

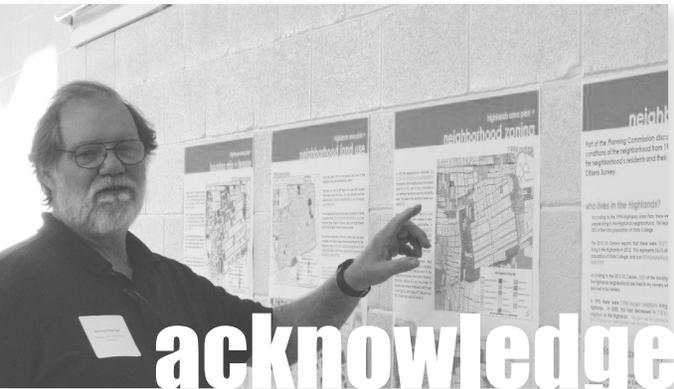
# State College Neighborhood Plan



A Plan for Neighborhood Sustainability in  
the neighborhoods of State College Borough  
Prepared by the State College Borough Planning Commission  
Adopted by State College Borough Council  
July 21, 2014







# acknowledgements

## 2012- 2014 Commissioners

Evan Myers, Chair  
Michael Roeckel, Vice Chair

Zoe Boniface            Anita Genger  
Charles Dumas        Rich Kalin  
Scott Dutt              Ron Madrid  
Jon Eich                 Erin Murtha

## Community Organizations

State College Borough Residents  
College Heights Neighborhood Association  
Greentree Neighborhood Association  
Highlands Civic Association  
Holmes-Foster Neighborhood Association  
State College South Association  
Tusseyview Neighborhood Association  
Vallamont Association  
Off Campus Student Union  
University Park Undergraduate Association  
Interfraternity Council  
CED 475 & SUS 200 Courses, Spring 2013

## Borough Staff

Carl Hess, AICP, Planning Director  
Anne Messner, AICP, Senior Planner  
Meagan Tuttle, Planner  
Denise Rhoads, Staff Assistant  
Courtney Hayden, Communications Coordinator  
Joyce Eveleth, AmeriCorps Member  
Lauren Muthler, AmeriCorps Member  
Greg Melbourne, GIS Intern

## Community Meeting Venues

Grace Lutheran Church  
Our Lady of Victory Church  
Easterly Parkway Elementary  
Unity Church of Jesus Christ  
South Hills Business School  
Church of Christ  
Paterno Catholic Student Center  
HUB-Robeson Student Center



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Planning Worksheet #3  
Neighborhood Safety Analysis

Planning Worksheet #2  
Neighborhood Walking Audit

Planning Worksheet #1  
Mental Map of your Neighborhood

GH Meeting 2013

**\*Enter your email address\***  
To receive Planning Commission  
Agendas and Information

..... how to use this plan .....

## what is in this plan?

This Plan has been prepared so that residents can learn about their neighborhood and the Borough as a whole, and understand the vision for the Borough's neighborhoods in the future. Read on to find out what you can expect to learn about, where to find it, and what it all means.



### current conditions (page 17)

Here, residents can learn about what is happening in the Borough and its neighborhoods. This includes information about the Borough's population, its housing stock, transportation, community facilities, environmental characteristics and even future development.

This section also provides a profile of each neighborhood. The profiles give a brief history, highlight the neighborhoods' unique characteristics, and a summary of the input that was shared with the Planning Commission during the neighborhood's SWOT Analysis meeting.



### the vision (page 135)

The goals and recommendations of the Plan can be found in this section, which is organized around the three themes that emerged during the planning process. For each theme, several goals have been identified along with recommendations which will provide guidance for implementing the goals.

This section also provides a profile for each neighborhood. While many of the Plan's goals are applicable to most of the Borough's neighborhoods, some are more important to particular neighborhoods than others. These profiles will help residents understand which goals are a priority for their neighborhood as well as locations within the neighborhood where they might apply.

*In the Plan, residents can learn about the Borough, its neighborhoods, the vision for the future and how the vision will be achieved.*

*The Plan can be used to evaluate the big picture for the community or focus on the details of an individual neighborhood.*



### reaching the vision (page 219)

An important part of this plan is the section which discusses how the goals can be implemented. This includes an analysis of what resources will be needed, who might be involved and how far in the future the activity might be. This section also talks about when the community should check in and evaluate its progress on implementing the goals.



### helpful resources

There are several appendices included in this Plan that provide helpful resources for residents. These include links to reports and websites that are referenced in the Plan as well as a summary of case studies from other communities that could provide helpful insights for implementing the Plan's recommendations.

## how to read this plan

This Plan contains many sections, with information about the Borough as well as each neighborhood. Because this is a detailed account of information, there are two ways to read the Plan to get the information you are most interested in. Each of these documents can be downloaded on the State College Borough website at: [www.statecollegepa.us/NeighborhoodPlan](http://www.statecollegepa.us/NeighborhoodPlan).

### Full Neighborhood Plan

This version of the Plan provides all of the background information and recommendations for State College as a whole as well as for each of the neighborhoods. This version is most helpful for Borough officials and staff, or residents that wish to see how their neighborhood compares to other Borough neighborhoods. This document also includes appendices with useful information, such as case studies and links to resources that contain more information about a specific topic.

If you choose to use this version of the Plan, the table of contents will be very important to help navigate through the sections of the document. Because this Plan is very thorough, it can be expensive to print. Therefore, hard copies of this Plan can be reviewed at the State College Municipal Building and the Schlow Centre Region Library.

### Abbreviated Neighborhood-Specific Documents

These documents also provide the general background information about State College. However, they contain only the SWOT analysis input and priority recommendations for a specific neighborhood. This version is most helpful for residents that wish to learn about their neighborhood and its priority issues. If you choose to use this version of the Plan, you will be able to most easily locate the neighborhood-specific information you're looking for in an abbreviated, printer-friendly version of the Plan.

### Key to the Plan

Because this document has been designed to represent the Borough as a whole, as well as its individual neighborhoods, there are a few things you should know about how to understand the Plan's details.

First, each neighborhood is represented by a color and an abbreviation, as listed below. When you see these icons, especially if they are listed alongside a recommendation, you'll know that this is an important element for the neighborhood.

 College Heights	 Tusseyview
 Highlands	 Orchard Park
 Vallamont	 Greentree
 Nittany Hills/Penfield	 Holmes-Foster
 State College South	 West End

Likewise, each of the Plan's goals is represented by an icon and a number. It is important to note that the numbers assigned to these goals are not representative of their priority; the numbers are simply an organizational tool. High priority goals for each neighborhood vary, and are noted in the neighborhood-specific documents. Throughout the plan, you'll see icons such as these, which represent the Plan's goals:



## how to use the recommendations

This Plan is meant to be informative for residents, community groups and local elected and appointed officials. Additionally, this plan will require the work and input of all of these individuals to implement its recommendations.

### borough residents

Residents are encouraged to explore the information about their neighborhood and the priorities for the future. Learning about what is currently happening and what is possible for the future can help residents become more aware of opportunities for improving the Borough's neighborhoods.

You may also find a recommendation in this plan that inspires you to engage in a community initiative that will help implement the Plan's goals. This action could take the form of becoming more active in a neighborhood association, applying to serve on a State College board or commission, or simply reaching out to lend a helping hand to a neighbor or community group.

Residents can continue to use the Citizen Planning Workbook. Although the process of preparing this Plan is complete, the task of monitoring the conditions of our neighborhoods will be ongoing. Utilizing the workbook activities will help alert Borough officials to changes or issues that should be addressed and highlight new ways in which the Plan's recommendations can be implemented.

### neighborhood organizations

Many of the recommendations in this plan deal with programs or initiatives that can be led by neighborhood associations. In fact, for some recommendations, the associations and their members are more equipped to provide outreach to residents, organize events and observe issues because

*Implementation of the Plan will require efforts by residents and community groups in addition to the work of the Borough's elected and appointed officials.*

they are actively involved in the day-to-day activities of the neighborhoods.

Engaging neighborhood associations in this plan will help ensure that the recommendations are implemented in a way that is meaningful to residents. This can also help improve the working relationship between neighborhoods and Borough officials. Additionally, neighborhood associations should share upcoming events, successes and other updates with the community in order to celebrate the positive things that are being achieved in our neighborhoods.

### borough officials

Borough officials and staff will also use this plan when setting goals, implementing policies and funding community improvements. This plan outlines priorities for the neighborhoods so that they may be incorporated into strategic planning, work programs, capital and operational budgeting, and outreach activities. This plan can also provide a tool for helping neighboring municipalities and community organizations understand the Borough's goals and how their work relates.



how the plan was prepared

## what is planning?

Planning is a process that allows us to establish a vision for State College. State College leaders work to ensure that this is a collaborative process involving citizens, representatives from the business community, civic leaders and other community groups. The goal of our planning activities is to inventory what currently exists and identify missing pieces and areas of opportunity. This assessment helps staff, elected officials and residents prepare strategies, programs and policies that will improve the quality of life in State College.

Sometimes, the planning process is thought to only consider land use and infrastructure issues that are associated with an individual project. However, planning cannot only consider physical improvements and regulations, but must also address the social, environmental and economic characteristics of State College. In addition to zoning and redevelopment opportunities, the Borough's planning efforts also include plans for improving housing opportunities, transportation, community building, employment, economic development and environmental concerns.

Neighborhood planning is one component of the planning process which addresses issues as they relate to specific areas of the community. This level of planning considers the individual needs and characteristics of each neighborhood as well as their relationship to the larger community. Neighborhood planning can be specific, sometimes focusing on one or more aspects of planning in greater detail than others. For example, a neighborhood plan may include more strategies related to community building and home-ownership than those addressing zoning and economic development.

Neighborhood planning takes into consideration the goals and objectives of region-wide and Borough-wide plans, and combines them with the priorities of each neighborhood.

This helps the community determine the best method for implementation of these goals. This process also showcases the resources that are needed to move plans forward, including money, infrastructure, time and human capital.

*Neighborhood Planning considers the individual needs and characteristics of each neighborhood as well as their relationship to the larger community.*

## a single neighborhood plan

The need for a single neighborhood plan for State College Borough became apparent as the Planning Commission was working on an update of the 1994 Highlands Area Plan. By the end of 2012, the Commission had participated in neighborhood planning meetings with the residents of the Highlands and was in the processes of reviewing a draft of the updated plan.

The Borough also had plans for the Holmes-Foster/Urban Village, College Heights and State College South/Nittany Hills/Penfield which were scheduled to be updated in the years following the Highlands Plan update. The Planning Commission felt that it would be beneficial to prepare a single neighborhood plan for all of the Borough's neighborhoods. The purpose of this new plan would be to identify common themes affecting all of the Borough's neighborhoods while also addressing the concerns of individual neighborhoods.

Therefore, in 2013, the State College Planning Commission and Borough Staff began working with residents to identify issues, draft recommendations and prepare a plan.

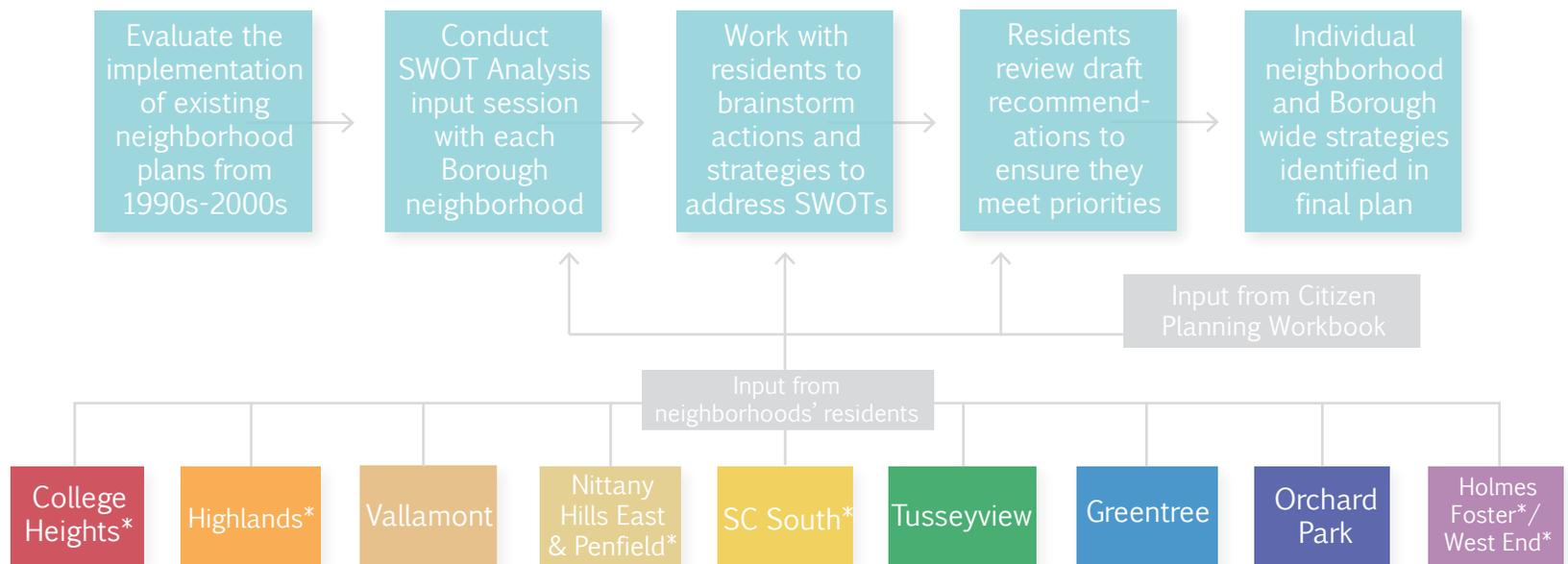
## 2013 planning process

The goal of the planning process was to ensure that the State College Neighborhood Plan was informed by residents and included strategies that could be implemented by residents, neighborhood associations, Council and Borough ABC's and staff. The Plan should help citizens learn about their neighborhood and understand how to get involved in implementing its goals. Most importantly, the Plan needed to include recommendations that are detailed enough that potential leaders could easily be identified and implementation could easily be tracked.

The planning process began with a review of existing neighborhood plans to determine what had been completed and what was still in progress. Staff also analyzed demographics and other trends taking place within each of the Borough's neighborhoods.

Following this review, the Planning Commission held an information gathering meeting with each neighborhood. These meetings gave residents the opportunity to share their impressions of their neighborhood's strengths, weaknesses, opportunities and threats (SWOT Analysis). Identifying these characteristics also provided insight on the issues that would be addressed in a completed plan.

Many issues were addressed in the SWOT Analysis meetings, and the input helped planners develop twelve goals for the Neighborhood Plan. When these goals were drafted, the Planning Commission held another meeting with each neighborhood to evaluate which of the goals were most important to each neighborhood. Residents were also asked to share any unique ideas they had for addressing these goals. Some of these ideas helped highlight individual actions that could be suggested in the Plan's recommendations.



*\*The asterisks indicate neighborhoods for which the State College Planning Commission or a Borough Planning Consultant had prepared a plan between 1994 and 2008.*

The next step was to prepare recommendations for each of these goals. Recommendations are the individual action steps that the community can utilize to implement the Plan. The Planning Commission hosted three additional community meetings to collect residents' feedback on the recommendations.

The final step was to share the draft Plan with Borough residents during an open house. The purpose of this open house was to show residents how their input had helped shape the Plan and to make sure that the goals for the Plan had been met. After some minor revisions, the State College Neighborhood Plan was completed by the Planning Commission in April of 2014 and forwarded to Borough Council for review. State College Borough Council adopted the plan in July of 2014.



*Residents from Holmes-Foster discussing ideas for improving neighborhood conditions with the Planning Commission and Borough staff.*

## Citizen Planning Workbook

Staff prepared a Citizen Planning Workbook to help residents get involved in the planning process. This guide discussed the importance of neighborhood planning, outlined the Planning Commission's goals for the final plan, and included resources that contained important information that residents might want to know.

It also included worksheets to help residents participate in the planning process even if they could not attend neighborhood meetings. One worksheet, a mental mapping exercise, encouraged residents to create a map of their neighborhood from their own memory. This type of exercise shows how people understand a place and what they view as the most important features of that place.

Another worksheet encouraged residents to evaluate the walking and biking routes within the Borough. The purpose of these evaluations was to gain an understanding of the maintenance of these routes and identify areas for improvements.

To accompany the SWOT Analysis that took place during meetings, another worksheet encouraged residents to list strengths, weaknesses, opportunities and threats. Finally, a worksheet with planning goals was added so that residents could indicate the ones they felt were of highest importance.

The workbook can be found on [www.statecollegepa.us/NeighborhoodPlan](http://www.statecollegepa.us/NeighborhoodPlan).

