

DRAFT – Curwensville Borough Comprehensive Plan

Volume 2

Adopted ____ 2024

Prepared by Curwensville Borough

Curwensville Borough

900 Susquehanna Ave
Curwensville Pennsylvania 16833

COMPREHENSIVE PLAN UPDATE

Prepared with assistance from:



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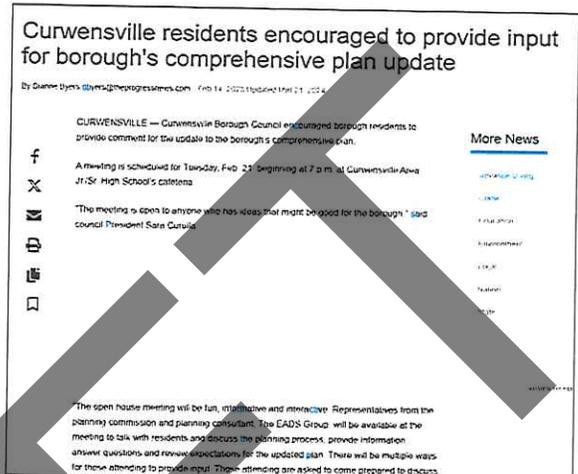
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DRAFT

COMMUNITY ENGAGEMENT RESULTS

The Planning Team, consisting of the Curwensville Planning Commission along with Mark W. Lazzari, AICP from The EADS Group, Inc. conducted multiple community engagement initiatives during the planning process. Borough Council members on the Planning Commission regularly updated the Borough on the progress in completing the community engagement activities.

A combination of in-person meetings with the Planning Commission, a Public Meeting and a Community Survey were used to educate residents on the planning process and to get meaningful feedback from residents, local officials, and other stakeholders. Summary information for each event is provided on the following pages.

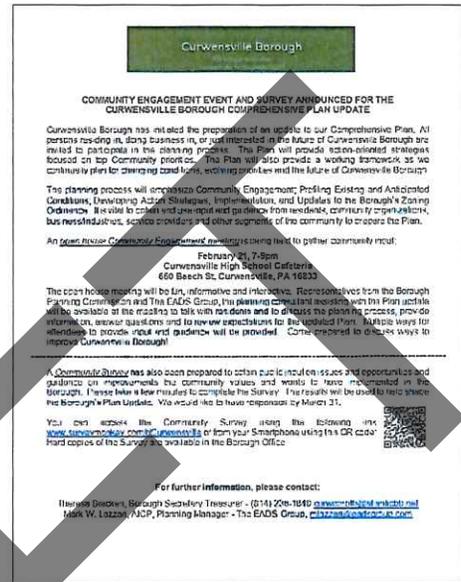


- Planning Commission Meetings – regular Planning Commission meetings were used to obtain input and guidance on the Plan’s development. Commission members helped with critical sharing of information related to developing the list of Priorities included in the Plan.
- Open House Community Engagement meeting – was held on the evening of February 21, 2023, at the Curwensville High School Cafeteria. Community members discussed their personal reflections of the Borough and provided input on issues and opportunities, and future goals as it relates to the community.
- Community Survey – <https://www.surveymonkey.com/r/Curwensville>. An online survey was prepared to gather local input on Borough issues and opportunities. Hard copy paper versions of the Survey were also available. A total of 103 responses were received. The Survey was open generally between January and April 2023.
- Public Review of the Draft Plan – The draft Plan was presented to residents during a Public meeting on May 21, 2024 . The draft Plan was made available for public review on the Borough’s website and at the Borough office.
- Final Plan Hearing – members of the community were invited to a public hearing held on July 8, 2024. Borough Council and Planning Commission members along with Borough residents participated in the hearing.
- Plan Adoption – The Curwensville Borough Council adopted the Comprehensive Plan during a regular Council meeting held on July 8, 2024.

OPEN HOUSE COMMUNITY ENGAGEMENT MEETING – FEBRUARY 21, 2023

A Public Meeting was held on February 21, 2023, in the Curwensville High School Cafeteria. Approximately 40 people attended the meeting. The meeting was used to educate and inform community organizations, groups and residents about the Comprehensive Plan update effort and provided an opportunity for them to communicate their current issues, opportunities, needs, as well as strengths and weaknesses of the Borough to the Planning Team.

After some initial remarks, Mr. Mark W, Lazzari, AICP from The EADS Group, provided an overview of the Comprehensive Plan update process, why and how the Comprehensive Plan will be developed, and laid out a tentative schedule for public engagement efforts. Information on the Community Survey was also presented during the meeting. Participants were then afforded time to discuss strengths and weaknesses, issues and opportunities, and future goals as it relates to them and the Borough. The input received is summarized below.



Focusing on the Rural/Small Town Setting; Being a Good Place to Live/Raise and Family; and the Curwensville School District are three (3) community characteristics that are liked by residents and that can be emphasized to retain existing- and attract new-residents and families to Curwensville.

Characteristics that should be addressed include providing Employment Opportunities (Business/Commercial Development/Jobs); Providing more Retail/Shopping/Dining choices; and improving the Visual Appeal of Curwensville (Streetscaping and Housing/Property Conditions).

The top community priorities identified during the Meeting:

- Job Opportunities - attracting and encouraging more retail, shopping, dining and business opportunities, economic amenities and having more well planned commercial and business-related development.
- Visual Appeal – streetscaping, housing/property conditions, general beautification, blight removal, property maintenance.
- Preserving the Small-Town Atmosphere of Curwensville – road/sidewalk improvements, recreation, farmers markets, more family and youth events/activities, safe and reliable connections to business/recreation/heritage assets, youth involvement with community improvements.

COMMUNITY SURVEY – SEPTEMBER 2022 – APRIL 2023

There were 103 responses to the Community Survey. Over half of the responders were from Curwensville. An additional 30% were from the surrounding Pike Borough. The other responses were from residents in other Clearfield County communities and surrounding region. Approximately 78% of the responders were in the Adult (30-64) age group; 14% were older than 65 years of age; 8% were between 18 and 29 years of age; and one (1) response came from a person under 17 years of age. These numbers demonstrate that the input gathered addresses the needs, wants and priorities for different segments of the community.

The range of responders also balanced out the types of responses received. Responses from Curwensville residents likely reflected direct quality of life issues and opportunities. Those coming from residents outside of the Borough more likely reflect a visitor's experience in the Borough. Responses from younger residents likely are oriented towards more active types of community facilities, programming, and other improvements. Those representing older residents likely suggested more passive leisure types of facilities and improvements. While those middle-aged residents likely have an orientation focused on spending time with family and friends, leisure time activities, enjoying open spaces, and existing community amenities and assets. Together, the responses provide a good representation of community priorities.

Curwensville Borough

900 Susquehanna Ave
Curwensville Pennsylvania 16833

COMPREHENSIVE PLAN UPDATE

Curwensville Borough Comprehensive Plan Update – Community Survey

Curwensville's Plan will provide action-oriented strategies focused on community priorities.

Please take a few minutes to complete the questionnaire. We ask each respondent to complete the Survey only once. Please note at the end of the survey your responses are not registered until you have answered the questions as requested and see the page with the word "Completed" on it.

1. Which category best describes your age (please check one)

School-Aged (Under 17)

Young Adult (18-29)

Adult (30-64)

Mature Adult (65+)

2. Please identify the Community in which you live

Curwensville Borough

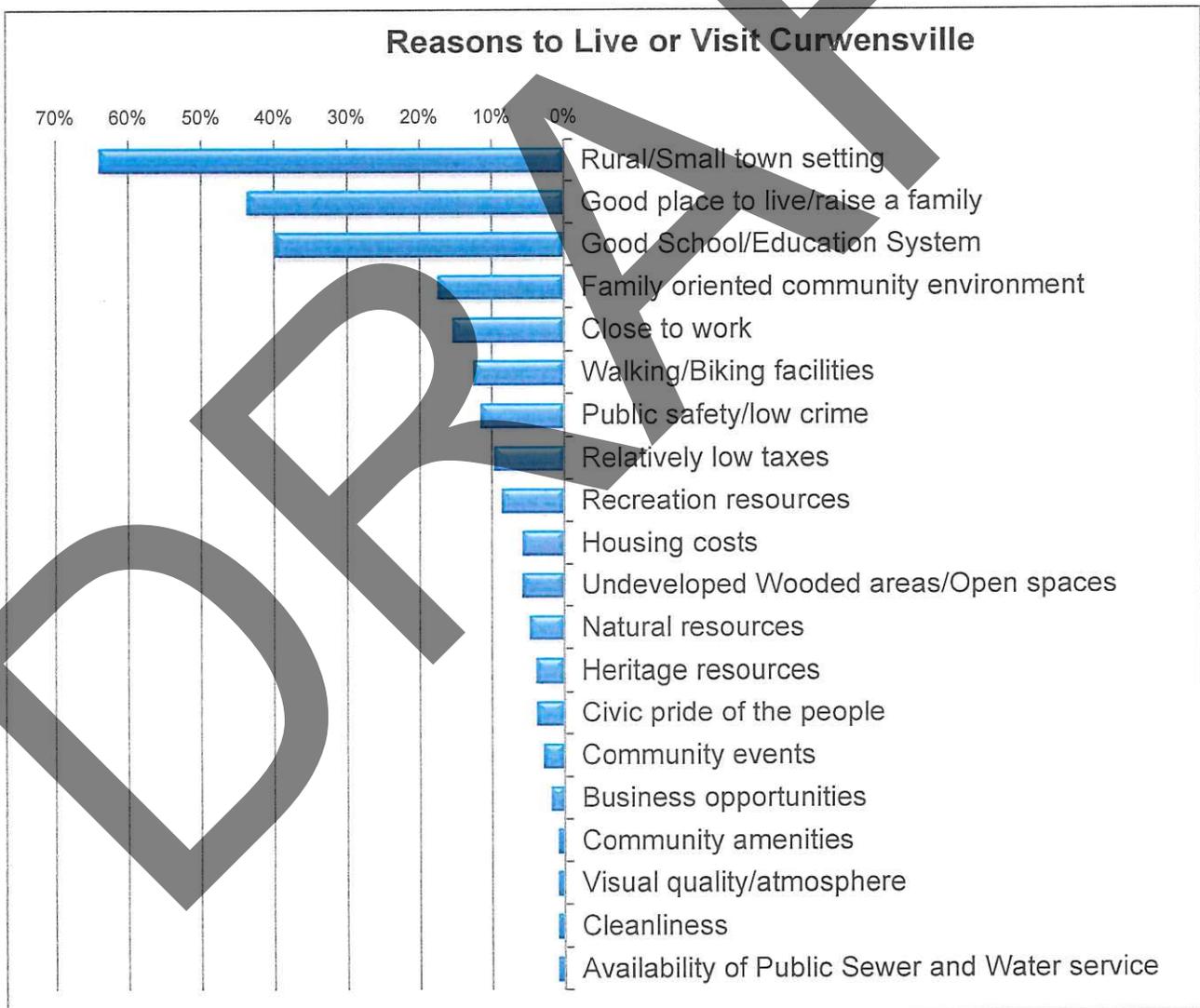
Pike Township

Other (please specify)

