually prior to the City's budget preparation and priorities should be selected and supported with staff/volunteer assignment and financial resources, where needed.

Action	Priority/Timing			
	2025-2026	2027-2028	2029-2030	2031-2035+
Goal 1: Revitalize Downtown				
A. Update the Zoning Ordinance & Map to sustain the urban fabric, allow a mix of uses appropriate to ground-floor and upper-floor locations, and address parking and loading requirements.	◆			
B. Strengthen code awareness and enforcement with a first focus on downtown.	◆	◆	◆	◆
C. Explore tools to deter long-term vacancy , e.g., vacant building registration.		◆		
D. Promote the benefits of the Sunbury Historic District. Consider incentivizes for building/facade preservation in downtown.		◆		
E. Establish a Downtown Management Program.	◆	◆	◆	◆
F. Expand downtown events. Offer activities for a variety of interests, including interpretation of the Sunbury Historic District.	◆	◆	◆	◆
G. Market available downtown buildings and spaces locally and via regional economic development partners entities.	◆	◆	◆	◆
H. Establish a Local Anchor Store.			◆	◆
Goal 2: Reactivate Opportunity Sites				
A. Update the Zoning Ordinance & Map to guide the range of permitted uses and site design to be	◆			

Action	Priority/Timing			
	2025-2026	2027-2028	2029-2030	2031-2035+
compatible with adjacent areas and the City.				
B. Determine preferred development conditions and address problematic and opportunistic site development conditions in advance.	◆	◆	◆	
C. Market sites generally and to targeted audiences.	◆	◆	◆	◆
Goal 3: Foster Quality Housing & Neighborhoods				
A. Update the Zoning Ordinance & Map to manage the number, location, and density of single-family home conversions and the size and location of neighborhood-scale commercial uses.	◆			
B. Maintain attention to blight reduction and prevention. Continue to identify, prioritize, and address blighted properties.	◆	◆	◆	◆
C. Enhance code awareness and enforcement to prevent future property deterioration, expanding from downtown to other commercial nodes and corridors and priority residential areas.			◆	◆
D. Promote locally available homebuyer assistance programs/services; consider partnership with a regional entity.		◆	◆	◆
E. Initiate a home modification assistance program for seniors and persons with disabilities.			◆	◆
F. Improve awareness for development process/regulations, e.g. a “Guide to Development and Construction in Sunbury.”			◆	◆
Goal 4: Enhance Cultural & Economic Value of the Riverfront				
A. Increase PA 61/Front Street crossings to the Riverfront Park.			◆	◆
B. Explore the technical, political, and funding feasibility of additional openings in the flood wall.			◆	
C. Conduct a recreational needs assessment for			◆	◆

Action	Priority/Timing			
	2025-2026	2027-2028	2029-2030	2031-2035+
Riverfront Park; develop a master plan to align future facilities and amenities with needs and resources.				
D. Update/Add facilities and amenities to Riverfront Park.			◆	◆
E. Expand riverfront events.	◆	◆	◆	◆
Goal 5: Modernize Physical & Cultural Infrastructure				
A. Advance recommendations for priority bike-ped routes to design and construction:				
Northumberland Trail Extension Route (Levee Trail) (known as the Red Route).		◆	◆	
SWEEP Greenspace to the Recreation Complex Route (known as the Pink Route).				◆
Shikellamy High School to SWEEP Greenspace Route (known as the Blue Route).				
B. Adopt a complete streets policy.	◆			
C. Establish a Sunbury area bike share program.		◆		
D. Improve sidewalk conditions, especially in low-income neighborhoods.			◆	◆
E. Increase shade tree cover, particularly along pedestrian routes throughout the City.	◆	◆	◆	◆

Appendix A to Sunbury 2035: Public Engagement Report



National Night Out, August 1, 2023, at James R. Eister Youth & Community Center

Purpose

Early engagement with citizens of Sunbury helped characterize existing community and economic development conditions and identify the conditions of concern in the minds of City residents and others who spend time in Sunbury. Themes from early engagement were used to shape Sunbury 2035's goals and objectives.

Engagement by the Numbers

4 community events attended to interface with Sunbury citizens.

- National Night Out, August 1, 2023, at James R. Eister Youth & Community Center
- Diversity Multicultural Food Truck & BBQ Festival, August 28, 2023, on Memorial Drive
- Autumn Arts Faire, October 21, 2023, in Cameron Park
- Trunk or Treat, October 26, 2023, at Beiter's Furniture, 1189 North 4th Street

720 estimated attendees

- 216 individuals, including children and youth, engaged in 110 conversations.

4-Question Online Survey, August 1-November 1, 2023

- 287 survey promotion cards distributed.
- 8 survey responses (3% response)

Themes from Engagement Conversations & Survey Responses

Residents Express Appreciation for

Small city qualities

- It's walkable, bikeable in its block-street-sidewalk pattern and (low) traffic volume.

Community Facilities and Services

- The library.
- City parks, pool, and playgrounds.
- Riverfront Park and the walking trail.

Community Culture

- Family-friendly events.
- The mural on Market Street.
- Projects like Sunbury Wetland Ecological and Educational Park (SWEEP)

Residents Desire Improved Conditions for

Downtown

- More stores, restaurants; less vacancy, more vibrancy.

A Mix of Economic Anchors

- Re-use of vacant commercial, industrial, and institutional buildings for business.

In their Neighborhoods

- More housing options, especially apartments.
- Quality housing for a fair price.
- Better property maintenance and code enforcement.
- Additional and updated parks. A dog park.

Street and Sidewalk Conditions

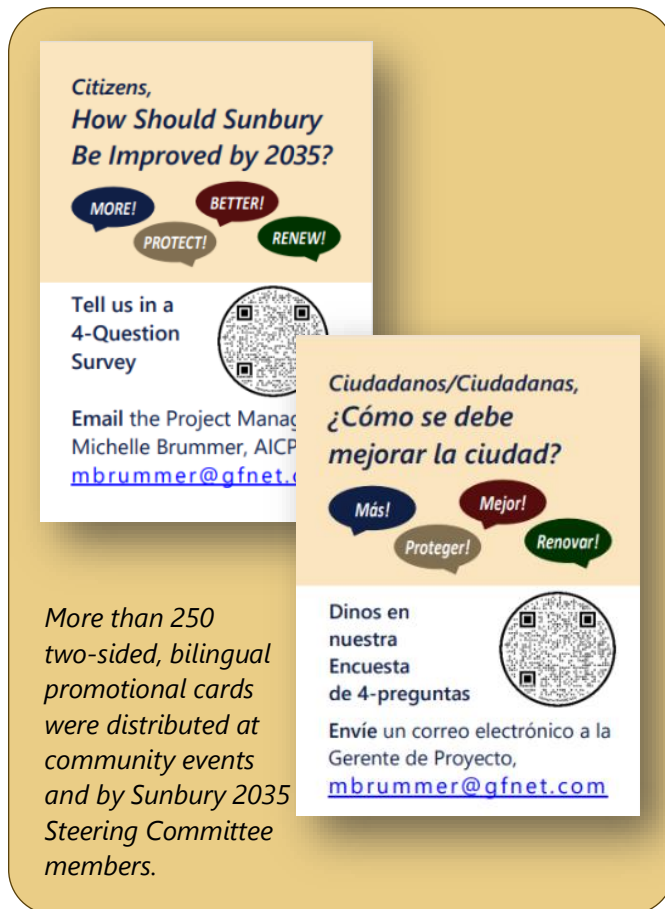
- Better street surface conditions for vehicles.
- Better sidewalk surface conditions for pedestrians, including persons with disabilities.
- Safer conditions for bicyclists and pedestrians.
- More travel and transportation options – within Sunbury and to other places.

Community Culture

- Stronger, more positive sense of community.

A Greener City

- With trees and vegetation throughout public and private spaces.



Conversations with Citizens on Sunbury in 2023

The following notes were taken by the planning team as they conversed with adult citizens at community events. These notes reflect perceptions and opinions of the City as described to the planning team. Text in brackets reflects inferences made by team members.

Positive Attributes, Conditions, Perceptions

What I like best about Sunbury is...

- The cost of living is affordable.
- City services are sufficient.
- Small businesses, like Fresh Roasted Coffee, have room to grow.
- Kids can walk and bike around town [no car/driver needed].
- It's a walkable city.
- Low traffic.
- There are fun activities and events for families with kids.
- Parks, playgrounds, and the community swimming pool.
- Recent updates to Kiwanis playground.
- The river!!!
- The library.
- The mural on Market Street by artist Pedro Reyes.
- Community projects like Sunbury Wetland Ecological and Educational Park (SWEEP).
- The availability of a HeadStart program.
- Non-profit services, like Recovery Church, sponsored by Christ Wesleyan, which has a building at Market & 4th Streets.

Negative Attributes, Conditions, Perceptions

What I like least about Sunbury is...

- The lack of businesses in downtown.
- Too much vacancy downtown.
- Lack of downtown atmosphere.
- Loss of Dollar General as a mini grocery store on Market Street in downtown.
- Lack of quality housing for the price.
- Rent is high; it's unaffordable for local income/economy. (2)
- Properties are not maintained. (2)
- Owners keep vacant property off the market.
- The homeless population needs food and shelter/housing.
- Code enforcement is insufficient.
- Buildings need repair.
- Poor street and alley conditions, especially Packer Avenue near the RR (2) and Susquehanna Avenue (2).
- Roads have potholes.
- Speeding on main roads, such as 4th Street near Dunkin Donuts.
- Concern for traffic on n 4th Street near new McDonald's.
- Parking is allowed too close to intersections.
- Parking at N Center Street.

Continued



Diversity Multicultural Food Truck & BBQ Festival, August 28, 2023, on Memorial Drive

Negative Attributes, Conditions, Perceptions (continued)

- Poor sidewalk conditions are a safety issue. (3)
- Trees (too much tree cover) on Market Street/PA 61.
- The PA 61 bridge is [perceived as] dangerous for walkers and bicyclists.
- North end of riverfront trail is dirt/gravel; not as used or as safe as the rest.
- Streets and sidewalks aren't safe for kids to walk due to drug use/issues, and not safe for adults at night either.
- Middle School is still vacant; it would make a great college extension.

- Since Beck Elementary became a HeadStart/ preschool facility, Chief Elementary is the only elementary school in the City and it requires busing from the south end.
- Vandalism, especially to public property. (2)
- Not all plastics marked recyclable are accepted locally.
- Taxes are a disincentive/barrier to investment.

Improvement Suggestions

- Need trades education and jobs.
- More business in downtown—more stores and eateries, like Lewisburg.
- Attract light manufacturing.
- Re-purpose vacant buildings – Celotex (n 4th Street), hospital (N 11th Street), silk mill, (1150 Walnut Street), and Bimbo Bakery (249 N 11th Street). [status of] Edison Hotel.
- Add a convenience store near the high school, maybe at the gas station.
- Improve existing housing stock.
- Promote code awareness/education.
- More apartments.
- Increase the number of affordable apartments.
- Increase the number of apartments for persons with disabilities, seniors, and low-income.
- Need housing for seniors 55+; subsidized and market-rate. Need apartment options.



Autumn Arts Faire, October 21, 2023, in Cameron Park

Improvement Suggestions *(continued)*

- Resurface streets.
- Widen travel lanes and parking stalls for larger vehicles.
- Repair/Replace sidewalks.
- Install curb ramps, especially on the north end of the City.
- Replace missing street lighting, e.g., Reagan Avenue.
- Convert the ice rink into a roller rink in summer.
- Playground on South 2nd Street needs improvements: trees, picnic tables, better equipment. Same for Goodwill playground; fundraising is ongoing.
- Pave north end of river trail.
- Expand events and activities by the river.
- Develop a beach on the river.
- Provide more activities for youth under 18 years, including toddlers and young children.
- Open the new high school stadium/track to the public.
- Add a dog park.
- Enhance event planning and coordination to avoid competition for the same audience.
- Update the City website to be ADA-compliant.
- Plant more trees in residential areas.
- Need reassessment/tax reduction.
- Engage youth in planning and making community improvements; provide opportunities for service and responsibility.

Suggestions from Sunbury's Youngest Citizens

Kids under the age of 18 attended each of the four community events and were the "target audience" at the Trunk or Treat. The planning team invited the youngest of the City's citizens to "make a wish for Sunbury." The most frequent suggestions included:

- A cleaner river.
- Better sidewalks for people with disabilities, like my grandma.
- More parks.
- Another skate park.
- Another water park.
- A roller skating rink.
- More trees.
- More trash cans.
- Recycling bins in public spaces.

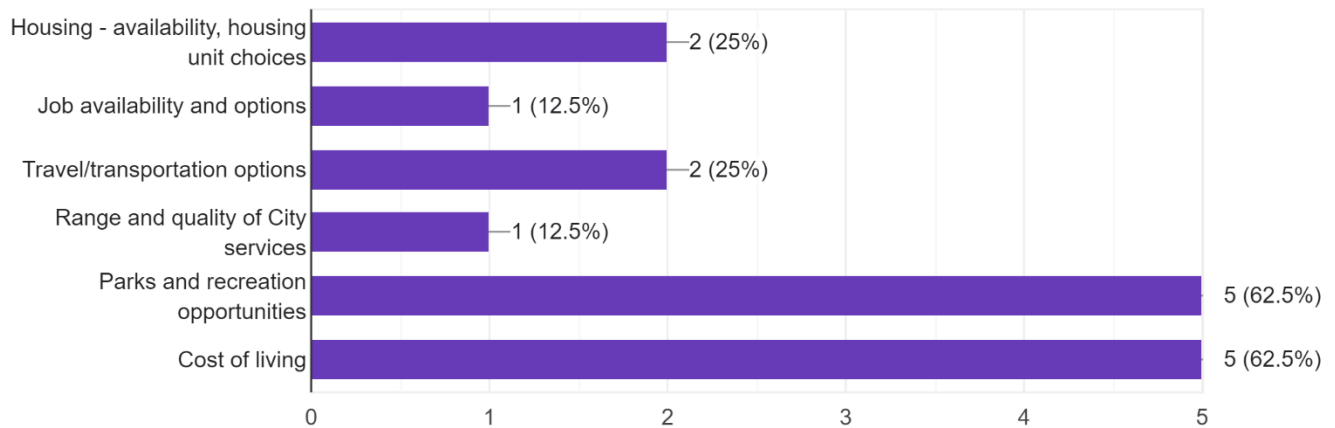


Trunk or Treat, October 26, 2023, at Beiter's Furniture, Mattress, & Appliances, 1189 North 4th Street

Additional Input Collected through a Short Survey

The online survey was intended to supplement engagement at community events. The survey was promoted with a two-sided, bilingual card with a QR code and a project team email address. There were only 8 responses at the survey close date, so it is by no means representative of all residents. However, these respondents took time to share their concerns and ideas, as reported below.

Q1 What do you like about living and/or working in Sunbury, and why? Check all that apply.



Q2 What conditions should be different or improved in Sunbury over the next 10 years? Describe conditions as different or improved.

The following open-ended responses were received. Text shown as **bold** represents the topic.

- Because we provide **inexpensive housing with no true business opportunities** in town, we are becoming the new Hazelton, where our "residents" are running flop houses for NY/NJ employees, set on collecting services from both states. That or we service families trying to be closer to members in the PA or Federal Prison System. Our community is in decline.
- **Improved Image. Improved sense of community. Improved community pride.**
- **Sense of pride**, realtors promoting Sunbury, improved school image
- Develop **new apartments downtown**.
- We need **more green**. Trees, paths, and parks. A lot of the streets do not have any trees or greenery.
- Keep **making downtown more attractive. Attract manufacturing jobs**.
- **Recycling** needs to be included in taxes and pick up weekly.
- To have **more mental health and youth services**

Q3 What's missing in the city, and should be added to enhance community quality of life or economic well-being? Describe who would benefit from the addition.

The following open-ended responses were received. Text shown as **bold** represents the topic.

- **Travel and transportation options** are horrible. If you can't/don't drive, you have no feasible shopping or employment opportunities. **If we had a transportation option to Harrisburg**, that would allow more residents to find work closer to better paying jobs.
- More **small business**. Rail trail. Lake Augusta corridor. Another **blue-collar business, manufacturer or tech business, food processing plant**. **Higher level of housing. A larger business office in the downtown**. Improved **pocket park maintenance & support for neighborhood groups**.
- **Community college admin building in the downtown** to bring jobs, grow job opportunities for citizens and support downtown businesses.
- **Clothing and shoe stores**. Need to entice stores to move across the river back to Sunbury. The population center is here. Once the bypass is finished, the traffic counts will be higher in Sunbury, rather than Shamokin Dam. The entire city would benefit.
- The path along the river is great. But **[the riverside path] needs to be connected at both ends to something**, a bike path to Norry or state identified bike route.

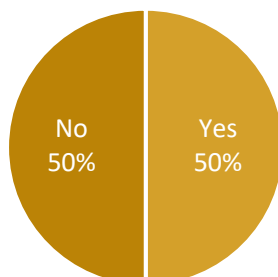
Q4 If you could make just one change in the Sunbury by 2035, what would it be?

The following open-ended responses were received. Text shown as **bold** represents the topic.

- **Bring a big business to town**, so real people will live here.
- Have the city **support SRI financially** to some degree so that it has a stable base of support to allow it to do more in facilitating volunteers and grants on behalf of the city.
- **Improved support of Sunbury Revitalization** so that they can maintain staffing.
- **A vibrant downtown** with lots of foot traffic and people living downtown.
- **More green**. Trees, plants, parks, environment
- Promote **home ownership**. Too high a percentage of rental properties. No pride in ownership.
- **One larger corporation** to offer jobs and a hospital.
- I would like to see **the former Celotex property developed**.

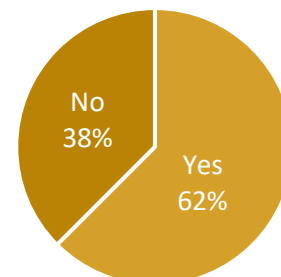
Q5 Are you interested in helping to make change in the City as a volunteer?

(optional)



Q6 Would you like to be notified about future public engagement events for Sunbury 2035?

(optional)



Appendix B to Sunbury 2035: Quick Studies of Community and Economic Conditions

This set of studies about various community and economic aspects of the City of Sunbury were prepared to:

- Benchmark community and economic conditions
- Identify development and quality of life issues that the City should address
- Identify trends that may influence the City's future

The most recent data available from the City and secondary sources in late 2023 and early 2024 were used for these studies. Sources are documented within each study.

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Population and Household Change

A primary data source for this analysis is the U.S. Census Bureau's American Community Survey (ACS), providing data based on calculated estimates for 2010, 2020, and 2023, the latest year for which detailed data is available for most demographic trends. With one exception, all data is shown in Table 1.

In 2020, there were 9,719 residents in 4,298 total households in Sunbury. Compared to data from 2010, the resident population decreased by 186 persons (2 percent), which demonstrated a slower rate of decline than from 2000 to 2010 (7 percent), and total households decreased by 166—from 4,464 to 4,298—representing a 4 percent decrease, followed by an estimated loss of 137 households by 2023.

Summary of Demographic Changes, 2010-2023

1. There was a loss among the 18-year to 64-year cohort and gains in the senior (65 years and over) and youth (under 18 years) cohorts; the median age rose 2 years to 38 years in 2020 and an estimated 3.4 years in 2023.
2. Sunbury's resident population became more racially diverse as the percentages of non-white residents increased. The percentage of Black residents in the City's population increased from 3 percent in 2010 to 4 percent in 2020 before returning to an estimated 3 percent in 2023 and multi-race residents increased from 2 percent in 2020 to 7 percent in 2023.
3. Sunbury's resident population also became more ethnically diverse as Hispanic residents increased from 7 percent in 2010 to 12 percent in 2020 then dropping to an estimated 9 percent in 2023.
4. The percentage of City residents (25 years and older) who attained a bachelor's degree or higher educational level, an estimated 11 percent in 2023, remained lower than the county's 19 percent and the state's 35 percent in 2023. City residents with a high school diploma or some advanced education increased from 68 percent in 2010 to 78 percent in 2020 and reached an estimated 90 percent in 2023—on par with county and state percentages.
5. Within the total household decline from 2010 to 2023, the City gained 58 non-family households but lost more family households (-309).
6. More than one third of City households (38 percent) were estimated as single-person households in 2023.
7. More than one in five City residents (21 percent) lived under the poverty level in 2020. From 2010 to 2020, poverty rate fell to 21 percent as the median household income rose from 33,403 to 34,303.