## a key neighborhood issue

Preservation of the Borough's neighborhoods is sometimes referred to as "neighborhood sustainability." This is frequently discussed as one of the most critical issues impacting the quality of life in the Borough. However, it is not always clear what neighborhood sustainability means.

In our neighborhood planning efforts, neighborhood sustainability does not refer to environmental sustainability. It refers to the livelihood of a community's social, economic and physical infrastructure. The Borough considers neighborhood sustainability to refer to excellent quality of life and systems working in a way that can be maintained. It is a state in which considerable effort is given to recognizing and building upon strengths and minimizing threats. It not only addresses the maintenance of positive characteristics, but also ensures that activities promote the continued success of the neighborhood long into the future. A sustainable neighborhood recognizes the values that are shared by its



*Many characteristics of the Borough's neighborhoods were identified as contributing to a high quality of life; these should be preserved through careful planning.*

residents and portrays them in a way that is observed by the larger community. In addition to preparing neighborhood plans, the Borough conducts several studies each year to understand what factors are impacting neighborhood sustainability.

One study is the Neighborhood Sustainability Report which outlines critical trends in the Borough's neighborhoods. The report analyzes housing, particularly conversions from owner-occupied housing to rental housing, ordinance violations, crime and other conditions and seeks to make connections to larger community issues that may contribute to these trends. Additionally, the Borough frequently partners with the National Research Center to administer the National Citizens Survey. The survey helps local leaders understand residents' overall impressions of quality of life, services and strength of neighborhoods and the community. When taken into consideration with other studies, these tools help community leaders understand the overall condition of the community and impressions of residents. The results of these studies can influence program or policy updates that help improve the quality of life in State College.

Overall, neighborhood sustainability is about how we can work together to make our neighborhoods work for all of the residents that live in them. As a college community, State College's neighborhoods will always face the challenge of balancing a variety of residents, housing types and lifestyles. By working together, and planning together, we can get a better sense of what our neighborhood residents need and how to balance them with other community needs. Achieving sustainable neighborhoods means that our student and non-student neighbors work together with Borough officials to solve problems in a way that helps our neighborhoods thrive, mitigate conflicts and improve quality of life for all.

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current conditions

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## about the Borough

Despite its small geographic size, State College is a lively university community situated at the center of a beautiful region with many urban, suburban and rural amenities. The Borough's population is just over 42,000 residents, most of whom are highly educated, engaged in the community and have a lot of pride in the achievements of the community and the University.

The Borough also boasts a series of historic and well-established neighborhoods in which long-time homeowners and student neighbors live among each other. There are ten distinct neighborhoods, which can be seen on the map on page 23, each with their own unique character.

According to the National Citizen's Survey (NCS) in 2012, residents of the Borough are very satisfied with the quality of the community and its services. Among other things, the Survey polls residents about their feelings of inclusiveness in the community, their satisfaction with its quality of life, and level of service for public services. Borough residents have consistently reported 'above average' satisfaction with these qualities of the community when compared to the responses from peer communities.

*In the 2012 National Citizen's Survey, 85% of residents surveyed rated the quality of life in the Borough as "excellent" or "good."*

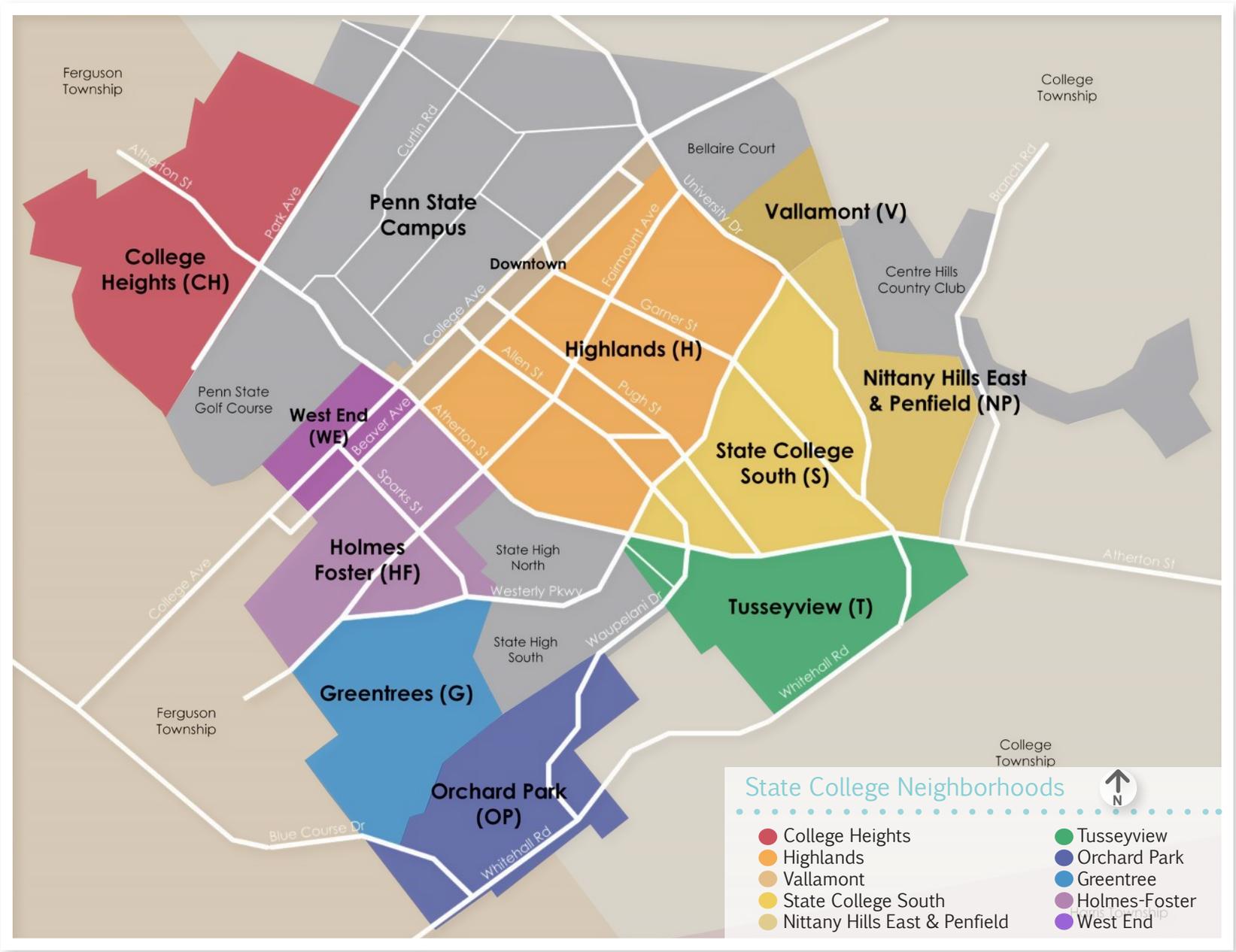
In the 2012 NCS, 85% of residents surveyed rated the quality of life in the Borough as 'excellent' or 'good.' In this survey, residents reported that three of the most favorable qualities about the Borough are the educational opportunities, the ease of walking, and the quality of the natural environment. The survey reported that citizens are engaged with their neighbors, as 95% provided help to friends or neighbors

and a majority volunteered their time with a local group or activity. Additionally, residents gave favorable ratings to almost all local government services, rated the quality of roads and other public facilities very high and a majority indicated that they agreed with the overall direction being taken by the Borough.

While there are many community characteristics that receive high ratings, the survey indicated that State College's residents continue to report that there is room to improve shopping opportunities, the amount of public parking and the availability of quality affordable housing. Many of these strengths and opportunities were reinforced in conversations with individual neighborhoods throughout this planning process.



*Many of the Borough's neighborhoods are very walkable and bikeable and have high-quality landscaping in the public and private right-of-way.*



State College is comprised of 10 neighborhoods, the Penn State Campus, and several other multi-family residential areas. This map illustrates neighborhood boundaries as they have been defined for the purpose of this neighborhood plan. Each neighborhood is depicted in a color with an abbreviation that will be used throughout the plan when referring to information specific to an individual neighborhood.

## Borough population at a glance



In 2010 the population of State College was

**42,034 residents**

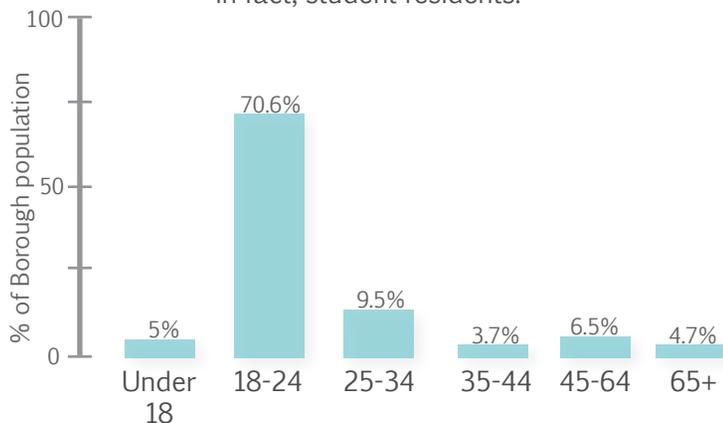
57.2% of these residents live in one of the Borough's neighborhoods and the other 42.8% live downtown, on campus and in multi-family areas.

The Borough's population accounts for roughly **46%** of the Centre Region's population

According to the 2010 US Census,

**70.6%** of the population was **18-24 years old**

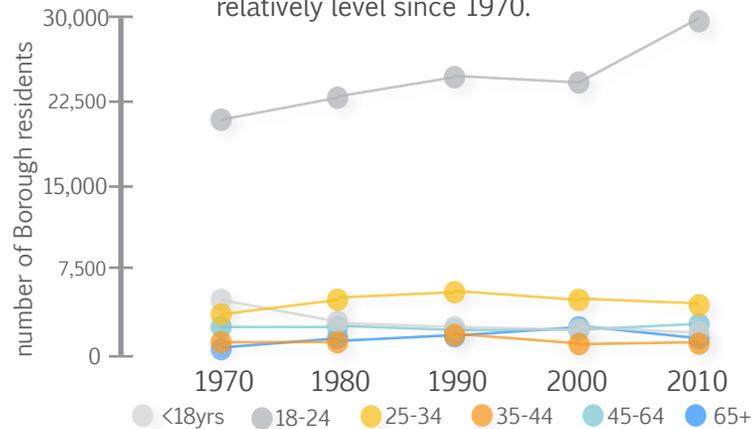
representing the largest age cohort in the Borough. While this age cohort is not exclusive to undergraduates of Penn State University, it is presumed that a majority of these residents are, in fact, student residents.



Percentage of the Borough population within each of the age cohorts above, according to the 2010 US Census.

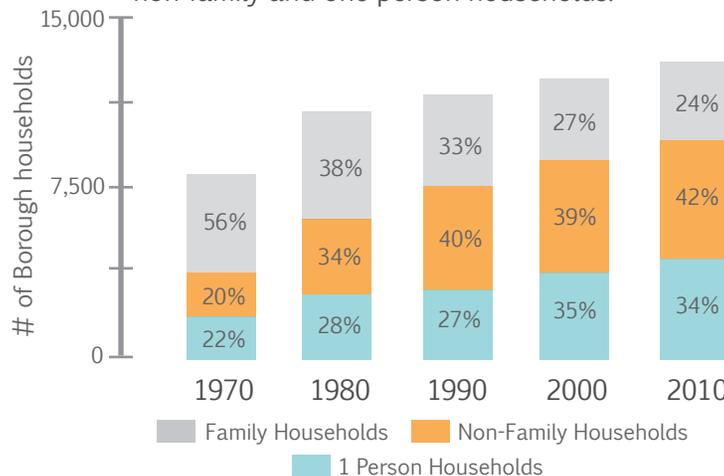
**18-24 year old cohort has exceeded the growth of all others since the 1970s.**

Other age groups have either steadily declined or remained relatively level since 1970.



Growth of age cohorts from 1970-2010 from the US Census.

In 2010, there were **12,610 households** in the Borough. Since 1970, there has been a growth in non-family and one person households.



## Education & employment at a glance

62% with a bachelor degree or higher

The 2011 American Community Survey estimate of residents that have earned a degree in higher education.



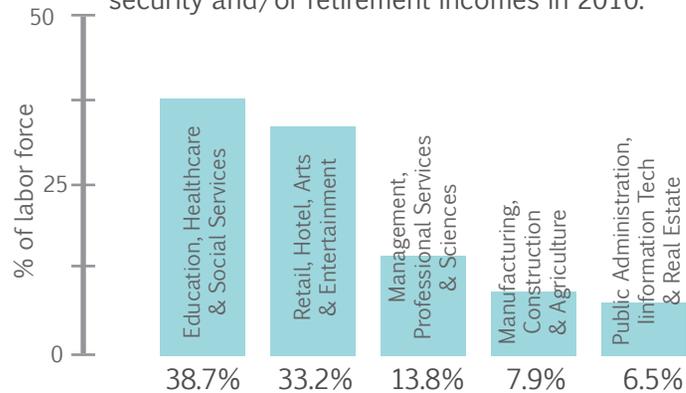
71.4% of population enrolled in college

The 2011 American Community Survey estimates that 30,000 Borough residents were enrolled in undergraduate or graduate degrees.

According to the 2010 US Census, the major employment sectors in State College include

education, healthcare, retail and hospitality.

16.6% of the Borough's households reported social security and/or retirement incomes in 2010.



Percentage of the Borough's labor force that is employed in these groups of employment industries, according to the 2010 US Census.

In the Fall of 2013 the enrollment at the Penn State University Park Campus 1 was

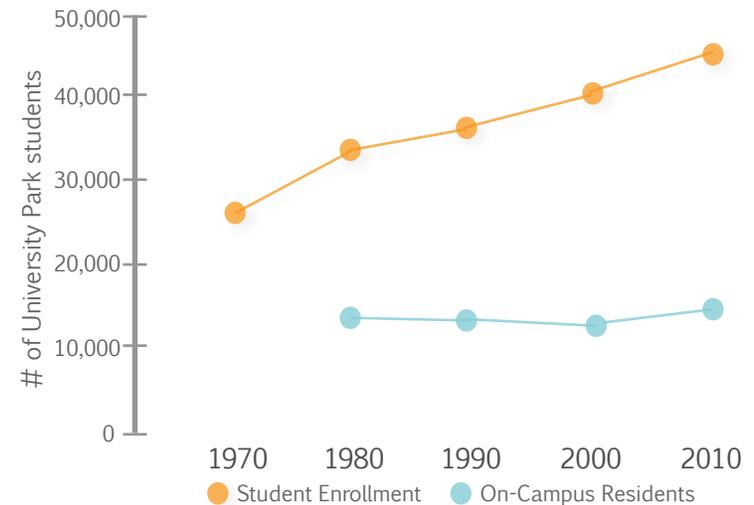
46,184 students

Off-campus living has been increasing. In the Fall of 2012, approximately 32% of the enrolled student body lived in on-campus housing.

68% live off campus



While University enrollment is growing, the number of on-campus residences for students has remained stable. The growing gap between enrollment and on-campus residents indicates that an increasing number of students are living off campus.



This chart includes students enrolled in programs and living in on-campus housing at the undergraduate, graduate and other degrees levels on the University Park Campus. Data has not been made available for 1970 on-campus residents.

## population in neighborhoods

The population in State College Borough according to the 2010 US Census is 42,034, which means the Borough's residential density is just under 10,000 people per square mile. Residents living in the Borough's neighborhoods account for 57.2% of the total population. The other 42.8% of the population resides on the Penn State University campus, in the downtown area and in other small, multi-family areas of the Borough. State College accounts for 46% of the population of the Centre Region, which was 92,096 residents in 2010.

### Population Distribution

The US Census Bureau uses several geographic areas to collect data about communities. The smallest of these areas are called census blocks. The [Population Distribution map on page 31](#) shows the population in the Borough's

*57.2% of the population lives in the Borough's neighborhoods. The other 42.8% lives downtown, on campus and in small, multi-family areas of the Borough.*

neighborhoods based on these census blocks. As the map indicates, the Borough's population tends to be most concentrated in Downtown State College, in the residential areas of the Penn State Campus, and in areas of the Borough's neighborhoods immediately adjacent to downtown and campus. However, there are a few areas that are home to a significant percentage of the Borough's population which are not immediately adjacent to campus. For example, the Orchard Park neighborhood, made up almost exclusively of multi-family residences, and the area along University Drive where the University Terrace apartments are located, both have fairly high resident populations.