Why Do You Live or Visit -

The Survey provided a glimpse into why residents choose or otherwise why they reside in and/or visit Curwensville. The following lists the top five (5) responses. The graphic below provides the complete results. These results point to the strong connection residents and their families have with this area. There is a high level of caring and passion toward the Borough that can be expected from residents. Perhaps most importantly, this gives Borough officials and other stakeholders encouragement that future projects and positive actions taken to improve the Borough will have lasting value and will be serving loyal and dedicated residents and visitors.

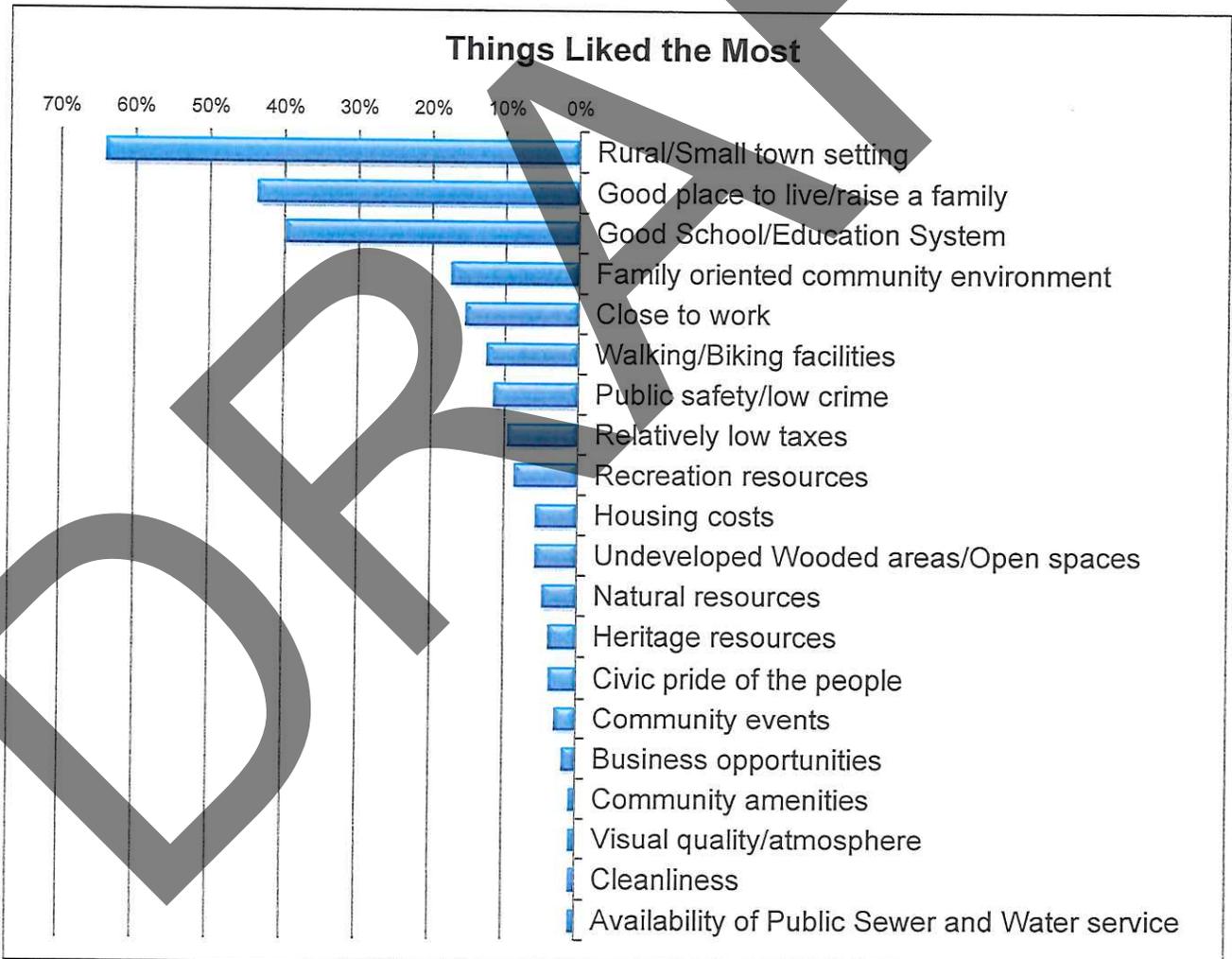
1. Born and Raised in Curwensville — 65%
2. Live Here to Be with Or Close to Family — 57%
3. Curwensville School District — 37%
4. To Live in A More Rural Area — 21%
5. Returned After Living Elsewhere — 17%



Things Liked the Most -

Respondents were asked to choose characteristics they like most about Curwensville from an array of choices. The following lists the top five (5) responses. The graphic below provides the complete results. These results identify characteristics that should be promoted to retain and attract new residents and visitors.

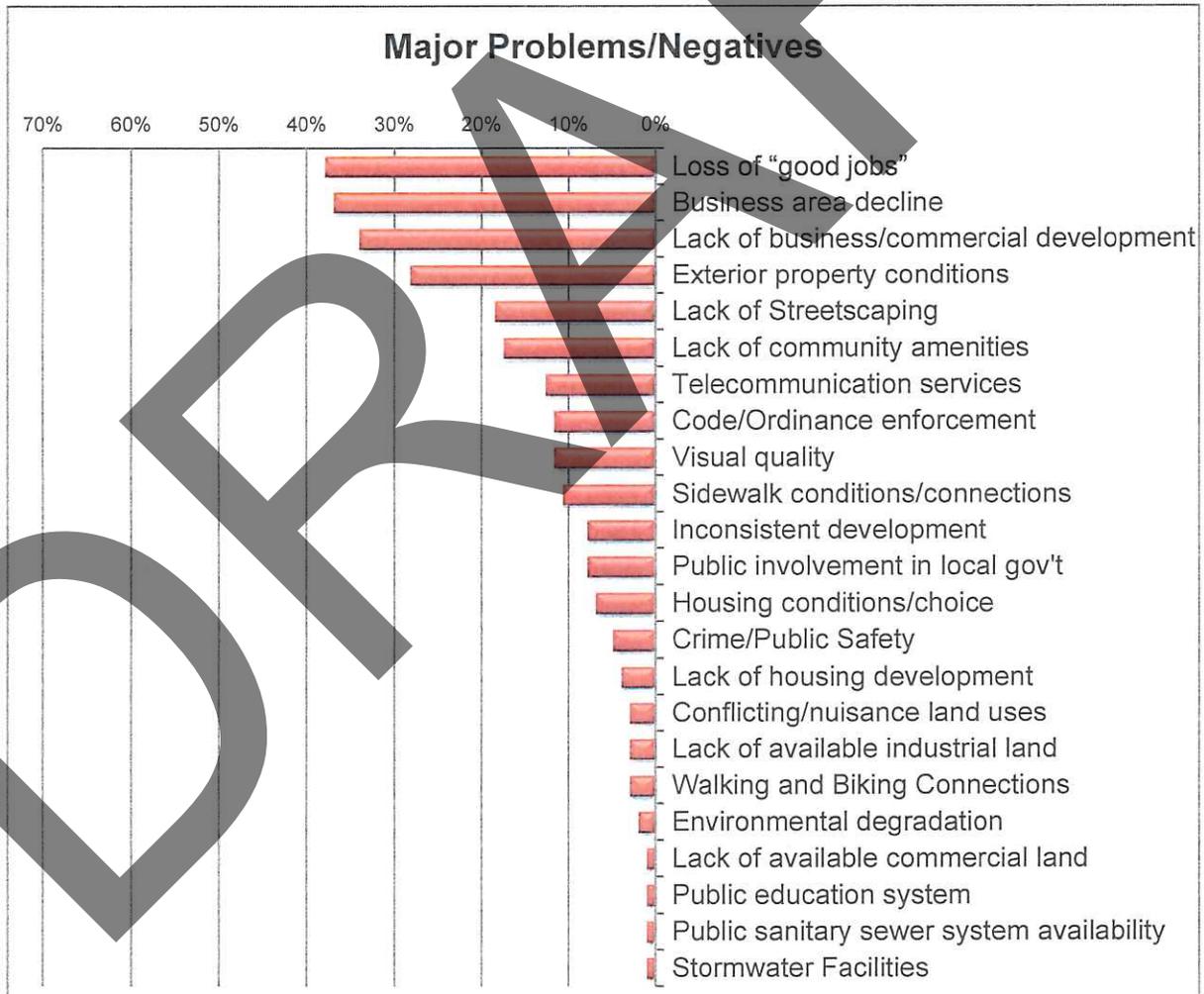
- | | | |
|--------------------------------------|---|-----|
| 1. Rural/Small Town Life | — | 64% |
| 2. Good Place to Live/Raise a Family | — | 44% |
| 3. Good School/Education System | — | 40% |
| 4. Family Orientated Community | — | 17% |
| 5. Close to Work | — | 16% |



Major Problems -

Respondents were asked to identify what they thought were Curwensville’s major problems. The following lists the top five (5) responses. The graphic below provides the complete results. These ‘negative’ responses, perhaps more than the ‘positive’ responses, provide guidance on what needs fixed, addressed and improved.