Table 1. Population and Household Characteristics, Sunbury, and Northumberland, 2010, 2020, and 2023 Estimates

Population Characteristics		City of Sunbury							Nor'land County	PA
		2000	2010	2020	2023	2000-10	2010-20	2020-2023	2023	2023
Individuals	Total	10,610	9,905	9,719	9,643	-7%	-2%	-0.8%	90,925	12,961,518
Age	Under 18 years	24%	14%	22%	23%	↘	↗	→	20%	20.6%
	18-64 years	59%	68%	58%	57%	↗	↘	↘	59%	60.0%
	65 years and over	17%	18%	19%	21%	↗	↗	↗	22%	19.1%
	Median Age (years)	36.6	36.3	38.0	41.4	↘	↗	↗	44.4	40.9
Race & Ethnicity	White	95%	91%	83%	85%	↘	↘	↗	91%	75.8%
	Black	1%	3%	4%	3%	↗	↗	↘	3%	10.7%
	Native American	0%	0%	0%	0%	-	-	-	<1%	<1%
	Asian	0%	0%	0%	0%	-	-	-	<1%	4%
	Two or more races	1%	2%	7%	7%	↗	↗	→	4%	6%
	Hispanic of any race	3%	7%	12%	9%	↗	↗	↘	5%	8%
Educational Attainment, adults 25 years and older	Less than high school	29%	25%	13%	10%	↘	↘	↘	10%	8%
	H.S. diploma, some college, or associate degree	65%	68%	78%	90%	↗	↗	↗	90%	92%
	Bachelor's degree or higher	6%	8%	10%	11%	↗	↗	↗	19%	35%
Income & Poverty	Median Household income ¹	\$45,647	\$55,123	\$40,397	\$48,509	↘	↘	↗	\$57,948	\$76,081
	Poverty rate (individuals living below poverty past 12 months)	17%	25%	21%	16%	↗	↘	↘	12%	11.8%
	ALICE, 2022 (report year 2024)	-	-	39%	56%	-	-	↗	43%	28%
Households	Total	4,549	4,464	4,298	4,161	-2%	-4%	-3%	37,518	5,235,339
Household Type & Size	Families	59%	72%	55%	59%	↗	↘	↗	63%	63%
	Family with own children under 18 years	29%	29%	24%	24%	↘	↘	→	24%	25%
	Non-Family Households	41%	28%	45%	41%	↘	↗	↘	38%	37%
	Non-family, Single Householder	36%	24%	38%	34%	↘	↗	↘	32%	31%
	Avg Household Size	2.24	2.18	2.13	2.26	↘	↘	↗	2.32	2.40
	Avg Family Size	2.90	2.76	2.78	2.81	↘	↗	↗	2.9	3.01

¹ In the past 12 months; inflation-adjusted from \$25,893 in 2000, from \$28,143 in 2010, and from \$34,303 in 2020 to 2023 dollars (December to December).

Sources: 2000 Census; 2010, 2020, and 2023 ACS 5-Year Estimates

8. While household income increased and fewer residents lived in poverty by 2020, an estimated 1 in 3 households were still living on the edge of financial stability in 2022. The United Way terms households that live above the poverty line, earning too much to qualify for government assistance, and without a financial cushion for emergency expenses after household essentials (i.e., housing, child care, food, transportation, health care, and a basic smartphone plan) as “asset-limited, income-constrained, and employed” or ALICE households. According to the 2024 ALICE report for Northumberland County, 56 percent of Sunbury households in 2022 were ALICE households. The report defined monthly household survival budgets for eight household types and the resulting annual wage or annual income needed to support those budgets. Income needs for 2022 ranged from \$2,104 per month or \$25,238 per year for a single adult to \$6,213 per month or \$74,556 per year for two adults and two children in child care.

These figures reflect monthly costs for Northumberland County as collected in 2022. Monthly costs in Sunbury are higher, perhaps as much as double, as noted by the Committee.

Table 2. Household Survival Budget, Northumberland County, 2022

Monthly Costs and Credits	Single Adult	One Adult, One Child	One Adult, One Child in Child Care	Two Adults	Two Adults, Two Children	Two Adults, Two in Child Care	Single Senior	Two Seniors
Housing-Rent	\$385	\$324	\$324	\$324	\$447	\$447	\$385	\$324
Housing-Utilities	\$163	\$258	\$258	\$258	\$310	\$310	\$163	\$258
Child Care	\$0	\$229	\$612	\$0	\$459	\$1,249	\$0	\$0
Food	\$442	\$749	\$672	\$810	\$1,363	\$1,204	\$408	\$748
Transportation	\$396	\$530	\$530	\$637	\$1,047	\$1,047	\$332	\$509
Health Care	\$191	\$429	\$429	\$429	\$761	\$761	\$575	\$1,150
Technology	\$86	\$86	\$86	\$116	\$116	\$116	\$86	\$116
Miscellaneous	\$166	\$261	\$291	\$257	\$450	\$513	\$195	\$311
Tax Payments	\$275	\$609	\$685	\$377	\$841	\$999	\$345	\$633
Tax Credits	\$0	(\$213)	(\$217)	\$0	(\$425)	(\$433)	\$0	\$0
Total Monthly Income Need	\$2,104	\$3,262	\$3,670	\$3,208	\$5,369	\$6,213	\$2,489	\$4,049
Annual Income Need	\$25,248	\$39,144	\$44,040	\$38,496	\$64,428	\$74,556	\$29,868	\$48,588
Hourly Wage Need	\$12.62	\$19.57	\$22.02	\$19.25	\$32.21	\$37.28	\$14.93	\$24.29

Source: 2024 ALICE REPORT (<https://www.unitedforalice.org/household-budgets/pennsylvania>)

Workforce and Local Employment

Data from OnTheMap, a product of the Center for Economic Studies at the U.S. Census Bureau, shows that both Sunbury's resident workforce and its economy, measured by local employment, contracted from 2010 to 2020 and grew from 2020 to 2022. All data is shown in Table 3.

Summary Workforce Changes, 2010-2022

1. The resident workforce decreased negligibly from 3,362 in 2010 to 3,355 in 2020 (-7, -<1 percent) and rebounded to 4,235 in 2022 (800, 26 percent).
2. Among the resident workforce, about one 1 in 10 resident workers (494 workers, 11 percent) held local jobs (lived and worked) in Sunbury in 2020, fewer than in 2010 when 20 percent lived and worked in the City.
3. The top five employment destinations outside the City in 2022 employed 644 workers or 15.2 percent of the workforce. Four of the five destinations were in the central Pennsylvania region, two in Northumberland County (Northumberland Borough and Milton Borough) and two in Snyder County (Hummels Wharf and Selinsgrove Borough) across the river. The other destination was Philadelphia.
4. The resident workforce is aging. Resident workers age 29 and younger comprised 23 percent of the workforce in 2022, down from 25 percent in 2010 and workers age 55 and older comprised 24 percent of the workforce, up from 19 percent in 2010. Resident workers across Northumberland County are slightly older.
5. Workers' educational attainment rose from 2010 to 2022 due to a small increase in the percentage of workers with some college or an associate's degree (2 percent) and a more significant increase in the percentage of workers with a bachelor's degree or advanced degree (4 percent). Percentages of resident workers across the county with some college or higher slightly higher.
6. Workers' earnings also increased over the 12-year period as three percent fewer workers made \$1,250 per month or less and twenty percent more workers made \$3,333 per month or more.
7. Manufacturing, Health Care and Social Assistance, and Retail Trade were consistently ranked as the top three industries for resident worker employment in 2010, 2020, and 2022, totaling 51 percent, 55 percent, and 49 percent of worker employment, respectively.
8. Good producing industries employed a larger share of the resident workforce over the 12-year period, from 22 percent in 2010 to 25 percent in 2022, though the peak occurred in 2020 (27 percent). Service industries comprised a smaller share over the period, from 78 percent in 2010 to 73 percent in 2020 to 72 percent in 2022. Resident employment in public administration grew from less than one percent to four percent.

Summary Local Employment Changes, 2010-2022

1. Local employment (jobs) within the City decreased from 2010 to 2020 (-1,084, -25 percent) and grew to 3,988 in 2022 (711, 22 percent).
2. Twelve percent of the 3,988 local job holders in 2022 lived in the City—fewer than in 2010 (15 percent) and more than in 2020 (11 percent).
3. The top five places where local job holders live outside of the City are all in central Pennsylvania. Northumberland Borough, Milton Borough, and the City of Shamokin are within Northumberland County. Selinsgrove is in Snyder County and Williamsport is in Lycoming County.

Table 3. Sunbury Residents Who Work v. Local Jobs/Job Holders, 2010, 2020, and 2022

		Residents Who Work (City/County is home)						Local Job Holders (City/County is the work place)					
		City of Sunbury					Nor'land County	City of Sunbury					Nor'land County
		2010	2020	2022	2010-2020	2020-2022	2022	2010	2020	2022	2010-2020	2020-2022	2022
Total	Workers aged 29 or younger	3,362	3,355	4,235	-0.21%	26.23%	38,951	4,361	3,277	3,988	-24.86%	21.69%	26,834
Residence Location v. Work Location	Living and Employed in Sunbury	20%	11%	112%	↘	↗	31%	15%	11%	12%	↘	↗	45%
	Living in Sunbury, Employed Elsewhere	81%	89%	88%	↗	↘	69%						
	Top 5 Employment Destinations (2022)	Hummels Wharf CDP		206	4.9%								
	Outbound Commuters	Northumberland borough		145	3.4%								
		Milton borough		133	3.1%								
		Philadelphia city		88	2.1%								
		Selinsgrove borough		72	1.7%								
	Living Elsewhere, Employed in Sunbury							85%	89%	88%	↗	↘	55%
	Top 5 Residency Origins (2022)							Northumberland borough		120	3.0%		
								Shamokin		70	1.8%		
								Selinsgrove borough		57	1.4%		
								Milton borough		50	1.3%		
								Williamsport		35	0.9%		
Worker Age	Age 29 or younger	25%	24%	23%	↘	↘	21%	22%	24%	22%	↗	↘	21%
	Age 30 to 54	56%	53%	54%	↘	↗	512%	55%	47%	49%	↘	↗	50%
	Age 55 or older	19%	23%	24%	↗	↗	27%	24%	29%	29%	↗	↗	30%
Worker Educational Attainment	Less than high school	8%	10%	9%	↗	↘	8%	8%	8%	8%	↘	↘	8%
	High school diploma or equivalent, no college	31%	27%	27%	↘	↘	28%	31%	29%	29%	↘	↘	30%
	Some college or associate's degree	22%	24%	24%	↗	↗	24%	24%	24%	24%	↗	↗	24%
	Bachelor's or advanced degree	13%	15%	17%	↗	↗	19%	14%	15%	17%	↗	↗	17%
	Data not available	25%	24%	23%	↘	↘	21%	22%	24%	22%	↗	↘	21%
Worker Earnings	\$1,250 per month or less	25%	28%	22%	↗	↘	20%	25%	27%	27%	↗	↘	23%
	\$1,251 to \$3,333 per month	52%	39%	35%	↘	↘	22%	48%	39%	31%	↘	↘	30%
	More than \$3,333 per month	23%	33%	43%	↗	↗	51%	27%	34%	42%	↗	↗	47%

		Residents Who Work (City/County is home)						Local Job Holders (City/County is the work place)					
		City of Sunbury					Nor'land County	City of Sunbury					Nor'land County
		2010	2020	2022	2010-2020	2020-2022	2022	2010	2020	2022	2010-2020	2020-2022	2022
NAICS Industry Sector	Agriculture, Forestry, Fishing and Hunting	0.2%	1.3%	0.9%	↗	↘	1.2%	0.6%	0.0%	0.1%	↘	↗	1.2%
	Mining, Quarrying, and Oil and Gas Extraction	0.2%	0.1%	0.1%	↘	→	0.6%	0.0%	0.0%	1.0%	↗	↗	0.6%
	Construction	4.1%	4.9%	4.6%	↗	↘	4.0%	6.0%	1.5%	4.5%	↘	↗	4.4%
	Manufacturing	17.6%	20.9%	18.9%	↗	↘	15.2%	19.9%	5.9%	5.6%	↘	↘	16.7%
	Goods Producing Industries	22.1%	27.2%	24.5%	↗	↘	25.1%	26.5%	7.4%	10.2%	↘	↗	25.0%
	Utilities	0.5%	0.4%	0.7%	↘	↗	0.8%	0.0%	0.0%	0.9%	↗	↗	1.0%
	Wholesale Trade	6.1%	3.3%	2.8%	↘	↘	3.3%	2.4%	0.5%	0.4%	↘	↘	3.4%
	Retail Trade	14.4%	13.6%	11.7%	↘	↘	11.4%	10.1%	11.9%	9.6%	↗	↘	10.8%
	Transportation and Warehousing	5.7%	6.2%	6.3%	↗	↗	6.3%	2.5%	3.4%	3.6%	↗	↗	11.0%
	Information	1.6%	1.3%	1.0%	↘	↘	0.9%	3.5%	1.7%	1.6%	↘	↘	0.8%
	Finance and Insurance	3.5%	3.1%	2.6%	↘	↘	3.2%	3.7%	2.3%	1.7%	↗	↘	1.7%
	Real Estate and Rental and Leasing	1.2%	0.9%	1.0%	↘	↗	0.8%	0.6%	0.6%	0.9%	↘	↘	0.6%
	Professional, Scientific, and Technical Services	2.9%	3.5%	2.6%	↗	↘	3.3%	3.6%	2.0%	2.1%	↗	↗	2.4%
	Management of Companies and Enterprises	3.5%	2.7%	3.0%	↘	↗	2.6%	4.1%	20.2%	17.6%	↗	↘	3.0%
	Administration & Support, Waste Management and Remediation	3.4%	4.4%	4.0%	↗	↘	3.8%	3.0%	3.9%	4.4%	↘	↗	2.8%
	Educational Services	2.6%	1.6%	5.0%	↘	↗	7.3%	2.3%	1.6%	4.7%	↗	↗	8.1%
	Health Care and Social Assistance	19.1%	20.2%	17.9%	↗	↘	19.1%	26.1%	32.0%	15.9%	↗	↘	14.4%
	Arts, Entertainment, and Recreation	0.6%	0.7%	1.0%	↗	↗	1.2%	0.0%	0.0%	0.0%	↘	→	1.4%
	Accommodation and Food Services	8.2%	8.0%	8.0%	↘	→	6.9%	5.3%	5.1%	6.2%	↘	↗	5.5%
	Other Services (excl. Public Admin.)	4.5%	3.0%	4.0%	↘	↗	3.1%	6.4%	7.4%	8.5%	↗	↗	4.3%
	Service Industries	77.8%	72.9%	71.6%	↘	↘	75.0%	73.6%	92.6%	78.1%	↗	↘	75.2%
	Public Administration	0.1%	0.0%	4.0%	↘	↗	5.0%	0.0%	0.0%	11.8%	↗	↗	6.0%

Source: On The Map

4. Like the resident workforce, local job holders are aging. Resident workers age 29 and younger comprised 22 percent of the workforce in 2022, unchanged from 2010, and workers age 55 and older comprised 30 percent of the workforce, up from 24 percent in 2010. Job holders employed in Northumberland County are slightly older than those employed in the City.
5. Job holders' educational attainment rose nominally from 2010 to 2022. The percentage of job holders with some college or an associate's degree rose less than one percent and remained at 24 percent due to rounding. The percentage of job holders with a bachelor's degree or advanced degree rose from 15 percent to 17 percent. Percentages of job holders across the county have very similar educational attainment levels.
6. Workers' earnings increased over the 12-year period as two percent more job holders made \$1,250 per month or less and 15 percent more workers made \$3,333 per month or more.
7. Manufacturing, Health Care and Social Assistance, and Retail Trade were consistently ranked as the top three industries for local job holders in 2010, 2020, and 2022, totaling 56 percent, 51 percent, and 31 percent of local employment, respectively.
8. The percentage of local jobs in goods producing industries in 2022 (10 percent) was lower than in 2010 (27 percent) but higher than the low in 2020 (7 percent) of the years surveyed.
9. Goods producing industries employed a smaller share of the resident workforce over the 12-year period, from 27 percent in 2010 to 10 percent in 2022, though a low occurred in 2020 (7 percent). Service industries comprised a larger share over the period, from 74 percent in 2010 to 78 percent in 2022; a peak of 93 percent occurred in 2020. Local employment in public administration grew from less than one percent to 12 percent according to OnTheMap data.

Major Employers

The SEDA-COG MPO has created an inventory of employers with more than 30 employees throughout the MPO region, including those in Northumberland County and the City of Sunbury. Last compiled in January 2023, the data was collected from the SEDA-COG members in winter of 2022/2023, however the data from many members was last updated in late 2019. As of the time of the inventory, there were a total of 61 businesses in the City of Sunbury with 30 or more employees, totaling 4,006 workers.

Table 4 lists the top employers with more than 100 workers as of 2019.

Table 4. Top Employers in Sunbury with more than 100 Employees, 2019

Employer	# of Employees	Industry Type	Address
UPMC Susquehanna Sunbury	382	General Medical and Surgical Hospitals	350 N 11th St
Sunbury Textile Mills Inc	273	Broadwoven Fabric Mills	1200 Miller St
Weis Markets Inc	273	Supermarkets and Other Grocery (except Convenience) Stores	1000 S 2nd St
Toomios Fine Foods Inc	183	Fruit and Vegetable Canning	714 Seven Points Rd
Sunbury Motor Company	150	New Car Dealers	943 N 4th St
Manorcare Health Services-Sunbury	136	Offices of Physical, Occupational and Speech Therapists, and Audiologists	901 Court St
Shikellamy High School	131	Elementary and Secondary Schools	600 Walnut St
Daily Item	102	Newspaper Publishers	200 Market St
Nursing & Rehabilitation At Mansion	100	Other Residential Care Facilities	1040 Market St

Source: SEDA-COG

The first two employers in Table 4, UPMC Susquehanna Sunbury and Sunbury Textile Mill, once the top two employers in the city have both closed since the employment inventory was conducted in 2019 eliminating more than 650 jobs. Both trends are not unusual for a city like Sunbury. It is common for an older urban hospital to close and move to or consolidate with a newer suburban location that is less expensive to operate. Similarly, textile-producing mills are becoming a thing of the past with so much clothing and fabric produced overseas at lower costs.

The city's top employer is now Weis Markets, which as of 2023, was also the top employer in Northumberland County. The remaining top employers cover a variety of industries from food production to education to healthcare.

Smaller Employers

According to the 2019 SEDA-COG business inventory, the City of Sunbury had an additional 52 businesses with between 30 and 100 employees, accounting for approximately 2,276 workers. Such employers and businesses include elementary and middle schools, grocery stores, restaurants, retailers and wholesalers, banks, manufacturers, and smaller health care facilities.

Sunbury also hosts even smaller companies. With a total of approximately 4,006 workers employed by organizations with 30 or more employees, compared to the 2020 total of employees identified above in Table 4 amounting to 4,673, more than 600 Sunbury workers are employed by small businesses of less than 30 employees.

Market Assessment

This market assessment examines the supply and availability of Sunbury's office, retail, and industrial market supply (all broadly termed commercial inventory), while identifying trends and opportunities the City could potentially leverage toward its community and economic growth objectives.

Commercial Market Assessment Findings

1. **Limited Traditional Office Space:** Sunbury faces a scarcity of traditional office buildings, but flexible commercial spaces suitable for office or retail use are more prevalent, especially in the central business district near Cameron Park.
2. **Sales vs. Rental:** Most available commercial spaces are listed for sale rather than for rent, reflecting a trend observed not only in Sunbury but also in neighboring communities such as Northumberland, Shamokin Dam, and Selinsgrove.
3. **Diverse Options:** A range of commercial properties is available, including a historic former bank, turnkey coffee shop space, a renovated restaurant with event space potential, and properties suitable for manufacturing and retail.
4. **Sales Prices:** Sales prices for available properties vary, with the lowest at \$289,000 (601 Market Street) and the highest at \$400,000 (262-266 Market Street), offering opportunities for potential investors and businesses.
5. **Rental Rates:** Among the limited spaces available for rent, rates range from \$13.88/SF/YR (601 Market Street) to \$23.16/SF/YR (449 Woodlawn Avenue), making Sunbury a relatively affordable option for businesses seeking commercial space.
6. **Industry Alignment:** Considering Sunbury's key employment sectors, such as Health Care, Public Administration, Management, Retail, and Manufacturing, the demand for typical office space is minimal, aligning with the current market trends.
7. **Adaptability Potential:** Older commercial structures may be repurposed for housing, especially those built before the 1950s, offering a potential solution for underutilized spaces.