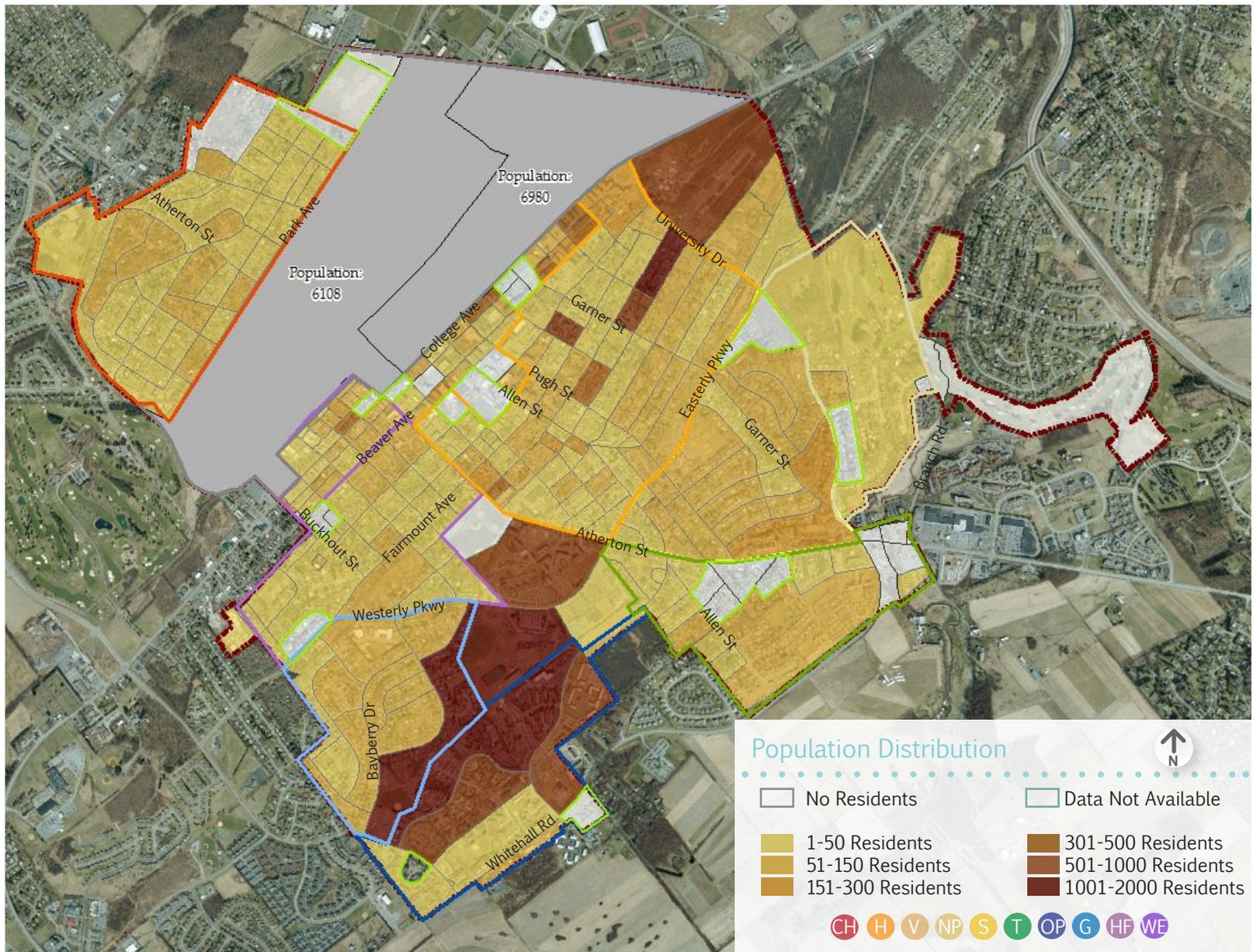
### State College Population by Area

Borough Population (2010)	42,034
College Heights	1,839
Highlands	9,726
Vallamont	70
Nittany Hills East & Penfield	353
State College South	1,313
Tusseyview	995
Orchard Park	4,000
Greentree	923
Holmes-Foster	1,597
West End	2,324
Downtown	4,417
Penn State Campus	13,088
Other areas*	1,389

*\*This includes areas that are not located within neighborhood boundaries, such as apartment complexes on Bellaire Avenue and Plaza Drive.*

The Highlands neighborhood is the most populated of the Borough's neighborhoods. This neighborhood is immediately adjacent to downtown and campus, and includes a diverse mix of apartments and rental houses, as well as single-family owner-occupied homes. Together, the Holmes-Foster and West End neighborhoods represent the second most populated neighborhood. Fewer large apartment buildings are located in the Holmes-Foster/West End area, but the northern part of this area does include a diverse mix of renter and owner-occupied housing units.

When compared with the Borough's Land Use and Zoning maps on pages 48 and 49, the relationship between various types of land uses and the resulting residential density becomes clear. Areas of the Borough with higher residential populations are typically the same areas in which zoning permits moderate-density, multi-family housing and a diverse

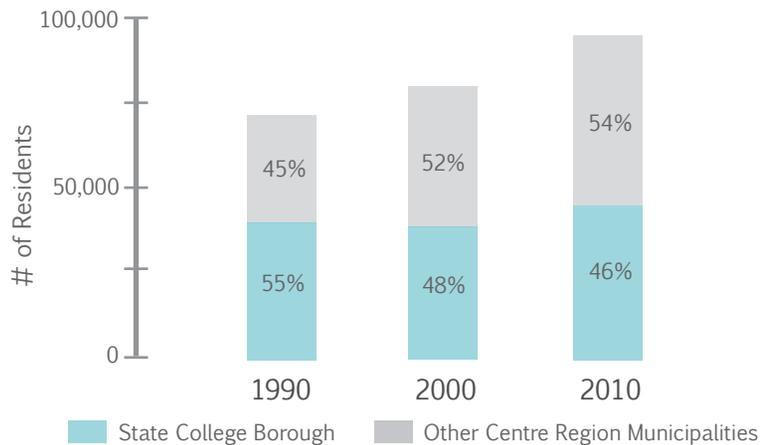


This map illustrates the Borough's population distribution based on the US Census Bureau's system of blocks, the smallest geographic units used to record information. Blocks with dark red colors are the most populated blocks, and the light yellow are the least populated. The colored lines represent neighborhood boundaries as noted in the legend. Campus population has been noted on the map. Some blocks, such as blocks where parks or schools are located, do not have any population. Blocks which are outlined in green are those blocks for which population data is missing in the US Census Data.

mix of uses. Conversely, areas of the Borough with lesser populations are typically zoned for single-family residences, parks and non-residential uses. There is also a relationship between areas with a larger population and the location of services such as CATA bus routes. Routes typically provide more frequent service to areas of the Borough with large populations of residents.

## Population Trends

Prior to 1970, the Borough experienced rapid population growth. This growth is attributable to several trends. Like many communities in the United States, a rapid population and housing growth was experienced at the end of World War II as soldiers returned home. Other factors include the growth of Penn State University and the expansion of State College's boundaries through annexation of land from adjacent townships.



*Borough population relative to the Centre Region population from 1990-2000. The Centre Region's population has grown by 23% during this time, while the Borough's population grew by 7.3%.*

However, after 1970, this population growth slowed to a more steady rate. Like the population boom, this slowed rate can be attributed to many trends. These trends include legislation passed in Pennsylvania in 1969 to limit annexation, the growth of population in the Centre Region's municipalities and the limited land area available for further development in the Borough. From 1970 to 2010, the Borough's total population grew each decade by a rate of between 6.5% and 9.5%. The only exception was between 1990-2000, when the Borough's population actually experienced approximately a 1.5% decrease.

*The Borough's population growth rate slowed after 1970 as a result of the inability to annex land, limited land in the Borough for further development, and growth of population in other Centre Region municipalities.*

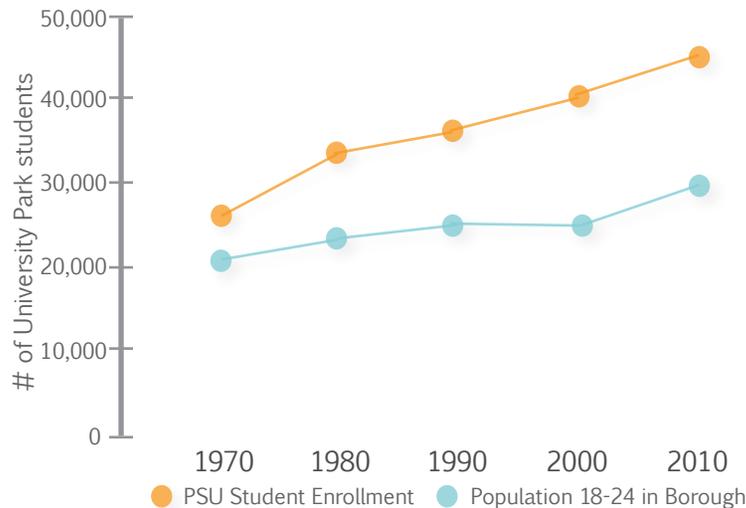
State College is one of six municipalities in the Centre Region. The Centre Region's population has also continued to grow; between 2000-2010 the population grew by almost 16%. While the Borough accounts for only 3% of the Centre Region's land area, its population accounted for 46% of the Centre Region's population in 2010. This has declined slightly from 55% in 1990 and 48% in 2000.

## Age of Residents

The largest age cohort in State College Borough is the 18-24 year old cohort, representing 70.6% of the population according to the 2010 US Census. While this is not an exact comparison, it is presumed that this cohort is primarily made up of undergraduate students at Penn State University.

Several factors contribute to this age group accounting for a significant portion of the Borough's total population. The first is that State College is geographically a very small borough situated on either side of the core of the Penn State campus. Therefore, a large number of students live in dorms on the Penn State Campus, in downtown and in areas of the neighborhoods that are within walking distance of campus. As the University has grown, the number of 18-24 year old residents has also grown.

In communities with a major university, it is not uncommon for a large percentage of the population to be between 18-24. However, this is much more obvious when the community is geographically small. Because of the Borough's very small geographic size, it is difficult to compare it to peer Big 10 university communities. East Lansing, Michigan, is the home of Michigan State University and several other community colleges. While it is geographically 3 times larger than State College, it is one of the most similar to the Borough in terms



According to PSU historic enrollment data and the US Census, the 18-24 year old population in the Borough has grown as the University's enrollment has grown.

of population and age of residents. In 2010, East Lansing's population was 48,579, and 62.4% of were in the 18-24 age group.

*As University enrollment has increased, the 18-24 year old population has also increased. At the same time, the population of children under 18 has steadily declined, and family households in the Borough have decreased from 56% in 1970 to 24% in 2010.*

Many of the Borough's peer university communities are geographically larger and more populated. For example, Bloomington, Indiana, home of Indiana University, is 5 times larger than State College in terms of square miles and has a population over 80,000. In Bloomington, 18-24 year olds represent 42.4% of the population. To put this into perspective with the State College area, the combined population of State College and Ferguson, Patton, and College Townships is just under 85,000, with 18-24 year olds representing approximately 45% of the population.

Other age groups in State College have either decreased in population, or have not experienced a significant change. The 25-34 year old "young professional" cohort represents 9.5% of the population and has remained relatively flat since 1970. The Borough has seen a decline in the number of family households and children enrolled in the State College Area School District. In 2010, the population of children under the age of 18 was 5% of the total population, which has steadily declined since the 1970s. Additionally, the percentage of family households has decreased from 56% of the Borough's households in 1970 to 24% of the households in 2010.

# Housing at a glance



12,610 occupied housing units

The 2010 Census reported 97% of the Borough's units were occupied and 3%, or 397 units, were vacant.

*According to the 2010 Census Bureau, vacant units include year-round vacancies, seasonal homes or homes that are occupied on an intermittent basis. The Borough's Planning office has not verified the status of each of these units.*



Of the Borough's occupied housing units, 20% are owner-occupied and 80% are renter-occupied.

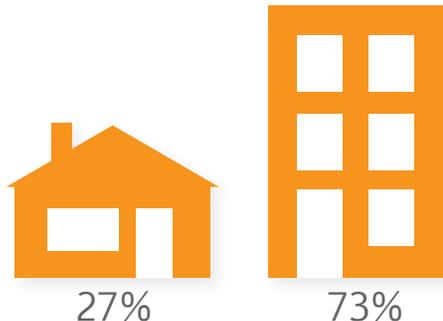


*According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.*

305 student homes

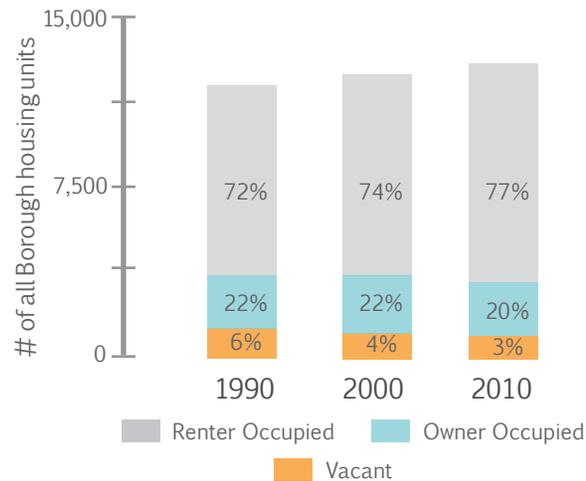
In December of 2013, there were 305 single-family homes or duplexes that were registered as a student home in R-1 and R-2 Zoning Districts.

Of the 13,000 total housing units, roughly 27% of these were single-unit structures and 73% were multi-unit structures.



Since 1990, the Borough has experienced a **21% increase in renter-occupied housing units.**

This growth has occurred in the form of new construction as well as the conversion of existing housing units from either vacant units or owner-occupied units to rentals.



*Housing tenure in State College Borough according to 2010 US Census. These figures reflect all Borough housing units, including both occupied and vacant units. Other figures throughout the Plan will reference only the Borough's occupied housing stock. This accounts for the slight discrepancy between the percentage of renter-occupied housing in this chart and the graphic at left.*

According to the Centre Region's Characteristics Booklet, the Borough of State College accounts for approximately 2.7% of the land area of the Centre Region, but is home to 46% of the Centre Region's residents and

**37.3% of the Centre Region's housing units.**

Housing is considered affordable when the sum of the mortgage or rent, insurance and utilities does not exceed 30% of household income. In 2011 it was estimated that 26.2% of owners with a mortgage, 23% of owners without a mortgage, and 73% of renters were paying more than 30% of their household income on housing. The 2011

### estimated median monthly housing costs

for residents of State College Borough were:

\$1,852 own, with mortgage

\$563 own, free & clear

\$864 rent

Perceived lifestyle conflicts between student and non-student residents include ordinance violations such as noise and refuse, and police violations such as vandalism and trespass. The 2012-2013 Neighborhood Sustainability Report and the 2012 F8 Report indicate that the number of these types of violations from 2011 to 2012 had decreased:

45% decrease in refuse violations and 2012 saw the second lowest recorded police offenses since 2006.

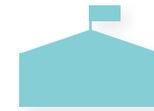
In the 2012 National Citizen's survey,

82% of residents rated their neighborhood as an excellent place to live.

State College's neighborhoods have many amenities that make them livable, such as an abundance of public park space, schools within walking distance and a bus system that has earned State College a designation as one of the top three transit-intensive small communities in the US.



13  
parks



8  
schools



transit  
options

In the 2012 National Citizen's Survey, residents were asked about ease of travel in State College. The percent of people surveyed that responded with 'excellent' or 'good' regarding ease of travel by each of these modes were:



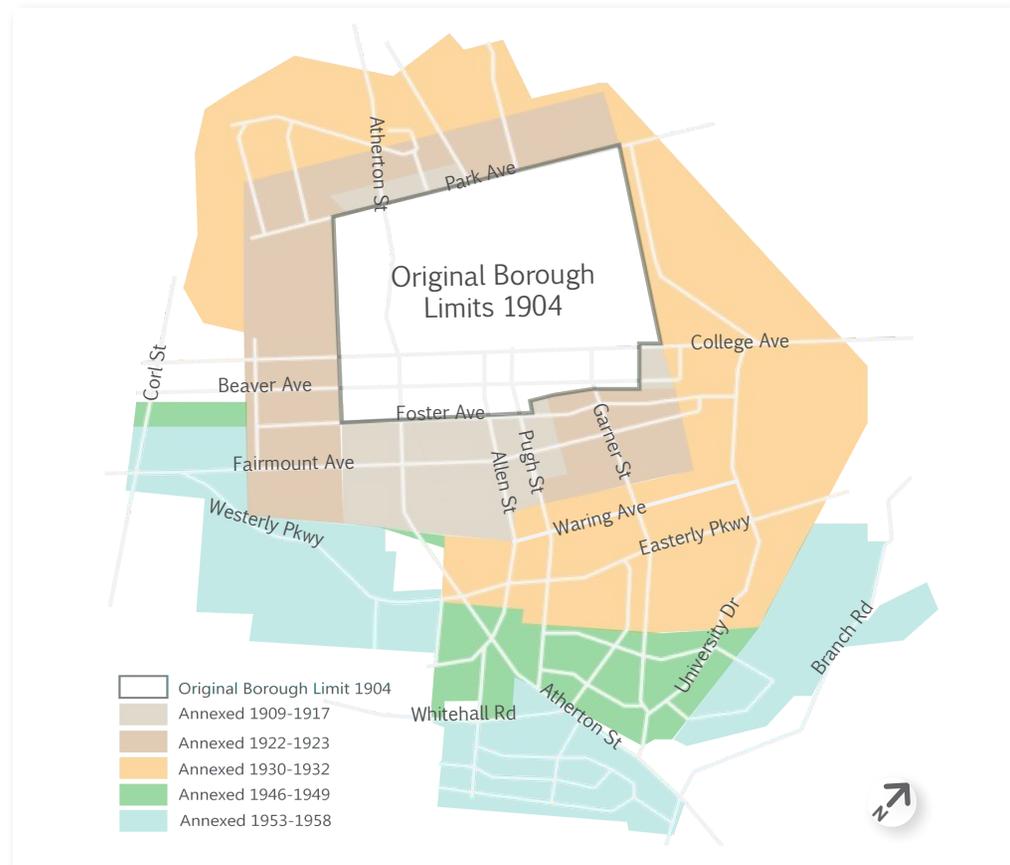
Additionally, the 2010 Census reported that 37% of residents walk to work, and the 2012 National Citizens Survey reported that 79% of residents polled had ridden a CATA Bus.

