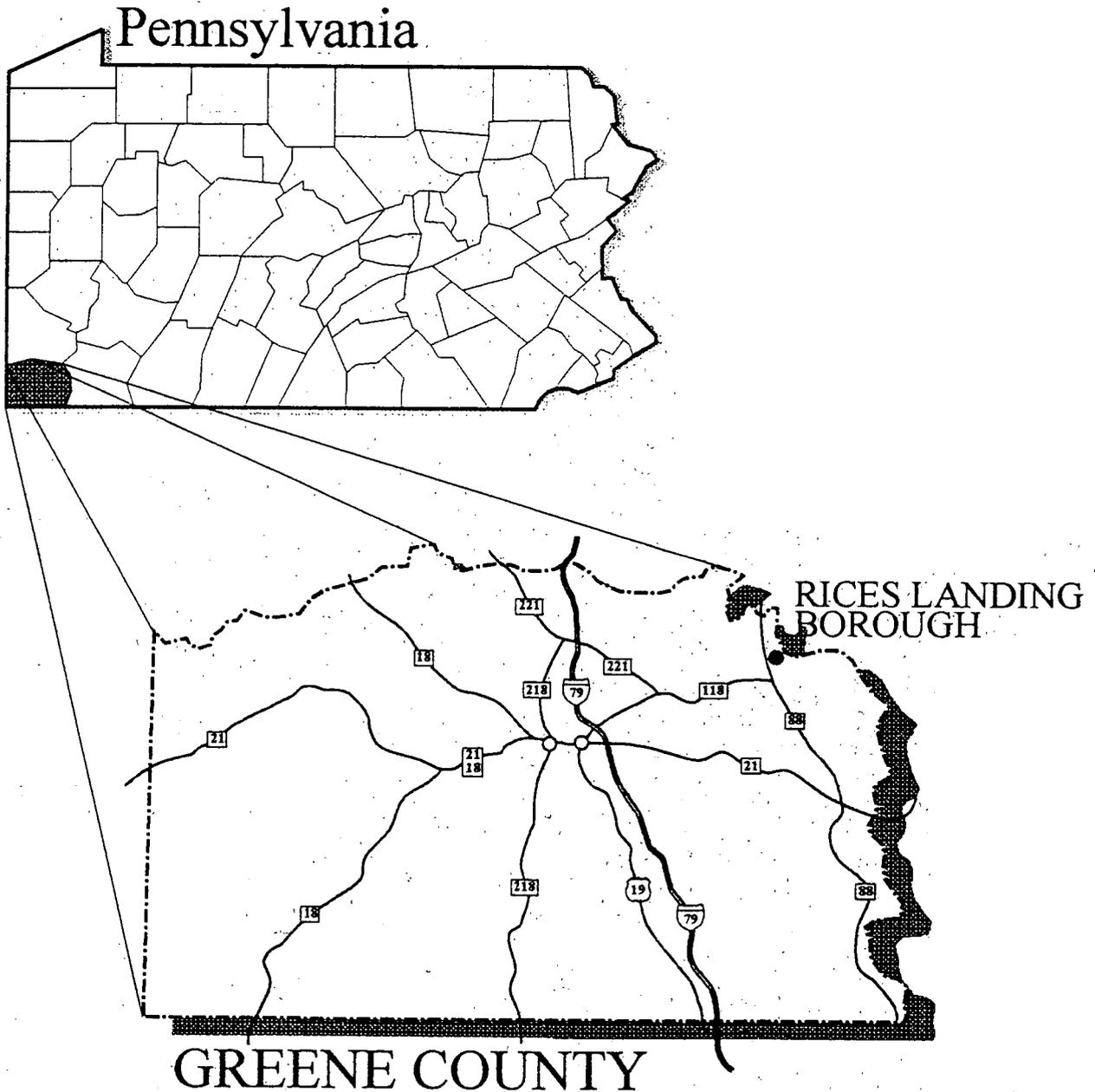


# RICES LANDING BOROUGH Comprehensive Plan



**1996-1997** Rices Landing Borough Council  
Rices Landing Borough Planning Commission

RICHARD C. SUTTER and ASSOCIATES, Inc.  
Comprehensive Planners/Land Planners  
Historic Preservation Planners