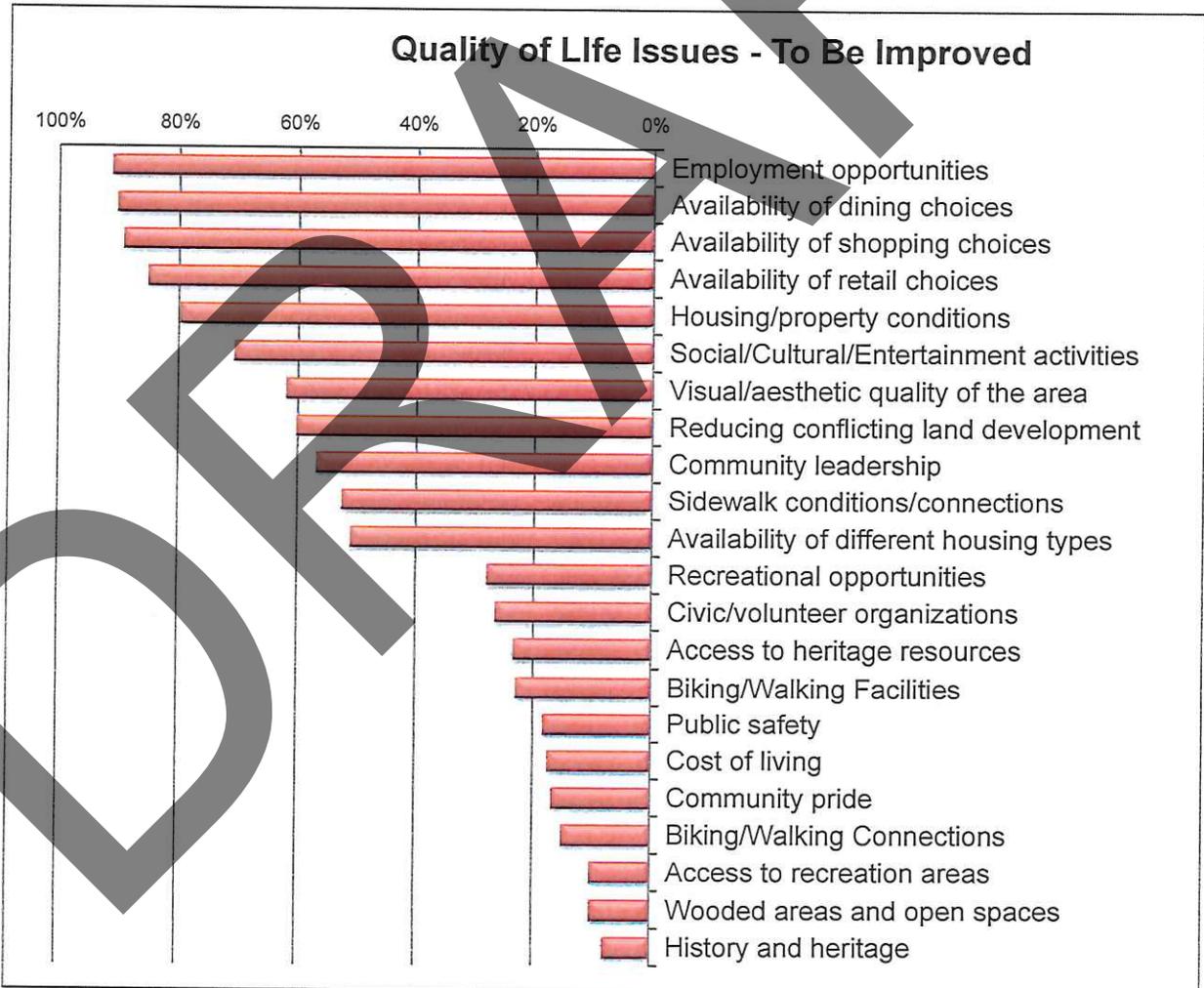
- 1. Loss of ‘Good Jobs’ – 38%
- 2. Business Area Decline – 37%
- 3. Lack of Business/Commercial Development – 34%
- 4. Exterior Property Conditions – 28%
- 5. Lack of Streetscaping – 18%



Things to Be Improved -

Respondents were asked to choose characteristics that they feel are weaknesses of Curwensville. The following lists the top five (5) responses. The graphic below provides the complete results. The results give guidance on what things need to be improved in Curwensville.

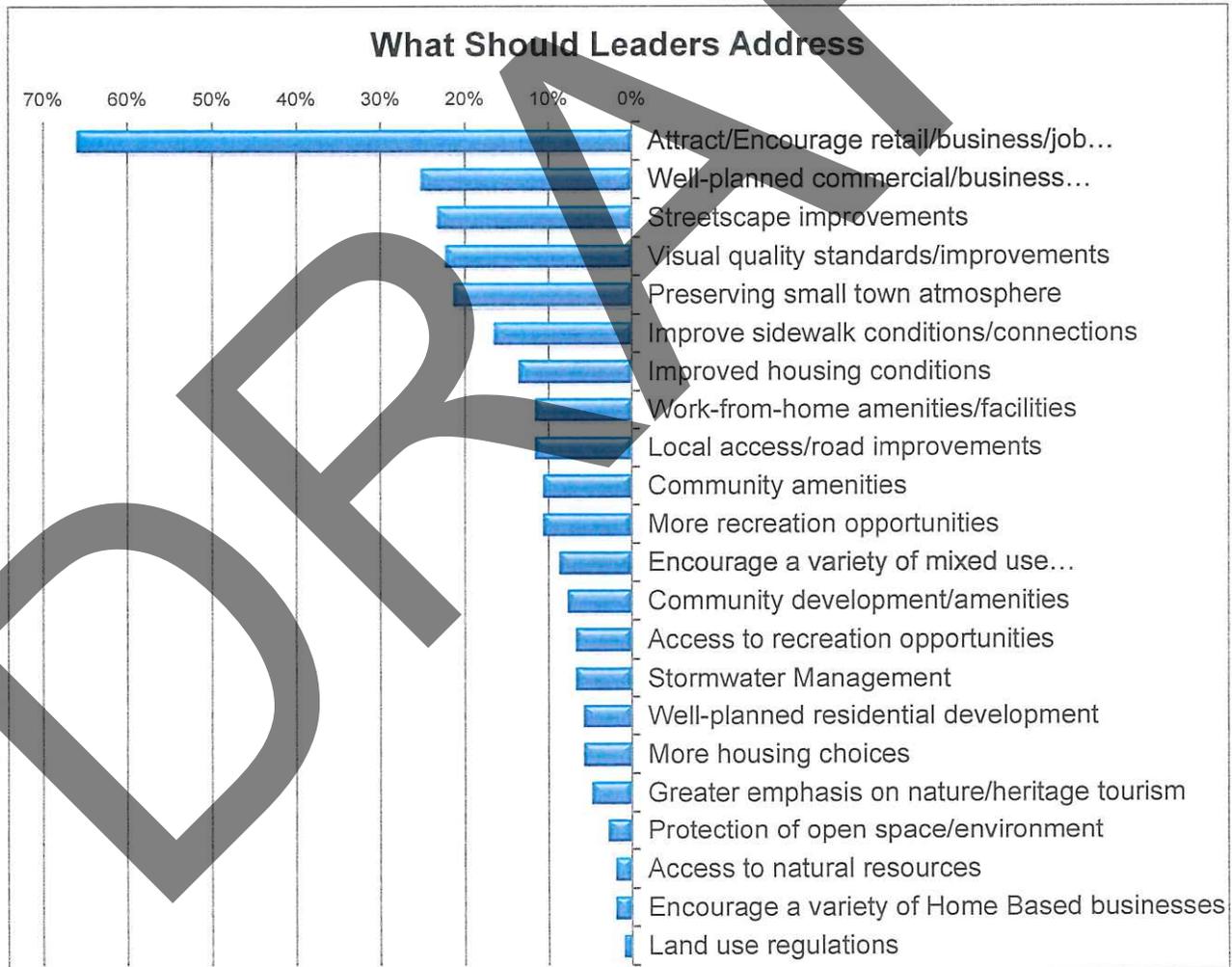
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|-------------------------------------|---|-----|
| 1. Employment Opportunities | — | 91% |
| 2. Availability of Dining Choices | — | 90% |
| 3. Availability of Shopping Choices | — | 89% |
| 4. Availability of Retail Choices | — | 85% |
| 5. Housing/Property Conditions | — | 80% |



What Should Leaders Address -

Respondents were asked to identify what they thought community leaders should address in the next 2-5 years. The following lists the top five (5) responses. The graphic below provides the complete results. There was a high number of responses focused on the need to attract or otherwise encourage more retail and business opportunities and having more well planned commercial and business-related development. There was also an emphasis on improving the look and feel of the Borough. Responses identified specific improvements like completing streetscape improvements. Other responses were more general and focused on improving the overall visual appeal and small-town atmosphere of Curwensville.

- 1. Attract/Encourage Retail/Business/Job Opportunities – 66%
- 2. Well-Planned Commercial/Business Development – 25%
- 3. Streetscape Improvements – 23%
- 4. Visual Quality Standards/Improvements – 22%
- 5. Preserve Small-Town Atmosphere – 21%



We Want More Of -

Respondents were asked to identify what they would like to have more of in Curwensville. The following lists the top five (5) responses. The graphic below provides the complete results. There is an emphasis on having more community events, places to eat and get food, visual improvements and having more commercial and business-related development.

- | | | |
|------------------------------------|---|-----|
| 1. Community Events | — | 29% |
| 2. Family Style Restaurants | — | 28% |
| 3. Farmers Markets | — | 26% |
| 4. Streetscape Improvements | — | 24% |
| 5. Business/Commercial Development | — | 23% |



If One (1) Thing Could Be Done -

Respondents were asked if only one (1) thing could be done to improve Curwensville, what would that be. As would be expected, these responses were quite diverse. A general textual analysis revealed several common and/or repeated words and phrases. The responses were compiled and categorized into the following categories. These results provide guidance on types of facilities, amenities and other improvements that are most wanted and needed in Curwensville.