## neighborhood development

Although the Borough was incorporated in 1896, the first official Borough boundary was established by court decree in September of 1904. It originally included the area that now makes up the core of main campus and the blocks along College and Beaver Avenues between Gill and Hetzel Streets. The first annexations of land into the Borough took place between 1909 and 1917. These included the areas of the Holmes-Foster and Highlands neighborhoods between Gill and Garner Streets and the beginnings of College Heights along Park Avenue near Atherton Street.

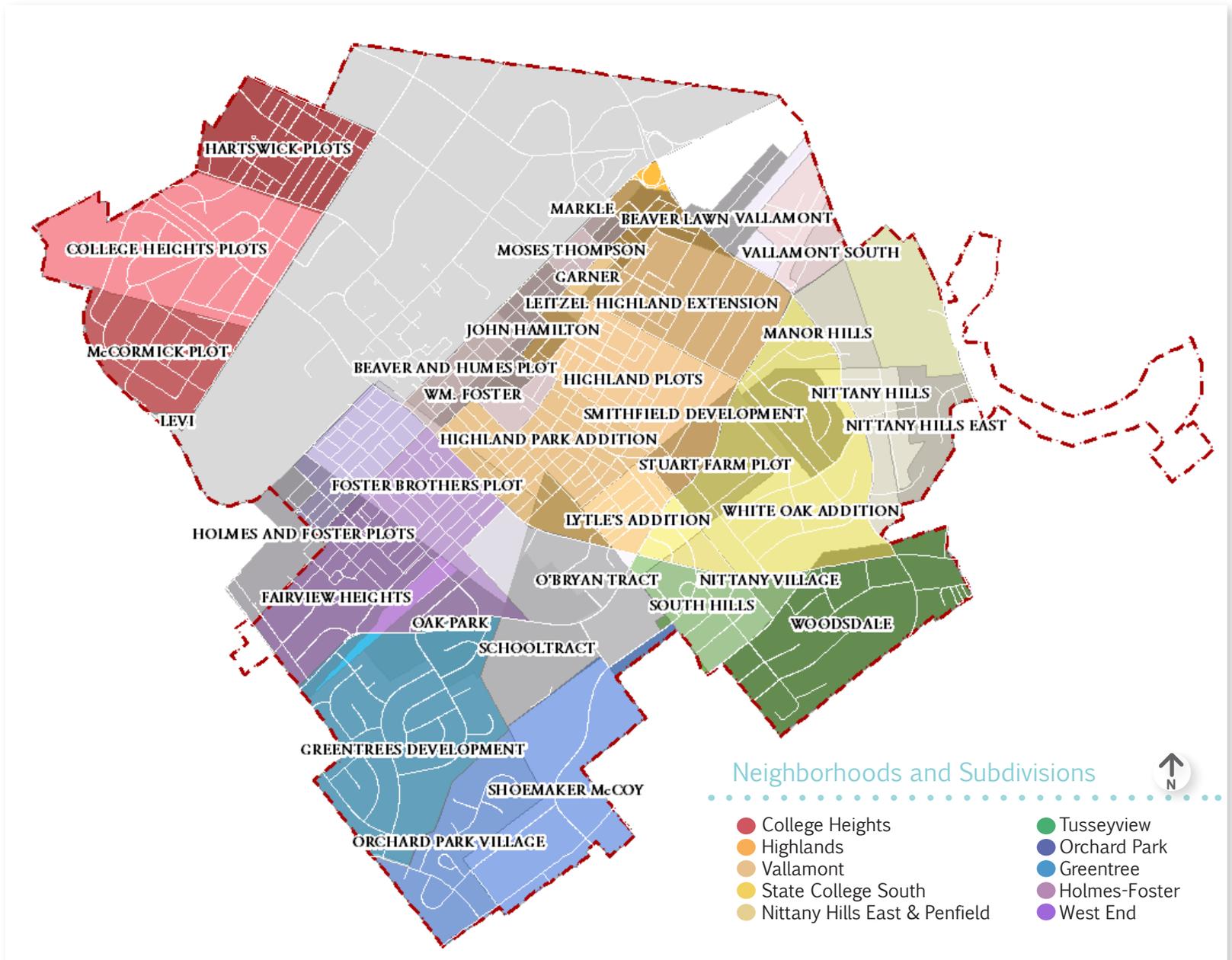
Additional annexations in the 1920s and 1930s included most of the area of College Heights, Holmes-Foster, Highlands and Vallamont and the northern portion of State College South. Annexations that took place through the 1950s included areas of the Borough that are today Nittany Hills East, Penfield, Tusseyview, and the State College High School properties. The illustration to the right was adapted from a historical document showing annexations through the end of the 1950s. After that map was prepared, eight more annexations took place which included the land that is now the Greentree neighborhood, Orchard Park Subdivision and the Centre Hills Golf Course. Annexations in Pennsylvania virtually ended in the 1970s due to a change in the state constitution and a decision in a court case regarding how water and sewer service connections could be approved or denied.

A fair amount of the Borough's housing stock had been developed within a few years of the end of World War II. Some of the last areas of the Borough to be built include the Greentree neighborhood and the Nittany Hills East/Penfield area. According to the US Census Bureau, 66% of the Borough's housing stock was built before 1980, another 25% was built between 1980 and 2000, and only 9% has been built in the last 13 years.



*This illustration depicts annexations of land into State College Borough between 1904 and 1958. This illustration is adapted from a map of Borough Annexations in "Story of the Century" by Jo Chesworth.*

The map of annexations, and the map of subdivisions on the preceding page, show the Borough's historic growth pattern. Today's neighborhood boundaries typically follow major roads, natural features or the historic boundaries of subdivisions. Some boundaries are even named in neighborhood associations' charters, which were determined by the age of housing stock, character of the homes, or other physical or social characteristics. For the purpose of this plan, neighborhood boundaries were used as seen on the map on page 19.



The varying shades of color on this map represent each subdivision in the Borough. Using the colors above to represent each neighborhood's boundaries, this map helps illustrate how State College's neighborhoods' have been shaped by subdivisions of land. For example, the varying shades of red within the boundaries of the College Heights neighborhood show that it was formed by the McCormick, College Heights and Hartswick subdivisions. One shade of blue within the Greentree neighborhood boundaries shows that the neighborhood was established by the Greentrees Development.

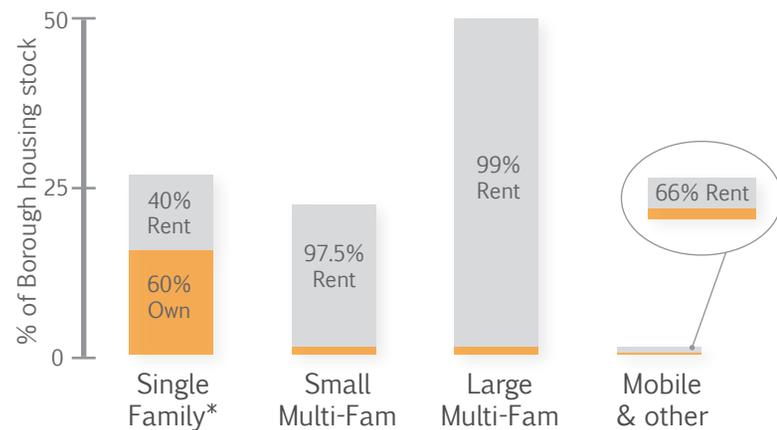
## housing tenure

The US Census Bureau uses housing tenure to describe the owner-occupied or renter-occupied characteristic of housing in the Borough. The Borough's housing varies widely in terms of the type of housing units. According to the US Census Bureau, an individual housing unit can be any of the following: a single-family home, one part of a duplex, a town home, mobile home, apartment unit, condominium, or an individual room that is occupied separate from other living spaces within a structure.

### Housing Tenure

The Borough contains approximately 13,000 housing units. The chart below indicates that of these housing units, 27% are single-family homes or town homes, and the other 72% are units in small or large multi-family structures. The Borough has very few vacant units; in 2013, 97% of the

### Housing Tenure by Unit Type



\*Of the Borough's 13,000 housing units, 27% are single-family (attached or detached) or town homes, 21% are in small multi-family buildings, 51% are in large multi-family buildings, and less than 1% are in mobile homes and other types. For each unit type, the orange bar represents the percent owner-occupied and the grey bar percent renter-occupied as reported in the 2010 US Census.

*The US Census considers any of the following to be a housing unit: single-family home; one part of a duplex; town home; mobile home; apartment; condo; individual room occupied separate from other spaces in a structure.*

housing units were occupied. The three percent of the housing stock that is vacant includes housing units that are not occupied as well as those that are only occupied part of the year, such as seasonal homes, tourist homes, or second homes.

According to the 2010 Census, there were 12,610 occupied housing units. 20% of these are owner-occupied, while the remaining 80% are renter-occupied. The housing characteristics of each of the Borough's neighborhoods vary widely in terms of the housing tenure and unit types. For example, in some neighborhoods, nearly 95% of the housing stock is owner-occupied while in others nearly 90% is renter-occupied. Similarly, some neighborhoods are almost exclusively single-family housing while others are largely made up of multi-family housing.

### Housing Unit Types

Of the owner-occupied housing units in the Borough, approximately 94% are single-family homes or town homes. Only 6% of all owner-occupied units are in multi-family units, such as condos. The type of housing units in which renters live are much more diverse. Of the renter-occupied units, it is estimated that 13% of the units are single-family homes, 25% are small apartment buildings, and the remaining 62% are mid-size or large apartment buildings. Less than 1% of the Borough's housing stock includes mobile homes and other unit types, and two-thirds of these are renter-occupied.

The Rental Housing Characteristics map on page 32 indicates parcels for which the Centre Region Code Administration had a rental housing permit on file in November of 2013. This map illustrates the rental housing patterns across the Borough. The Centre Region records the type of unit for which each permit is issued. Within downtown, and in the areas immediately adjacent to downtown and campus, the predominant rental housing type includes small, medium and large apartment buildings. The rental characteristics of the neighborhoods further from campus transition to smaller apartment buildings, rooming houses, single-family homes and individual apartments or rooms within an owner-occupied home.

*Apartment buildings are the common rental type in downtown and its immediate surroundings. In neighborhoods, rental units include single-family homes, small apartment or rooming houses, or apartments and rooms in owner-occupied homes.*

### Housing Affordability

Proximity to community amenities, architectural quality, and limited land area in which the Borough can grow all contribute to the value of housing in the Borough. In 2011, the US Census estimated that 74.3% of owner-occupied housing in the Borough is valued over \$200,000, with the median home value being \$268,600. Over time, the Borough has experienced an increase in single-family homes being converted to rental homes. The income-generating character of single-family rental homes further increases their value; however, upgrades to their amenities do not necessarily improve at the same rate.

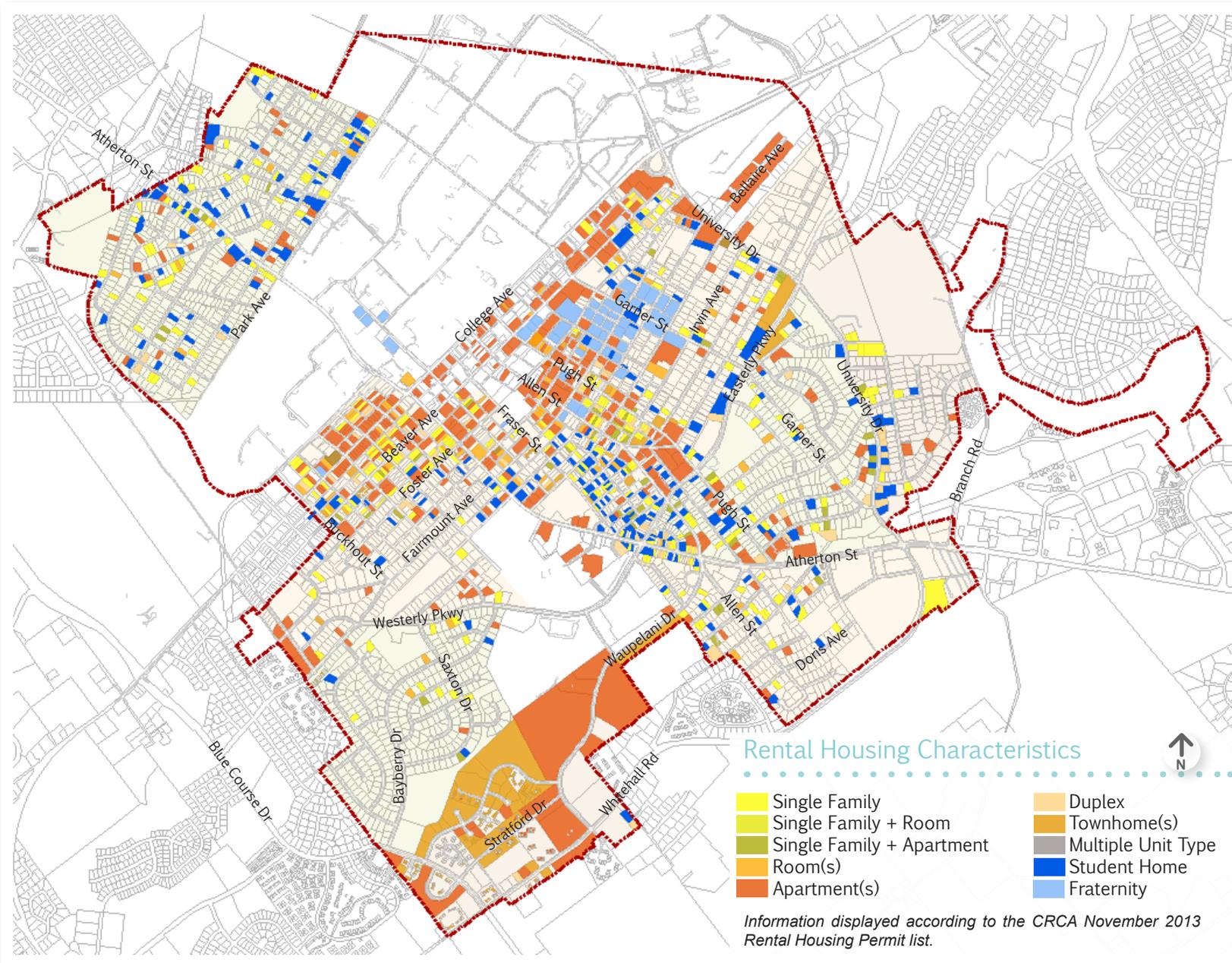
These and other characteristics have made homeownership and the ability to find a quality, affordable rental unit difficult

in some of the Borough's neighborhoods. As noted in the fact sheet on page 27, 26.2% of homeowners with a mortgage, 23% of homeowners without a mortgage, and 73% of renters were paying more than 30% of their household income on housing costs.