Industrial Market Assessment Findings

1. **Abundance of Industrial Space:** Sunbury's industrial market is more extensive than its office space market, with over 500,000 SF available and more than 20 acres of vacant industrial land.
2. **Prominent Available Sites:** Key industrial sites include the former UPMC Susquehanna Sunbury Hospital, the former Sunbury Textile Mill, former Bimbo Bakery, and the former Celotex site, offering opportunities for new tenants and redevelopment.
3. **Varied Space Sizes:** Industrial spaces range from 7,974 SF (249 Walnut Street) to over 147,000 SF (350 N. 11th Street), catering to diverse industrial needs.
4. **Sales Prices and Rental Rates:** Noteworthy sales prices include \$2,700,000 for the former Bimbo Bakery site, and \$2,500,000 for the former Celotex vacant industrial land. The 249 Walnut Street property is available for rent at \$6.00/SF/YR.
5. **DRIVE Industries Promotion:** Significant sites are promoted by Driving Real Innovation for a Vibrant Economy (DRIVE) Industries, indicating a concerted effort to attract businesses to Sunbury, showcasing its potential as a desirable location for commerce.
6. **Industry Growth Potential:** The industrial sector, particularly in manufacturing and transportation/warehousing, presents growth opportunities for Sunbury. The city's existing infrastructure




positions it well to capture the emerging trend of small light industrial businesses and support the growth of the Transportation and Warehousing sector.

Commercial Market Activity

Office/Retail Space

While the supply of traditional office buildings in Sunbury is quite limited, more flexible commercial space suitable for office or retail is more common both in terms of occupancy and availability. Some commercial options include buildings in the central business district near Cameron Park with office or retail space, as well as buildings outside of the downtown. As of January 2024, there are several advertised commercial buildings in the city, or just outside, with available space (see Figure 1).

Figure 1. Available Office/Retail Space in Sunbury, 1/2024

	<p>Address: 262-266 Market Street Year Built: N/A Available SF: 16,648 Sale Price: \$400,000 Description: A rare opportunity to own the building known as McGuigan's Public House. Sale includes real estate, PA restaurant liquor license, furniture, fixtures and equipment with full kitchen in pub. Turnkey business opportunity. 2nd and 3rd floors have apartment tenants.</p>
	<p>Address: 314-316 Market Street Year Built: 1890 Available SF: 5,350 (commercial) plus residential above Sale Price: \$325,000 Description: Turnkey space on key corner in downtown Sunbury near Cameron Park. Storefront space set up as coffee shop with two floors of residential space above.</p>
	<p>Address: 400 Market Street Year Built: N/A Available SF: 20,495 Sale Price: N/A Description: Historic former bank available for sale. Located at prime signalized intersection with nearby neighbors including Dollar General, Burger King and Sunoco.</p>



Address: 425 Market Street
Year Built: 1956
Available SF: 5,580
Sale Price: \$325,000
Description: Newly renovated restaurant space with state-of-the-art kitchen, dining area, and four new bathrooms. Could be used as event space as well.



Address: 601 Market Street
Year Built: N/A
Available SF: 9,900
Sale Price: \$289,000; **Lease Rate:** \$13.88/SF/YR
Description: Commercial property available with space on first floor; open floor plan with many build-out possibilities. 2nd floor is set up as a member club with banquet space for more income potential. Parking lot to the side, former loading dock area in the rear, and an elevator for accessibility.



Address: 385 State Street
Year Built: 1961
Available SF: 3,037
Sale Price: N/A
Description: Former medical office building available for sale. Contains offices, exam rooms, break room, and bathrooms. Located on Route 61 near commercial amenities.



Address: 449 Woodlawn Avenue
Year Built: 1897
Available SF: 5,600
Lease Rate: \$23.16/SF/YR
Description: Space occupied by turn-key business located in Downtown Sunbury. Liquor License included. The 2-story brick building is home to the adjacent Sunbury Market House and residential rentals above.



Address: 1125 N. 4th Street
Year Built: 1974
Available SF: 61,440
Lease Rate: \$10.00/SF/YR
Description: Three retail/office spaces are available for lease in the Sunbury Plaza. Space #1: 3000 SF, space #2: 34440 SF, space #3: 24000 SF (former Save-A-Lot Grocery). Plaza has a high occupancy, great visibility and is one of the leading retail centers in the region.

Source: Loop Net, CommercialCafe, Officespace, DRIVE

A key characteristic of the Sunbury commercial market is that most listings are available for sale as opposed to

being available for rent. This is also the case in nearby communities, including Northumberland, Shamokin Dam, and Selinsgrove. Among the listings of available space advertised as of January 2024, just two are offered for rent. The property at 601 Market Street is advertised as \$13.88 per square foot per year (SF/YR) while the property at 449 Woodlawn Avenue is advertised as \$23.16 per SF/YR.

Sales prices among listings with prices available range from \$289,000 for 601 Market Street to \$400,000 for 262-266 Market Street. Two others—a historic former bank located downtown at 400 Market Street and a former medical office building just beyond the eastern edge of the city at 385 State Street—have unavailable listed sales prices or rents but both are for sale.

Considering Sunbury’s NAICS Industry Sectors of employment strength and growth, especially Health Care, Public Administration, Management of Companies and Enterprises, Retail Trade, and Manufacturing, the need for typical office space in Sunbury is relatively diminutive. Medical-related employment is mostly taking place in the various Geisinger facilities, professional public administration work is likely occurring at the county office complex, and company management is likely attributed mostly to the Weis Company at their corporate headquarters. Manufacturing and retail employment does not typically occur in an office environment. However, considering Sunbury’s retail opportunities, the available space more appropriate for retailers offers several options for prospective businesses in Sunbury including downtown and more suburban-scale areas such as Sunbury Plaza.


Generally, in communities where office demand is limited, such as Sunbury, the potential may exist to re-use any underutilized commercial space for other purposes such as housing. Older commercial structures built up to the 1940s and early 1950s have floorplates, windows, and other design features that offer the potential for conversion to residential units while buildings constructed in the 1960s and later tend to require costly modifications for light and ventilation.

Industrial Market

Industrial space in Sunbury is more common than office space. With the change in the economy over the years from manufacturing to more professional and health-related occupations, several large industrial properties in the city have become vacant, creating opportunities for new tenants. These key sites include the former Bimbo Bakery facility, the former UPMC Susquehanna Community Hospital, the former Sunbury Textile Mill building, and the former Celotex site—which has been demolished, creating a blank slate for a large user on the north side of the city.

As of January 2024, there are several advertised key industrial buildings and parcels in the city with available space (Figure 2).

Figure 2. Available Industrial Space in Sunbury, 1/2024



Address: 350 N. 11th Street
Year Built: 1951
Available SF: 147,018
Sale Price: N/A
Description: Former UPMC Susquehanna Sunbury Community Hospital available. The five-story, main building and five additional office-residential buildings sit on a 10+ acre parcel. The main building most recently operated as a +/- 70-bed hospital before closing in March 2020. The site includes generous parking fields.



Address: 249 N. 11th Street

Year Built: N/A

Available SF: 71,500

Sale Price: \$2,700,000

Description: Former Bimbo Bakery manufacturing/warehouse space available on 5+ acre site. Property features high ceilings, 18 elevated dock doors, 4 drive-in doors, 2 recessed elevated dock doors, supply conveyor system in loading dock area, and +/-200 surfaced parking spaces.



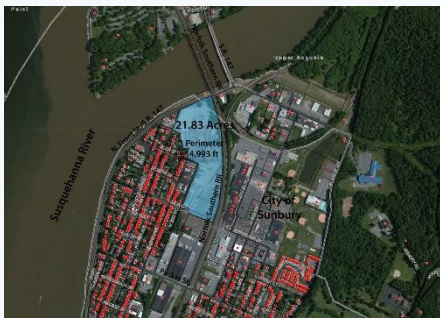
Address: 1150 Walnut Street Extension

Year Built: 1886

Available SF: 100,000

Lease Rate: N/A

Description: Former Sunbury Textile Mill facility renamed the Sunbury Commerce Center; 100,000 SF available for lease with 20,000 SF available per floor.



Address: 1400 Susquehanna Avenue

Year Built: N/A

Available SF: 20+ acres of land

Sale Price: \$2,500,000

Description: Former Celotex site now industrial zoned vacant land with heavy infrastructure connection available including direct rail service. North end of city with easy access to roadway network.



Address: 215 Packer Street

Year Built: 1955/1986

Available SF: 92,630

Sale Price/Lease Rate: N/A

Description: Clean, bright, and efficient industrial space available. Perfect for fabricators, repair or service company. T-5 lighting, new paint, gas radiant heat tubes. 8+ acres provides for ample parking and/or lay down area. Paved and fenced areas, heavy infrastructure, 7 docks, oversize drive-in doors.



Address: 249 Walnut Street

Year Built: N/A

Available SF: 7,974

Lease Rate: \$6.00/SF/YR

Description: Available warehouse (formerly Celletti Storage & Moving Company.) The building has 3 small offices in the front with 2 half bathrooms and a wash bay. Warehouse includes 2 sections (3,000 SF and 5,000 SF) that can be leased as a whole or separately with or without the offices.



Address: 200 N. River Avenue

Year Built: N/A

Available SF: 24,600

Lease Rate: N/A

Description: Turn-key industrial space available for lease. New high-efficiency heat and cooling in office and AC and heated production floor. Warehouse area has two garage doors and one exterior loading dock.

Source: Loop Net, DRIVE

As demonstrated in Figure 2, the City of Sunbury has significant available industrial space, totaling more than 500,000 SF, in addition to vacant industrial land exceeding 20 acres. The largest space is the former UPMC Susquehanna Sunbury Community Hospital, with more than 147,000 SF of space available, followed by the former Sunbury Textile Mill with 100,000 SF of space available, the facility at 215 Packer Avenue with 92,630 SF available, and the former Bimbo Baker with 71,500 SF of space. The only sales prices listed include the former Bimbo Bakery site for \$2,700,000 and the former Celotex vacant industrial land site for \$2,500,000. The property at 249 Walnut Street is listed for rent at \$6.00 per SF/YR.

Each of these significant sites is listed with DRIVE Industries, a Central Pennsylvania Council of Governments serving the economic development needs of the region by providing professional services to help business create and retain jobs. The agency is promoting each of the properties as well as Sunbury in general as a desirable location for commerce.

Among Sunbury's NAICS Industry Sectors of employment requiring industrial space, Manufacturing has grown slightly from 2020 to 2021 after a significant decline with major industrial tenants closing and leaving the city. As a new economy of small light industrial businesses emerges nationally, such businesses are increasingly requiring space for production, known as "maker space". Sunbury could potentially capture some of that growth given its significant existing industrial infrastructure. Another industrial sector with potential is Transportation and Warehousing. This sector has remained stable in Sunbury over the past decade, potentially not growing due to a lack of appropriate space for expansion. With several properties available that could fulfill this need, including the large former Celotex site that could support a brand-new warehousing facility, Sunbury is poised to grow this sector into a key component of its economy.

Retail Market Analysis

A retail market analysis was conducted to characterize the performance of existing retailers in Sunbury, particularly the downtown area, as well as to identify retail gaps and opportunities for potential new retailing in the city.

Retail Market Findings

1. Retail Trade Areas:

- Three key retail trade areas were identified based on distances from the Northumberland County Courthouse in Sunbury: 1.5-mile, 3-mile, and 6-mile radii.
- These trade areas were crucial for understanding customer origin, patronage patterns, and determining the primary trade area for Sunbury.

2. Trade Area Supply and Demand Characteristics:

- Retail spending behavior of residents within the trade areas was analyzed.
- The 1.5-Mile Trade Area had a surplus of \$63 million, while the 3-Mile and 6-Mile Trade Areas had surpluses of \$153 million and \$261 million, respectively.

3. Retail Market Gaps and Opportunities:

- Despite the surplus, certain retail categories within the 3-Mile Trade Area exhibited an opportunity gap that continued into the 6-Mile Trade Area.
- Opportunities for new retailers were identified in the categories of food/dining establishments, clothing and apparel-related businesses, and selected miscellaneous retailing.

4. Local Impact:

- New retail could have a positive impact on Sunbury's economy, catering to both residents and visitors.
- The inclusion of additional diverse establishments could strengthen Sunbury as a retail destination.

Retail Supply

This assessment is focused chiefly on retail stores engaged in selling merchandise for personal and/or household consumption and on establishments that render services incidental to the sale of these goods. All retail establishments in the area were classified by type of business according to the principal lines of merchandise sold and the usual trade designation. In general, this classification follows the NAICS numeric system. The term "retail store sales" in this analysis includes sales by establishments that are normally found in pedestrian-oriented retail shopping areas. This definition excludes the sales of automobile dealerships and repair facilities, service stations, fuel oil dealers, and non-store retailing. Banks and other financial establishments are also excluded from this assessment because banking activities – deposits, loans, etc. – cannot be added to sales volume data for other types of retail establishments.

Retail Demand

Consumer shopping patterns vary depending on the types of goods being purchased. For convenience goods purchased frequently, such as groceries, drugs, and prepared foods, shoppers typically make purchases at stores close to their home or place of work. For larger-ticket, rarely purchased items such as automobiles, electronics, and large appliances, shoppers may travel anywhere within the metropolitan area or beyond to obtain the right item at the right price. For apparel, household furnishings, and other shopping goods, consumers generally establish shopping patterns between these two extremes, shopping at a number of shopping areas within a 30-

minute commute of their homes.

Retail Trade Areas

To examine the entire range of retailers potentially feasible for Sunbury, we have identified the Sunbury Retail Trade Areas from where potential customers would likely originate for the types of goods and services most typically available. Since retailing in the city functions within a larger regional marketplace, we have defined three trade areas focused on the Northumberland County Courthouse, at 201 Market Street, in the center of Sunbury: a 1.5-mile radius, a 3-mile radius, and a 6-mile radius (see Figure 3). This comparison enables us to identify the degree to which customers from each of these areas patronize retailers in the other respective areas, understand how this impacts Sunbury's retail supply and demand, and confirm a primary trade area for the city.

The 1.5-Mile Trade Area encompasses the entirety of the City of Sunbury. Residents within this radius are likely to find most of their daily needs in several categories of goods and services and make many of their purchases at locations including supermarkets, convenience stores, pharmacies, and take-out restaurants. The 1.5-Mile Trade Area includes all of the downtown Sunbury merchants as well as Sunbury Plaza on the north end of the city with its cluster of surrounding retailers.

Beyond the 1.5-Mile Trade Area, in addition to Sunbury, the 3-Mile Trade Area covers all of Northumberland Borough and Shamokin Dam Borough as well as the communities of Hummels Wharf to the southwest and Oaklyn to the east. In addition, rural portions of Point Township, Union Township, Monroe Township, Upper Augusta Township, and Rockefeller Township are included as well. Three miles is also about halfway from downtown Sunbury to Selinsgrove Borough.

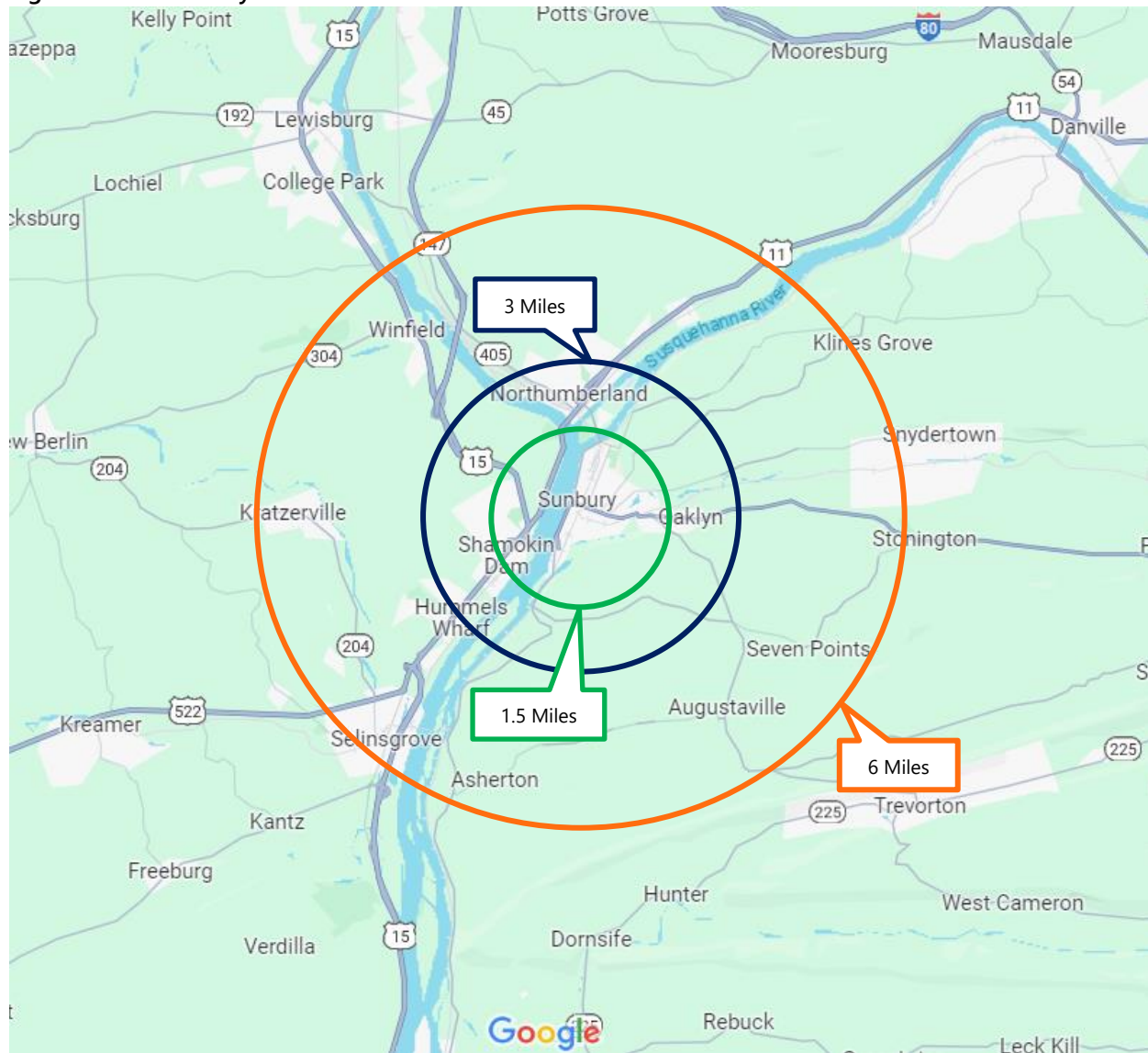
The 6-Mile Trade Area is also predominantly rural, extending to Selinsgrove as well as the hamlets of Kratzerville to the west and Snyderstown to the east. This six-mile area is also the approximate halfway point between Sunbury and both Lewisburg to the northwest and Danville to the northeast, creating a trade area boundary between Sunbury and those two communities.

Trade Area Supply and Demand Characteristics

In this section, we compare the current supply and demand for all retail goods and services by residents of the 1.5-, 3-, and 6-Mile Trade Areas surrounding Sunbury. To determine the trade areas' supply and demand, we obtained information about the retail spending behavior of market study area residents from Claritas, which acquires its data from the Nielsen Company, one of the national data services typically used by retail store location and real estate professionals. Table 5 outlines the supply and demand characteristics of the trade areas examined.

According to this information from Environics Analytics in Table 5, about the retail spending behavior of market study area residents, stores within the Sunbury 1.5-Mile Trade Area sell more than **\$202 million** worth of retail goods annually, while the trade area's population spends approximately **\$139 million** on retail goods annually. Within the 3-Mile Trade Area, stores sell more than **\$432 million** worth of retail goods annually, while the trade area's population spends approximately **\$279 million** on retail goods annually. Finally, within the larger 6-Mile Trade Area, stores sell more than **\$799 million** worth of retail goods annually, while the trade area's population spends approximately **\$538 million** on retail goods annually.

