

Tusseyview

Tusseyview is an attractive, stable neighborhood made up of a single-family residences, duplexes and some apartment buildings and comprises the southernmost portion of the Borough. The neighborhood was formulated from several annexations and subdivisions that took place in the 1950s and 1960s. Homes in the neighborhood are characteristic of residential architecture and construction in the mid to late 1900s and the early 2000s.

Today, the neighborhood is roughly bounded by South Atherton Street, Whitehall Road, Waupelani Drive and the residences along Oneida Street to the east of the Westerly Parkway Plaza. The southern border between State College Borough and College Township runs along the perimeter of this neighborhood. Several streets within this neighborhood cross into College Township.

The neighborhood remains primarily as a single-family residential neighborhood and is zoned almost exclusively for those uses. With the exception of the properties that front South Atherton Street, the neighborhood is zoned for and maintained as residential uses. Tusseyview is bounded by a series of commercial and civic uses along its northeastern edge. This includes a series of small offices, restaurants, hotels, school buildings and the Foxdale Village Retirement Community. While the proportion of residences in the neighborhood that are rented has increased over the years, the neighborhood has maintained its single-family character.

The neighborhood is in close proximity to many commercial, recreational and public uses. The lack of connectivity for the neighborhood via CATA Bus routes and bike routes is offset by the proximity to Westerly Parkway Plaza's grocery store and pharmacy, the SCASD High School and recreational amenities such as the Welch Pool and Orchard Park.

The Tusseyview Neighborhood Association is active with its residents, hosting several neighborhood meetings, picnics and other activities throughout the year. The Association is unique in that it identifies its boundaries slightly differently than this neighborhood plan. The Association communicates with and provides information to the residences immediately adjacent to the neighborhood in College Township, and the multi-family residences along Waupelani Drive. Because of these differences, it is important to note that this Neighborhood Plan discusses only the characteristics of the portion of the neighborhood outlined on the [Neighborhood Map on page XX](#).



Neighborhood Characteristics

The population of Tusseyview according to the 2010 Census was 995. This represents 2.4% of the total population of the Borough and a **X% increase in the neighborhood's population since 1990.**

The Tusseyview neighborhood has one of the lowest percentages of residents aged 18-24, the presumed college student age. The age patterns of this neighborhood tend to suggest there are somewhat larger families living in Tusseyview when compared to other neighborhoods. Within 13% of the neighborhood's housing units reside families with children. Partially due to the location of Foxdale Village Retirement Community in the neighborhood, and the stability of the neighborhood for residents to live in it for a long time, the highest percentage of neighborhood residents are in the 65 and older age group, with 35.1% of residents.



Of the neighborhood's 469 Occupied Housing Units, 49.5% are owner-occupied and 50.5% are renter-occupied. Therefore, the mix of owner-occupied and renter-occupied housing units is evenly balanced. According to the Borough's Registered Student Home list in December of 2013, there were **19 single-family homes or duplexes with student home permits** in the neighborhood. This represents roughly **4% of the occupied housing units in the neighborhood.**

Land use has been and is still predominantly single-family, owner-occupied housing with rental homes scattered throughout. Many of these rentals are concentrated in the northeastern part of the neighborhood along and near the Atherton Street and Waupelani Drive corridors. The

Tusseyview by the Numbers

Population (2010)	995
% of Borough	2.4%
Age of Residents (2010)	
Under 18	16.1%
18-24	12.2%
25-34	13%
35-44	8.3%
45-64	15.1
65 & up	35.1%
Occupied Housing Units (2010)	469
Owner-Occupied	49.5%
Renter-Occupied	50.5%
Increase in Units since 1995	XX%
Registered Student Homes (2012)	19

number of occupied units has XXX since 1995, most likely as undeveloped lots were developed and as single-family homes grew to accommodate small apartments and rooms for let. (See the Land Use map on page 31 and the Housing Tenure Map on page X.)

According to the Centre Region Planning Agency's Growth Forecast Map for 2009-2040 the neighborhood is essentially built out; only a few opportunities for the construction of new single-family homes on vacant lots were identified. The map also identified several properties along Marilyn Avenue behind the Ramada Inn on South Atherton as an opportunity for future multifamily housing development. In 2013, a new student housing complex was developed along Waupelani Drive immediately adjacent to the Tusseyview neighborhood. This student housing complex, with units located in both the Borough and College Township, provides cottage-style living for 587 residents with many amenities,

including a pool and other recreation facilities.

In addition to the commercial uses that border the neighborhood on South Atherton Street, and in the Westerly Parkway Shopping Center, there are a number of other civic and public amenities within and immediately surrounding the neighborhood. For example, the Friends School of State College and the State College Area School District High School lie on the boundaries of the neighborhood. Several churches are adjacent to the neighborhood and there are three small parks within the neighborhood. Additionally, the neighborhood is in close proximity to the Welch Pool and Orchard Park. Some areas of the neighborhood afford views of the Tussey Mountain Ridge and undeveloped land to the south of the Borough. The Pennsylvania Department of Conservation and Natural Resources indicated that the neighborhood has one of the lowest percentages of mature tree cover of all of the Borough's neighborhoods Just 26%



of the neighborhood's land area has mature tree coverage. (See the [Community Facilities map on page 41.](#))