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**RICES LANDING BOROUGH  
Greene County, Pennsylvania**

**COMPREHENSIVE DEVELOPMENT PLAN**

Prepared for:  
**RICES LANDING BOROUGH COUNCIL**

Prepared by:  
**RICHARD C. SUTTER & ASSOCIATES, INC.**  
Comprehensive Planners/Land Planners/Historic Preservation Planners  
The Manor House, PO Box 564  
Hollidaysburg, Pennsylvania 16648

1996-1997



January 30, 1998

Rices Landing Borough Council  
Community Building  
100 Water Street  
Rices Landing, Pennsylvania 15357  
Attention: William Cosec, President

**RE: COMPREHENSIVE PLAN FOR RICE'S LANDING BOROUGH**

Ladies and Gentlemen:

Attached kindly find the Comprehensive Plan for Rice's Landing Borough. This Plan represents the cooperative efforts of the Rice's Landing Borough Council, Rice's Landing Planning Commission, and the Community Planning firm of Richard C. Sutter and Associates, Inc. over the past twenty four (24) months.

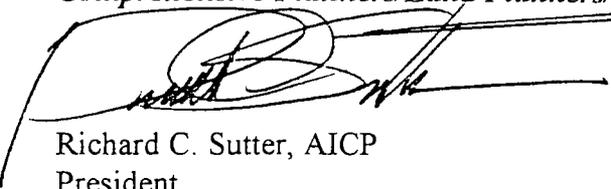
This Comprehensive Plan is intended to act as a guide upon which elected public officials can base their everyday planning and development decisions in such a manner as to insure the future orderly growth and development of Rice's Landing Borough. The Plan cannot be looked upon as a static document but rather as a flexible guide for revitalization and development of the Borough which must be refined as changes in community conditions and attitudes occur over time. In subsequent phases of the planning program, an ongoing process of plan evaluation, updating, and refinement will be conducted plus an ongoing process of plan implementation will be initiated.

Speaking upon behalf of my associates and me, we have thoroughly enjoyed this most challenging undertaking and look forward to the initiation of the next phase of the Planning Program, that of the preparation of implementation strategies and ordinances.

With best personal regards.

Very truly yours,

RICHARD C. SETTER AND ASSOCIATES, INC.  
*Comprehensive Planners/Land Planners/Historic Preservation Planners*



Richard C. Sutter, AICP  
President

xc: Pennsylvania Department of Community and Economic Development

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## ACKNOWLEDGMENTS

Completion of a project as complex as the Volume I, Background Studies involves a variety of disciplines and much time and effort upon the part of the participants. A number of people and the planning consulting firm have contributed to this volume. We would like to extend our acknowledgment and thanks to the following:

### **Rices Landing Planning Commission**

Dave Smith, Chairman  
Charlotte Blaker  
Nancy Duket  
John Shafer

### **Rices Landing Borough Council**

William Cosec, President  
Debra Haring, Secretary  
Ronald Teegarden  
Damon Neroni  
John Underwood  
Linda Smith  
Thomas Teegarden  
Fay S. Guesman

### **Public Participation**

Remo Bertugli, Mayor  
Murray Kline, Fire Chief  
Chris Bertugli  
Ben Roseberry  
Phyllis Roseberry  
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Shirley Devilling

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### **Planning Consultants:**

Richard C. Setter and Associates, Inc.  
Comprehensive Planners/Land Planners/Historic Preservation Planners

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## INTRODUCTION

This Plan marks the completion of a cooperative effort over the past two years which was directed to the preparation of the Comprehensive Plan for the Borough of Rice's Landing, Greene County. Based upon the collection and analysis of data describing development in the past, as it presently exists, and forecasts of anticipated growth and development, the plan was conceived with the major goals in mind -- those of conserving and preserving existing community resources, revitalizing the physical, economic, and historic resources of the Borough, and generally laying the groundwork to insure the future orderly growth and development of the municipality.