Figure 3. The Sunbury Retail Trade Areas Examined



Source: Google, Claritas, Urban Partners

Table 5. Trade Areas Retail Supply and Demand Characteristics

	Sunbury Trade Area 1.5-Mile			Sunbury Trade Area 3-Mile			Sunbury Trade Area 6-Mile		
	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus
Total Retail Sales	139,186,672	202,148,720	(62,962,048)	279,442,364	432,737,465	(153,295,101)	538,278,880	799,322,102	(261,043,223)
Motor Vehicle and Parts Dealers-441	33,102,219	71,623,813	(38,521,594)	66,211,786	161,521,015	(95,309,229)	127,701,249	286,921,306	(159,220,057)
Automotive Parts/Accsrs, Tire Stores-4413	33,102,219	71,623,813	(38,521,594)	66,211,786	161,521,015	(95,309,229)	127,701,249	286,921,306	(159,220,058)
Furniture and Home Furnishings Stores-442	3,470,423	4,122,367	(651,944)	7,118,926	7,628,962	(510,036)	13,841,607	12,013,959	1,827,648
Furniture Stores-4421	1,796,677	2,516,508	(719,831)	3,686,071	4,704,730	(1,018,660)	7,133,667	7,274,101	(140,433)
Home furnishings stores - 4422	1,673,746	1,605,859	67,887	3,432,855	2,924,232	508,623	6,707,940	4,739,858	1,968,082
Floor covering stores - 44221	978,877	1,513,974	(535,098)	2,022,560	2,388,441	(365,881)	3,982,848	3,481,841	501,007
Other home furnishings stores - 44229	694,869	91,885	602,984	1,410,295	535,791	874,504	2,725,092	1,258,017	1,467,075
Electronics and Appliance Stores-443	2,593,710	2,342,649	251,061	5,204,845	6,227,537	(1,022,692)	10,083,974	12,720,124	(2,636,150)
Household Appliances Stores-443141	536,797	788,733	(251,937)	1,082,592	1,072,235	10,358	2,098,346	1,509,881	588,465
Electronics Stores-443142	2,056,913	1,553,916	502,998	4,122,253	5,155,302	(1,033,049)	7,985,628	11,210,243	(3,224,614)
Building Material, Garden Equip Stores-444	11,805,519	20,118,292	(8,312,773)	24,151,515	28,541,757	(4,390,242)	47,113,411	51,541,255	(4,427,844)
Building Material and Supply Dealers-4441	10,365,088	19,455,262	(9,090,174)	21,204,851	25,065,761	(3,860,910)	41,373,406	42,612,958	(1,239,552)
Home Centers-44411	5,838,804	0	5,838,804	11,938,987	568,263	11,370,724	23,286,794	3,860,083	19,426,711
Paint and Wallpaper Stores-44412	349,497	1,304,634	(955,137)	715,618	1,992,716	(1,277,098)	1,391,223	3,595,789	(2,204,566)
Hardware Stores-44413	862,231	14,301,987	(13,439,756)	1,763,944	16,995,873	(15,231,929)	3,441,532	25,319,090	(21,877,559)
Other Building Materials Dealers-44419	3,314,556	3,848,641	(534,085)	6,786,302	5,508,909	1,277,393	13,253,857	9,837,996	3,415,861
Lawn, Garden Equipment, Supplies Stores-4442	1,440,431	663,030	777,401	2,946,664	3,475,996	(529,332)	5,740,005	8,928,297	(3,188,292)
Outdoor Power Equipment Stores-44421	291,208	219,659	71,548	597,907	1,253,364	(655,457)	1,166,021	3,241,750	(2,075,729)
Nursery and Garden Centers-44422	1,149,223	443,371	705,851	2,348,757	2,222,632	126,125	4,573,984	5,686,547	(1,112,563)
Food and Beverage Stores-445	27,856,711	38,081,789	(10,225,078)	55,073,683	70,669,515	(15,595,832)	103,212,559	118,892,275	(15,679,717)
Grocery Stores-4451	25,348,828	35,748,662	(10,399,834)	50,032,622	62,850,374	(12,817,752)	93,412,496	99,965,704	(6,553,209)
Supermarkets, Grocery (Ex Conv) Stores-44511	20,795,648	24,398,383	(3,602,735)	41,310,339	45,906,039	(4,595,700)	79,883,776	81,735,614	(1,851,839)
Convenience Stores-44512	4,553,180	11,350,279	(6,797,099)	8,722,283	16,944,335	(8,222,052)	13,528,720	18,230,090	(4,701,371)
Specialty Food Stores-4452	624,710	488,016	136,694	1,240,734	1,859,875	(619,143)	2,399,729	4,407,211	(2,007,482)
Meat Markets-44521	186,927	238,114	(51,187)	372,353	745,663	(373,311)	721,262	1,176,671	(455,409)
Fish and Seafood Markets-44522	73,928	0	73,928	147,124	0	147,124	284,840	0	284,840

	Sunbury Trade Area 1.5-Mile			Sunbury Trade Area 3-Mile			Sunbury Trade Area 6-Mile		
	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus
Fruit and Vegetable Markets -44523	133,967	155,103	(21,136)	265,188	441,981	(176,793)	512,051	1,719,068	(1,207,017)
Other Specialty Food Stores-44529	229,888	94,799	135,089	456,069	672,231	(216,163)	881,576	1,511,472	(629,896)
Beer, Wine and Liquor Stores-4453	1,883,173	1,845,111	38,062	3,800,327	5,959,266	(2,158,939)	7,400,334	14,519,360	(7,119,026)
Health and Personal Care Stores-446	9,094,722	15,747,162	(6,652,440)	18,274,298	23,205,690	(4,931,392)	35,525,226	39,390,587	(3,865,361)
Pharmacies and Drug Stores-44611	7,845,726	14,892,656	(7,046,931)	15,730,130	19,646,782	(3,916,652)	30,519,540	30,098,733	420,807
Cosmetics, Beauty Supplies, Perfume Stores-44612	538,256	226,659	311,597	1,078,770	1,468,264	(389,494)	2,093,067	4,663,789	(2,570,722)
Optical Goods Stores-44613	225,113	235,616	(10,502)	491,562	880,975	(389,413)	1,022,431	1,978,699	(956,269)
Other Health and Personal Care Stores-44619	485,627	392,231	93,395	973,836	1,209,669	(235,834)	1,890,188	2,649,366	(759,179)
Clothing and Clothing Accessories Stores-448	7,746,762	1,828,626	5,918,136	15,539,323	7,105,389	8,433,934	30,129,533	22,999,505	7,130,028
Clothing Stores-4481	4,705,482	596,551	4,108,931	9,471,414	3,498,293	5,973,121	18,405,479	12,773,272	5,632,207
Men's Clothing Stores-44811	190,904	0	190,904	390,849	0	390,849	765,939	0	765,939
Women's Clothing Stores-44812	823,811	143,436	680,375	1,656,156	400,010	1,256,147	3,215,860	1,113,366	2,102,494
Children's, Infants Clothing Stores-44813	194,358	5,361	188,998	376,988	606,670	(229,682)	722,886	2,534,633	(1,811,746)
Family Clothing Stores-44814	2,886,520	192,483	2,694,037	5,811,151	1,737,499	4,073,652	11,288,553	6,989,192	4,299,361
Clothing Accessories Stores-44815	233,533	117,012	116,520	473,499	246,721	226,777	923,596	518,551	405,044
Other Clothing Stores-44819	376,356	138,259	238,098	762,771	507,393	255,378	1,488,645	1,617,530	(128,885)
Shoe Stores-4482	1,259,758	724,039	535,719	2,475,874	1,632,659	843,215	4,779,613	3,809,281	970,332
Jewelry, Luggage, Leather Goods Stores-4483	1,781,522	508,036	1,273,486	3,592,035	1,974,437	1,617,598	6,944,441	6,416,952	527,489
Jewelry Stores-44831	1,252,610	508,036	744,575	2,526,800	1,974,437	552,363	4,870,963	6,416,952	(1,545,989)
Luggage and Leather Goods Stores-44832	528,912	0	528,912	1,065,235	0	1,065,235	2,073,478	0	2,073,478
Sporting Goods, Hobby, Book, Music Stores-451	2,503,047	3,460,985	(957,938)	5,073,356	8,494,468	(3,421,112)	9,856,340	15,779,721	(5,923,381)
Sporting Goods, Hobby, Musical Inst Stores-4511	2,126,872	3,020,583	(893,711)	4,324,441	7,407,077	(3,082,636)	8,388,492	13,749,807	(5,361,315)
Sporting Goods Stores-45111	1,397,990	2,107,723	(709,733)	2,874,543	5,394,938	(2,520,395)	5,587,191	10,261,111	(4,673,921)
Hobby, Toys and Games Stores-45112	516,413	596,740	(80,327)	1,028,086	1,272,257	(244,171)	1,987,567	2,153,921	(166,354)
Sew/Needlework/Piece Goods Stores-45113	118,360	30,498	87,862	235,237	222,052	13,185	453,190	510,682	(57,491)
Musical Instrument and Supplies Stores-45114	94,109	285,622	(191,513)	186,575	517,830	(331,254)	360,544	824,093	(463,549)

	Sunbury Trade Area 1.5-Mile			Sunbury Trade Area 3-Mile			Sunbury Trade Area 6-Mile		
	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus	2023 Demand (Consumer Expenditures)	2023 Supply (Retail Sales)	Opportunity Gap/ Surplus
Book, Periodical and Music Stores-4512	376,175	440,402	(64,227)	748,915	1,087,391	(338,476)	1,467,848	2,029,914	(562,066)
Book Stores-451211	353,461	440,402	(86,940)	703,838	1,087,391	(383,552)	1,380,297	2,029,914	(649,617)
News Dealers and Newsstands-451212	22,714	0	22,714	45,077	0	45,077	87,551	0	87,551
General Merchandise Stores-452	20,323,636	22,482,265	(2,158,629)	40,626,819	66,847,333	(26,220,514)	78,660,152	141,021,641	(62,361,489)
Department Stores Excl Leased Depts-4521	2,543,401	3,676,381	(1,132,980)	5,114,291	14,796,926	(9,682,635)	9,923,324	34,707,359	(24,784,035)
Other General Merchandise Stores-4529	17,780,235	18,805,884	(1,025,649)	35,512,528	52,050,407	(16,537,879)	68,736,828	106,314,282	2,499,100
Warehouse Club and Supercenters-452311	16,121,579	14,468,643	1,652,936	32,195,992	41,907,299	(9,711,307)	62,318,198	87,683,236	(25,365,039)
All Other General Merchandise Stores-452319	1,658,656	4,337,241	(2,678,585)	3,316,536	10,143,108	(6,826,571)	6,418,630	18,631,046	(12,212,416)
Miscellaneous Store Retailers-453	3,892,565	5,406,187	(1,513,622)	7,815,340	11,663,099	(3,847,759)	15,066,800	19,595,797	(4,528,997)
Florists-4531	157,392	347,613	(190,221)	323,105	701,221	(378,117)	629,920	1,202,354	(572,435)
Office Supplies, Stationery, Gift Stores-4532	732,961	780,553	(47,592)	1,476,022	1,599,405	(123,383)	2,853,538	2,610,755	242,783
Office Supplies and Stationery Stores-45321	284,092	410,671	(126,578)	568,573	842,229	(273,656)	1,099,741	1,375,512	(275,771)
Gift, Novelty and Souvenir Stores-45322	448,869	369,882	78,987	907,449	757,176	150,273	1,753,797	1,235,243	518,554
Used Merchandise Stores-4533	719,314	644,049	75,265	1,443,036	1,314,392	128,644	2,767,442	2,152,290	615,152
Other Miscellaneous Store Retailers-4539	2,282,898	3,633,972	(1,351,074)	4,573,177	8,048,081	(3,474,904)	8,815,900	13,630,398	(4,814,498)
Pet and Pet Supply Stores-45391	581,961	778,151	(196,190)	1,166,569	1,727,049	(560,480)	2,242,093	3,010,377	(768,285)
Art Dealers-45392	449,587	129,511	320,076	901,772	150,718	751,054	1,728,806	153,976	1,574,831
All Other Miscellaneous Stores-45399	1,251,350	2,726,310	(1,474,960)	2,504,836	6,170,314	(3,665,478)	4,845,001	10,466,045	(5,621,044)
Foodservice and Drinking Places-722	16,797,358	16,934,585	(137,227)	34,352,473	40,832,700	(6,480,227)	67,088,029	78,445,932	(11,357,903)
Drinking Places -Alcoholic Beverages-7224	699,477	12,134	687,343	1,475,446	570,280	905,166	2,871,531	2,241,583	629,948
Full-Service Restaurants-722511	8,175,551	9,064,009	(888,458)	16,768,758	19,173,206	(2,404,448)	32,736,612	33,988,208	(1,251,596)
Limited-Service Eating Places-722513	6,715,708	6,374,825	340,883	13,657,344	17,581,170	(3,923,826)	26,691,785	34,783,990	(8,092,205)
Cafeterias, Grill-Bufferets, and Bufferets-722514	170,971	403,574	(232,603)	347,690	464,323	(116,633)	679,563	548,702	130,861
Snack and Nonalcoholic Beverage Bars-722515	1,035,651	1,080,043	(44,392)	2,103,235	3,043,721	(940,486)	4,108,538	6,883,449	(2,774,911)

Source: Claritas, Urban Partners

Housing Stock

The primary data source for this analysis are the U.S. Census Bureau's American Community Survey (ACS), providing data based on calculated estimates for 2012 and 2022, the latest year for which detailed data is available for most demographic trends. Other sources include PolicyMap for information on HUD and affordable housing trends; real estate search engines for real-time rental housing trends and conditions; and RealQuest, a comprehensive real estate database service that reports housing sales transactions from the County tax assessor's office for housing sales trends.

Summary Findings

1. Trends:

- Between 2012 and 2022, the City of Sunbury experienced a slight decline in population by 2.4%, while Northumberland County saw a decrease of 3.3%.
- The number of housing units also decreased, with Sunbury experiencing a 7.4% decline, indicating a loss in housing stock exceeding the population decline.

2. Housing Condition:

- The vacancy rate in Sunbury decreased by 32.3% from 2012 to 2022, indicating a reduction in uninhabited units.
- However, the majority of vacant units in 2022 were categorized as "Other vacant," potentially indicating an increase in uninhabitable or abandoned homes.
- Additionally, a significant portion of the housing stock in Sunbury is relatively old, with 100% of units built before 2000.

3. Housing Tenure:

- The number of renter-occupied units decreased by 7.8% between 2012 and 2022 in Sunbury, indicating a decline in rental housing stock.
- Owner-occupied units increased slightly by 0.5%, suggesting the loss in housing stock was predominantly in the rental sector.

4. Affordability:

- Sunbury has a higher poverty rate (19.3%) compared to Northumberland County (12.4%). Median household income in Sunbury is lower than the county's median, with a significant portion of households earning less than \$25,000 annually.
- Additionally, a substantial percentage of households, especially renters, are cost-burdened, spending more than 30% of their income on housing.

5. Income-Restricted Housing:

- Sunbury has income-restricted rental communities managed by HUD, providing affordable housing options for low-income residents.
- Additionally, neighboring Northumberland Borough has Low-Income Housing Tax Credit (LIHTC) projects providing housing for residents with incomes not exceeding 60% of the area median income.

Housing Condition

A variety of data points and their trends can help describe the condition of the housing stock in Sunbury, starting with population. The 2022 ACS reported a total of 9,680 residents for the City of Sunbury, a decrease of 237 residents, or 2.4% from 2012. During the same period, Northumberland County decreased by 3,101 residents, or 3.3% (see Table 6).

Table 6. Population Trends, 2012-2022

	2012 ACS	2022 ACS	2012-2022 % Change
City of Sunbury	9,917	9,680	-2.4%
Northumberland County	94,441	91,340	-3.3%

Source: U.S. Census Bureau, Urban Partners

As shown in Table 7 below, the City of Sunbury's 7.4% decline in housing units from 2012 to 2022 was a trend consistent with that of its population loss. The 3.6% loss of units in Northumberland County followed a similar trend. In both locations, the number of housing units declined at a greater rate than population.

Table 7. Housing Unit Occupancy Status, 2012-2022

	2012 ACS	%	2022 ACS	%	2012-2022 % Change
City of Sunbury	4,928		4,565		-7.4%
Occupied Units	4,330	87.9%	4,160	91.1%	-3.9%
Vacant Units	598	12.1%	405	8.9%	-32.3%
Northumberland County	45,039		43,417		-3.6%
Occupied Units	39,220	87.1%	37,775	87.0%	-3.7%
Vacant Units	5,819	12.9%	5,642	13.0%	-3.0%

Source: U.S. Census Bureau

The vacancy rate in Sunbury also decreased to 8.9% with 405 vacant units in 2022, compared to 598 vacant units in 2012 (4.2%), a 32.3% decrease in vacant units. The occupancy rate also decreased. This indicates the overall loss of housing stock in the city potentially due to demolition or an increase in structures that are uninhabitable. Northumberland County experienced a much smaller net decrease in vacant units of 3%.

The 2022 ACS specifies that in the City of Sunbury, all vacant units occurred as "Other vacant" homes, a figure which grew by 5.7% from 2012 to 2022¹. This is a significant change from 2012, when vacant units were available for rent, for sale, or for seasonal use (see Table 8). This could potentially indicate an increasing problem with uninhabitable or abandoned homes.

¹ "Other Vacant" units includes: foreclosed properties; units vacant due to the owners' preferences and/or personal situation (owner does not want to rent/sell, owner is staying with family, owner is in assisted living, etc.); units vacant due to legal issues or disputes; unoccupiable properties (abandoned/condemned); units needing repairs before they can be sold or rented and units being repaired; and units used for storage.

Table 8. Vacancy Status, City of Sunbury, 2012-2022

	2012 ACS	%	2022 ACS	%	2012-2022 % Change
Total	598		405		
For rent only	112	18.7%	0	0.0%	-100.0%
Rented, not occupied	0	0.0%	0	0.0%	-
For sale only	78	13.0%	0	0.0%	-100.0%
Sold, not occupied	0	0.0%	0	0.0%	-
For seasonal use	25	4.2%	0	0.0%	-100.0%
For migrant workers	0	0.0%	0	0.0%	-
Other vacant	383	64.0%	405	100.0%	5.7%

Source: U.S. Census Bureau

Table 9 describes changes in tenure, or owner/renter characteristics. In the City of Sunbury, the number of renter-occupied units decreased by 180 units between 2012 and 2022, a 7.8% reduction, to comprise 51.2% of occupied units. At the same time, the number of owner-occupied units increased slightly by just 0.5%, therefore indicating the loss in housing stock was all rental units. At 26.2%, Northumberland County's renter rate in 2022 was much lower than Sunbury's, with a 10.8% decrease in renter-occupied units since 2012 reflecting the county's overall reduction in occupied units.

Table 9. Housing Tenure, 2012-2022

	2012 ACS	%	2022 ACS	%	2012-2022 % Change
City of Sunbury	4,330		4,160		-3.9%
Owner-Occupied Units	2,021	46.7%	2,031	48.8%	0.5%
Renter-Occupied Units	2,309	53.3%	2,129	51.2%	-7.8%
Northumberland County	39,220		37,775		-3.7%
Owner-Occupied Units	28,126	71.7%	27,875	73.8%	-0.9%
Renter-Occupied Units	11,094	28.3%	9,900	26.2%	-10.8%

Source: U.S. Census Bureau

A detailed breakdown of the age of housing stock by tenure for the City of Sunbury is shown in Table 10. The 2022 ACS indicates relatively old stock, where 100% of all housing units in the city were built before 2000. Of the 4,160 housing units in Sunbury, almost half (49.7%) were built in or before 1939. The ACS also reports that owner-occupied homes are older than renter-occupied homes (60.4% of the owner-occupied housing was built in or before 1939, compared to 39.5% of renter-occupied homes).