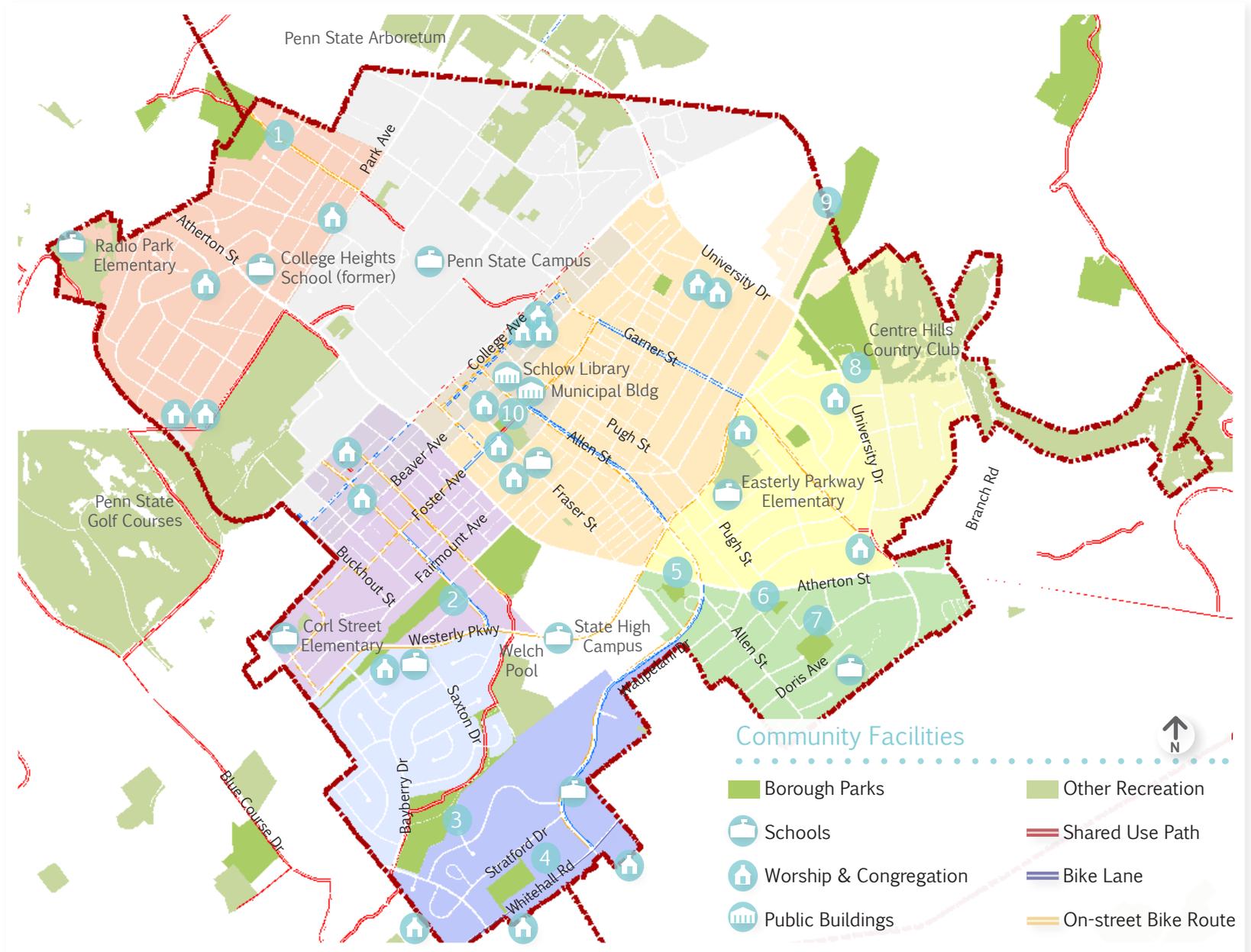
Organizations such as the State College Community Land Trust, Centre County Community Land Trust, and Temporary Housing Foundation provide assistance to homebuyers. The Borough of State College administers programs utilizing federal funding towards the purchase and rehabilitation of homes for first-time buyers. Additionally, in 2014, the Borough will capitalize a new program, the Homestead Investment Program. This program will allow the Borough to purchase homes that are currently rental homes, or are likely to become rentals, and resell them as owner-occupied homes and non-student rentals.

### Student Homes

In response to perceived threats to quality of life associated with the conversion of single-family homes to rental housing for students, the Borough adopted the 'Student Home Ordinance' as a tool to preserve single-family homes for owner-occupants. Student Homes are one- or two-family homes that are either owner-occupied (student-owned) or renter-occupied (rented to three or more students). Under the Zoning Ordinance, a Student Home is a land use which is permitted in residential districts. However, in R-1, R-2 and R-3 Zoning Districts, there is a required separation between new Student Homes. In R-1 districts, new Student Homes are not permitted within 720 feet of an existing Student Home, and in R-2 districts, they are not permitted 675 feet of another Student Home. Student Homes which are currently registered with the Borough are indicated on the Rental Housing Characteristics map on page 32.



This map indicates parcels in the Borough which had an active rental permit according to the Centre Region Code Agency, as well as one- and two-family dwellings that have been registered as a Student Home with the Borough. As the legend above indicates, there are many types of rental units scattered throughout the Borough; rental units are more concentrated in areas immediately adjacent to campus and downtown, as well as in the Orchard Park area.



This map shows the locations of parks, churches, schools and other community facilities such as the Schlow Library and the Borough Municipal Building. Borough parks are numbered and include: 1) Sunset Park; 2) Holmes-Foster Park; 3) Orchard Park; 4) High Point Park; 5) South Hills Park; 6) Nittany Village Park; 7) Tusseyview Park; 8) Lederer Park; 9) Walnut Springs Park & Thompson Woods Preserve; 10) Sidney Friedman Parklet.

## community facilities

Residents of the Borough's neighborhoods have access to many parks and recreational areas, schools, churches and other community amenities that contribute to the quality of life in State College. Some of these amenities are located within the Borough, while others are easily accessible in the nearby townships.

### Parks and Recreation

According to Centre Region Parks and Recreation, the Borough has 13 parks within its boundaries, which total 115 acres. These range in size from very small parklets, such as the Sidney Friedman Parklet in downtown, to large parks such as Sunset and Lederer Parks. Additionally, these parks contain amenities ranging from playgrounds, athletic fields and pavilions to natural areas with walking trails.

*There are 13 parks, totaling 115 acres, located in the Borough. Centre Region Parks and Recreation and Penn State University also operate a number of recreational facilities within the Borough.*

In addition to the 13 Borough Parks, Centre Region Parks & Recreation operates the Welch Pool, Radio Park Elementary Ball Fields and the Senior Recreation Center in downtown State College. The costs of maintenance for the pool, ball fields and senior center are shared by five of the Centre Region municipalities. Several public schools also maintain park and recreation amenities for residents to enjoy, such as the Easterly Parkway Elementary School playground, Community Field and Memorial Field. The Friend's School has a community garden at their worship center in the Highlands neighborhood and there is an Education Center at the newly reconstructed Westerly Parkway Wetland.

Many of the neighborhoods either have a connection to or views of other recreational amenities. These include Penn State's Blue and White Golf Courses, the Arboretum, Centre Hills Country Club, and views of the surrounding natural areas like Mt. Nittany, Rothrock State Forest and Scotia Game Lands.

There is a branch of the Centre County YMCA located in the Borough on Waupelani Drive. In addition to providing a space for exercise and recreation for its members, the YMCA hosts a series of family, youth and community programs throughout the year. These include camps, day care, sports teams, lessons and charity events. Several other private gyms are located on campus and throughout the community, many of which are within walking distance of the Borough's neighborhoods.



*The KaBoom! playground, located in Orchard Park, was built in a single day during the summer of 2013 with the help of hundreds of community volunteers.*

## Public Facilities

The Schlow Centre Region library is located in downtown State College and its services are available to all residents of the Centre Region. Additionally, the Penn State libraries on campus are accessible to residents that register for a Friends of Penn State account. The State College Municipal Building, also located downtown, has rooms that can be used by community groups for meetings or events. It is also the location of the New Leaf Initiative, which provides a space for community collaboration and innovation. Additionally, many churches have community rooms or social halls that can be used by their congregation and other members of the community. For several weeks throughout the year, the 100 block of Allen Street and other downtown streets function as temporary plazas to host festivals and community events.



*The State College Area School District High School campus was the subject of study in 2013-2014 for renovation or relocation.*

## Churches and Schools

Scattered throughout the Borough's neighborhoods are churches of all denominations. Several of these churches have close relationships with their neighbors, often providing spaces to hold neighborhood meetings and community events.

There are a number of schools within State College. These include State College Area School District schools: Radio Park, Corl Street and Easterly Parkway Elementary schools, State High and the Delta Program. The school district also maintains the building of the former College Heights Elementary. Other schools include Our Lady of Victory Catholic School, with day care and preschool through 8th grade, the Friends School, and the South Hills Business School. These schools are known to provide a high quality education for children of the Centre Region.

In 2013, the State College Area School District began a process to evaluate the State High campus in order to plan for a renovation or reconstruction of the facilities. With the help of the community's input, based on a survey and countless public meetings, the School District determined that the best location for State High would remain at its existing location on Westerly Parkway. Also in 2013, SCASD notified the Borough of its intent to sell the College Heights School building.

Adult residents also have many opportunities to enroll in classes and learn new skills. Penn State University, South Hills Business School, and the State College Area School District all offer opportunities for adult education and professional development. Additionally, many community organizations offer skills courses, teach hobbies and provide an opportunity for independent or group learning.

## transportation systems

According to the 2012 National Citizen's Survey, State College neighborhoods and destinations are easy to reach using a variety of transportation choices. These include driving, using a CATA bus, riding a bike and walking. Residents in the survey reported that ease of travel in State College was excellent or good for 63% of people getting around in a car, 76% of those riding the bus, 69% of those riding a bike and 89% of people traveling on foot. In fact, in 2013, State College earned the distinction as one of the three most transit-intensive small communities in the United States by the Federal Transit Authority.

*In 2013, the Federal Transit Authority named State College one of the three most transit-intensive small communities in the US.*

### Vehicular Transportation

Roads in State College are given one of five street classifications: arterial, major collector, minor collector, major local and minor local. Arterial streets are those that accommodate the greatest number of vehicle trips in a 24 hour period. In State College, these arterial streets include College and Beaver Avenues, Park Avenue, Atherton Street, University Drive, and Easterly and Westerly Parkways. Several of these arterial streets are maintained by the Pennsylvania Department of Transportation, and carry much of the traffic that travels into and out of the Borough and throughout the Centre Region's municipalities.

Other major roads, which typically carry heavy traffic volumes are major collectors. Because these roads are heavily trafficked and are the primary vehicular routes to local destinations, traffic can become fairly congested. And because these roads are designed primarily for the movement

of vehicles, conditions on these roads are sometimes less safe for pedestrians and bicyclists.

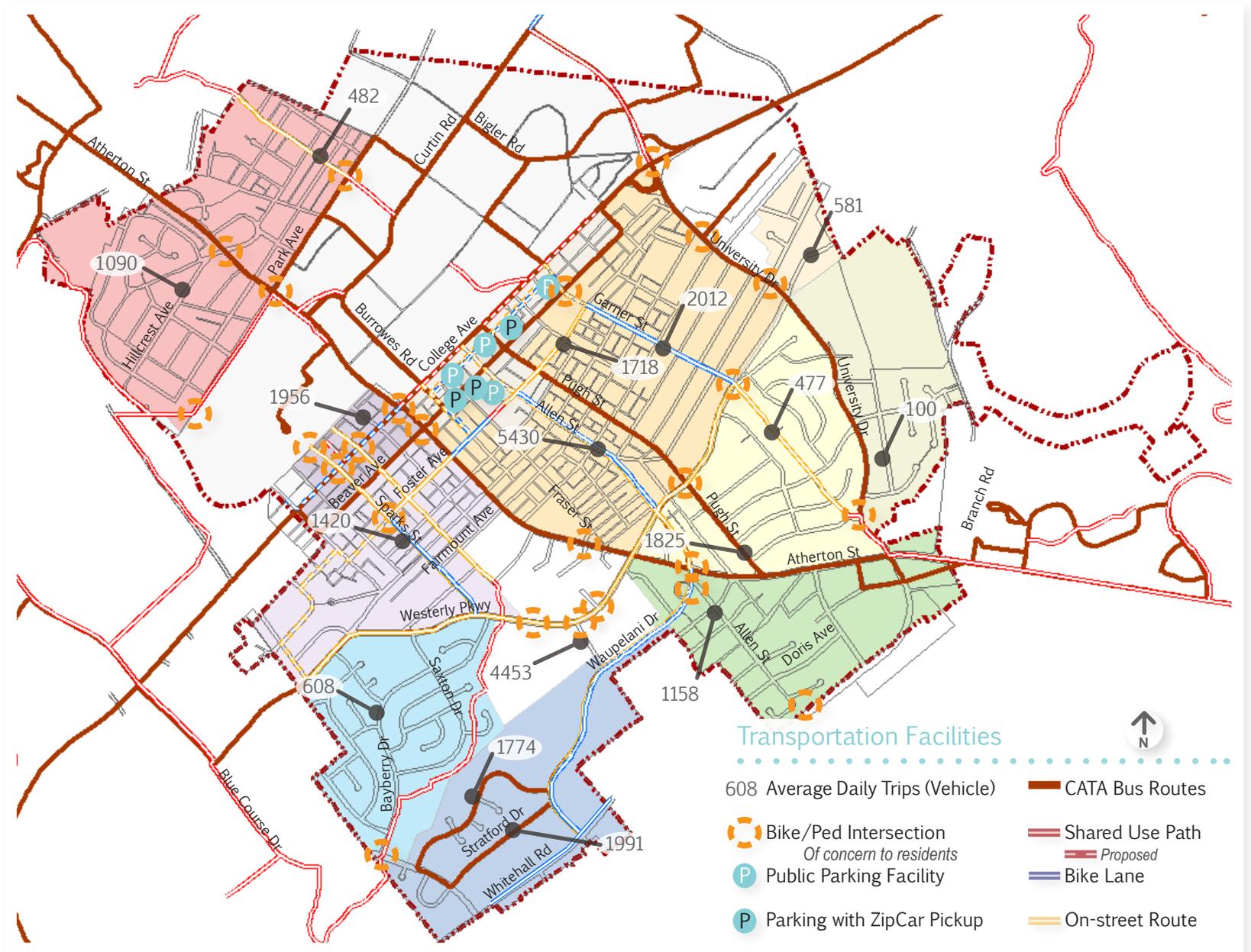
Neighborhood streets, on the other hand are typically classified as minor collectors and local roads. This means that the average daily traffic volumes are much lower, and their purpose is to accommodate local traffic rather than pass-through traffic. The Borough's neighborhoods are largely free from high volumes of traffic and major vehicular safety issues. In fact, the Borough has experienced a decrease in the number of vehicle trips recorded over the last several years.

Several neighborhoods have received neighborhood traffic calming improvements to help prevent cut-through traffic and speeding problems. Some examples include the diverters in College Heights and the speed humps in the Highlands. Occasional problems with congestion, speeding or cut-through traffic still exist in some neighborhoods.

In order to address these problems, the Borough Public Works Department regularly conducts traffic studies to monitor vehicle volumes and speeds on local streets. The Borough's traffic engineering consultants also conduct crash analyses at all of the Borough's intersections and provide recommendations for safety improvements. Borough engineers consult the Neighborhood Traffic Mitigation Guidebook as a tool for addressing resident- and staff-identified traffic issues. Additionally, the Public Works Department maintains a list of upcoming street resurfacing and reconstruction projects, which help to improve the quality and life cycle of roadways.

### Car Service

In the Fall of 2013, Zipcar began a small operation in



This map shows the locations of public parking facilities, streets used for CATA bus routes, bicycle routes, and shared-use paths. This map also includes a snapshot of neighborhood traffic volumes for selected streets throughout the Borough, measured by average daily trips. Finally, intersections that were identified as an opportunity for improving bicycle and pedestrian safety during neighborhood SWOT Analysis meetings have been identified.

downtown State College. Zipcar provides flexible hourly and day-long rental car options for use by residents for short trips. Residents can pick up and drop off these cars from various parking lots in downtown. This service provides an opportunity for vehicular travel for residents that do not own a car or have limited access to one.

There are several taxi service companies in the area, providing both pick-up and on-demand services to State College residents. These services provide an essential link to amenities such as the University Park Airport, and have contracted with agencies such as CATA to provide on-demand services for carshare and Guaranteed Ride Home programs.

## Bus Service

The Centre Area Transportation Authority (CATA) provides bus service to the Borough, Campus and the Centre Region. It is the third largest transportation agency in Pennsylvania based on ridership, behind only the Pittsburgh and Philadelphia authorities. CATA operates 22 Community Routes, 4 fare-free Campus Routes and special shuttles on football game days and other major events. Over the last year, CATA accommodated approximately 7.25 million rider trips. Some bus routes run nearly 24 hours a day and the system connects residents to downtown and campus as well as shopping centers and residential complexes in neighboring municipalities. Special routes even service community amenities such as the Tussey Mountain Recreation area.