- Activities, Events in Town and at Irvin Park
- Business, Industry, Create/Attract Jobs and Retail Development
- Roads, Sidewalk and Infrastructure Improvements
- Shopping, Places to Eat, Farmers Markets and Health Food Options
- Visual Improvements/Aesthetics, Streetscape, Blight Removal and Property Maintenance

Recreation Area Use -

Respondents were asked a series of questions focused on recreation area use; identifying where and how often they walk or bike in Curwensville; reasons for walking or biking; impediments for not walking and biking more; and areas they feel need better access and connections.

- **Frequency and Location** - Overall, the David S. Ammerman Trail and Irvin Park are more frequently used for recreation activities.
- **Method** - Residents are more likely to walk and bike on Borough sidewalks/roads or on the David S. Ammerman Trail and in Irvin Park.
- **Reasons** - Approximately 75% of respondents said they primarily walk or bike for exercise, fitness, or recreation.
- **Impediments** - The two (2) top responses were sidewalk conditions and safety concerns.
- **Access Improvements** → Better access is most needed to Irvin Park, Business/Retail areas, David S. Ammerman Trail and to the West Branch Susquehanna River

Heritage Resource Awareness -

Respondents were also asked to describe their level of awareness and use of existing Heritage Resources in and around Curwensville. The results indicate that residents/visitors frequently use Bilger's Rocks and the resources in the PA Wilds Region. Respondents said they were not aware of the Lumber Heritage Region, the Susquehanna River Greenway, the Susquehanna River Trail and the West Branch Susquehanna River Byway. Additional promotion of these resources is needed.

Other Comments -

Space was provided to allow respondents to provide any other comments they felt relevant to the future of Curwensville. The following provides an unedited summary of the responses. As shown, the range of responses were categorized into six (6) categories.

Category	Comments
Business	<ul style="list-style-type: none"> • I grew up and lived primarily in Clearfield, Glen Richey, and Grampian, attended Curwensville Alliance (still refer to it as my home church) and immensely promote Clearfield County whenever possible and through my website (Clearfield-County.Com) and FB page. However, after retiring from the USAF, my immediate family needed a better, sustainable life, thus why I have chosen to remain in the suburbs of MD. I would love to return to Clearfield County as this remains my beloved home county. However, the reality is that the job market is not great. I participated in this survey because I continue to see and read articles that businesses a slowly closing but not many new businesses are moving in, except maybe "Dollar Stores." Industry, large businesses, etc, need to be brought in to turn the financial corner for Curwensville or any other area. Otherwise, our towns will fade away. If we can bring sustainable, long-term jobs back to our area...I'll be moving back home with my current family of 7. • I love living in Curwensville! Just wish I could shop here. We need a new dollar general and a car wash. • If someone owns a commercial retail building, they need to use it as such. Use it or lose it. • New Business or expansion of existing • The land behind the school is just sitting empty and doing nothing for this town. sell the land cheap so industrial jobs come into the area which will in return create more jobs for people in the Borough and will generate more money for the community allowing it to grow or at least stay the same. The area is business owners 60+ and we are starting to lose a lot of them. • This town was once a great town with a lot of industrial businesses that attracted a people. With industry or jobs comes money and that brings investment into properties that in return makes our town look good and bring a lot of other positive things. I believe making the town attractive for development both business and residential brings money that in turn would bring the town back to where it was and even better. Code enforcement can't just pick on specific people at the complaints of neighbors while the business downtown fall apart to include his own home with an unregistered vehicle in his parking lot which is against code. I believe blighted properties should be made public and offered to whomever wishes to fix it up before it's just torn down. • The streetscape could use a lot of attention. Borough workers should be allowed to clean streets of grass, stones and obstructions

Category	Comments
Events and Activities	<ul style="list-style-type: none"> • Better promote what we do have Look around at other similar communities and see what works for them. Create some activities for kids, use what we do have available. • Have more town events involving local businesses, clean up poor town properties. Example: Branding Iron building and other properties that resemble the same condition. • Just make more entertainment a priority.
Government	<ul style="list-style-type: none"> • Borough government needs to be more proactive and consistent in leadership and planning rather than reactive. • The Borough council needs to set positive goals that they want to see for the future. Act, not react!! • You never see any Council members at any of the events in town...Numerous Farmers markets, Curwensville Days Etc. You have got to quit bossing people around and maybe get out and appreciate what people do in this town.
Recreation	<ul style="list-style-type: none"> • A public pool hasn't been mentioned anywhere in recreation. When the new pool was built at the school it was to be for public benefit, but the public has to go elsewhere to swim year round. This is another great activity for ALL of our citizens in the CSD area to enjoy. Can it be put in the plan? • Dog park in Irvin Park would be nice as proposed • I would suggest trying to buy the vape store and turn that into an urban playground area or something similar to eliminate that wore down section. This will also give local people in that section of town more recreation opportunities. With visually pleasing fencing for safety, of course.
Youth Involvement	<ul style="list-style-type: none"> • Getting the younger generations more involved with welcoming arms and open minds to fresh new ideas. • More youth activities are needed and opportunities for young people. If the youth is not retained in the local area, there will be no one to continue local businesses and fill civic and government positions. Youth is the future. • We need more younger adults (with families) on the borough council to advocate for what our families need in the area. We have a beautiful park that isn't used for its full potential. We have a beautiful river that we could better utilize for recreation.

Category	Comments
Visual Appeal and Atmosphere	<ul style="list-style-type: none"> • Make downtown look better • Curwensville is a great town that maintains a family oriented, small, tight knit atmosphere. We need to continue to maintain that, but with the deterioration of buildings/infrastructure it makes staying in the town discouraging. • Increase Borough and Pike Borough police protection. Need to get the drug problem under control. • Curwensville is a wonderful town with a wonderful school. Community involvement is like any other! But the local government and volunteer committees need to have better connections to ensure Curwensville keeps flourishing. • Just keep all areas cleaner • More handicapped accessible places • Roads are a big issue. The main intersection in town is in need of repair. Not sure why it would take years to finally get the Snappy's entrance fixed. Still have construction signs at the Irwin hill light and the hasn't been construction for months. I do not go to meetings anymore because people took things personally and this town still looks the same. Are tearing the house down or not on Irwin hill? Still there's till looks bad. • This is a great community to raise a family. Please keep it that way! • We need to improve the appearance of the town so it will be a place people want to come to and dine and shop here. We also need new businesses to come in and provide employment for residents. • We should have the cutest main street in the state

Growth and Development -

There is a strong desire for more well-planned growth and development in Curwensville.

Answer Options	Response Percent
I favor encouraging growth and development in and around areas that presently have adequate utilities and/or road access.	55%
I favor encouraging development in those areas where development has not yet occurred even if it requires constructing, improving or extending utilities and highways.	41%
I feel the Borough has adequate development, therefore, I do not favor encouraging any new growth or development.	1%

Land Use Regulations -

There is a strong directive that development regulations are needed to guide growth and development in Curwensville.

Answer Options	Response Percent
I feel that development regulations are needed to assure well-planned and orderly development and to avoid future problems and conflicts	86%
I feel that the development regulations are not needed to assure well-planned and orderly development and to avoid future problems and conflicts	14%

EXISTING CONDITIONS PROFILES

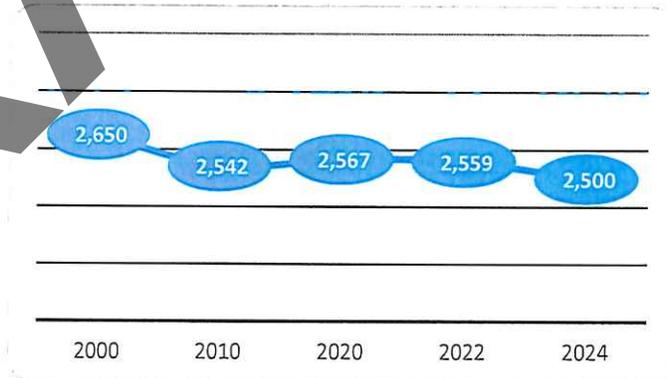
The Curwensville Borough is approximately 2.2 square miles in size. The Borough is situated in Pike Township near the Center of Clearfield County. The County was formed in 1804; Pike Township was organized in 1813, Curwensville was settled in 1799 and incorporated as a Borough on February 3, 1851. Curwensville is located approximately six (6) miles from Clearfield Borough, which is the county seat. Curwensville is the second oldest town in the County.

- Curwensville is named for the land that John Curwen founded. John Curwen obtained 351 acres of land on the banks of the Susquehanna River on December 10, 1798. Curwen laid out a town of 48 lots and named the settlement Curwensville.
- The 1824 completion of the Erie Turnpike (from the Jefferson County line in Luthersburg, Curwensville, Blue Ball, and Philipsburg) spurred increased settlement.
- In 1924 the town supported two steam tanneries, the Crescent Fire Brick Works, a blouse factory, a printing establishment, a lumberyard, a milk depot, two banks, and a number of stores.
- Curwensville was one of the many lumbering cities that flourished mainly due to the access to the West Branch of the Susquehanna River.

The following profiles use the most US Census American Community Survey 2022 5-year Estimates. Data specifying a 2000, 2010 or 2020 year are from the US Decennial Census.

Population Profile

Curwensville Borough has experienced a mild population decline over the past 20+ years. As shown in the table and the graphic, since 2000, the Borough's population decreased by approximately 150 persons (-5.66%). Since 2010, the population decreased by only 42 persons (-1.65%). In comparison, Pike Township's population decreased by 182 persons (-7.85%) since 2000. Clearfield County's population also declined, by 8.42%, since 2000.