Table 10. Age of Housing Stock by Tenure, City of Sunbury, 2022

	All Units	%	Owner- Occupied	%	Renter- Occupied	%
Built 2014 or later	0	0.0%	0	0.0%	0	0.0%
Built 2010 to 2013	0	0.0%	0	0.0%	0	0.0%
Built 2000 to 2009	0	0.0%	0	0.0%	0	0.0%
Built 1990 to 1999	171	4.1%	145	7.1%	26	1.2%
Built 1980 to 1989	294	7.1%	24	1.2%	270	12.7%
Built 1970 to 1979	535	12.9%	35	1.7%	500	23.5%
Built 1960 to 1969	344	8.3%	171	8.4%	173	8.1%
Built 1950 to 1959	423	10.2%	269	13.2%	154	7.2%
Built 1940 to 1949	326	7.8%	161	7.9%	165	7.8%
Built 1939 or earlier	2,067	49.7%	1,226	60.4%	841	39.5%

Source: U.S. Census Bureau

A majority of homes in the City of Sunbury (64.9%) are one-unit structures, both attached and detached types. According to the 2022 ACS, 95.3% of homeowners lived in residential structures with just one unit. Renter households were more evenly distributed in terms of units in the structure; however, the largest number of renter-occupied households (35.9%) were also one unit (both attached and detached). The next highest number, 538, or 25.3% of the rental households, were living in structures with 50 or more units (Table 11).

Table 11. Units in Structure by Tenure, City of Sunbury, 2022

	All Units	%	Owner- Occupied	%	Renter- Occupied	%
1 Unit, detached	1,753	42.1%	1,530	75.3%	223	10.5%
1 Unit, attached	947	22.8%	405	19.9%	542	25.5%
2 Units	377	9.1%	37	1.8%	340	16.0%
3 or 4 Units	308	7.4%	0	0.0%	308	14.5%
5 to 9 Units	129	3.1%	0	0.0%	129	6.1%
10 to 19 Units	0	0.0%	0	0.0%	0	0.0%
20 to 49 Units	49	1.2%	0	0.0%	49	2.3%
50 or more Units	538	12.9%	0	0.0%	538	25.3%
Mobile home	59	1.4%	59	2.9%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%

Source: U.S. Census Bureau

The availability of complete plumbing facilities in housing units provides an indication of their condition and livability. Table 12 describes the complete plumbing status for City and County housing units. In the City of Sunbury, according to the ACS, the number of housing units lacking complete plumbing facilities decreased by 3 units between 2012 and 2022, a 2.1% reduction, while units with complete plumbing slightly increased. This is in stark contrast to Northumberland County, which experienced a 98.6% increase in units lacking complete plumbing facilities since 2012, or a total of 1,104.

Table 12. Complete Plumbing Facilities in Housing Units, 2012-2022

	2012 ACS %	2022 ACS %	2012-2022 % Change¹
City of Sunbury			
Complete plumbing facilities	89.5%	96.9%	0.3%
Lacking plumbing facilities	2.9%	3.1%	-2.1%
Northumberland County			
Complete plumbing facilities	97.5%	94.9%	-6.2%
Lacking plumbing facilities	2.5%	5.1%	98.6%

¹ Percent change is calculated on the net change in total housing units.

Source: U.S. Census Bureau

The availability of complete kitchen facilities in housing units also provides an indication of their condition and livability. Table 13 describes the kitchen facility status for City and County housing units. In the City of Sunbury, according to the ACS, the number of housing units lacking complete kitchen facilities decreased by 24 units between 2012 and 2022, a 16.7% reduction, to shrink to 2.6% of the housing stock while units with complete kitchens slightly increased. This is notably lower than Northumberland County's 4.6% rate of homes without kitchen facilities in 2022 and a greater reduction since 2012.

Table 13. Complete Kitchen Facilities in Housing Units, 2012-2022

	2012 ACS %	2022 ACS %	2012-2022 % Change ¹
City of Sunbury			
Complete kitchen facilities	89.5%	97.4%	0.8%
Lacking kitchen facilities	2.9%	2.6%	-16.7%
Northumberland County			
Complete kitchen facilities	95.5%	95.4%	-3.6%
Lacking kitchen facilities	4.5%	4.6%	-2.7%

¹ Percent change is calculated on the net change in total housing units.

Source: U.S. Census Bureau

Housing Affordability

According to the 2022 ACS, 1,808 City of Sunbury residents (or 19.3%) are living below the poverty level, compared to Northumberland County's poverty rate of 12.4% (Table 14).²

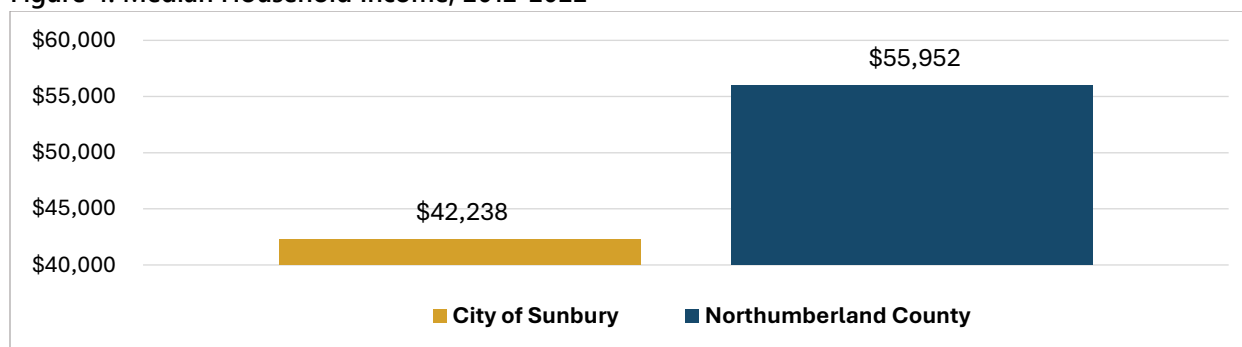
Table 14. Population Below Poverty Level, 2012-2022

	City of Sunbury	Northumberland County
Population Below Living Poverty Level	1,808	10,872
Population Below Living Poverty Level (%)	19.3%	12.4%

Source: U.S. Census Bureau, Urban Partners

City of Sunbury households have significantly lower incomes than households in Northumberland County. According to the ACS, the median household income for the city as of 2022 is \$42,238, compared to \$55,952 for the county (see Figure 4).

Figure 4. Median Household Income, 2012-2022

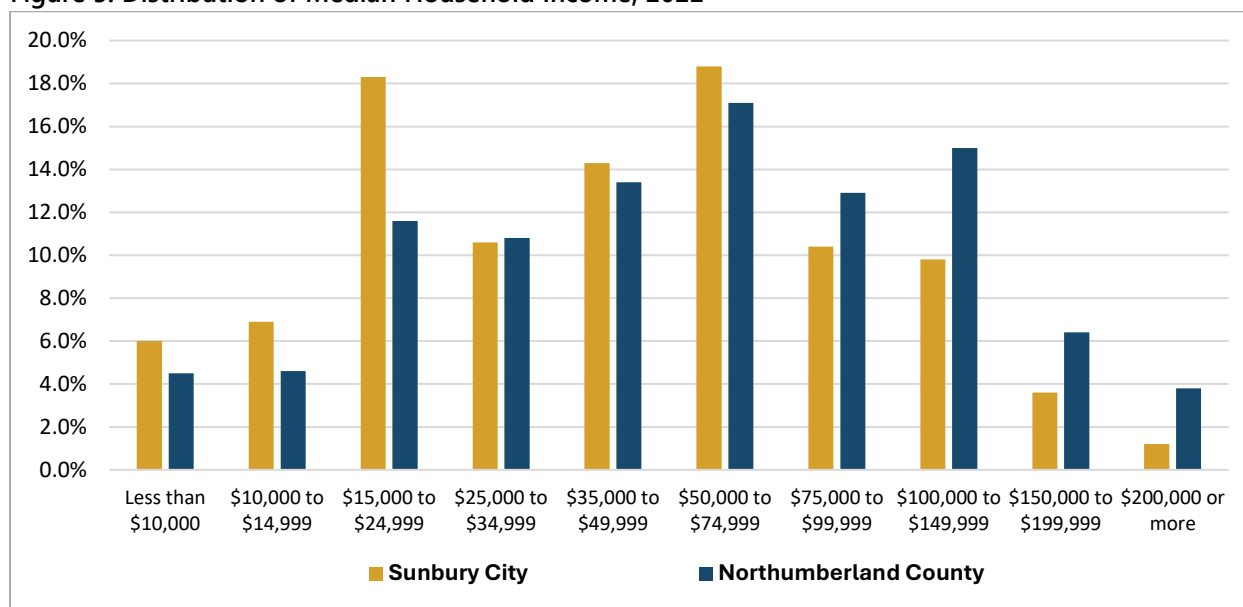


Source: U.S. Census Bureau

In the City of Sunbury, 31.2% of the households earn less than \$25,000 annually, including 6.0% earning less than \$10,000, compared to 20.7% earning less than \$25,000 in Northumberland County. Just 14.6% of all city households earn more than \$100,000 annually, compared to more than 1/4th (25.2%) for the county. The largest income category in Sunbury is \$50,000 to \$74,999 (18.8%), as it is also for the county at 17.1%, though incomes are more evenly distributed in the county (See Figure 5).

² The Census Bureau determines poverty thresholds by household size. Sample thresholds in households 2021 were \$13,788 for a single person, and \$17,529 for a 2-person household.

Figure 5. Distribution of Median Household Income, 2022



Source: U.S. Census Bureau

According to the ACS, 17.5% of owner-occupant households in the City of Sunbury pay more than 30% of their income toward housing costs (and thus are classified as “cost-burdened”), and 39.6% of renter households are cost burdened (Table 15).

Table 15. Tenure by Housing Costs – City of Sunbury, 2022

	Owner Occupants	%	Renter Occupants	%
All Household Income Levels	2,031		2,129	
Less than 20%	1,275	62.8%	587	27.6%
20 to 29%	381	18.8%	641	30.1%
30% or more	355	17.5%	844	39.6%
Zero or negative income/no cash rent	20	1.0%	57	2.7%

Source: U.S. Census Bureau, Urban Partners

The most cost burdened households in Sunbury in 2022 were renters with annual household incomes under \$20,000. A total of 721 such renter households reside in the city and 75.5% are cost burdened. While the 157 homeowners with household incomes of less than \$20,000 are not as cost burdened as renters in total numbers, 89.2% pay more than 30% of their income toward housing. With earnings greater than \$50,000 annually, renter- and owner-occupied households have similar burdens of housing costs as a percentage. Households with annual earnings greater than \$75,000 are effectively free of housing cost burdens among both owner- and renter-occupants (Table 16).

Table 16. Tenure by Housing Costs as a Percentage of Household Income – City of Sunbury, 2022

	Owner Occupants	%	Renter Occupants	%
Households earning less than \$20,000	157		721	
Less than 30% (not cost burdened)	17	10.8%	177	24.5%
30% or more (cost burdened)	140	89.2%	544	75.5%
Households earning \$20,000 to \$34,999	280		519	
Less than 30% (not cost burdened)	168	60.0%	318	61.3%
30% or more (cost burdened)	112	40.0%	201	38.7%
Households earning \$35,000 to \$49,999	253		342	
Less than 30% (not cost burdened)	187	73.9%	271	79.2%
30% or more (cost burdened)	66	26.1%	71	20.8%
Households earning \$50,000 to \$74,999	471		313	
Less than 30% (not cost burdened)	434	92.1%	285	91.1%
30% or more (cost burdened)	37	7.9%	28	8.9%
Households earning \$75,000 or more	850		177	
Less than 30% (not cost burdened)	850	100.0%	177	100.0%
30% or more (cost burdened)	0	0.0%	0	0.0%

Source: U.S. Census Bureau, Urban Partners

Income-Restricted Housing

All low-income housing tax credit (LIHTC) projects and HUD housing facilities in Sunbury were examined to identify the current supply and availability of affordable housing. Table 17 describes characteristics of both types of facilities. There are currently four income-restricted rental communities within the city.

Table 17. Income-Restricted Communities in the City of Sunbury, 2022

Name	Address	Total Units	Type	Expiration Date
Memorial Acres	16 Memorial Acres	128	HUD Public Housing	N/A
Scott Tower/Chestnut Tower	705 Market St.	179	HUD Public Housing	N/A
Shikellamy Homes	631 N. 7 th St.	25	HUD Multi-Family	2030
River Front Apartments	130 S. Front St.	199	HUD Multi-Family	2039

Source: HUD, PolicyMap, Urban Partners

Scott Tower/Chestnut Tower is a U.S. Department of Housing and Urban Development (HUD) public housing building containing mostly seniors with incomes of its 128 residents not exceeding 30% of the area median income (AMI). Memorial Acres is also a HUD public housing building with residents not exceeding 30% AMI. Shikellamy Homes, a HUD multi-family project of 25 townhomes with residents not exceeding 25% AMI. Finally, River Front Apartments, Sunbury's tallest building and icon of its skyline, is a 199-unit HUD multi-family building containing 91% seniors with household incomes not exceeding 35% AMI.

There are also income-restricted communities across the river in Northumberland Borough, two LIHTC projects. One is Queens Pointe at 234 11th St., a 24-unit development with an income-restriction expiration date of 2034. The other LIHTC development is Cannery Point, also a 24-unit complex located on 16th Street whose expiration date is 2040. LIHTC complexes are restricted to residents with incomes not to exceed 60% AMI. These facilities also accept Housing Choice vouchers, formerly known as Section 8.

Other than the public housing facilities listed in Table 17 geared toward seniors, and various nursing homes (which are considered group homes and not part of the housing market), Sunbury does not have any independent living developments or similar types of private senior housing. Nearby examples include Nottingham Village and Emmanuel Home, in Northumberland, and several outside of Lewisburg including RiverWoods Senior Living Community, Buffalo Valley Lutheran Village, and Celebration Villa of Lewisburg.

Housing Choice Vouchers

According to HUD, its Housing Choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing Choice vouchers are administered locally by public housing agencies (PHAs), which in Sunbury is the Sunbury Housing Authority. The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

HUD's Housing Choice vouchers are distributed by Census Tract. Typically, more densely populated Tracts have more vouchers. The City of Sunbury is divided into three Census Tracts – 820, 821, and 822 (Table 18).

Table 18. HUD Choice Vouchers in the City of Sunbury

Census Tract	Total Vouchers	% of Occupied Rental Units with Vouchers
820	38	4.9%
821	57	7.1%
822	46	5.5%

Source: HUD, PolicyMap, Urban Partners

According to HUD, there are a total of 141 Housing Choice vouchers in the City of Sunbury. Census Tract 821, encompassing the central portion of the city (including most of downtown), contains the highest number of vouchers at 57 and highest percentage of occupied rental units with vouchers in the Tract at 7.1%. Census Tract 820, encompassing the northern portion of the city, contains the least number of vouchers at 38 and the lowest percentage of occupied rental units with vouchers in the Tract at 4.9%.

By comparison, Northumberland Borough, with just one Census Tract for the entire municipality, has a total of 47 Housing Choice vouchers, or 7.2% of its occupied rental units.

Housing Market Activity

A real estate market assessment of housing conditions in the City of Sunbury was conducted to understand housing trends as well identify any opportunities for additional housing. Residential markets examined include both sales and rental housing.

Summary Findings

Rental Market:

- The rental housing market in Sunbury consists mainly of modest apartments in subdivided single-family homes or older commercial buildings, with limited new construction or renovated units.
- The highest rent currently listed is a large one-bedroom apartment for \$1,195 per month.
- The remaining rents are between \$500 and \$900 per month for studio through three-bedroom units.

For-Sale Market:

- The for-sale housing market witnessed an increase in both the number of sales and median sales price of single-family homes from 2019 to 2023, indicating a growing market with rising prices.
- Citywide, the last year (1/23-12/23) witnessed the most home sales (118) and the highest median sales price (\$123,750) in the past five years.
- Slightly more than half of the homes sold (265) were between owner-occupants (median sales price of \$108,000); 186 (39.2%) were purchased by investors (median sales price of \$88,500).

Market-Rate Rental Housing Market

The rental housing market was examined to identify trends in this type of residential real estate and determine the potential for new market-rate apartments in the City of Sunbury.

As of January 2024, the available supply of market-rate rental housing that exists in the city are generally modest apartments contained in subdivided single-family homes or older commercial buildings (Figure 6). None, however, are comparable to newer construction or newly renovated apartments.

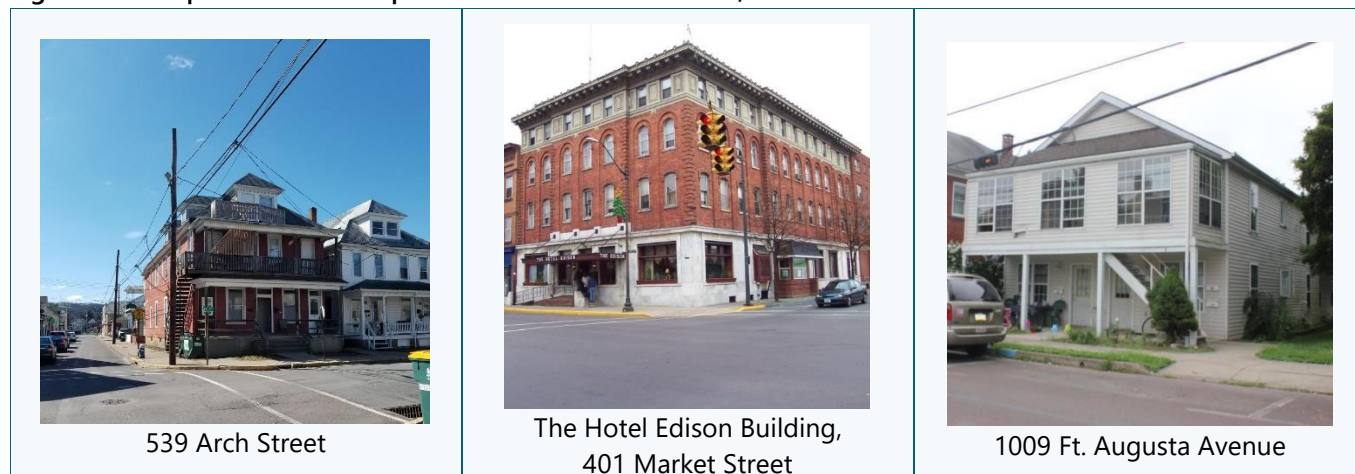
Table 19. Select Market-Rate Apartments for Rent – City of Sunbury, 1/2024

Address	Bedrooms	Bath	Rent	SF	Rent/SF
205 N. 2nd St.	1	1.0	\$1,195	1,000	\$1.20
40 S. 11th St.	3	1.0	\$900	N/A	N/A
905 Greenough St.	2	1.0	\$895	600	\$1.49
1009 Ft. Augusta Ave.	2	1.0	\$875	750	\$1.17
39 Catawissa Ave.	2	1.0	\$825	N/A	N/A
218 Lenker Ave.	1	1.0	\$800	N/A	N/A
123 Arch St.	1	1.0	\$750	N/A	N/A
539 Arch St.	2	1.0	\$700	N/A	N/A
110 N. Front St., #1	2	1.0	\$675	900	\$0.75
144 N. Sunbury St.	Efficiency	1.0	\$600	N/A	N/A
401 Market St., #223	Efficiency	1.0	\$570	N/A	N/A
401 Market St., #318	Efficiency	1.0	\$520	N/A	N/A
401 Market St., #416	1	1.0	\$570	N/A	N/A

Source: Bing, Craigslist, Redfin, Trulia

As Table 19 shows the apartment with the highest rent currently listed is a one-bedroom unit for \$1,195 per month. This apartment is also the largest unit among those available as of January 2024, though not the highest rent per square foot. The unit is newly renovated, and the rent includes all utilities paid by the landlord. The remaining available units are not newly renovated, and in most cases, the tenant pays utilities. Units at 401 Market, the Hotel Edison Building, are relatively unique in that they include utilities and furnishings.

Figure 6. Examples of Current Apartments Available for Rent, 2024



Source: Bing, Craigslist, Redfin, Trulia

The following is a summary of rents among the currently available (January 2024) units in Sunbury by number of bedrooms:

- Studio units (3 units): \$520 to \$600 per month
- One-bedroom units (4 units): \$570 to \$1,195 per month
- Two-bedroom units (5 units): \$675 to 895 per month
- Three-bedroom units (1 unit): \$900 per month

As discussed above, households paying more than 30% of household income toward housing costs are classified as “cost-burdened”. For rents currently available in Sunbury, annual household incomes required to keep housing affordable range from \$20,800 for the lowest rent of \$520 per month to \$47,800 for the highest rent of \$1,195 per month. The next highest rent of \$900 per month would require an annual household income of \$36,000 for housing to remain affordable. With Sunbury’s 2022 estimated median household income of \$42,238 according to the ACS, all available units would be affordable except for the most expensive unit at \$1,195 per month.