CATA also provides CATARide, an on-demand service for seniors and disabled, and CATACommute, which provides carpool and van pool services to employees of the Centre Region and beyond. CATACommute is not available to residents of the Borough due to the close proximity of the

neighborhoods to downtown and campus. Centre County Transportation Services also provides on-demand ride share to clients of Centre County Government services and other social service agencies.

State College is serviced by a number of regional coach bus companies that provide regular trips to Pittsburgh, Harrisburg, Philadelphia, New York and Washington D.C.

*The League of American Bicyclists has designated State College and the Centre Region a Bronze-level Bicycle Friendly Community.*

## Bike Routes

State College Borough and the Centre Region have received a Bronze-Level Bicycle Friendly Community status from the League of American Bicyclists. Many trails and bike paths have been added, and the Borough continues to work with the Centre County Metropolitan Planning Organization's Bike and Pedestrian coordinator to identify new opportunities for adding facilities or improving their safety.

The Transportation Facilities map, on page 37, identifies existing bicycle routes and shared use paths. This map also depicts proposed routes from the Centre Region Bicycle Facilities map and the State College Downtown Master Plan. Advocacy groups such as the Centre Region Bicycle Coalition and the Centre Region Bicycle Advisory Committee work to enact programs and activities to make the Centre Region more safe and bicycle-friendly. For example, in 2014 the COG will implement new shared use path signage and a comprehensive website featuring safe cycling information.

## Pedestrian Facilities

With many amenities located on campus and in or near downtown, many residents are able to walk for leisure or daily errands. With few exceptions, the Borough's neighborhoods are safe, accessible and walkable. Similar to the study that is conducted for vehicular safety at intersections, the Borough's traffic engineering consultants also study and rate each intersection in the Borough for its level of pedestrian safety. The Borough's Public Works Department evaluates intersections of concern and implements projects to help reduce pedestrian conflicts and increase safety and efficiency for pedestrian routes.

## Parking

The Borough's Parking Department operates several public parking garages, on-street paid parking spaces in the downtown, and maintains zones for on-street parking throughout the Borough's neighborhoods. These on-street parking districts in the neighborhoods have been arranged to efficiently move traffic, provide short- and long-term parking options for residents, and prevent the "warehousing" of cars.

There are several streets on which parking is not permitted anytime. These include streets such as Park Avenue, Atherton Street, University Drive, most of Easterly and Westerly Parkway, and Waupelani Drive. There are also neighborhood streets on which parking is not permitted. For example, nearly all of the streets in the eastern side of the College Heights neighborhood, and some of those in the western side, do not permit parking. These restrictions were implemented due to the fact that commuters coming to the University frequently parked on neighborhood streets, causing traffic and parking issues for residents of those streets. Other neighborhood

*On-street parking districts in Borough neighborhoods have been designed to provide short- and long-term parking options for residents, efficiently move traffic, and prevent the "warehousing" of cars.*

streets, such as in the State College South, prohibit parking between 2 AM and 6 AM. This is designed to prevent cars from being stored for long periods of time without being moved. Some streets in near-downtown neighborhoods permit Commuter Parking with a permit. Along Southgate and Stratford Drives in the Orchard Park area, on-street parking is permitted on a rotating schedule. This allows cars to be parked on one side of the street on certain days of the week, and on the opposite side of the street the remaining days of the week. The reason for this is to maintain on-street parking and bus service, while also accommodating municipal services such as trash and leaf collection or snow removal. There are a few streets in the Greentrees, Tusseyview and Nittany Hills/Penfield neighborhoods that have no parking restrictions whatsoever.

There are many times during the year that parking demand in State College either meets or exceeds the available public parking supply. These include events like home football games, the Central Pennsylvania Festival of the Arts and other major events throughout the year. During these times, many of the on-street parking restrictions are relaxed in order to accommodate the parking needs of the community's visitors.

## environmental characteristics

### Tree Canopy & Vegetation

State College has been designated as a Tree City by the National Arbor Day Foundation since 1984 because of the commitment by the Borough's citizens and elected officials to managing a quality urban forest. Much of this commitment is reflected in the Municipal Tree Plan, which provides guidance for the maintenance of the Borough's street and public trees as well as trees located on private property. Dutch Elm Disease, and occasional infestations of Oak Wilt, Emerald Ash Borer and Gypsy Moth, have impacted many mature trees in the Borough, which has prompted the Borough to consider alternative species for public tree plantings. The Borough now plants over 150 different varieties of trees.

A report by the Department of Natural Resources' Bureau of Forestry indicated that 43% of the total land area of the Borough is covered by tree canopy. It also indicated that through careful management and increased plantings, an additional 40% of the Borough's land area could support tree canopy. Tree canopy is important for many characteristics of the community, including aesthetics, air quality, water run off and reduction of urban heat islands. A healthy tree canopy can also increase property values, offer educational opportunities and provide wildlife habitat. State College residents frequently cite the mature vegetation in the Borough as a strength of the community.

In addition to the mature tree canopy, other flora and fauna are of significant importance to the overall environmental health of the Borough and the surrounding area. The Centre County Natural Heritage Inventory indicates that many areas immediately surrounding the Borough's neighborhoods are "significant" natural areas, which undoubtedly contribute to the quality of life in State College. However, because of their close proximity to the Borough, actions by residents can also

*State College has been designated as a Tree City by the National Arbor Day Foundation since 1984, due to the commitment by citizens and elected officials to managing a quality urban forest.*

impact the quality of these natural areas, including the threat to endangered plant species and the predominance of exotic and invasive species.

While the predominance of vegetation in State College is regarded as a strength and benefit most of the time, it does present some challenges with the viability of certain types of alternative energy sources, such as solar, and their application on homes and businesses in the Borough's neighborhoods.



*State College Borough has been named a Tree City by the Arbor Day Foundation. Many neighborhoods have dense, mature tree canopies.*

## Water Resources

State College is served by the University Area Joint Authority (UAJA) for its wastewater treatment and by the State College Borough Water Authority (SCBWA) for its drinking water. Penn State also operates water and sewer systems that service campus. Until 2017, a portion of the Borough's wastewater from downtown will be treated by Penn State. Water quality and capacity to treat wastewater continue to be of concern as the Region grows and urbanizes. Urban environments expose stormwater runoff to contaminants which can impair the quality of Spring Creek. Additionally, development presents an increased risk for sinkhole formation and the capacity of the treatment facility to provide wastewater service becomes more costly as the community grows.

The Spring Creek Watershed Association maintains a Water Resources Monitoring Project to benchmark levels of



*Westerly Parkway Wetlands and Walnut Springs Park are natural drainage areas for stormwater runoff and provide educational opportunities for residents.*

contamination, temperature and discharge rates for surface water, and the levels of ground water sources. The 2010 State of the Water Resources Report indicated that the quality and availability of surface and groundwater resources within the Centre Region were generally consistent with historic levels, except for some minor depletion of ground water resources. The report also indicated that the biggest water management issue for the Borough is the impacts on stormwater quality from urbanization.

Recently, the Borough has taken actions to reduce its stormwater runoff impacts. This includes the construction of rain gardens and upgrades to the Westerly Parkway Wetlands drainage basin and Walnut Springs Park. These upgrades help treat surface runoff before it is discharged into the storm sewer system. Additionally, recent zoning amendments incentivize the use of green roofs, pervious paving and other stormwater best management practices for new development and redevelopment.

The Borough conducted an inflow and infiltration assessment of its sanitary sewer infrastructure in 2013. The purpose of this assessment was to locate and mitigate points at which additional water flow was entering the sanitary sewer system.

In order to address temperature and wastewater discharge capacity, the UAJA operates a Beneficial Reuse program to recapture wastewater and recycle it through the local watershed. This program treats and reuses the filtered water for non-potable water needs in businesses. Some businesses that take advantage of this water include dry cleaners, car washes and golf courses. Water that is not used by the program's clients will soon be discharged in Kissinger Meadows and the Centre Hills Golf Course, a wetland area which is adjacent to the Nittany Hills and Penfield neighborhoods.

## Flooding

Some areas of the Borough, such as downtown and other low-lying areas, experience occasional localized flooding issues during major rain and snow melt events. Most of the time, water is efficiently diverted into the Borough's storm sewers within a short period of time following a rain event. Areas that have experienced frequent flooding problems have been addressed through upgrades to the Borough's storm sewer systems, capacity increasing projects for drainage basins, and changes to on-site mitigation ordinances for private properties.

Some areas that experience high levels of storm runoff during peak periods include historic drainage basins. These include: Big Hollow Run, which runs along the border between West College Heights and Teaberry Ridge development and continues through the Penn State Arboretum; Thompson

Run which runs between East College Avenue and Bellaire Avenue to the east of University Drive; Slab Cabin Run which roughly follows Branch Road around the border of the Nittany Hills & Penfield area; the intersection of University Drive and Easterly Parkway; and a small area in Ferguson Township near Corl Street Elementary and the Borough's Service Building.

According to the Federal Emergency Management Agency's Flood Insurance Rating Maps, all of the land in the Borough, except for very small areas within the aforementioned drainage basins, is located in Flood Zone X, which indicates that there is only a 0.2% chance of annual flooding.

## Air Quality

In July 2013, the Environmental Protection Agency implemented new Ozone Standards for monitoring air quality. These new standards brought Centre County into compliance as an Attainment Community. Because there is little manufacturing and industrial activity in the Centre Region, the greatest threat to air quality from the Borough includes emissions from transportation related activities. It has been the goal of the Borough to implement traffic calming and traffic signal enhancements not only to improve traffic flow on Borough streets but also to reduce idling. Additionally, the CATA Bus fleet utilizes Compressed Natural Gas vehicles, which help to reduce emissions from public transportation.

## Soils & Geology

Many of the Borough's soil types are consistent with those found in valleys and in areas with shallow, gently rolling slopes. These soils have historically been excellent for



*The CATA Bus Fleet runs on Compressed Natural Gas, which helps reduce the air quality hazards posed by the State College transportation system.*

cultivation of crops, which is representative of the historic use of land prior to development. These soil characteristics typically have good runoff rates, which help control flooding issues. However, the porous nature of these soils can create issues with groundwater contamination, if exposed to surface contaminants, and have a moderate likelihood for sinkhole formation. Additionally, many of these soils have a very shallow depth to bedrock, which results in extensive excavation for development projects with subterranean structures.

Much of the Borough sits atop a bedrock primarily made up of limestone. This rock creates some challenges for the community in terms of development and provision of services. One of the biggest challenges is the opportunity for sinkhole formation, which must be considered when building new structures and operating water and sewer lines.

### Site Contamination

Because the Borough's historic land use patterns did not include heavy manufacturing, industrial uses, or modern commercial farming, the need for site clean up activities have been limited. With the exception of minor site contamination concerns related to dry cleaning activity in downtown, site remediation activities in the Borough are related to the removal or filling of oil and gas tanks for former gas stations or for heating oil on private properties.

### Solid Waste Management

Borough residents have a high level of service for solid waste collection in the Borough. All Borough residences are serviced by the State College Borough's refuse collection.

*State College is the first community east of the Mississippi River to establish a curb side collection program for food scraps and organic material.*

Resolution 944 established State College as a Climate Protection Community and set goals for sustainability efforts. One goal was to reduce the amount of material sent to the landfill to only 35% of the total waste stream by 2013. In order to do so, the Borough utilizes the Centre County Refuse and Recycling Authority to collect municipal recyclables from commercial and residential areas. Additionally, the Borough launched a residential curb side compost collection system in 2013, which accepts all food scraps, yard waste and soiled paper and cardboard. The EPA has recognized State College as the first community east of the Mississippi to establish a curb side collection program for organics and food scraps.



*In 2013, State College began collecting organic material and food scraps, in addition to landfill material, from residences using curb side bins.*

## Energy Sources

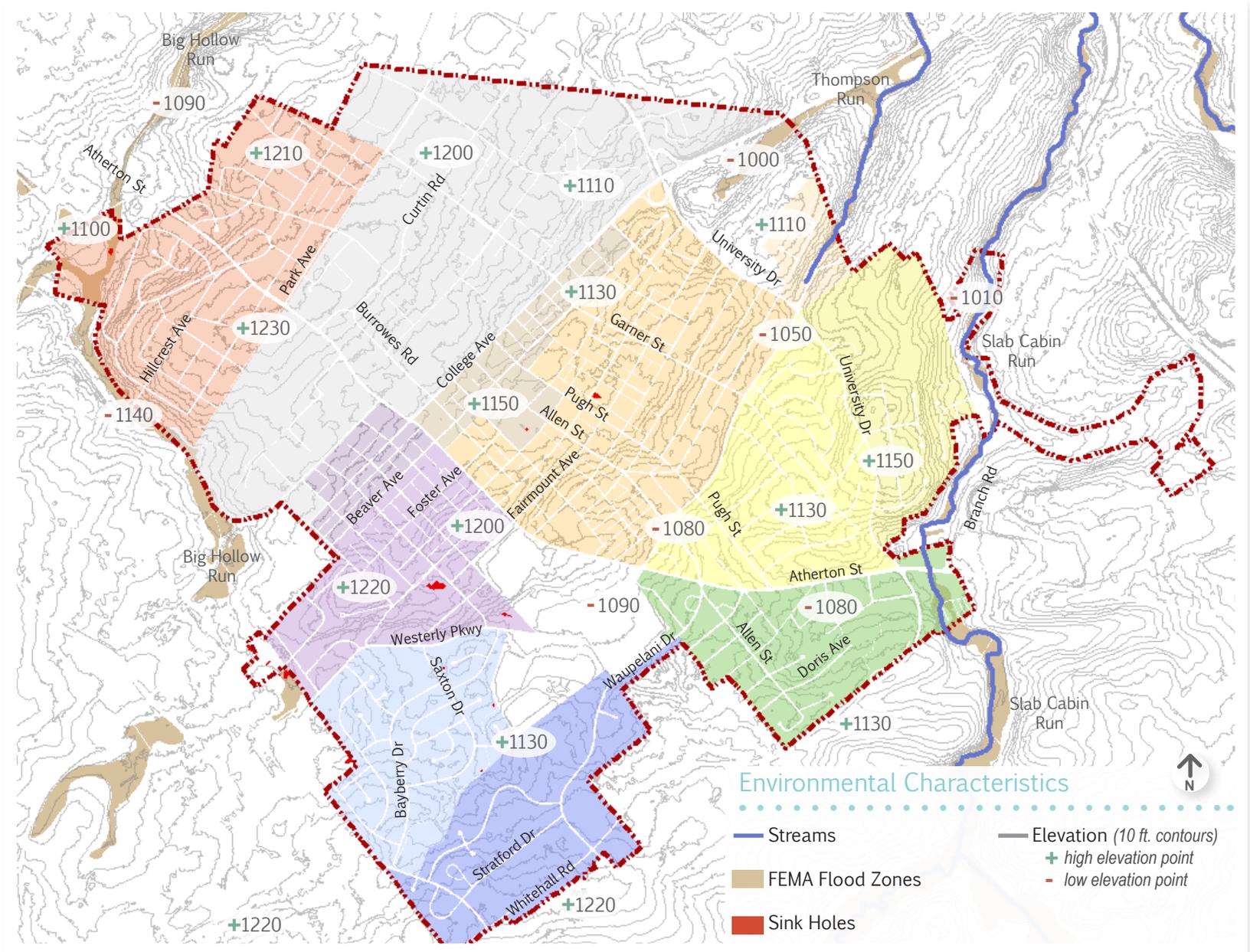
According to the US Census's American Community Survey, it is estimated that about 31% of homes use gas as their heating source, 56% use electricity, 11% use oil, less than 1% use other fuel sources such as wood, and approximately 1% do not use any fuel for heat. A relatively small number of households have installed geothermal systems or solar panels, but at present the Borough is not aware of any homes that are powered through wind systems.

Natural gas and other fossil-fuel based energy sources continue to be controversial in the State College community. As indicated by a community-led referendum to amend the Borough's Home Rule charter, known as the Community Bill of Rights, there is some desire to phase out the distribution of fossil fuels within the community. This was reinforced during 2013, when a community-led effort resulted in the relocation a new natural gas pipeline for the conversion of the Penn State West Campus Steam Plant. This line was relocated from a route that would run through the Highlands neighborhood, to one that runs along Park Avenue and through the University Park Campus.

However, some residents have expressed interest in gas service in the Borough's neighborhoods where it does not currently exist. Several neighborhoods on the periphery of the Borough indicated that the expansion of natural gas service for heating in residential units was an opportunity for the future.