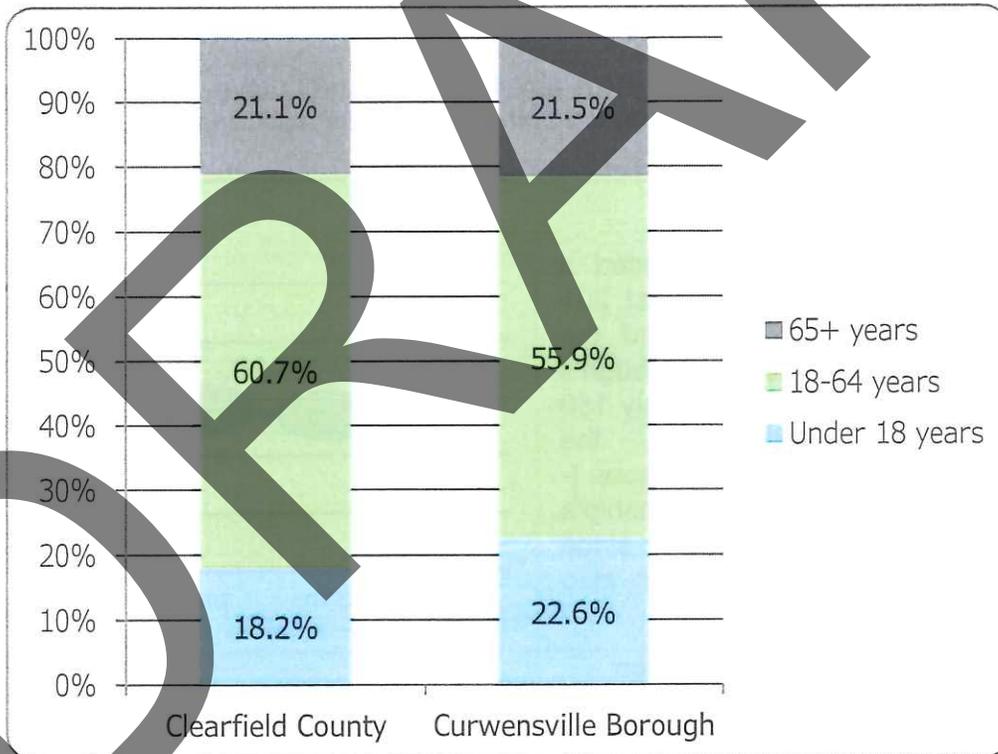


Municipality	Population					% Change	
	2000	2010	2020	2022	2024 (est.)	2000-2024	2010-2024
Curwensville Borough	2,650	2,542	2,567	2,559	2,500	-5.66%	-1.65%
Pike Township	2,316	2,314	2,308	2,288	2,134	-7.85%	-7.78%
Clearfield County	83,380	81,642	80,562	77,904	76,356	-8.42%	-6.47%

Age

An age profile for Curwensville Borough is displayed in the table and graphic below. The Borough has a slightly younger population than what is found elsewhere in Clearfield County. The Borough has a higher percentage of its population under 18 years of age (22.6%) in comparison to the County (18.2%). The Borough has a similar percentage of its population over 65 years (21.5%) than the County (21.1%). The Median Age of Borough residents (38.9) is below what is found in Clearfield County (45.2).

Factor	Clearfield County	Curwensville Borough
Under 18 years	18.2%	22.6%
18-64 years	60.7%	55.9%
65+ years	21.1%	21.5%
Median Age	45.2	38.9



Economic Profile

This subsection profiles various economic characteristics in Curwensville Borough/

Workforce

The following provides a general employment profile for the Borough . As shown, a large portion of Borough residents over 16 years of age are participating in the labor force. The labor force participation rate information describes that portion of the population in the Civilian (non-institutional) Labor Force or those who are actively seeking a job. The participation rate for the Borough is higher than found throughout the County. However, the unemployment rate is also higher than what is found in the County.

Factor	Clearfield County	Curwensville Borough
Population 16 years and over	66,993	1,997
Labor Force Participation rate	55.4%	60.3%
Unemployment rate	6.0%	9.0%

Transportation to Work

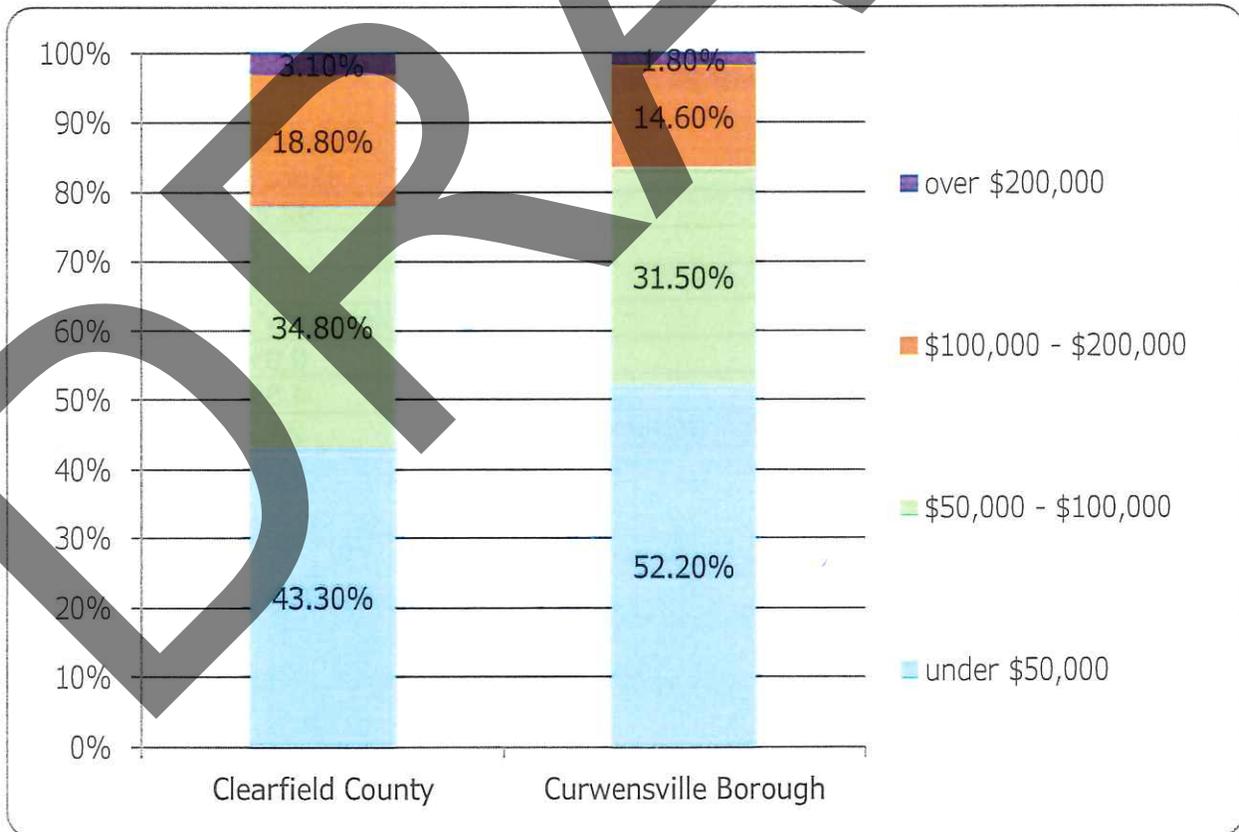
It is not surprising that a high percentage of Borough residents use some kind of motor vehicle to get to their place of work. This shows that having an effective transportation system that connects to surrounding municipalities is important. The mean travel time to work for Borough residents is just over 24 minutes.

Factor	Clearfield County	Curwensville Borough
Car, Truck or Van	89.5%	92.2%
Drove alone	79.7%	79.8%
Carpooled	9.8%	12.4%
Public Transportation	0.2%	-
Walk/Bicycle	2.7%	0.9%
Work at Home	6.5%	4.8%
Mean Travel Time to Work (minutes)	25.9	24.2

Income

Median income is a barometer of wealth that divides the income distribution into two equal groups, half with income above that amount (i.e. the “median”) and half with income below. The information presented below summarizes and compares median incomes and income ranges for Curwensville Borough and Clearfield County. Per Capita and Median Household Incomes for Curwensville are below the County. A high percentage (52.2%) of Borough households earn under \$50,000 a year. It is noteworthy that a lower percentage of households earn over \$100,000 and \$200,000 a year in comparison to the County.

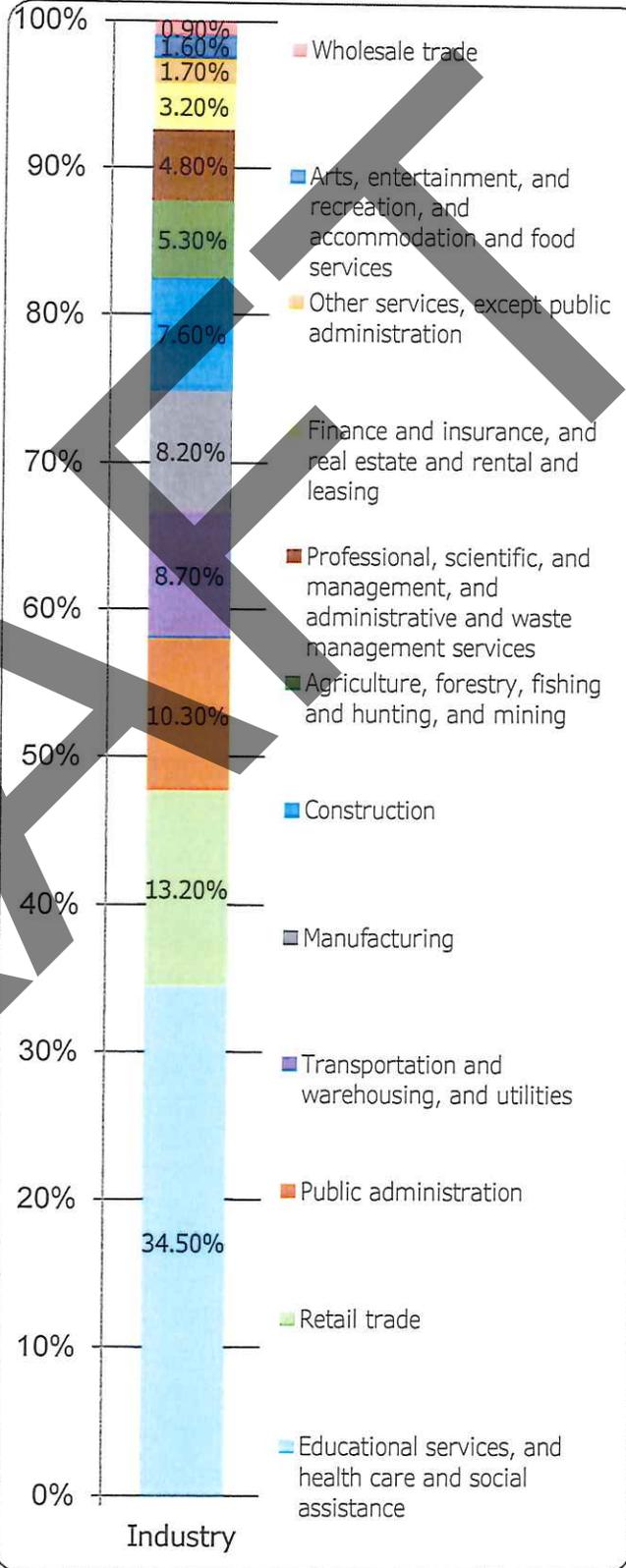
Factor	Clearfield County	Curwensville Borough
Per Capita Income	\$29,950	\$25,860
Median Household Income	\$56,982	\$46,726
under \$50,000	43.3%	52.2%
\$50,000 - \$100,000	34.8%	31.5%
\$100,000 - \$200,000	18.8%	14.6%
over \$200,000	3.1%	1.8%