The fact that the Comprehensive Plan has been completed, however should not be interpreted to mean that the boroughs' planning program is completed. In actuality, the completion of this Plan marks the beginning of the very vital phase of the planning program -- that of implementation. It is now that the concepts and recommendations contained in the Comprehensive Plan must be acted upon to help the Borough to realize their goals and to solve problems.

The process of comprehensive community planning is a systematic and continuing process intended to aid in solving current problems and in providing for future needs. The process includes the identification and continuous refinement of Goals, Objectives, Tasks, and Projects; collection and analysis of pertinent data; consideration of alternative courses of action; policy decisions based upon selected courses of action; coordination of "local level" plans and programs with the activities affecting the development of the surrounding area and county; formulation, maintenance, and updating of the Comprehensive Plan on an ongoing basis; and improvements programming and other measures such as ordinances for implementing the Plan. Comprehensive Community Planning most commonly is involved with: Land Use, Transportation, Community Facilities, Public Utilities, Housing, and the Economy, and other aspects of the physical, economic, and social development of significance to a particular municipality.

The process of Comprehensive Community Planning includes: (1) assessing the needs and resources of the municipality; (2) formulating goals, objectives, policies, and standards to guide the long-range physical, economic, and human resources development of the municipality; (3) preparing plans and programs, therefore, which (a) identify alternate courses of action in the spatial and functional relationships between the activities to be carried out thereunder; (b) specify the appropriate ordering in time of such activities; (c) take into account other related factors affecting the achievement of the desired development of the area; and (d) providing an overall framework and guide (or blueprint) for the preparation of functional and project development plans.

In addition to providing policy guidance to the Borough Council and the Planning Program, the Planning Committee acts as a forum for identifying, discussing, and solving community problems and provides a direct liaison between the borough and the Planning Program.

The plan elements presented within this Comprehensive Plan are borough-wide in scope. The countywide plans underway at the County level are more general in nature. However, of paramount importance is the necessity to insure that these "local level" plans are developed within the context of Countywide Comprehensive Planning. In the case of each constituent municipality, their considerable importance is recognized to the entire County and its future development. For this reason, it is particularly important to insure that the planning and development within each municipality is in the proper relationship with the Countywide plans of the County. Through the

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proper coordination of planning and development at both the "local" and Countywide levels, it is the intent of the planning process to eliminate any costly duplication of efforts, to maximize the benefits to be gained through proper planning, and to work toward the achievement of the mutual goal -- that of insuring the future orderly growth and development of the Borough of Rice's Landing, and generally, making the Borough a better place in which to live and work.

### **Purpose**

The purpose of this Plan is to provide long-range direction to the future growth and development of Rice's Landing by providing a general framework to guide future development in such a manner as to achieve the Planning and Development Goals and Objectives. The Plan is intended not only to present solutions to existing problems but also to identify anticipated future problems and recommend courses of action for their solution.

Comprised of a number of closely integrated elements -- Land Use Plan; Housing Plan; Transportation Plan; Community Facilities/Utilities Plan; Environmental Plan; Economic Base Plan; Municipal Financial Plan, and related planning statements -- the Comprehensive Plan is most necessary to establish a general framework which will guide future orderly growth and development of the borough. It is the aim of this Plan that it be utilized by the elected and appointed public officials plus the private sector within the borough as a guide for evaluating and making future development decisions as to their desirability and positive contribution to the overall community of the future.

### **Scope**

The scope of this Strategy is broad in nature since it applies to the entirety of both boroughs. Having been prepared at the borough wide level, this Plan does not go to the level of detail usually associated with individual project plans. It encompasses, however, the broad structure and provides a general framework for development throughout the borough. In providing a general framework to guide future growth and development throughout the borough, most every community component has been considered.