

Greentree

Greentree is a relatively new neighborhood in the Borough of State College. Few of the homes in this neighborhood date back more than 50 years. It is a quiet, suburban-style community that is close to many community amenities. The neighborhood is bounded by the western Borough Boundary, Orchard Park and State High to the south and east, and Westerly Parkway to the north. It is in close proximity to the Welch Pool, SCASD High School, Our Lady of Victory Catholic Church and School, the YMCA, and the Westerly Parkway shopping center. Greentree is well-known for its “Twelve Days of Christmas” display that is organized by residents living along Sparks Street. This display attracts many residents from around the greater State College area during the holiday season.

The Greentree neighborhood is among the newest of the Borough’s neighborhoods. The northernmost portion of this

neighborhood, between Saxton Drive and South Sparks Street, was annexed into the Borough in the mid 1950s and homes were constructed throughout the mid 1950s and 1960s. Land area that comprises the remainder of the neighborhood was later annexed and subdivided in order to create the Greentree Development. According to historic building permit records, groups of approximately 5 homes were built at a time and then sold beginning in the early 1970s. Most of the homes in the neighborhood were constructed by the mid 1980s.

The Greentree Association was formed in the early 1980s so that neighbors could get together to socialize and share concerns. Since its formation, the association has organized various events and activities for Greentree residents, such as the annual neighborhood garage sale and picnic. In 2013, many Greentree residents, along with other community members, participated in a day-long volunteer project to build the Kaboom! Playground in Orchard Park. Neighborhood leadership regularly shares important information and updates about community and government events through their Yahoo Group and Facebook page. The Association has also frequently represented the interests of its homeowners in the neighborhood with regards to rental housing permitting issues, future development opportunities, and zoning concerns.

The neighborhood remains today as one of the few Borough neighborhoods that is zoned completely for single-family residences and open space. It also exists as one of the Borough’s neighborhoods with the highest rates of homeownership and households with children, and is among those with the lowest number of Student Home permits. Residents cite the neighborhood’s increasing home values and proximity to the SCASD High School and other community amenities as attractive qualities for new Borough residents.

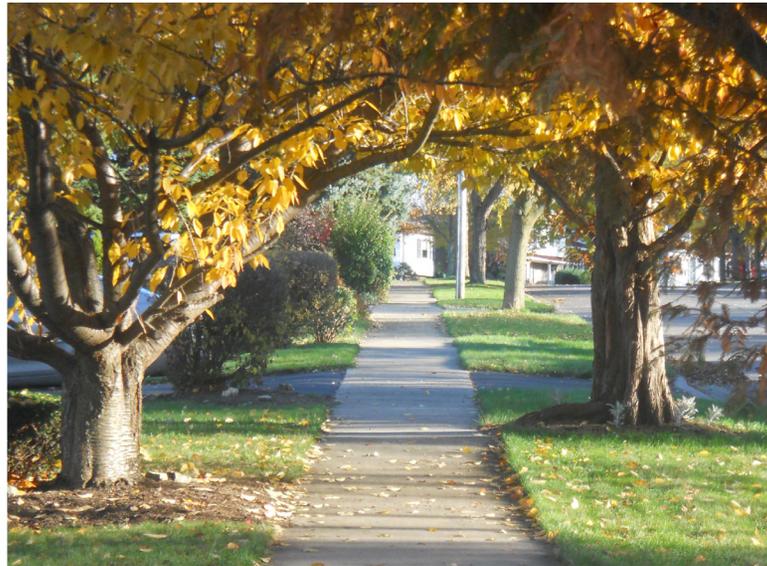


Neighborhood Characteristics

The population of Greentree according to the 2010 Census was 923. This represents 2.2% of the total population of the Borough and a **X% increase in the neighborhood's population since 1990.**

The age of Greentree residents is indicative of many families residing in the neighborhood. While the largest percentage of residents fall within the 45-64 age group, with 31.9% of residents. However, the second largest age group are those under 18 years old, representing 24.3% of the neighborhood population. Within 31% of the neighborhood's housing units reside families with children, which is the highest rate among the Borough's neighborhoods. Additionally, the 18-24 year old age group, which is the presumed undergraduate student age, represents only 4.6% of the neighborhood's population.

Of the neighborhood's 359 Occupied Housing Units, 93.3% are owner-occupied and 6.7% are renter-occupied. Greentree



is one of few Borough neighborhoods in which a significant majority of the housing in the neighborhood is maintained as owner-occupied. According to the Borough's Registered Student Home list in December of 2013, there were 5 single-family homes or duplexes with student home permits in the neighborhood. This represents just over 1% of the occupied housing units in the neighborhood.

Land use has been and is still predominantly single-family, owner-occupied housing with a few rentals scattered throughout. These rentals are not concentrated in one particular area of the neighborhood, and instead seem to be well-integrated into the neighborhood character. (See the [Land Use map on page 31](#) and the [Housing Tenure](#)

Greentree by the Numbers

Population (2010)	923
% of Borough	2.2%
Age of Residents (2010)	
Under 18	24.3%
18-24	4.6%
25-34	7.7%
35-44	12.1%
45-64	31.9%
65 & up	19.4%
Occupied Housing Units (2010)	359
Owner-Occupied	93.3%
Renter-Occupied	6.7%
Increase in Units since 1995	X%
Registered Student Homes (2013)	5

map on page 37.)

According to the Centre Region Planning Agency's Growth Forecast Map for 2009-2040 there were no areas within the neighborhood boundaries that were indicated as suitable for future development or redevelopment. However, given that the neighborhood shares a boundary with Ferguson Township and is located near the commercial and civic amenities along Westerly Parkway and Waupelani Drive, development and redevelopment activities in those areas can impact the Greentree neighborhood. In 2013, upgrades were made to the nearby Westerly Parkway Shopping Center and a process to prepare a plan for a renovated SCASD High School was initiated.