*Community members have expressed interest in the Borough considering strategies for long-term energy needs, and evaluating the feasibility of wind and solar ordinances or public fixtures which can run on wind or solar power.*

While there are not currently any wind or solar systems operating in the Borough, there is a desire on the part of some Borough residents to incorporate these technologies into the community. This includes using solar or wind technology to power public infrastructure, such as street lights and trash compactors. There has also been some desire expressed for the Borough to consider ways to increase efficiency and use of alternative energy sources at a neighborhood-scale. This includes the desire to investigate model solar and wind ordinances and consider updates to the Borough's Zoning Ordinance to include these structures as permitted uses in residential areas.



This map shows topography and drainage characteristics of the Borough. Each light grey line on the map illustrates a change in elevation of 10 feet. Elevation in the Borough ranges from 1,000 feet above sea level at its lowest point, to 1,230 feet above sea level at its highest point. Some elevation points within each neighborhood are noted on the map. The Federal Emergency Management Agency lists State College as having a 0.02% chance of annual flooding. Shaded areas indicate flood zones, typically around existing streams or historic stream beds, which have a higher change of annual flooding. This map also indicates the location of known sinkholes.

## land use

State College Borough includes a mix of residential, commercial, public, institutional and recreational land uses. These land uses frequently appear as areas of mixed-use, or are well-integrated with other uses in transitional areas of the Borough. As the State College Land Use map on page 48 indicates, the land use of the Borough is different from that of the surrounding municipalities in several ways. The first is that the Borough contains many small lots rather than large tracts of land, and the uses of these lots within the Borough are much more mixed than in neighboring municipalities. Additionally, there are no longer any agricultural, manufacturing or industrial land uses within the Borough boundaries. Many farms and agricultural operations are immediately adjacent to the Borough's northeast and southern edges.

The three land uses that account for the largest amount of land area in the Borough are residential, public/institutional

and recreational. Much of the Borough's development resulted from the growth of Penn State University; therefore, it is not uncharacteristic that these land uses are the most predominant. Penn State's University Park campus is located at the geographic center of the Borough and occupies a significant land area. Immediately adjacent to campus is a successful mix of uses in downtown State College, including high and medium density residential uses, retail and commercial uses, government buildings, libraries, educational uses, churches and even small recreational uses.

Further from the campus and downtown, in the Borough's neighborhoods, land use becomes predominantly residential with a number of schools, churches and public buildings scattered throughout. Additionally, small neighborhood parks, public open spaces, and regional recreational facilities are located within, or immediately adjacent to, each of the neighborhoods.



*The Pennsylvania State University Campus is located in the center of the Borough.*



*Multi-family residences are common in areas adjacent to downtown and campus.*

The least represented land use in the Borough is commercial. The Land Use map indicates that much of the commercial uses within the Borough are concentrated in downtown and along South Atherton Street and University Drive. Small, local retailers, restaurants, offices and medical offices are situated in mixed use buildings downtown. While stand alone commercial centers do exist in the Borough, they are relatively small and serve nearby residents, such as the Hamilton Avenue and Westerly Parkway Shopping Centers. Large, regional shopping centers, office parks, medical parks and other commercial uses are located just outside of the Borough in neighboring townships along North and South Atherton and along East and West College Avenue.

The Borough accounts for 2.7% of the Centre Region's land area, but is home to 46% of the Region's population and 37.3% of the Region's housing units. Due to this population density, the location of core Penn State Academic buildings,

*Due to its population and housing density, transportation systems, and the location of schools and community amenities, State College functions as the urbanized core of the Centre Region municipalities.*

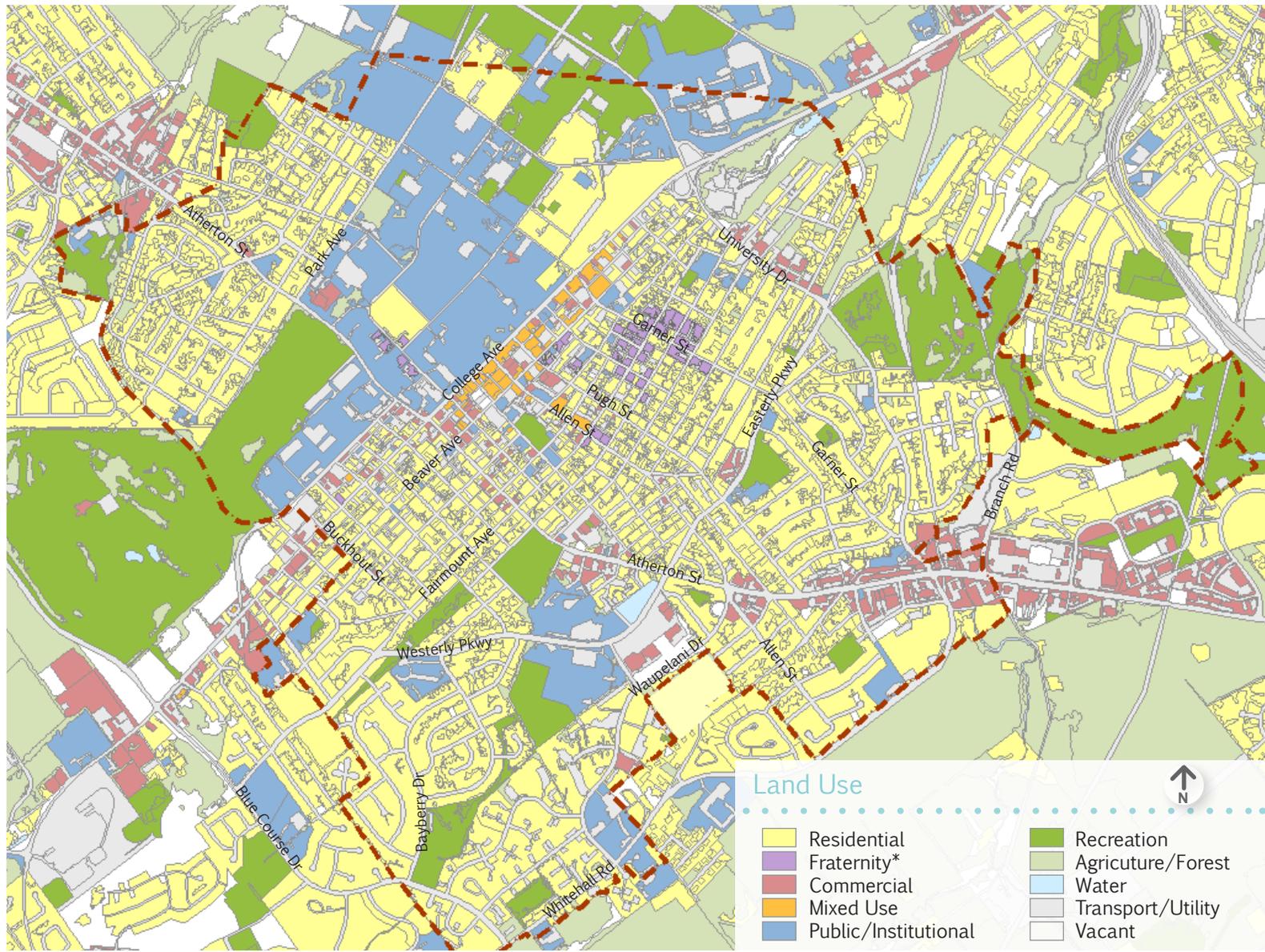
cultural attractions, and the region's public high school all within the Borough, State College functions as the urbanized core of the Centre Region municipalities. The Borough and neighboring municipalities are geographically, functionally and economically connected, which can make it difficult to distinguish the location of municipal boundaries. For this reason, it is important for each municipality to be aware of potential impacts to the region as a result of significant development or changes to land use patterns.



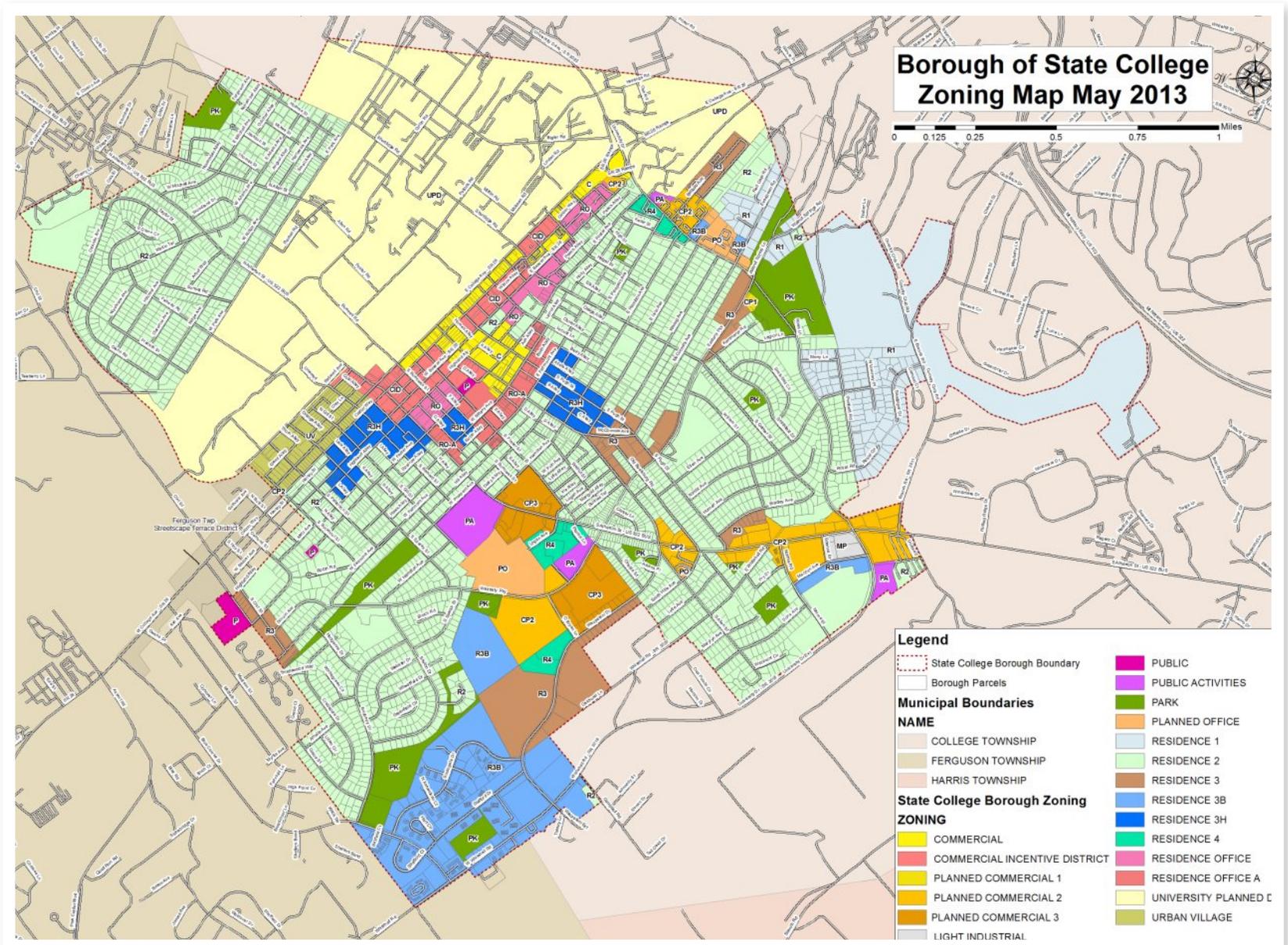
Three neighborhoods' structures contribute to National Register Historic Districts.



Several small commercial centers are located in or near Borough neighborhoods.



This map shows the land use pattern of the Borough and its surrounding areas. Much of the Borough's land use is residential. School and public uses as well as parks, recreation and open space also make up a significant area of the Borough. There are some small areas of commercial and mixed use development, but the most intense of these uses are located outside of the Borough. \*Fraternities have received a special color to differentiate them from the Centre County land use code of "public" uses.



This map shows the location of the Borough's Zoning Districts for each parcel. The R-2 designation is applied to a large majority of the properties in the Borough's neighborhoods. The Penn State campus has a special University Planned District designation, which designates subdistricts for campus development, which also applies to campus property in College Township. A description of these districts can be found on pages 50-51.

## zoning

State College Borough includes a mix of residential, commercial and mixed use and recreational zoning districts organized with the intention of upholding a safe, efficient and functional land use pattern for the Borough.

As depicted in the State College Zoning map on page 49 the Borough's neighborhoods areas are primarily zoned for single family residences. These zoning districts provide some flexibility in the ability for single-family homes and structures to be converted to duplexes or apartments. However, for the most part, the character of a single-family structure is preserved in these zoning districts. Aside from the University Planned District, single-family residential zoning districts are the most common zoning designations in the Borough.

Several multi-family districts and transitional housing districts are located in the areas that border downtown, provide a transition in density within the Holmes-Foster and Highlands neighborhoods, and primarily make up the Orchard Park neighborhood area.

Most of the zoning districts which permit stand-alone commercial uses are located along arterial roadways such as Atherton Street, University Drive and Westerly Parkway. Other districts which permit commercial uses include those mixed-use districts located in neighborhood commercial centers and downtown.

Park and public area districts are scattered throughout the Borough. These districts help provide for open spaces for recreation and gathering, and are sometimes used as buffers between neighborhood boundaries or in areas where natural communities should be preserved.

A discussion of zoning typically results in an analysis of permitted uses, required yard depths, building heights and

other site design criteria and the Borough's zoning districts are typically referred to by their abbreviation. In order to help provide some clarity as to the general purpose of each of the Borough's Zoning Districts, and the types of uses permitted within them, a simple description of each is below. The map of where these zoning districts are applied throughout the Borough is located on page 49.

### Residential Districts

R-1

R-2

R-1 and R-2 districts are typically referred to as the "single family" districts and primarily permit one and two family homes with a majority of the lot area dedicated to open space.

R-3

R-3B

R-4

R-3, R-3B, and R-4 districts are multi-family housing districts in which residential dwellings with 2 or more units are typically located. This could include row homes, town homes, single-family conversions to apartments, rooming houses, and small or large apartment buildings.

R-3H

R-3H district is in areas in which historic housing is sometimes converted to rooming houses or apartment houses. This district includes additional provisions for building size and other requirements.

R-O

R-OA

R-O and RO-A are districts in which a mix of uses and dwelling types are permitted and are generally located in transitional areas where downtown transitions into a more traditional

neighborhood character. One of the characteristics of these zoning districts is that they permit a variety of office uses in addition to residential uses.

#### UV

UV is a district designed to promote the preservation of the mixed-use neighborhood character in a transitional area of town on the edge of downtown and campus. This district also includes standards for building size, orientation and facade character which are included in the Design Guidelines for Historic Properties and districts for new construction.

### Commercial Districts

#### C

#### CID

The C and CID districts are two areas in which nearly any land use is permitted in the Borough, and relatively high density, mixed-use developments are permitted. These districts also include incentives for exceptional building design and performance in exchange for increases in permitted density and other features. These districts are located within the core of the downtown area in order to promote density and mixed uses in this area.

#### CP-1

#### CP-2

#### CP-3

#### PO

The CP-1, CP-2, CP-3 and PO districts are planned commercial districts, usually in the form of shopping centers, small office buildings and mixed-use buildings. These districts permit varying degrees of commercial space, primarily along arterial streets. The CP-3 district is a newly created district with the goal to promote neighborhood-scale, mixed-use shopping centers in areas that are easily accessible by more populated neighborhoods.

### Other Districts

#### UPD

UPD, which stands for University Planned District, is the zoning district for The Pennsylvania State University campus. This district includes a series of Subdistricts that permit various campus functions and provide provisions for open space, parking and other requirements on a campus-wide basis. This district is applied in such a way that it crosses Borough Boundaries, and the ordinance provisions have also been adopted by neighboring College and Patton Townships.

#### P

#### PA

#### PK

P, PA and PK are districts for parks, open spaces and public facilities. These districts primarily apply to parks, playing fields and other public open spaces, Borough-owned maintenance facilities, drainage fields and ambulance headquarters.

#### MP

MP is the Borough's Light Industrial Zone. This district permits operations such as warehousing and limited production activities. The application of this district, however, is not utilized to its full potential, and currently restaurants and commercial offices are located at this space.

## special districts

### National Register Historic Districts

The Borough has two districts that have been designated by the National Parks Service Register of Historic Places. These districts are the College Heights Historic District and the Holmes-Foster and Highlands Historic District. These districts are marked throughout the Borough with special street signs. Within these historic districts, there are 1,005 contributing structures, representing the quality architecture of the 1850s through the 1950s. Many of these contributing structures include homes that were built for fraternities in the early 20th century and mansions that were constructed for the early pioneers of the community.

*Two historic districts include contributing structures which represent the architecture of the 1850s through the 1950s.*

While these districts do not have regulatory authority to prevent demolition or redevelopment, local policies are in place to help protect these structures and ensure that their modernization respects the character of the districts in which they are located. The Borough's Historic Resources Commission maintains Design Guidelines for Historic Properties, reviews demolition and renovation plans for historic properties, and encourages residents to enroll in the historic plaque program.