Type of Employment

The table below shows the number of Borough residents employed in a range of industries. The data suggests a relatively good level of economic stability and some diversification among areas of employment. Of note is the relatively high percentage of employees within the Educational, Health Care and Social Assistance category. Over 10% of the employed residents are also in the Retail Trade and Public Administration sectors.

Industry Description	#	%
Educational Services, and Health Care and Social Assistance	378	34.5%
Retail Trade	145	13.2%
Public Administration	113	10.3%
Transportation and Warehousing, and Utilities	95	8.7%
Manufacturing	90	8.20%
Construction	83	7.6%
Agriculture, Forestry, Fishing And Hunting, and Mining	58	5.3%
Professional, Scientific, and Management, and Administrative and Waste Management Services	53	4.8%
Finance and Insurance, and Real Estate and Rental and Leasing	35	3.2%
Other Services, Except Public Administration	19	1.7%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	18	1.6%
Wholesale Trade	10	0.9%



Type of Occupation

The tables below show the number of Borough residents employed in certain types of occupations. The data suggests that most residents are in some type of management, business, service, and arts occupations.

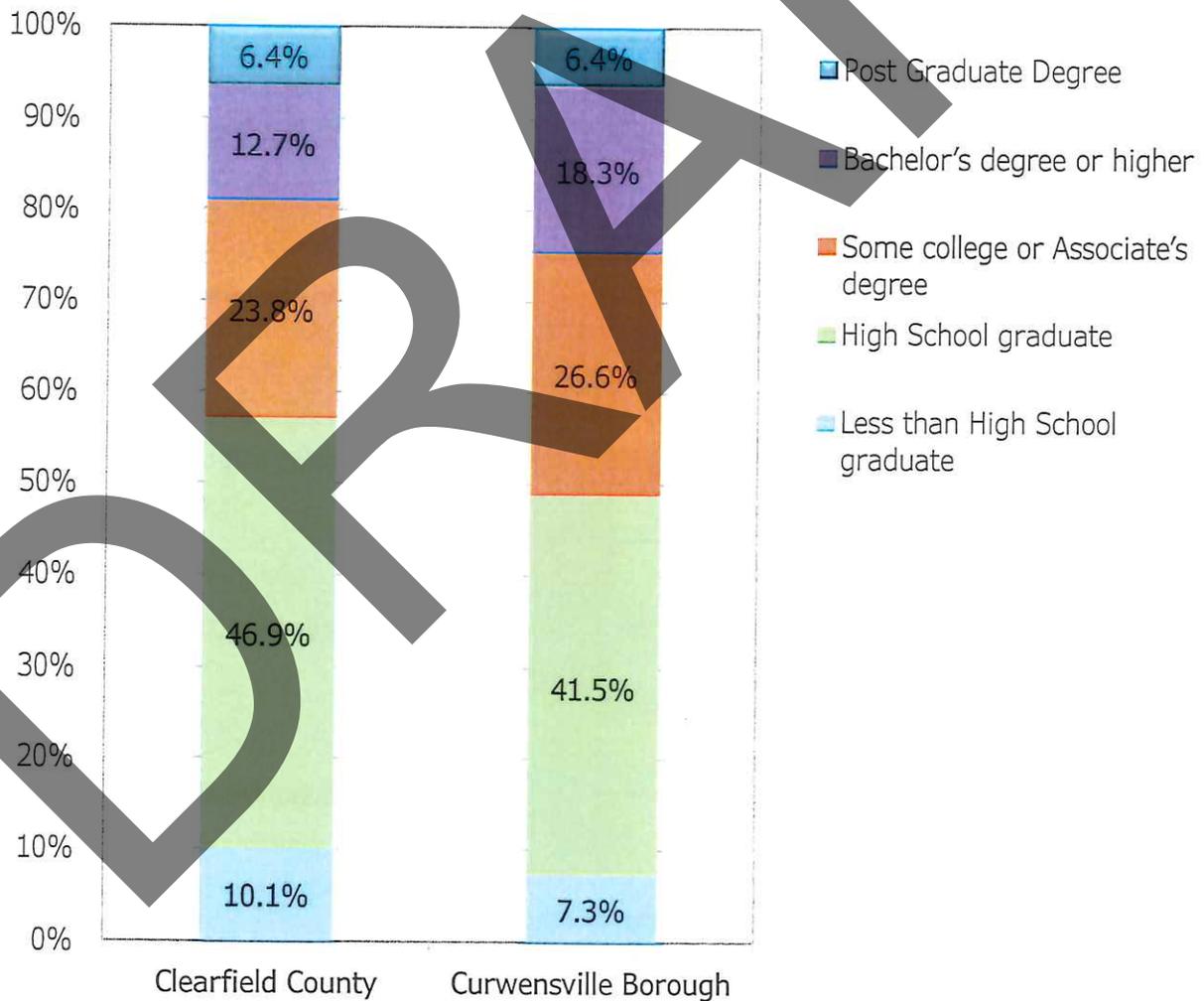
Industry Description	#	%
Management, business, science, and arts occupations	424	38.7%
Sales and office occupations	248	22.6%
Production, transportation, and material moving occupations	176	16.0%
Service occupations	144	13.1%
Natural resources, construction, and maintenance occupations	105	9.6%



Educational Attainment

The following highlights Educational Attainment information for Curwensville Borough and Clearfield County. The Borough has a lower percentage of residents that have less than a High School graduate than the County. The percentage of Borough residents that have some College experience or an Associate’s degree is greater than what is found in the County. Interestingly, the percentage of Borough residents with a Bachelor’s degree or higher is also higher than what is found across the County.

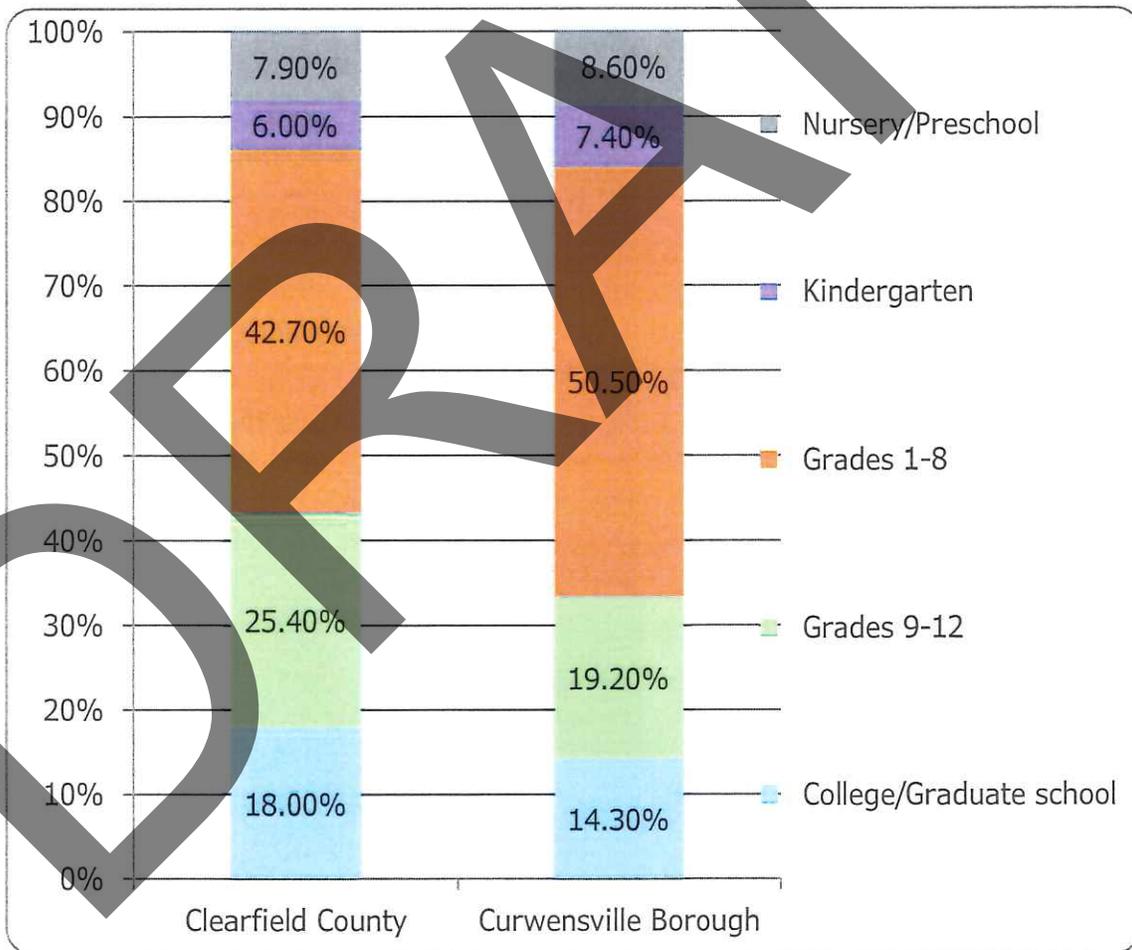
Factor	Clearfield County	Curwensville Borough
Less than High School graduate	10.1%	7.3%
High School graduate	46.9%	41.5%
Some College or Associate’s degree	23.8%	26.6%
Bachelor’s degree or higher	12.7%	18.3%
Post-Graduate degree	6.4%	6.4%



Educational Enrollment

The following highlights Education Enrollment information for Curwensville Borough and Clearfield County. As shown below, the Borough has a higher percentage of students enrolled in Kindergarten, Nursery/Preschool and grades 1-8, than the County. Interestingly, the Borough also has a lower percentage of students in grades 9-12 than the County. The percentage of Borough residents that are enrolled in some type of College or Graduate School is also lower than the County.