The neighborhood is within walking distance of the State College Area School District's High School, Our Lady of Victory Church and Elementary School, the Welch Pool,

Orchard Park's playground and other recreational facilities, Holmes-Foster Park and the Westerly Parkway Plaza, which includes a grocery store, gym and several restaurants. The neighborhood is primarily surrounded by other suburban-style developments, including other single family neighborhoods located in Ferguson Township, and the multi-family housing developments in the Orchard Park neighborhood area. (See the Community Facilities map on page 41.)

While the neighborhood's aesthetics and ambiance are attractive, residents occasionally cite the lack of trees and street lights. In fact, the Pennsylvania Department of Conservation and Natural Resources indicated that the neighborhood has the greatest opportunity for increasing tree canopy of any of the Borough's neighborhoods. Just 32% of the management zone which includes both the Greentree and Orchard Park neighborhoods has mature tree coverage, most of which is located in Orchard and High Point



Neighborhood SWOT Analysis

parks.

Due to the curvilinear nature of the neighborhood's streets, and the fact that Bayberry Drive is the only through street, the State College Borough Public Works Department does not consider the neighborhood's streets to be of high concern from a traffic management standpoint. Residents do cite some localized issues with speeding on Bayberry Drive and an increased parking and traffic demand when sporting events and other activities take place in Orchard Park. There is some potential for future impacts on traffic by new park and residential developments along Whitehall Road and Blue Course Drive, but these impacts have not yet been studied. Parking issues are minimal in the neighborhood. In fact, Greentree neighborhood is the only Borough neighborhood in which on-street parking is not regulated.

The neighborhood has access to two CATA Bus routes on Bayberry Drive and Westerly Parkway. These routes lead to downtown and campus, and connect to the Science Park Road area and Pine Grove Mills. The Orchard Park bike path runs along the southern edge of the neighborhood and residents can access it either from the intersection of Bayberry and Blue Course Drives or along Westerly Parkway next to the Welch Pool. This path connects with a series of paths and on-street routes that lead to downtown and campus, as well as regional shared-use paths in Ferguson Township, such as the Blue Course Drive path. (See the [Transportation Systems map on page 39.](#))

Strengths

Greentree neighborhood residents feel that their neighborhood is a safe, quiet neighborhood that is family-oriented and a place where neighbors know each other. They feel that the limited number of rental units and the fact that young families with children are moving in will spark future home improvements in the neighborhood and help protect property values. Residents observe that homes in their neighborhood sell quickly. Residents feel that their neighborhood is centrally located in relation to many State College and regional amenities—it is in close proximity to Corl Street Elementary and State High, the Parkway Plaza, Orchard Park and bike paths. The neighborhood is well connected to the rest of State College through walking, biking and CATA access, which also makes the neighborhood's proximity to downtown and campus a strength for residents. Neighborhood ambiance



is created through neighbor's relations and traditions such as the 12 Days of Christmas and the church bells from Our Lady of Victory.

Weaknesses

Residents felt that one of the greatest weaknesses of the neighborhood was related to traffic. The neighborhood experiences speeding and reckless driving on through streets such as Bayberry and Saxton Drives, and notice that traffic problems increase during school and sporting events. Neighborhood residents also felt that overhead utilities were a weakness both from an aesthetic standpoint and for the risk of power failures during storms. Some residents felt that the neighborhood is too dark, lacking both street lighting and pedestrian-scale lighting. Finally, a resident felt that the fact that the neighborhood does not have access to natural gas as an energy source was a weakness.

Opportunities

Residents felt that the greatest opportunity for the neighborhood would be to maintain the consistency and integrity of the homes and nearby facilities in order to protect property values and the high quality of life in the neighborhood. Some other opportunities residents thought would help maintain the neighborhood's character included: traffic calming, such as installing stop lights at Blue Course and Bayberry and at Saxton and Westerly Parkway; upgrading the grocery store and other retail opportunities at Westerly Parkway Plaza; and extending natural gas lines to the neighborhood.



Threats

Residents typically felt that the threats to their neighborhood's character stem from development decisions around Greentree. One issue that neighbors felt could threaten the neighborhood would be the relocation and redevelopment of the State College High School. Residents were concerned with the zoning of the school's properties and what the future uses could be. Additionally, residents mentioned development that is happening in Ferguson Township and whether those developments will have traffic impacts on the neighborhood, particularly at areas like the intersection of Bayberry and Blue Course Drives. While Greentrees is currently majority owner-occupied housing, residents felt that more turnover to renter-occupied housing could be a threat to the neighborhood's stability.



SWOT at a Glance

- + Ambiance, maintenance of housing, quiet, safe
- + New families move in, increase in property values
- + Proximity to SCASD schools, Westerly Parkway Plaza
- + Orchard Park, bike paths
- + Walkable, bikeable, CATA access
- Traffic, speeding result of nearby events
- Aesthetics of overhead utilities, impact of storms
- Lack of street and pedestrian lighting
- No natural gas service
- Maintain the consistency and integrity of homes
- Maintain nearby public and private services
- Traffic calming, stop lights
- Enhance Westerly Parkway Plaza, more retail uses
- Extend natural gas lines to neighborhood
- X Development in Ferguson & College Townships
- X Relocation of SCASD High School, Corl Street Elementary
- X Zoning of school properties
- X Future development opportunities for West Campus, Ferguson & Patton Twps
- X Conversion to renter-occupied housing
- X Location of neighborhood Boundaries