Despite the heavy volumes of traffic on South Atherton and Waupelani Drive, traffic and transportation issues are minimal within the neighborhood. There are many cul-de-sacs and dead end streets which limit the amount of through traffic in the neighborhood. Some problems exist with speeding on South Allen Street, because it is a wide street with few stop signs. Additionally, the intersection of Allen Street, Atherton Street and Waupelani Drive presents several traffic and safety concerns. Previous attempts to reconfigure this intersection were not successful, but this continues to be a intersection of concern for both the Borough and the neighborhood's residents. Other transportation considerations include the portion of Whitehall Road that is adjacent to the neighborhood. This stretch of road is currently owned by the Pennsylvania Department of Transportation (PennDOT), and could be

considered for a turn back to the local municipal control if PennDOT and the municipalities can negotiate agreeable terms. (See the [Transportation Systems map on page 39.](#))

Atherton Street and Waupelani Drive carry heavy volumes of CATA bus traffic. These routes provide connections to campus, downtown, and the commercial and residential areas along South Atherton and Orchard Park. While these routes pass through the neighborhood frequently, there are only a few access points for Tusseyview residents wishing to use the buses. These are located along Waupelani Drive and the Westerly Parkway Plaza, and along Atherton Street, primarily near the intersection of Waupelani Drive and Atherton Street. There are bike routes located along Waupelani Drive, Allen Street, north of its intersection with Atherton Street, University Drive and Whitehall Road. However, there are no bike routes that run through the neighborhood.



Neighborhood SWOT Analysis

Strengths

Tusseyview residents feel that their neighborhood has high quality housing that is stable—there is little turnover among neighborhood residents. In addition, residents felt it was a strength that there are not an overwhelming number of student residents. Residents observe that the limited number of through streets in the neighborhood help mitigate traffic issues and result in limited traffic noise, particularly in areas such as Oneida Street and on West South Hills Avenue. Residents enjoy the neighborhood open spaces as well as the fact that the Westerly Parkway Plaza and the SCASD High School are within walking distance. Many also feel that their neighborhood is in close proximity to campus.

Weaknesses

Many of the residents' state weaknesses for Tusseyview were



related to traffic and parking issues. For example, while residents generally felt it was a strength that there were few through streets, they also acknowledged that it makes it difficult to access the neighborhood, and one of the main entry points—the intersection of South Atherton, South Allen and Waupelani Drive—is a very dangerous one. Residents have observed that Oneida Street is recently becoming a cut-through traffic route, perhaps because of the Waupelani Drive construction (that took place in 2013), and that peak traffic times can lead to gridlock at the intersection of Oneida Street and Westerly Parkway. There have been some observed issues with motorists not obeying traffic laws, such as speeding on Waupelani Drive and drivers using the turn lane on Westerly Parkway to bypass other traffic. Some residents have observed a problem with non-resident parking in the neighborhood—sometimes from high school students during the day and sometimes on football weekends.

Some residents feel that the parks in this neighborhood aren't as well maintained as other Borough Parks. Some residents have recently noticed an increase in nuisances from activities such as noise and parties, the migration of crows from campus and the recently installed Westerly Parkway Plaza sign, which is lit at night. Finally, residents expressed concerns that there seems to be a lack of cohesion in planning for this neighborhood, a lack of enforcement for rentals and student homes and poor communications of these issues on the part of the Borough and rental property owners/managers.

Opportunities

Residents felt that an opportunity for the neighborhood included the redevelopment of the Westerly Parkway Plaza to enhance its image and incorporate businesses and uses within

it that are convenient for the neighborhood to use. There was also a concern that there should be increased police enforcement like in the Highlands after the Retreat becomes occupied. Additionally, residents would like to see park maintenance improved with the possible addition of electricity in parks that do not currently feature it. Several residents also suggested that a bike connection could be made from the southern end of Allen Street to University Drive. Finally, residents felt that one of the biggest opportunities for the neighborhood would come from improved communications between the Borough and neighborhood residents—such as having a liaison for the residents, having more community dialogues like this meeting improving the navigation of and services on the Borough’s website.

Threats

Many of the neighborhood’s residents’ perceived threats in the neighborhood are related to the development of the Retreat student housing on Waupelani Drive. These threats included increased traffic, bus trips, non-resident parking on neighborhood streets, noise and foot traffic. Additionally, residents question the level of security for the new student housing and whether it will lead to an increase in petty crimes, like theft, in the neighborhood.

Other threats include the lax parking restrictions on home football weekends, the cut through traffic on Oneida Street as a result of the Retreat construction, and the functionality of the intersection at South Allen, South Atherton and Waupelani Drive. Owners feel that the 50/50 split of owner- and renter-occupied housing is a comfortable mix of housing. Because the neighborhood’s housing stock does not have amenities like newly constructed homes, residents are concerned that

more housing will be converted to rental housing. They also feel that the Retreat and any future development or conversion that might lead to additional rental housing is a threat to the stability of homeownership in Tusseyview. They also feel that the fee-in-lieu option for affordable housing requirements is a threat to those trying to find affordable housing in our community. Finally, some residents felt that because the neighborhood’s parks are very small and do not have the same level of maintenance that other parks have, there is a threat that they might become locations for future development.

SWOT at a Glance

- + Stability in housing and neighbors
- + Proximity to SCASD High School and Westerly Parkway Plaza
- + Limited traffic and noise on most streets
- + Open spaces
- Dangerous intersection at South Allen, South Atherton, Waupelani Drive
- Traffic, speeding and parking issues on Waupelani, Westerly Parkway, Oneida Street
- Communications between residents, landlords, Borough
- Parks not maintained as well as other Borough parks
- Redevelopment/enhancement of Westerly Parkway Plaza
- Information more accessible, more community dialogues
- Electricity and better maintenance in neighborhood parks
- X Traffic, parking, noise and safety impacts of Retreat
- X Increased ratio of renter-occupied housing
- X Fee in lieu option for affordable housing in new developments
- X Intersection of South Allen, South Atherton, Waupelani Drive
- X Neighborhood open spaces becoming developed