Factor	Clearfield County	Curwensville Borough
Population 3 years+ enrolled in school	13,935	537
Nursery/Preschool	7.9%	8.6%
Kindergarten	6.0%	7.4%
Grades 1-8	42.7%	50.5%
Grades 9-12	25.4%	19.2%
College/Graduate School	18.0%	14.3%



Housing Profile

This subsection profiles various characteristics of the housing stock in Curwensville Borough .

Housing Occupancy

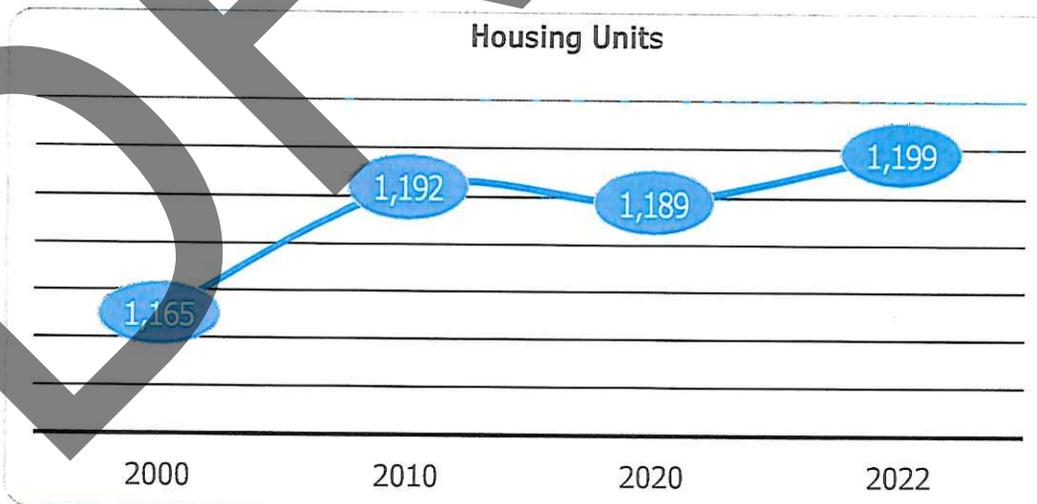
The information below provides current housing characteristics in Clearfield County and Curwensville Borough . The Borough currently has just under 1,200 housing units. The Borough has a higher occupancy rate than the County. However, the Borough has a much higher percentage of units that are renter-occupied than the County.

Factor	Clearfield County	Curwensville Borough
Total Housing Units	38,157	1,199
Occupied housing units	31,741 (83.2%)	1,079 (90.0%)
Owner occupied units	24,695 (77.8%)	743 (68.9%)
Renter occupied units	7,046 (22.2)	336 (31.1%)
Vacant housing units	6,416 (16.8%)	120 (10.0%)

Housing Trends

The number of housing units in the Borough has remained relatively unchanged since 2000. The number of housing units has only increased by approximately 3% (34 units) since 2000.

Factor	Curwensville Borough			
	2000	2010	2020	2022
Total Housing Units	1,165	1,192	1,189	1,199



Households and Families

The table below provides an overview of households for Clearfield County and Curwensville Borough. A household is defined as being one or more persons (i.e. related or unrelated) living in the same dwelling unit. The percentage of households in the Borough with one or more people under 18 years of age is higher than what is found in the County. The percentage of Households with one or more people over 65 years of age is slightly less than what is found in the County. However, single person households, with the householder being over 65 years of age, are higher than what it found in the County. Overall, the average size of households in the Borough is smaller than what is found in the County.

Factor	Clearfield County	Curwensville Borough
Total Households	31,741	1,079
Households (total) with Children under 18 years	25.6%	29.8%
Households (total) with one or more people over 65 years	36.7%	35.0%
Married-Couple Households with Children under 18 years	14.9%	16.0%
Single Person Households	30.4%	31.5%
Single Person Householder 65-yrs and older	15.0%	18.5%
Married-Couple Households	48.9%	37.5%
Average Household Size	2.36	2.28

Housing Values

The information below provides housing values of owner-occupied units in Clearfield County and Curwensville Borough. The Borough has a higher percentage of housing units with a value less than \$100,000 than the County. Nearly half of the housing units in the Borough have a value under \$100,000. However, the Borough has a higher percentage of housing units with a value between \$100,000 and \$200,000 than the County. Overall, the median value of owner-occupied houses in the Borough is lower than what is found in the County.

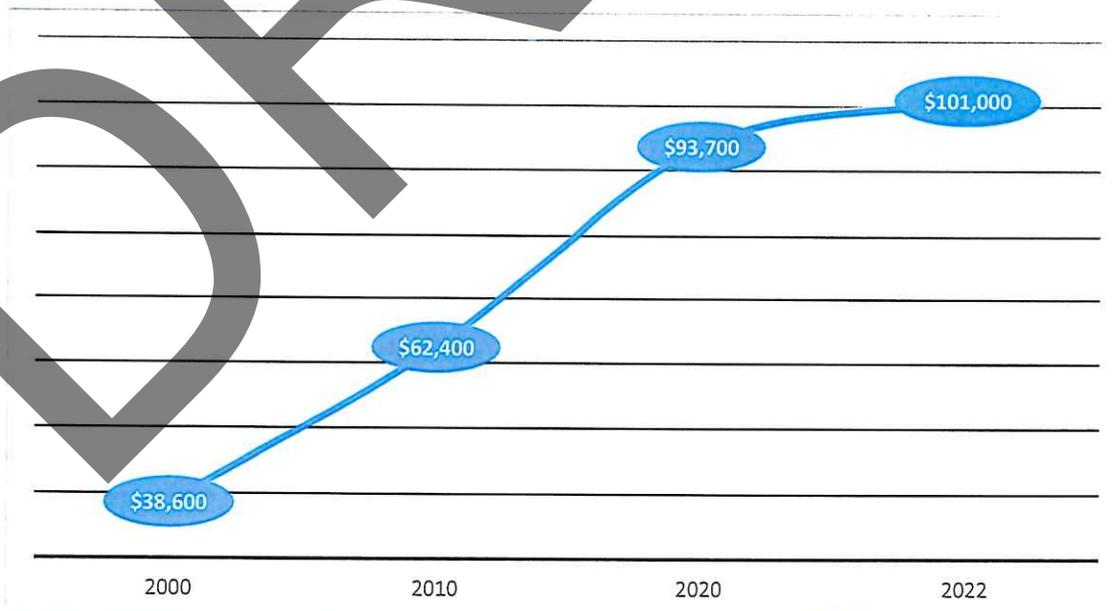
Housing Value Profile – Owner Occupied Units

Factor	Clearfield County	Curwensville Borough
Under \$100,000	41.5%	49.1%
\$100,000 - \$200,000	34.7%	41.5%
\$200,000 - \$300,000	15.3%	6.1%
\$300,000 - \$400,000	4.4%	2.2%
Median Value	\$118,300	\$101,000

Housing Value Trends

The information below provides a housing values trend for Curwensville Borough . It is notable that housing values in the Borough have increased by over 161% since 2000.

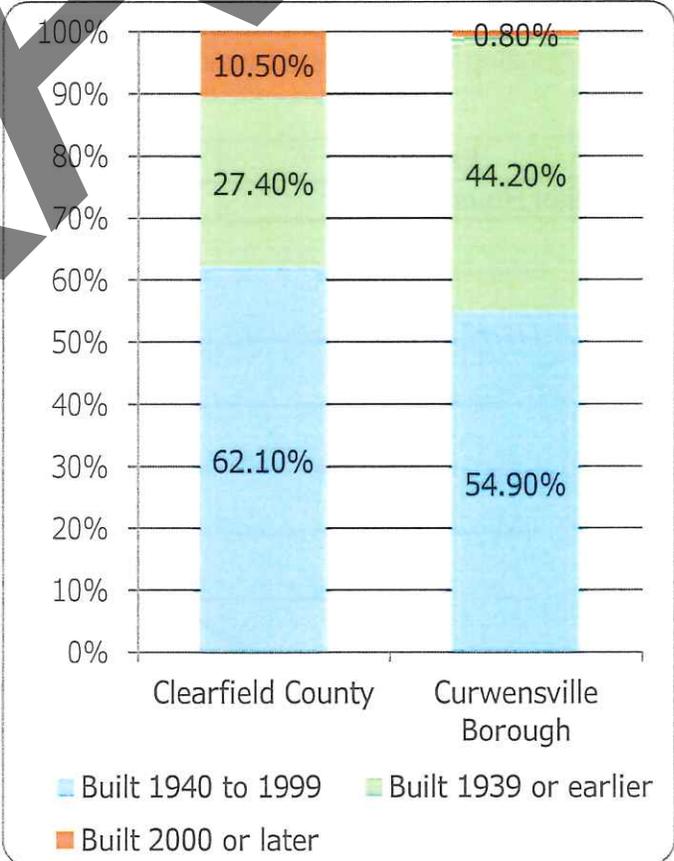
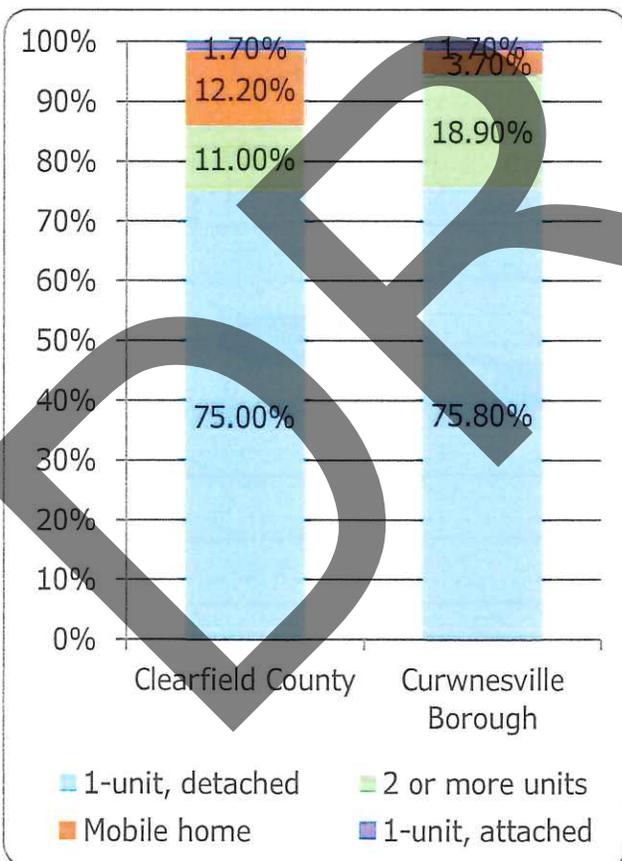
Factor	2000	2010	2020	2022
Median Housing Value	\$38,600	\$62,400	\$93,700	\$101,000