For-Sale Housing Market

The sales housing market was also analyzed to identify trends in this type of residential real estate and to determine the potential for new for-sale housing. Using RealQuest, a comprehensive real estate database service, the total number of sales and median sales price for single-family homes in the City of Sunbury were calculated for a five-year period between January 2109 and December 2023 (Table 20). These figures describe the number of properties for which a sale took place over the five-year period, but it includes only the latest sales per address and does not count any multiple sales of the same address that may have occurred or transactions involving the sale of multiple properties. A total of 475 homes in the city were sold during the five-year period ending in July 2022. Images of recent homes sold are shown in Figure 7.

Table 20. Home Sales Pace and Price Trends – City of Sunbury, 1/2019-12/2023

	1/19-12/19	1/20-12/20	1/21-12/21	1/22-12/22	1/23-12/23
Total Home Sales	86	82	100	88	118
Median Sales Price	\$78,500	\$93,500	\$105,000	\$110,000	\$123,750

Source: RealQuest, Urban Partners

Figure 7. Examples of Homes Recently Sold – City of Sunbury, 1/2024



Source: Zillow

To evaluate the sales trends of single-family homes during the five-year analysis period, the number of sales and median sales prices were compared by year. As Table 20 shows, overall, the number of sales and the median sales price of homes in the city increased from early-2019 through late-2023. Total sales increased by 37.2%, from 86 to 118 during that period, with a downturn in 2022 followed by a significant rebound. The median sales price increased steadily by 57.6% to \$123,750 during the five-year period from a low of \$78,500 in 2019.

Among the existing 475 home sales in Sunbury during the five-year period: 265 were clear arm's length sales (each party acting independently to arrive at a fair price) between owner occupants; 6 were sold by a bank/lender or government agency; 18 were sold by investors/developers to owner-occupants (potentially a 'flip'); and 186 were purchased by investors/developers (Table 21).

Table 21. Home Sales Characteristics – City of Sunbury, 1/2019-12/2023

Type of Sale	Total Sales	% of Total	Median Sale Price
Clear Arm's-Length Sale between Owner-Occupants	265	55.8%	\$108,000
Homes Sold by Lender/Government to Owner-Occupants	6	1.3%	\$24,000
Homes Sold by Investors/Developers to Owner-Occupants	18	3.9%	\$72,500
Investor/Developer Acquisitions	186	39.2%	\$88,500
Total Existing Home Sales	475	100.0%	\$98,000

Source: RealQuest, Urban Partners

The median sales price of all 475 existing home sales in the city during the five-year period was \$98,000. The lender/government-sold properties had the smallest median sales price of only \$24,000. The clear arm's-length home sales between owner-occupants, typically the highest-quality category of resale homes, commanded the highest median sales price at \$108,000. The 18 'flipped' homes had the second highest median sales price at \$88,500, while the investor-purchased homes had a median sales price of \$88,000, 22.0% less than owner-to-owner sales.

Transportation Infrastructure Assessment

Bicycle and Pedestrian Facilities

Sidewalks are the most common pedestrian facility in the City. Most residential, downtown commercial, and civic use parcels in the City have a sidewalk at the front of the property. Mid-20th century commercial properties, such as those along North 4th Street, and industrial properties typically lack sidewalks. Crosswalks are marked only at select downtown intersections along Reagan, Arch, Market, Chestnut, and Walnut Streets, plus isolated intersections at Edison and Packer Streets and 11th and Line Streets. Only three streets—Arch, Market, and Chestnut—have marked crosswalks at PA 61/Front Street. Pedestrian crossing signals are few, located at select intersections along the Market Street and 4th Street corridors. There are also approximately 10 pedestrian rail crossings located along 3rd Street, and one at Shikellamy Avenue.

Sidewalks in residential neighborhoods are typically about three feet wide. Sidewalks in the downtown are wider, approximately 10 to 15 feet wide. The current minimum sidewalk width for new construction is five feet, subject to a wider requirement for multi-family development as determined by the governing body.

According to the City code, property owners are generally responsible for keeping sidewalks adjacent to their properties in good condition. This includes repairing cracks, removing obstructions, and ensuring sidewalks are safe for pedestrians.

Bicycle and Pedestrian Safety

Data from the Pennsylvania Crash Information Tool shows that over the period from 2014 to 2023, there have been 26 crashes involving a pedestrian and 5 crashes involving a bicyclist in the City (Table 22). Multiple crashes involving a pedestrian occurred at three intersections on Market Street; other pedestrian crash locations and all five bicycle crashes were dispersed.

A relatively new category, vulnerable road user, indicates that a crash included both a motor vehicle AND a pedestrian, pedestrian conveyance (wheelchair, scooter, skateboard, etc.), bicyclist (not including e-bikes), or other pedalcyclist. This category revealed no reported crashes involving pedestrian conveyance or other pedalcyclist.

Locations of crashes involving a pedestrian or bicyclist are shown in Figure 8 and Figure 9. The 5-year average rate of crashes involving a pedestrian or bicyclist shows a positive trend of declining crashes (Figure 10).

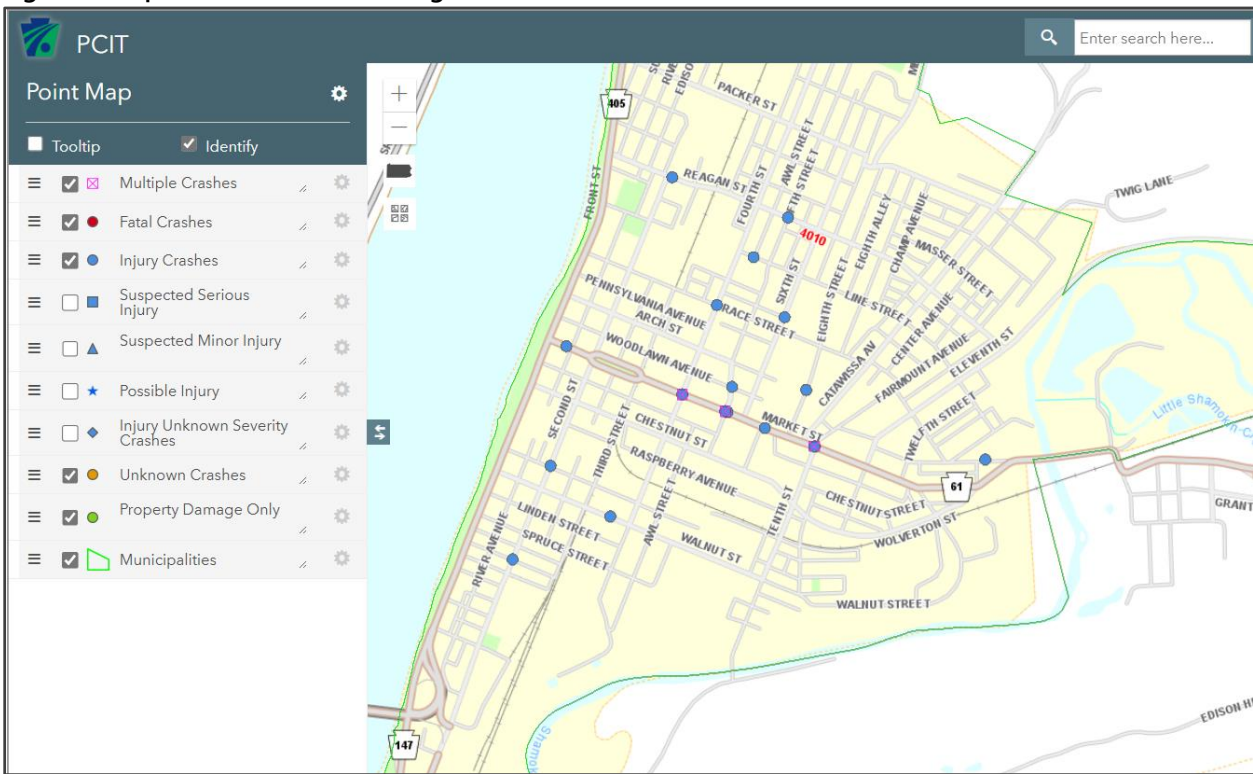
Table 22. Reported Crashes Involving a Pedestrian, Bicyclist, or Other Vulnerable Road User, 2014-2023.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
Pedestrian	3	2	4	4	4	1	1	2	1	4	26
Bicyclist	1	1	1	0	0	1	0	0	1	0	5
Vulnerable Road User*	4	3	5	4	4	2	1	2	2	4	31

*Vulnerable Road User, i.e., crash included both a motor vehicle AND a pedestrian, pedestrian conveyance (wheelchair, scooter, skateboard, etc.), bicyclist (not including e-bikes), or other pedalcyclist.

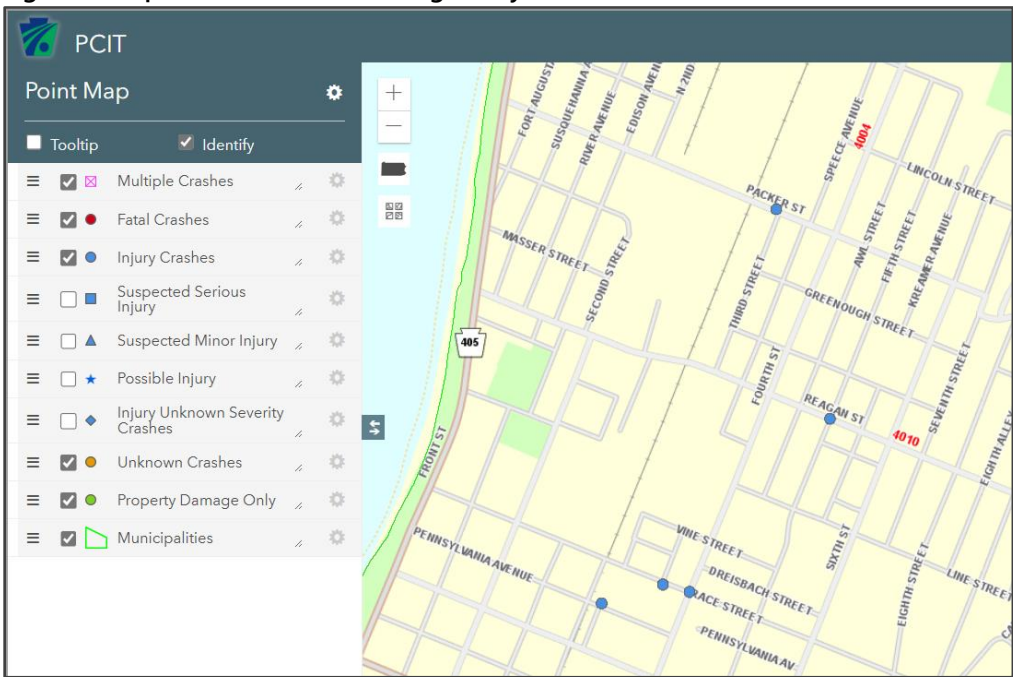
Source: Pennsylvania Crash Information Tool.

Figure 8. Reported Crashes Involving a Pedestrian, 2014-2023



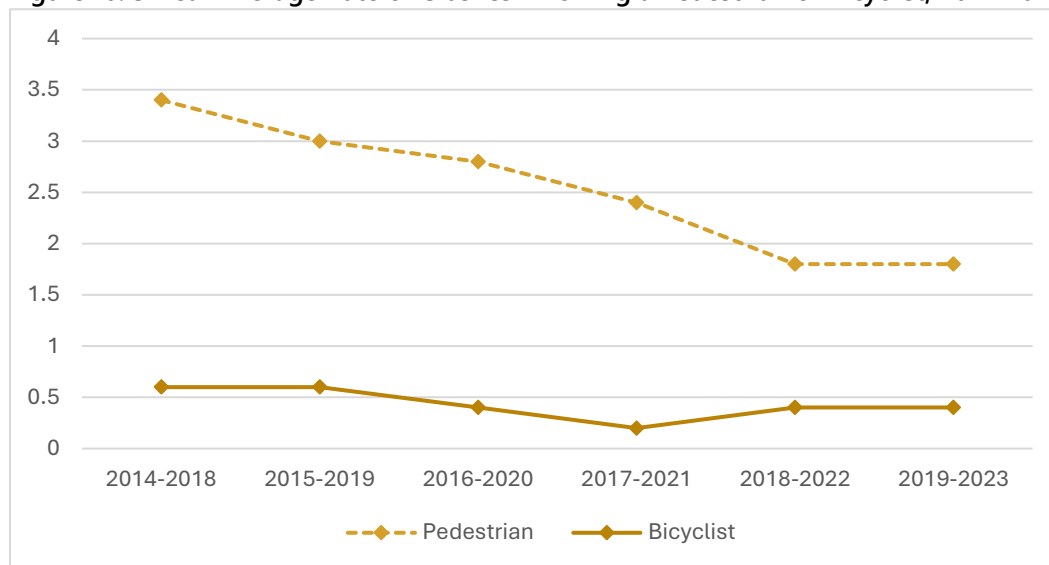
Source: Pennsylvania Crash Information Tool.

Figure 9. Reported Crashes Involving a Bicyclist, 2014-2023



Source: Pennsylvania Crash Information Tool.

Figure 10. 5-Year Average Rate of Crashes Involving a Pedestrian or Bicyclist, 2014-2023



Source: Pennsylvania Crash Information Tool; Gannett Fleming.

Priority Bicycle and Pedestrian Improvements

The City's 2023 Bicycle and Pedestrian Audit report states that "community leaders believe a desirable community that serves its residents and visitors includes having well maintained walking and biking facilities and routes" that connect important community destinations, accommodate residents of all ages and abilities, provides interesting amenities, and has few to no barriers. Such an accessible walking and biking network, or active transportation system, provides free or low-cost travel options to residents and visitors and promotes physical activity in lieu of local motorized trips and the associated environmental impact. They also recognized Sunbury's role as a community 'hub' in the Susquehanna Greenway. The Audit report identified three walking and biking improvements, namely priority routes (Figure 11), that would connect the business, educational, and recreational nodes in the City.

Northumberland Trail Extension Route (Levee Trail; the red route) – This Route will create a signature trail system through the City. The Route is also intended to serve as the section of the Northumberland (County) Trail through Sunbury. It will connect City residents and visitors, and eventually regional users of the Northumberland (County) Trail, to Sunbury's Riverfront Park. A linkage to the Shikellamy High School campus is also envisioned.

SWEEP Greenspace to the Recreation Complex Route (the pink route) – This Route provides a designated pedestrian and bicycle connection through the northern edge of the City. This Route will extend from the Shikellamy High School to SWEEP Greenspace Route and will strategically provide a safe and reliable connection to park areas, recreation facilities and outdoor open space recreation areas.

Shikellamy High School to SWEEP Greenspace Route (the blue route) – This Route designates a Safe Routes to School approach that connects neighborhoods in proximity to Market Street, S. 4th Street and S. 10th Street to the Shikellamy High School. This route also serves as a connection between the Levee Trail and the SWEEP greenspace.

Figure 11. Priority Bicycle and Pedestrian Improvements (Routes) from the 2023 Bike-Ped Audit.



Source: City of Sunbury

Public Transportation

Because of the region's predominantly rural character, public transportation services are limited. On behalf of Northumberland County, rabbittransit offers two public transportation services, namely Shared Ride (Paratransit) and Stop Hopper. The Lower Anthracite Transit System (LATS), which primarily provides public transportation service between Shamokin and Mount Carmel, recently added a route to the Sunbury-Shamokin Dam area.

The Shared Ride service "provides consolidated trips between customers' origins and destinations" in areas where public fixed route service isn't feasible. The service helps to make travel affordable for seniors and persons with disabilities and is also available to the public. Travel reservations are required, and actual travel times are typically longer than a direct route due to the nature of trips to multiple destinations along a consolidated route. Fares range from \$0 to \$50 depending on rider/fare type, trip purpose, and travel zone.

The Snyder & Northumberland County Stop Hopper service is an on-demand shuttle service within the Selingsgrove, Sunbury, and Northumberland service area (Figure 12). Rides can be requested through a smartphone app. The service is \$2.00 per one-way trip and is free for seniors. It operates from Monday to Friday from 6:30AM-6:30PM. Example destinations include:

- Selingsgrove: the Susquehanna University, AYSO Soccer fields, PennDOT, and BJ's
- Hummels Wharf: Giant Food Store, Hummel Station, and Sunset Skating Rink II

- Shamokin Dam: Merit Dental Shamokin Dam, and Shamokin Dam Fire Company
- Sunbury: Shikellamy Stadium and James R. Eister Youth Community Center
- Northumberland Borough: Joseph Priestley House, Pineknott Park, Priestley Elementary School, and Bordner Tax Service.

LATS Sunbury-Shamokin Dam Route, or Sunbury Route, has 12 stops in Sunbury and eight stops in Shamokin Dam. Stops are primarily located near public agency offices, public housing sites, and retail centers.

City & State Streets and Bridges

According to PennDOT, there are a total of 38.86 miles of streets within the City limits; 7.48 miles of state highways owned and maintained by PennDOT; 31.38 miles of streets owned and maintained by the City. Table 23 presents state highways in the City by estimated length and average annual daily traffic and truck volumes; lengths were estimated in Google Maps. Traffic and truck volumes on City streets is not collected by the City and is presumed to be significantly lower than state highway volumes.

PennDOT owns and maintains the PA 61 bridge over the Susquehanna River (main stem), the PA 405/Bridge Avenue bridge over the North Branch, and the PA 147 bridge over Shamokin Creek. The City owns no major bridges.

Figure 12. Stop Hopper Service Area, Snyder & Northumberland Counties.



Source: rabbittransit.com.

Table 23. State Highways and Traffic and Truck Volumes

Route	Mileage in City (approx.)	Avg Annual Daily Traffic # ^{1,2}	Truck Volume # / % ¹
SR 405/North Front Street	1.2 mi (1.3 to Bridge Ave)	9,500-11,500	645-665 / 7%
SR 61/South Front Steet and Veterans Memorial Bridge	1.8 mi	21,300- 23,700	687-699 / 4-7%
SR 147/South Front Street	0.8 mi	8,500	368 / 10%
SR 61/Market Street	1.3 mi		
West of 4 th Street		11,000	107-215 /
4 th Street to 11 th Street		8,400-12,300	2%
11 th Street to Upper Augusta Twp		13,600	288-434 / 4-5%
			398 / 4%
SR 4004/North 4 th Street	1.1 mi	5,700-7,900	144-241 / 2-3%
SR 4010/Reagan Street	1.0 mi	6,800	81 / 2%

SR 4012/N 11 th Street	0.6 mi	2,600-3,200	95-143 / 4-5%
SR 4006/Catawissa Street	0.7 mi	700	22-58 / 4-7%
Packer Street	0.9 mi	1,300	30-50 / 4-10%

¹ Traffic and truck volumes are the most recent available, ranging from 2020 to 2024.

² Traffic volumes are rounded to the nearest hundred.

Source: PennDOT One Map.

The City's Department of Public Works (DPW) maintains city streets, signs, and traffic signals. DPW is also responsible for periodic street cleaning and seasonal snow plowing and snow removal. The department prioritizes street maintenance based on several factors:

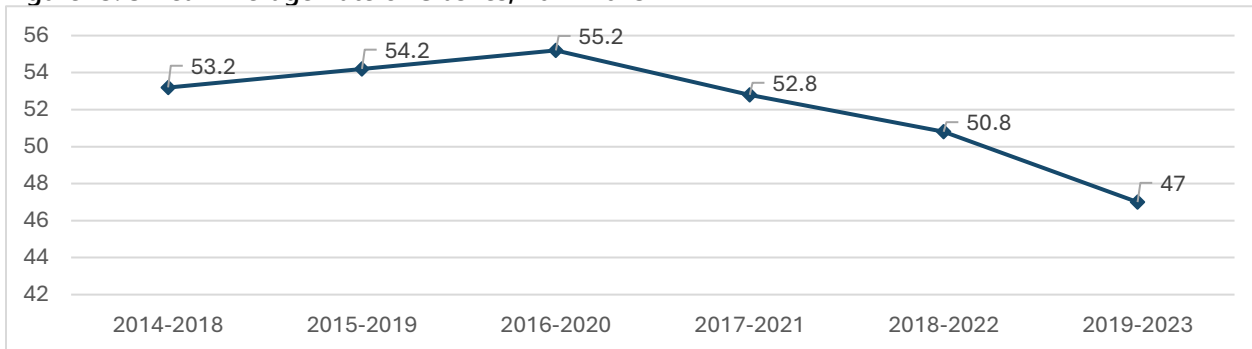
1. **Safety Concerns:** Streets with significant safety hazards, such as large potholes or damaged surfaces, are addressed first to ensure public safety.
2. **Traffic Volume:** Roads with higher traffic volumes, like Market Street and Front Street, are given priority due to their importance for daily commutes and commerce.
3. **Seasonal Needs:** During winter, snow removal and ice control take precedence. In warmer months, tasks like crack sealing, paving, and street sweeping are prioritized.
4. **Community Feedback:** The city considers reports from residents about specific issues, such as obstructions or damage, to address urgent needs.
5. **Coordination with PennDOT:** For major roads and projects, the city collaborates with PennDOT to align maintenance schedules and resources.