Housing Characteristics

The following table and graphs highlight the types of housing units found in Curwensville Borough. Comparison information is also provided for Clearfield County. Single-family detached homes are the most found housing unit type in the County and Borough. The Borough has a much higher percentage of multi-unit housing than the County. The Borough has a much lower percentage of mobile homes than the County. The age of housing in the Borough is much older than what is found throughout the County. Most homes in the Borough are over 85 years old. A very small percentage of homes in the Borough are less than 25 years of age.

Factor	Clearfield County	Curwensville Borough
UNITS IN STRUCTURE – TOTAL UNITS		
1-unit, detached	75.0%	75.8%
1-unit, attached	1.7%	1.7%
2 or more units	11.0%	18.9%
Mobile home	12.2%	3.7%
YEAR STRUCTURE BUILT		
Built 2000 or later	10.5%	0.80%
Built 1940 to 1999	62.1%	54.9%
Built 1939 or earlier	27.4%	44.2%



EXISTING RESOURCES

Curwensville Area School District

The Curwensville Elementary and Curwensville Jr./Sr. High school campuses are located in the Borough. The District maintains fields and play equipment for school related purposes. The District serves the residents in Curwensville, Grampian and Lumber City and Ferguson Township, Greenwood Township, Penn Township and Pike Township. There are approximately 1,000 students enrolled in the District.

Municipal Park System

Irvin Park is Curwensville Borough's only municipal park. It is located along the West Branch of the Susquehanna River and offers activities such as playground apparatuses, tennis and basketball courts, fishing access, pavilions, picnic tables, and a band shell. The Park is mostly wooded, level and well located to serve the residents of the community and surrounding areas. There are several family sized pavilions available for picnics and reunions. Irvin Park features a nice band shell and is the setting for the Curwensville Days celebrations during one full week in the month of July. Irvin Park is also home to Curwensville Little/Senior League Associations' baseball fields. These include the Curwensville Little League Field and Sherman Fields.

The Curwensville Lake Recreation Area

Curwensville Lake is located on Route 453 approximately 4 miles south of Curwensville Borough. The Curwensville Lake Recreation Area is a US Army Corps of Engineers operated recreation area located on the shores of the 790-acre Curwensville Lake. Curwensville Lake offers many opportunities including biking, hiking, boating, and fishing. The Curwensville Lake Recreation Area is a fee based recreation area. Recreation opportunities at the Lake include:

<ul style="list-style-type: none"> • No horsepower limit boating 	<ul style="list-style-type: none"> • Fishing and Sand Beach Area
<ul style="list-style-type: none"> • 200 Picnic Tables and 22 Grills 	<ul style="list-style-type: none"> • Five picnic
<ul style="list-style-type: none"> • 52 electric RV sites 	<ul style="list-style-type: none"> • 3 Rustic Cabins
<ul style="list-style-type: none"> • 3 primitive tent sites 	<ul style="list-style-type: none"> • 6 Children's Play Structures
<ul style="list-style-type: none"> • Sand Volleyball Court 	<ul style="list-style-type: none"> • Dog Park

David S. Ammerman Trail

Once known as the Clearfield and Grampian Trail. The name was changed to the David S. Ammerman Trail in 2011 in memory of the man who championed turning the abandoned rail corridor into a recreational trail. The trail is located through Curwensville Borough, and at its closest, is approximately 1-mile from Irvin Park. The David S. Ammerman Trail offers opportunities for walking, jogging, and biking along its course. There are also several opportunities for stops to enjoy the scenic beauty of the area, with picnic tables available at around 2.5 miles, 4 miles and 6.7 miles outside of Grampian. Several railroad bridges remind you of the commerce that was important to the area when the railroad was built in the late 1860s and 1870s. The first two bridges on the trail are located in Curwensville.

North Central Pennsylvania Greenway Plan

The Plan provides the North Central Pennsylvania Region, including Clearfield County and Curwensville Borough, and partner organizations with a flexible framework for decision-making on issues related to Greenways, including the conservation of the region's natural, cultural, historic, and scenic resources, trail improvements, and economic development opportunities. This Plan contains specific implementation strategies to implement the Greenways vision for existing and future generations of North Central Pennsylvania residents. The Plan contains many recommendations and implementation strategies for Clearfield County as well as for surrounding counties such as Elk, Cameron, Clinton, Centre, Cambria, and Jefferson. The Plan recommends the following actions relevant to Curwensville Borough

- The Borough of Curwensville should work closely with the Curwensville Area School District to utilize the on-site facilities throughout the year.
- Apply for grants through DCNR to obtain monies for trails and recreational facilities within Curwensville Borough.
- Apply for grants through DCNR to obtain monies for the updating and improving of Irvin Park.
- Connect the David S. Ammerman Trail to the downtown area in Curwensville Borough.
- Connect the David S. Ammerman Trail to the Industrial Park (adjacent to Irvin Park) with a clear and inviting entrance.
- Establish directional signs throughout Curwensville Borough for those who venture off of the David S. Ammerman Trail into the Borough.
- The Plan recommends that Curwensville Borough develop/implement a trail town related approach.

Susquehanna River Greenway and Water Trail

Curwensville is within the Susquehanna River Greenway Corridor. The Susquehanna River Greenway is recognized as a corridor that connects people and places together. The Susquehanna Greenway links natural, cultural, historic, and recreational resources along the 500-mile corridor of the Susquehanna River in Pennsylvania. It also creates a basin-wide organization for resource management and community conservation.

Curwensville is located along the West Branch of the Susquehanna River Trail. This section of the Susquehanna Greenway is the most remote section along the corridor. It meanders amidst a scene of enchanting woodlands and wildlife, with charming river towns nestled along the banks. The Susquehanna Greenway identifies Irvin Park as a local Park and identifies it as having River Access at River Mile 185.

Bilger's Rocks

Bilger's Rocks is a private recreation park located approximately six (6) miles west of Curwensville. Bilger's Rocks features 300 million year old rock formations covering 20 acres. The formations tower up to 50 feet above ground level. The surrounding area is intricately laced with hills, mountains, and river valleys that generally follow the Appalachian mountain range in a northwest to southeast direction. Bilger's Rocks is located along the Allegheny section of the Appalachian mountain range.

Heritage Areas

Curwensville Borough is located within the Lumber Heritage Region of Pennsylvania and the Pennsylvania Wilds Conservation Landscape Initiative (CLI). The Lumber Heritage Region is a 15-county, 12,500 square mile area of north-central Pennsylvania that is tied by its historic connection to forest resources and lumbering. The Lumber Heritage Region is marketed as a region known for its dense forests and connection to nature. The Lumber Heritage Region of Pennsylvania is a 501(c)(3) corporation that oversees the management, interpretation, marketing, and tourism efforts associated with the heritage region, with the goal of capitalizing on the history of the lumber industry to preserve the area's resources and sense of place.

A companion program to DCNR's Heritage Areas, DCNR launched the Conservation Landscape Initiative (CLI) in 2004. The CLI is a collaborative process of working in large regions across Pennsylvania while providing state-level support to local governments, community leaders, funders, businesses, non-profits, and individuals, to help communities protect their sense of place and the natural assets that make them unique. The Pennsylvania Wilds CLI, a 12½-county region in north-central Pennsylvania, promotes forest products, outdoor recreation, and nature tourism as significant contributors to the region's character and economy.

West Branch Susquehanna River Byway

The Pennsylvania Department of Transportation (PennDOT) established the Pennsylvania Byways (PA Byways) program in 2001 to identify and designate corridors with cultural, historical, recreational, archaeological, scenic, and natural qualities and outstanding features throughout the commonwealth. The West Branch Susquehanna Byway offers seventy-two (72) miles of winding roads showcasing historic, archeological, cultural, recreational, natural and scenic rarities that are inherent of Clearfield County. West Branch Susquehanna River Scenic Byway passes through 11 townships and 5 boroughs, on the way between Clearfield and Cherry Tree. The Byway follows PA Route 969 in Curwensville. During the nineteenth and early twentieth centuries, the Susquehanna River was a lifeline of historic Clearfield County. The River served as the lumber transport system that fueled the once-booming economy. The Byway was named after the River because of its historical significance, but also because the byway provides access to the abundance of recreational opportunities that the Susquehanna River offers, both on its banks and in its waters. PennDOT designated this corridor as Pennsylvania's 19th Byway in March 2012.

Natural Resources

The Clearfield County Natural Heritage Inventory (2004) does not identify any Biological Diversity Areas, Landscape Conservation areas or other areas containing sensitive habitats in Curwensville Borough. The Inventory does note the importance of maintaining the riparian buffer to the West Branch of the Susquehanna River.