DPW has upgraded many intersections with ADA accessible curbs and ramps.

Motorist Safety

The most recent 10-year crash data from PennDOT's Crash Information Tool indicates that motorist safety improved from 2014 to 2023 with crash rates declining from a 5-year average of 53.2 in 2014 to 47 in 2023 (Figure 13). Prior to the COVID-19 pandemic, crash rates were on the rise, reaching a 5-year rate of 55.2 in the 2016-2020 period. Beginning in 2020, crash rates began to decline.

Figure 13. 5-Year Average Rate of Crashes, 2014-2023



Source: Pennsylvania Crash Information Tool; Gannett Fleming, Inc.

Roughly one third of crashes in the City occurred on City streets (Figure 14), while the remaining majority of crashes occurred on state roads (Figure 13). Figure 14 shows the locations of crashes on City streets and indicates

that roughly half of these crashes resulted in an injury while the remaining crashes resulted in property damage without injury. There were no crash-related fatalities on City streets nor any sites with multiple crashes during this period. The data shows that crashes on local streets were somewhat concentrated on the Second Street and Chestnut Street corridors.

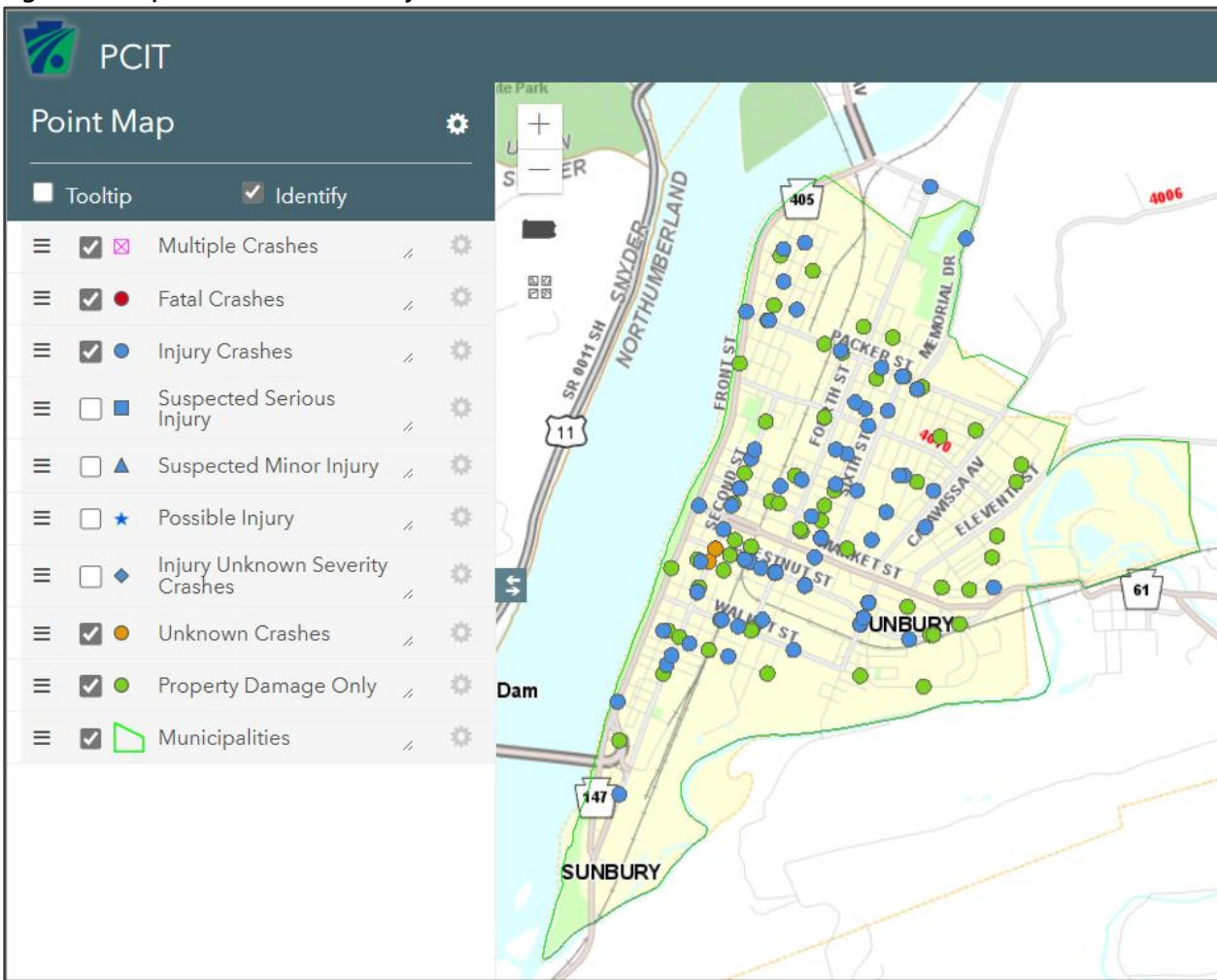
Figure 15 shows that crashes on state roads were much more concentrated on the limited extent of state roads. Thirty-four sites are identified as the location of multiple crashes. Crashes on state roads included injury, property damage only, and unknown severity crashes. Again, there were no fatalities from crashes on state roads during the surveyed period.

Table 24. Reported Crashes, 2014-2023.

Municipality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
Crashes on State Roads	38	26	41	41	40	36	32	30	27	24	335
Crashes on Local Roads only	15	17	17	14	17	22	16	16	18	14	166
Total / All Crashes	53	43	58	55	57	58	48	46	45	38	501

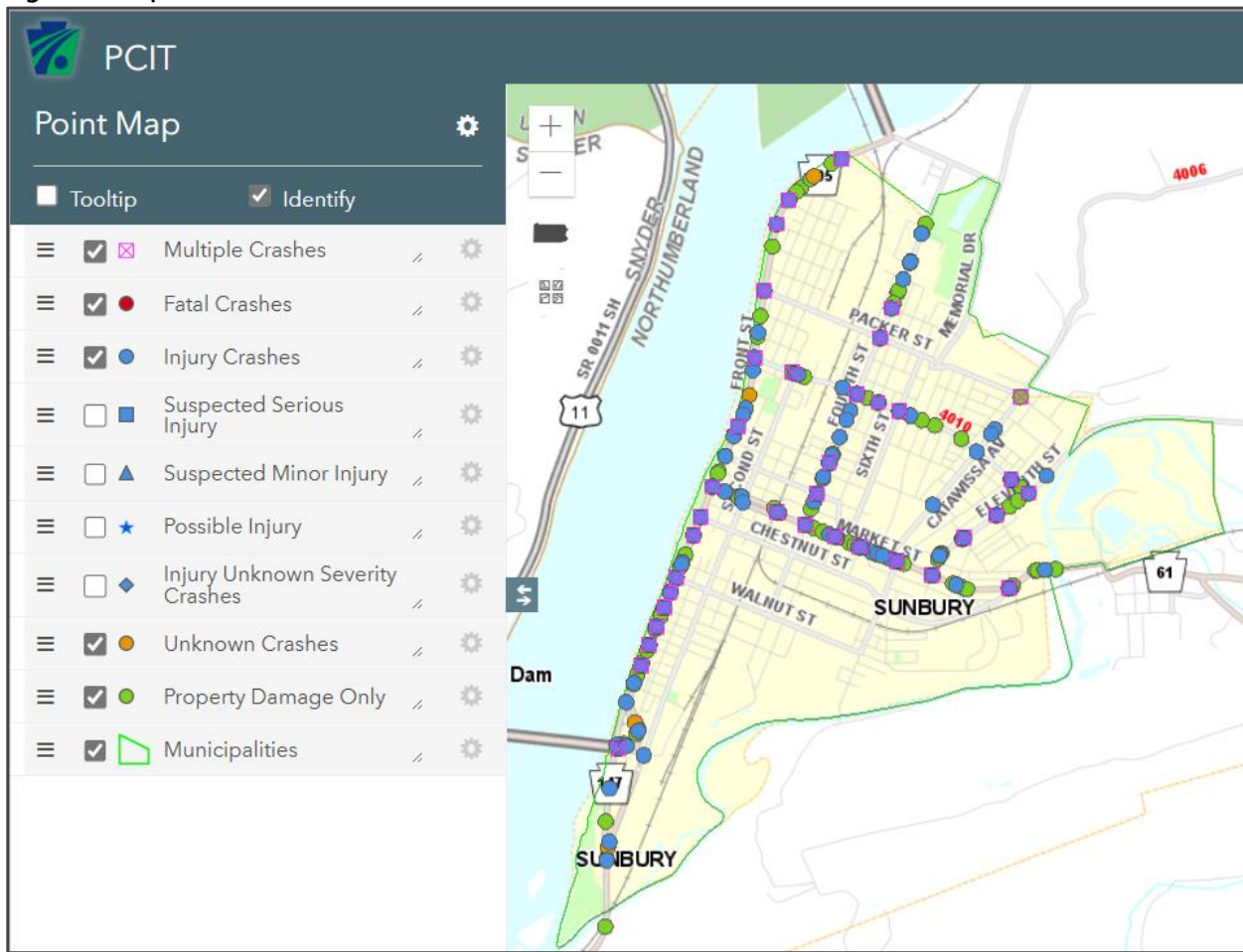
Source: Pennsylvania Crash Information Tool.

Figure 14. Reported Crashes on City Streets, 2014-2023



Source: Pennsylvania Crash Information Tool.

Figure15. Reported Crashes on State Roads, 2014-2023



Source: Pennsylvania Crash Information Tool.

Planned Street & Highway Improvements

PennDOT District 3-0 lists two planned projects in Sunbury on its 2025-2028 Transportation Improvement Program:

- Project ID 115584 - Mill and resurface Front Street from Church Street to Shikellamy Avenue in Sunbury City and Upper Augusta Township and performance bridge preservation treatments over 2.25 miles. Anticipated to begin in January 2026.
- Project ID 118341 - Transportation Enhancements to Market Street from 10th Street to 11th Street, in Sunbury City; enhancements to include new concrete sidewalks, curbs, and ADA-compliant curb ramps, installation of pedestrian LED lighting, construct new and repair existing retaining walls, and intersection improvements. Anticipated to begin in March 2026.

Available Rail Service

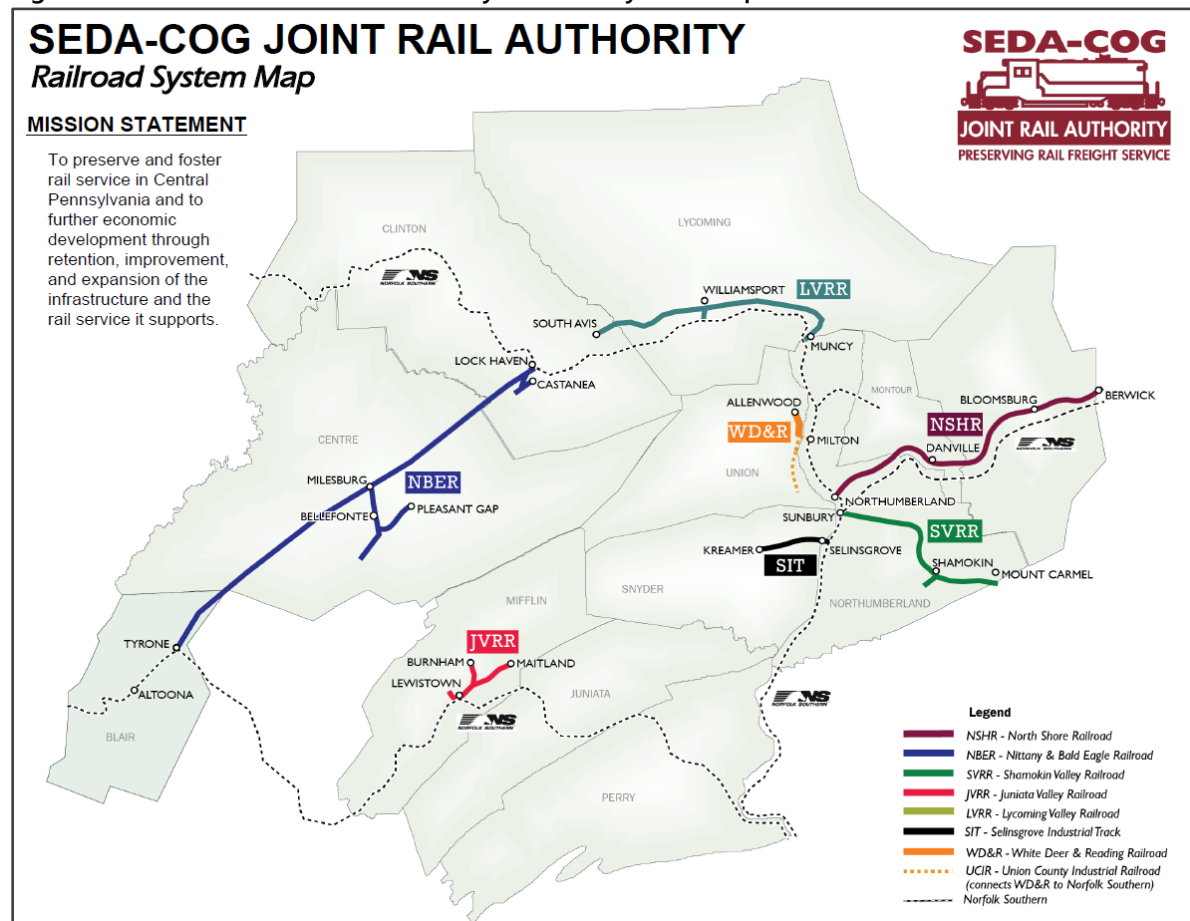
Rail lines through the City are owned by Norfolk Southern and the SEDA-COG Joint Rail Authority (JRA). Norfolk Southern, a class 1 railroad operator, provides rail freight service across the eastern United States. The local through service is the Keystone Buffalo Line, which typically operates four to five daytime through trains, two nighttime through trains, and 4 switching trains per day on the line at speeds of 15 to 20 mph.

The SEDA-COG Joint Rail Authority owns the Shamokin Valley Railroad, one of six regional short lines connecting regional industries to Norfolk Southern's service at the rail yard in Northumberland Borough. North Shore Railroad is the contracted operator.

The Shamokin Valley Railroad serves 7 customers and handles about 200 carloads annually. Typical loads carry agricultural products, anthracite, plastics and/or scrap steel. Freight service operates on-demand, typically about twice per week, based on customer needs, which can vary widely by season. Freight demand has been steady in recent years and there is capacity for additional service, according to the Joint Rail Authority (JRA).

The JRA noted that many of the rail-served companies are dependent on their rail service. If service were unavailable, it is likely that many firms would close or relocate to other areas, resulting in a substantial negative impact on the regional economy.

Figure16. SEDA-COG Joint Rail Authority Railroad System Map.



At-Grade Rail Crossings

There are 11 Norfolk Southern at-grade rail crossings in the City (Table 25). Most crossings are marked with flashing lights, stop signs, and pavement markings.

Table 25. Norfolk Southern At-Grade Crossings

Location (Street)	Cross Number	Warning System Type
Spruce Street	501533u	Flashing Lights
Linden Street	501534b	Flashing Lights
Walnut Street	501535h	Flashing Lights
Church Street	501536p	Flashing Lights
Chestnut Street	501538d	Flashing Lights
Court Street	501539k	Flashing Lights
Market Street	501540e	Flashing Lights
Woodlawn Avenue	501541l	Flashing Lights
Arch Street	501542t	Flashing Lights
Race Street	501543a	Flashing Lights
Packer Street	501545n	Travel Lane And Pedestrian Gates

Source: FRA Office of Safety.

In 2024, the Joint Rail Authority completed a \$5.5 million dollar multi-site rail grade crossing upgrade. The project improved the crossing surface and safety signals at 15 locations between the City of Sunbury and City of Shamokin. This project included improvements to 4th Street, Lenker Avenue, and Haas Avenue in the City of Sunbury. Signals were also upgraded at the 10th Street and Awl Street crossings.

Water Systems Infrastructure

The Sunbury Municipal Authority (SMA) owns and operates the public water, public sewer and flood control systems.

Public Water System

The SMA Water Department is located at 1600 Market Street in Upper Augusta Township.

The Water Department provides potable water and water for fire protection to approximately 10,000 consumers in the City of Sunbury and in a portion of Upper Augusta Township.

Little Shamokin Creek is the Water Department's primary source. A series of gravity-fed reservoirs collects and stores water prior to treatment at the filtration plant. Reservoir #1 holds 3 million gallons of water, reservoir #4 holds 17 million gallons, and reservoir #5 holds 25 million gallons.

SMA is permitted to withdraw water from the West Branch of the Susquehanna River during dry weather or drought conditions.

The Pennsylvania Department of Environmental Protection permits SMA to pump a maximum of 5 million gallons of water per day from its sources into the filtration plant. SMA reports that actual use is approximately 2.5 million gallons of water per day, or 50 percent of permitted capacity.

Water is conveyed through over 35 miles of pipe ranging in size from 3/4" service lines to 24" transmission mains. The water system has close to 5,000 service connections and 159 fire hydrants.

Public Sewer System

The SMA Sewer Department and Wastewater Treatment Plant are located at South 4th Street and Fawn Lane. The Sewer Department serves 9,905 residents of the City and the Hamilton and Oaklyn areas of Upper Augusta Township.

The treatment plant was built in 1952. Major upgrades were completed in 1974 and 2001. It is designed to treat 4.2 million gallons per day (mgd) under dry weather conditions and up to 8 mgd during short periods of wet weather. Solids are separated and disposed of at the Wayne Township Landfill and treated waters are discharged into the Susquehanna River.

Public Storm Sewer System

Sunbury has a single system for collecting sewage and stormwater and conveyance to the wastewater treatment plant. During periods of heavy rainfall, the increased volume of stormwater can exceed the treatment capacity at the wastewater treatment plant. When this occurs, sewer flows are permitted to bypass the treatment plant and discharge directly to the river. Bypassing the wastewater treatment plant avoids storm drain backups and surface contamination but also discharges untreated sewage into the river.

Several factors contribute to the frequency and impact of combined sewer overflow (CSO): deteriorated pipes, basins, and other infrastructure that allow stormwater to infiltrate the system and increase flow volumes; lack of effective on-site stormwater management; and improper disposal of waste into the CSO.

The City has been working to address these challenges through:

- A storage basin, added in 2003, to reduce the initial pressure on the wastewater treatment during wet weather.
- Preliminary treatment facilities at the wastewater treatment plant, added in 2007.
- Installation of green infrastructure to capture, store, and infiltrate stormwater at or near the generation site.
- Public awareness campaigns to encourage proper disposal of waste.

Sunbury prepared and received DEP approval of a Long-Term Control Plan which laid out CSO control strategies for attaining full compliance with the Clean Water Act by 2023.

Needed Water System Improvements

The City's water, sewer, and stormwater systems were built in the early 20th century. After 100 years of use, the underground sewage conveyance pipes have deteriorated, causing sewage backups into storm drains and onto the surface, which creates health risks.

Such conditions are found throughout the City. The City and SMA prioritized the Susquehanna Avenue neighborhood above other areas. In 2024, the City secured \$3.2M in federal funding to address the degraded water, sewer, and stormwater utilities beneath Susquehanna Avenue and to improve pedestrian facilities.

Flood Reduction System

The City's location at the confluence of the North and West Branches of the Susquehanna River increases the likelihood of local flooding. The Sunbury flood reduction system was authorized under the Federal Flood Control Act of 1936, amended in 1941, and designed and built by the U.S. Army Corps of Engineers and completed in 1952. The system was designed to protect the City from Susquehanna River discharges of up to 620,000 cubic feet per second as well as flash flooding of the Shamokin Creek.

According to the USACE National Structure Inventory (2023), the Sunbury flood reduction system protects 2,968 buildings and \$1 billion in property value. Among these investments are 16 critical facilities: 3 EMS facilities, 3 fire stations, 1 fire station + EMS facility, 2 electric substations, 1 intermodal terminal facilities, 2 law enforcement facilities, and 4 schools, according to the National Levee Database sourced to DHS Homeland Infrastructure Foundation-Level Data Open repository (2023).

According to SMA's flood control website, the flood reduction system has protected the City from 14 major flood events since 1951. The four largest events were the flood of 1996 (river stage 30.32 feet), flooding associated with Hurricane Eloise in 1975 (30.62 feet), flooding associated with Hurricane Sandy in 2011 (34.7 feet), and flooding associated with Tropical Storm Agnes in 1972 (35.80 feet). Prior to the construction of the flood control system, the highest river stage on record, 33.85 feet, was reached during the flood of 1936.

There have been five occurrences of river discharges reaching 50% of the levee height (1972, 1975, 1996, 2011) and one occurrence of the river discharge reaching the top of the levee (1972).

The flood reduction system comprises of:

- 4 Telemetry Stations that monitor river and creek levels
- 14,687 feet of Earthen Levee
 - Upper Susquehanna River section - 1,800 feet from the flood wall tie-in near the Thomas Edison Bridge to Mt. Pleasant Road
 - Lower Susquehanna River section - 2,000 feet from the flood wall tie-in near Garringer Street to Shamokin Creek
 - Shamokin Creek section - 9,940 feet from Market Street to the confluence with the Susquehanna River
- 12,300 feet of Concrete Floodwall
- 6 Pumping Stations with a combined pumping capacity of 290,000 gallons per minute (gpm) that convey water that collects behind the floodwall and levee into the river
- 6 Closure Structures (4 closed with aluminum panels, 2 closed with sandbags) with a total length of 237 feet
- 6 Drainage Structures
- 17 Ponds & Channels
- 18,571 feet of Drainage Pipes
- 95 Gates

Staff at the operations center located at 826 Hillside Drive monitor weather and waterway conditions. Monitoring activity transitions to operating activity when the river stage reaches 12 feet and/or the creek stage reaches 3.3 feet. Each year, in the fall, the SMA coordinates a simultaneous closure training exercise at various locations throughout the city. The exercise reviews and conducts closure procedures and identifies potential procedural improvements.

Parks and Trails

Parks and recreation areas in Sunbury City are comprised of four community parks, one greenway, and three neighborhood parks, totaling nearly 85 acres of parkland (Table 26).

Table 26. City Parks

Name	Type	Acres
North 4th Street Memorial Park and Community Swimming Pool	Community Parks	30.56
Oppenheimer Pleasure Grounds	Community Parks	1.22
Rice Playground	Community Parks	0.78
Fort Discovery Park	Community Parks	2.66
Susquehanna Riverfront Park	Greenways	45.59
Cameron Park	Neighborhood Parks	1.09
Oppenheimer Field	Neighborhood Parks	2.36
Keller Playground	Neighborhood Parks	0.36
Total Acreage		84.62

City parkland totals 84.62 acres. These parks range in size from 0.36 acres at Keller Park to 45.59 acres at Susquehanna Riverfront Park. There are neighborhood and pocket parks, as well as larger community parks, and greenways. Because these lands are held in fee simple ownership or by easement, they are considered protected from future development for recreational uses.

There is no state park located within the boundary of Sunbury. However, Sunbury is very close to Shikellamy State Park.

Together, these sites offer sports facilities for team and individual use, features that support passive recreation, and picnic and comfort facilities.

Shikellamy State Park is a 220-acre Pennsylvania state park located at the confluence of the West Branch Susquehanna River and Susquehanna River in Pennsylvania in the United States. The park is divided into two sections, the Marina and Overlook sections.

The Marina Section is located right next to Sunbury and spans 54 acres. This section offers a marina, two boat launches, picnic tables, pavilions, paved paths, and close-up views of the river.

The Overlook Section is situated a bit further from the city on a 360-foot cliff overlooking the confluence of the river branches and covers 166 acres. This section offers three scenic overlooks, hiking trails, picnic tables, and pavilions.

Recreation Facilities

As shown in Table 27, sport-based recreation activities are the most common type of activities supported by municipal parks in the region. Five of them are noted for sports such as basketball, skate park, tennis, bicycling, and playgrounds. These parks support individual and small group recreation.

Table 27. Recreation Facilities.

	Acres	Basketball	Bicycling	Fishing	Parking	Pavilion	Playground	Sports Field	Swimming/ Waterpark	Tennis Court	Theater	Trails	Skate Park
North 4th Street Memorial Park and Community Swimming Pool	30.56	◆			◆	◆	◆	◆	◆	◆			◆
Oppenheimer Pleasure Grounds	1.22								◆				
Rice Playground	0.78						◆						
Fort Discovery Park	2.66						◆						
Susquehanna Riverfront Park	45.59		◆	◆	◆	◆					◆	◆	
Cameron Park	1.09											◆	
Oppenheimer Field	2.36				◆			◆					
Keller Playground	0.36					◆	◆						
Totals	84.63												

River Access

The Sunbury Fish & Boat Commission Access Area is located in Sunbury, on the Susquehanna River. It's one of the 15 recognized access points along the river between Sayre and Danville³. At this site, anglers can wade or fish from the shore or launch watercraft for trips up or down the river⁶.

Lake Augusta is a 3,060-acre lake formed by a large, inflatable dam that is two miles downstream from the Shikellamy State Park. The seasonal lake averages six feet in depth and is a popular water-skiing area⁴. The Marina Section has a boat launch for transient boaters with 90 parking spaces available for trailer-pulling vehicles, and 750 spaces for single vehicles⁷.

Trails

There is no trail on record for Sunbury.

Across the river, there is the Susquehanna River Water Trail. The water trail travels for over 400 miles through three states⁵. The water trail is divided into four sections: North Branch, West Branch, Middle Section, and the Lower Section. Sunbury is closest to the north and middle branch of the trail. The Lower Section, managed by the Susquehanna National Heritage Area, is a 53-mile-long paddler's adventure that begins at the New Market Boat Access near Harrisburg, Pennsylvania, and ends a few miles south of the Mason-Dixon Line at the Broad Creek Access in Maryland. This trail offers a tremendous diversity of natural and built environments, with over 30 access points along the way. From industrial yards to internationally renowned bird habitats, the Lower Section of the Susquehanna River Water Trail provides a contrast of working river and wilderness. It's a boat route suitable for

³ <https://www.timesleader.com/archive/962180/susquehanna-river-features-15-access-points-for-anglers-the-north-branch-of-the-susquehanna-river-dips-into-pennsylvania-for-the-second-time-at-sayre-and-pours-through-more-than-200-miles-of-keyston>

⁴ dcnr.pa.gov

⁵ <https://susquehannariverlands.com/the-great-outdoors/on-the-water/water-trails/susquehanna-river-water-trail/>

canoes, kayaks, and small motorized watercraft⁶. This trail system was one of the first identified and designated within the Pennsylvania Water Trail Program, making it Pennsylvania's largest water trail⁷.

The 6.2-mile-long Danville to Catawissa portion of the North Branch Canal Trail has been constructed as a semi-natural pathway on the former towpath of the North Branch Canal⁸. Unique features of the trail include remnants of the old canal, natural wildlife, plants, and beautiful views of the Susquehanna River. The trailhead can be accessed from Danville, which is approximately 15 miles from Sunbury⁹.

Planned Trails

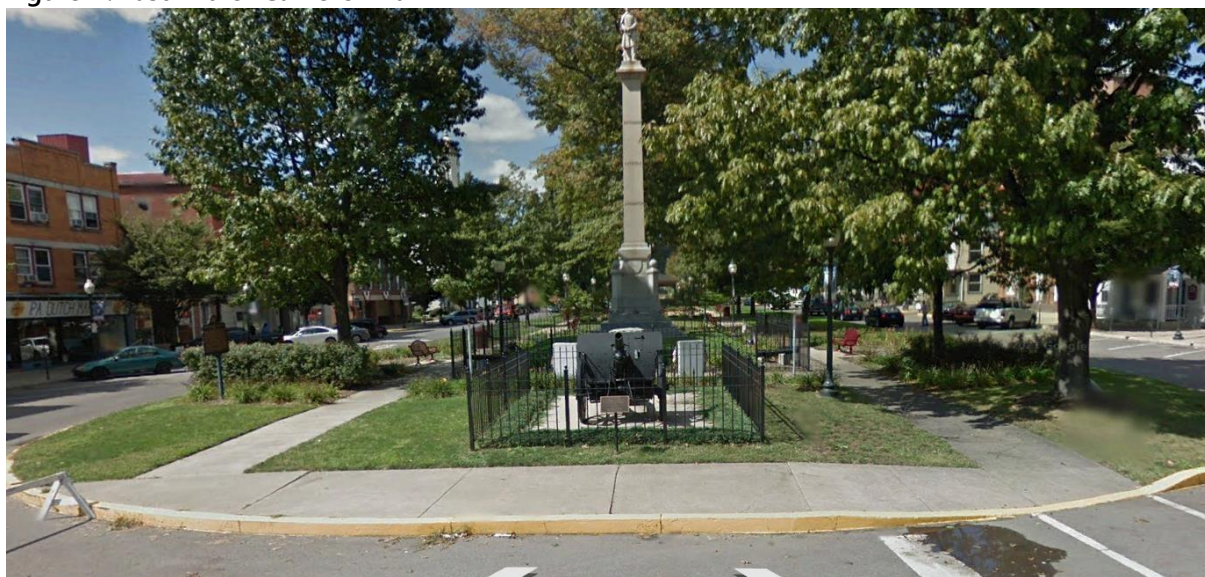
See page 35 for a description of the priority bicycle and pedestrian routes in the City.

Walking Paths in Parks

There are two parks found to have walking paths, those are Cameron Park and Riverfront Park. The walking path in Cameron Park also has greenery, benches, and a kiosk (Figure 17). Riverfront Park has a more extensive walking path with one ending at the intersection between State Route 61 and Pennsylvania Avenue, and the other ending at the intersection of State Route 61 and Bainbridge Street. It is approximately 1 mile long, and it parallels to the Susquehanna River. It passes several viewing kiosks and the Sunbury Amphitheater.

Parks such as Otterbein's Son-shine Park and the Fort Discovery/Community recreation Center are mainly playgrounds with greenery, and do not have walking paths besides just sidewalks. Playgrounds usually do not have walking paths, including Line Street Playground, Keller Street Playground, Rice Playground, Kiwanis Playground, and Oppenheimer Park.

Figure17. East End of Cameron Park



Commercial Recreation

There are no commercial recreation facilities in the City, however there are three golf courses in nearby

⁶ <https://susquehannagreenway.org/water-trails/>

⁷ <https://weconservepa.org/blog/what-in-the-world-is-the-susquehanna-river-water-trail/>

⁸ <https://montourrec.com/north-branch-canal-trail/>

⁹ <https://susquehannagreenway.org/land-trails/north-branch-canal-trail/>

communities. The 9-hole Sunny Hill Golf Course is a public course located east of the City in Upper Augusta Township. The KaddyShack is a public 9-hole Par 3 Golf Course located in Coal Township. And finally, the Susquehanna Valley Country Club in Selinsgrove is a private club offering an 18-hole golf course, pro shop, swimming pools, and clubhouse facilities to its members.

Trash Disposal and Recyclables Collection

There is no citywide service. Each property owner is responsible for their own trash disposal or for contracted service with a provider. There are several providers that provide service to properties in Sunbury. Some offer curbside cardboard collection.

The City's recycling program consists of a recycling drop-off center at the south end of South 4th Street on Fawn Lane, operated Monday, Wednesday, Friday, and Saturday from 7am to 3pm. The drop-off center accepts glass (clear, brown & green), aluminum, tin cans, magazines, cardboard, newspaper and plastics #1 & #2. These curbside and drop-off activities divert approximately 500 tons of recyclable material from being landfilled each year.

Historic Resources

Historic resource data was collected from the Pennsylvania State Historic and Archaeological Resource Exchange (PA-SHARE), and the online data management and cultural resources GIS tool of the State Historic Preservation Office (SHPO). PA-SHARE lists 52 known resources that exist or have existed in the City. These buildings, structures, and districts were identified by voluntary nomination to the National Register of Historic Places, requests to the SHPO for a determination of eligibility, environmental reviews conducted to determine the potential risk of impact from public projects, or other similar screenings.

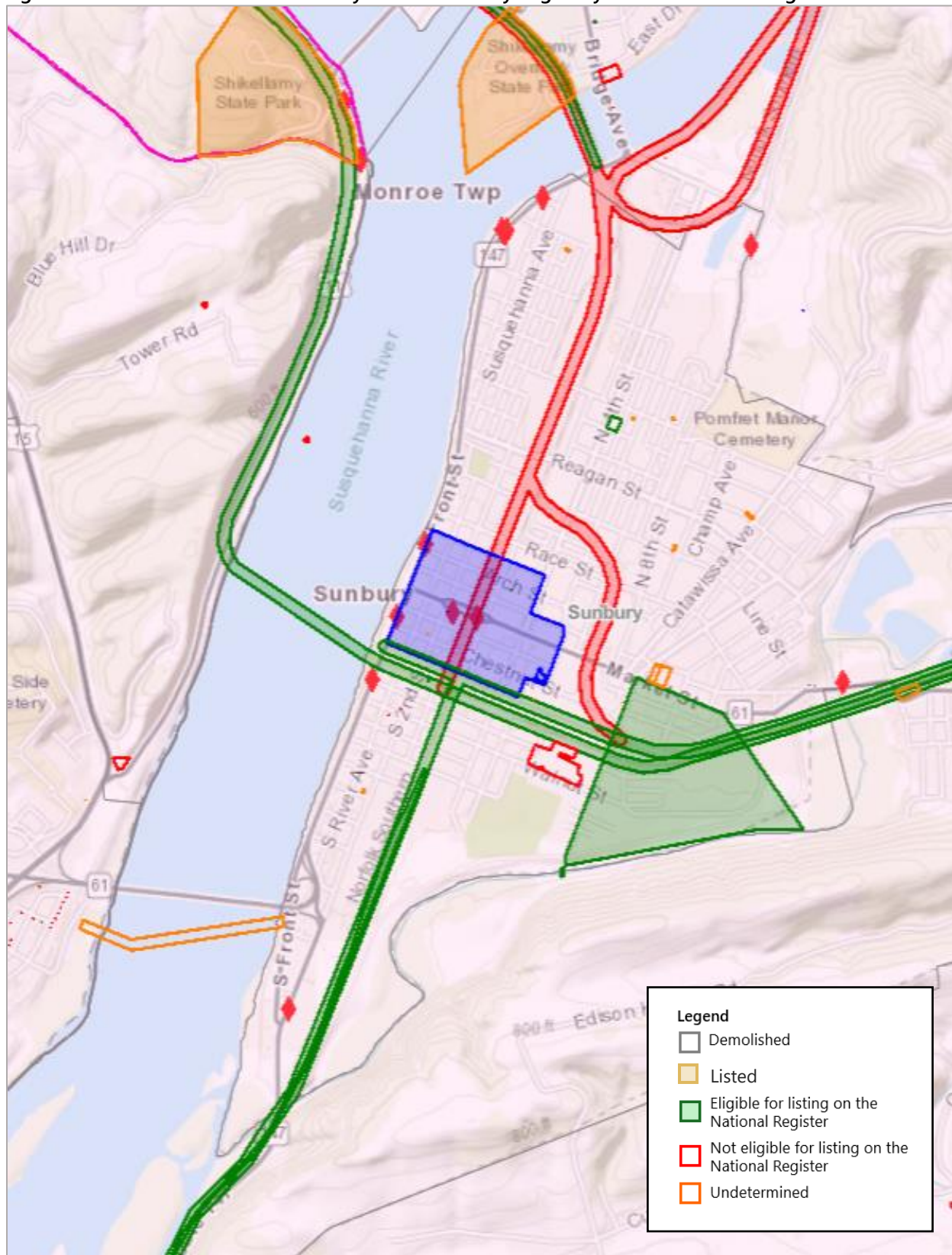
PA-SHARE classifies the resources into the following eligibility statuses:

- 2 demolished resources: McLaughlin House, 1428 Market Street, and Knouse House, 1432 Market Street.
- 13 resources listed on the National Register of Historic Places:
 - Sunbury Historic District
 - Northumberland County Courthouse
 - Thomas A. Edison School, 700 North Fourth St.
 - Beck House, 62 N Front St.
 - William Maclay House, 106 Arch St.
 - 6 N. Front St.
 - K & L Building, 300-306 Market St.
 - Marlawn Building, 370 Market St.
 - 314-316 Market St.
 - J.C. Penney Building, 330-336 Market St.
 - 342-344 Market St.
 - 360-362 Market St.
 - Fryling Building, 409-411 Market St.
 - First Evangelical Church, 460 Chestnut St.
- 8 resources as eligible for listing on the National Register of Historic Places as determined at the time of SHPO evaluation; these include:
 - Northern Central Railway
 - Northern Central Railway (Rockville to Sunbury)
 - Philadelphia & Reading Railroad
 - Shamokin, Sunbury, & Lewisburg Railroad: Station
 - Susquehanna Mills Historic District
 - 1126-1128 Wolverton St.
 - County Bridge #172, 10th St.
- 11 resources determined not eligible for listing, including these named sites among unnamed sites:
 - Smith, Kenneth, Property, Helen St.
 - Sunbury Sewage Treatment Plant Site
 - Shikellamy High School
 - Philadelphia & Erie Railroad
 - Northumberland Substation, 204 East Dr.
 - Northern Central Railway (Rockville to Sunbury)
 - L.R. 161 (T.R. 61) Bridge 49 10 0161 006287
- 17 resources with undetermined/undisclosed eligibility for listing.

The Sunbury Historic District recognizes that properties in the district, as a whole, are of significance to the nation, the state, or local community. The Hotel Edison at 401 Market Street is included in the Sunbury Historic District. A historic marker commemorates the electrical lighting of the Hotel Edison in 1883, however the building itself has not been listed on the National Register of Historic Places or designated as a National Landmark.

The Historic District designation makes income-producing buildings eligible for federal tax incentives; makes public and no-for-profit owners eligible for state and federal preservation grants for the planning and rehabilitation of their buildings; and provides consideration in the planning for state and federal projects or projects that are assisted by state or federal agencies.

Figure18. Cultural Resources in the City of Shamokin by Eligibility for the National Register.



Source: PA-SHARE

Other Community Facilities

Various facilities within the City and nearby communities support public health and well-being. Table 28 lists educational & cultural facilities and Table 29 lists medical care facilities.

Table 28. Educational and Cultural Facilities

Facility	Address	City
Public Preschool Services		
Head Start-Central Susquehanna Intermediate Unit (CSIU) Sunbury Center	320 N 2nd Street	Sunbury
Public School Facilities		
Shikellamy School District Administrative Office	200 Island Blvd	Sunbury (Upper Augusta)
Shikellamy High School	600 Walnut Street	Sunbury
Private School Facilities		
Sugar Valley Rural Charter School	236 E Main Street	Loganton
Northumberland Christian School	351 5th Street	Northumberland
Universities		
Susquehanna University	514 University Avenue	Selinsgrove
Bucknell University	1 Dent Drive	Lewisburg
Bloomsburg University of PA	400 E 2nd Street	Bloomsburg
Library & Museum		
Degenstein Community Library	40 S. 5th Street	Sunbury
Albright Center for the Arts	450 Chestnut Street	Sunbury
Hunter House Museum	1150 N Front Street	Sunbury

Table 29. Medical Care Facilities in and near Sunbury

Facility	Address	
Geisinger ConvenientCare Sunbury	1151 N 4th Street	Sunbury
Geisinger Careworks Urgent Care	Susquehanna Valley Mall 157 Roosevelt Ave. Suite 100	Selinsgrove
Geisinger Careworks Urgent Care	175 Northumberland St.	Danville
Evangelical Community Hospital	1 Hospital Drive	Lewisburg (9.4 miles)
Geisinger Medical Center	100 N Academy Avenue	Danville (12 miles)
Shamokin Area Community Hospital	4200 Hospital Road	Coal Township (12 miles)
UPMC Williamsport	700 High Street	Williamsport (29 miles)