Historic neighborhood walking tour guidebooks have been created to highlight the historic resources of College Heights, Highlands and Holmes-Foster. These self-guided tours feature architecture and influences that shaped the Borough's neighborhoods. Additionally, residents in the Highlands organize an annual winter home tour to showcase some of the most notable historic homes in the neighborhood and to raise funds to benefit a local elementary school program.

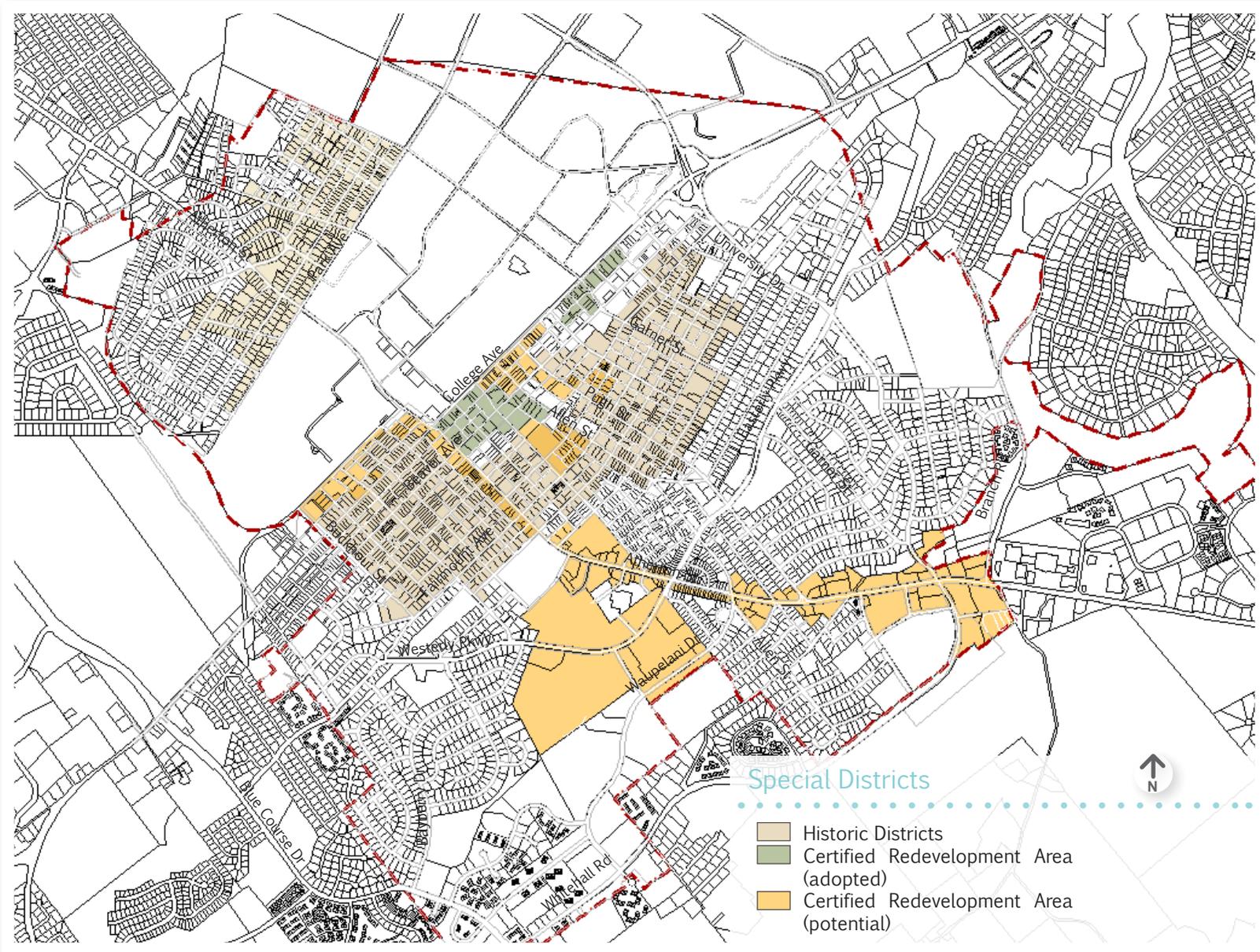
### Neighborhood Associations

Many of the Borough's neighborhoods have established homeowner and/or resident associations. Most of these neighborhoods associations do not have formally defined boundaries. These associations were formed to represent residents' interests when communicating with Borough officials and in some cases provide services, educational opportunities and other benefits to their members. Some of the neighborhood associations meet regularly and host special events for their members.

### Certified Redevelopment Areas

The goal of Certified Redevelopment Areas (CRAs) is to foster redevelopment in areas where significant opportunities exist. Several areas were designated as areas for potential redevelopment through a joint meeting of the Borough Council, Planning Commission and the Redevelopment Authority in 2006. These areas are shown on the Special Districts Map on page 53. These areas were identified as areas to be analyzed in greater detail by the Planning Commission for certification, redevelopment plans and other activities.

There are two important advantages for a community in creating CRAs. The first is that a community recognizes that an area is not currently developed in such a way that is advantageous to the residents or businesses within the area. Designation of a CRA lays out a framework for how the community believes the area should develop using tools such as a comprehensive plan for guidance. The other is that CRAs allow the Redevelopment Authority to participate in implementing redevelopment plans and engage the public and private sectors in doing so in an adequate way.



*This map shows the location of special districts throughout the Borough. Portions of College Heights, the West End, Holmes-Foster and the Highlands have contributing structures for the Borough's two National Register Historic Districts. Additionally, a number of Certified Redevelopment Areas (CRA's), and potential CRA's, have been established as tools to assist with the Redevelopment Authority's implementation of commercial and residential revitalization programs.*

## future development

### Planning Documents

In addition to this Neighborhood Plan, there are many documents that have been prepared for the Borough to help guide its future growth and development. For example, the West End Revitalization Plan outlines a vision for the West End that includes a redeveloped, mixed-use neighborhood with a clear identity and aesthetics that promote it as an important gateway for the Borough. In 2013, two other documents were adopted-- the Downtown Master Plan and the 2013 Centre Region Comprehensive Plan Update.

The Downtown Master Plan is a visionary document that includes recommendations for improving several major areas of downtown, including roadway and transportation network improvements as well as redevelopment concepts. The Centre Region Comprehensive Plan helps to outline unified goals for the six municipalities in the Centre Region,

and includes recommendations on region-wide issues such as housing, economic development, natural resource management and recreation.

Coordinating the goals of these planning documents is important to ensure that implementation is occurring in a way that achieves multiple community goals and reduces conflict and overlap. These plans are relevant to the Borough's neighborhoods because, as they are implemented, they can improve or impact the quality of life for residents elsewhere in the Region.

### Local Improvements

There are several redevelopment and facility improvements that are expected to take place in the short-term within the Borough. Many of these include redevelopment activities in the Borough's downtown, such as the Fraser Center, the redevelopment of the former Arby's site at College Avenue and Atherton Street, and other mixed-use development along East College and East Beaver Avenues. Some guiding documents, such as the Downtown Master Plan support additional development in the downtown, particularly for student housing. This is important to Borough neighborhoods because these plans note that downtown it is a suitable location for dense, multi-family housing and can help relieve the pressure on the housing stock in the Borough's neighborhoods from converting to rental housing. Additionally, recent renovations and improvements have been made to some of the commercial buildings in the Westerly Parkway Plaza Shopping Center.

Other upcoming redevelopment activities include the renovation of the State College Area School District's (SCASD) high school campus on Westerly Parkway. The SCASD Master



*SCASD explores options for renovation of the State High campus on Westerly Pkwy*

Plan also discusses future renovations of the Corl Street and Radio Park Elementary Schools and future locations for the District's Central Office which is currently located on Nittany Avenue next to Memorial Field.

The Borough has plans to advance several improvement projects to enhance transportation facilities. These include improvements throughout downtown, to improve intersection safety and aesthetics such as a project for South Atherton Street to help prevent jaywalking. The Borough has also begun studying the intersection of Park Avenue and McKee Street to evaluate potential solutions for improving the safety and efficiency of bike and pedestrian crossings.

In 2013, the Centre Area Transportation Authority (CATA) conducted an extensive study on the system's ridership rates, cost-benefit analysis of various routes, opportunities for changes to the fare structure, and potential growth of service. This study provided CATA and local transportation planners with several options to consider for the future of bus service in the Centre Region. Several planning exercises, such as this neighborhood planning effort and the Downtown Master Plan process, revealed that some residents in the community would like to see CATA service expanded to include routes that were not downtown- and campus-centric, providing greater accessibility to community resources. An update to the CATA strategic plan will occur through 2015.

Several Borough parks have plans for upgrades and additions. A master plan for Holmes-Foster Park was developed by students at the Pennsylvania State University with the help of Borough staff and residents of the Holmes-Foster neighborhood. This master plan will help guide improvements to the Park that will be funded through a grant that the Borough obtained in 2013. A walking trail has also been designed for High Point Park. This trail, which is planned to be constructed in 2014, will provide additional recreational

amenities for this park and will also be funded through a grant that was obtained by the Borough. Finally, the Borough is working with Centre Region Parks and Recreation and a group of local residents to prioritize parks that could be the future home of an Action Sports Park, which could include facilities for skating and skateboarding.

## Regional Impact

Although the Centre Region's municipalities each have independent local governments, the Region, particularly the urbanized core surrounding the Borough, is intricately connected in its residential, commercial, tourism and economic activities. What happens in one municipality can have either real or perceived impacts on surrounding municipalities; those impacts can be either positive or negative. It is important to have an understanding of the



*A planned walking trail will be constructed in High Point park in 2014.*

activities that are taking place throughout the Centre Region in order to anticipate potential impacts on the Borough.

In 2013, the Centre Region experienced a student housing boom. Just under 3,000 new beds were available for rent for the first time in the Fall of 2013 in downtown, on Waupelani Drive, and outside the Borough in areas such as Blue Course Drive, Dreibelbis Road, Waddle Road and in Toftrees. Additional new student housing units are expected over the next several years as developments, both large and small, such as the Toll Brothers site on Whitehall Road, the renovation of the Penn State University dorms, and the Metropolitan in downtown are completed.

In 2013, the Centre Region developed signage and promotional materials to educate pedestrians and cyclists about the proper use of the Region's shared-use paths to increase safety and usership on the trails. It is anticipated

that this signage will be installed in 2014. Site work is anticipated to begin for the Whitehall Road Regional Park in 2014 in order for the park to be open to the community in 2016. The master plan for this park includes several baseball and softball fields, rectangular sports fields, a basketball court, playground, walking trail, dog park, community gardens, picnic areas, concession stands and a regional parks service facility. A partnership between Centre Region Parks and Recreation, Pennsylvania State University, the Department of Conservation and Natural Resources, and Clearwater Conservancy is working to build the Musser Gap Trail. This trail will begin at the new Whitehall Road Park and extend across Slab Cabin Run and State Route 45 and enter the Rothrock State Forest at Musser Gap.

Ferguson Township has developed a Terraced Streetscape District and Corridor Streetscape Plan for the area of West College Avenue from the Borough boundary to Blue Course Drive. This zoning district permits the development of mixed use buildings with densities that would be similar to those that exist today in downtown State College. Patton Township is preparing to review amendments to the western portion of the Toftrees Master Plan, originally developed in 1987, which depicts significant residential and commercial development capacity. College Township is working to rezone an area along College Avenue, formerly the location of the Hilltop Mobile Home Park, for future residential development.

In order to provide more flexibility for development and redevelopment in the Centre Region, the CRPA modified the processes for Developments of Regional Impact (DRI) studies and expansions to the Regional Growth Boundary as part of the Comprehensive Plan Update in 2013. The two major elements of these updates were that the threshold for the size of projects within the growth boundary that trigger a DRI process was eliminated. This essentially makes any scale development within the Growth Boundary permissible as long



*The Centre Region experienced a student housing boom during 2013-2014.*

as it meets a local zoning ordinance. The second major change is that in a period of five years, each municipality with land outside of the Regional Growth Boundary is permitted to develop projects up to 50 Equivalent Dwelling Units (EDUs) or twelve acres outside of the boundary without regional approval.

It will be important for the Centre Region to evaluate the impacts that this development has on the price, location and availability of housing and other community facilities such as roads, bus service, sewer service and municipal tax revenues. This will be particularly important as the CRPA works to move forward with implementation of the Centre Region Comprehensive Plan 2013 Update.

## College Heights

College Heights is the only State College neighborhood situated north of the Penn State Campus. The neighborhood is comprised of West College Heights and East College Heights and is a vision of high-quality architecture, tree-lined streets, and early 20th century and mid-century modern neighborhood development. West College Heights is located between Atherton Street, the Penn State Blue & White Golf Course, and Radio Park Elementary School. East College Heights is situated between Atherton Street, Penn State University Park Campus, the Penn State Arboretum and Sunset Park.

The neighborhood is among the oldest in the Borough and a significant number of homes contribute to the College Heights registered National Historic District. Most of these historic houses were built between the Borough's incorporation in 1896 and the beginning of World War II in the early

1940s. Annexations of land that make up the neighborhood took place from about 1915 to 1931. This land was then subdivided as the Hartswick, McCormick and College Heights Plots. Given its proximity to campus, the neighborhood has always been attractive to residents associated with Penn State University.

The College Heights Association was formed in 1924. According to the College Heights Historic District Walking Tour, the Association described the neighborhood in this way: "Apart from its altitude, it borders the college woods and the golf links, giving to this section a beautiful setting which at the same time is healthful. The Association feels that here is a section that promises to be the garden spot of State College."

The Association has a history of being an active group dedicated to the neighborhood's quality of life. For example, Sunset Park was made possible through the efforts of College Heights residents. The Association planted the idea of a neighborhood park in 1941 and residents contributed time and money to allow the park to be used temporarily. A door-to-door effort to raise money to purchase the park took place in 1982. Additionally, the Association volunteered to do the landscaping for the College Heights School when it was developed in the early 1930s.

The neighborhood remains today as one of the few Borough neighborhoods that is zoned completely for single-family residences and open space. The neighborhood condition has stayed true to its history as a neighborhood that is attractive to both single-family homes as well as rental properties and has a distinct "garden feel" with mature trees and well-maintained landscaping.



*A significant number of homes contribute to the College Heights Historic District.*



College Heights is the only Borough neighborhood located north of the Penn State campus. The neighborhood is situated between campus, the Penn State Golf Course, the Penn State Arboretum, and the Teaberry Ridge development and commercial areas of Ferguson Township.

## Neighborhood Demographics

The population of College Heights according to the 2010 Census was 1,839. This is 4.4% of the total population of the Borough and a 5% decrease in the neighborhood's population since 1990.

The age of College Heights residents is well-balanced, with each age cohort representing roughly an equal part of the neighborhood's population. The largest percentage of residents fall within the 45-64 age group, with 25.8% of residents. 20% of the neighborhood's housing units are occupied by families with children.

### College Heights by the Numbers

Population (2010)	1,839
% of Borough Population	4.4%
% Pop Change (1990-2010)	- 5%
Age of Residents (2010)	
Under 18	14.1%
18-24	18.4%
25-34	12.9%
35-44	11.6%
45-64	25.8%
65 & up	17.2%
Occupied Housing Units (2010)	787
Owner-Occupied	70%
Renter-Occupied	30%
Increase in Units since 1995	2%
Registered Student Homes (2012)	78

*According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.*

The neighborhood has 787 occupied housing units; 70% are owner-occupied while 30% are renter-occupied. College Heights is one of few Borough neighborhoods in which more than half of the housing units are owner-occupied. According to the Borough's Registered Student Home list in December of 2013, there were 78 single-family homes or duplexes with student home permits in the neighborhood. This represents roughly 10% of the occupied housing units in the neighborhood.

*The land use in College Heights is predominantly residential, surrounded by parks and open space. 60% of the land area of the neighborhood is covered by a mature tree canopy.*

## Land Use & Amenities

The neighborhood's land use is predominantly residential, primarily as single-family, owner-occupied housing with some rental units scattered throughout. Many of these rentals are concentrated in the southeast area of the neighborhood near Park Avenue and along the Atherton Street corridor. However, over time these have become more scattered through the east and west sides of the neighborhood. Despite a slight decrease in population over the past 20 years, occupied housing units have actually increased by 2% since 1995. (See the Land Use map on page 48 and the Housing Tenure map on page 32.)

According to the Centre Region Planning Agency's Growth Forecast Map for 2009-2040, only a few opportunities for the construction of new single-family homes on vacant lots were identified. Some single-family homes have been

constructed, including handful of residences the have been developed by demolishing an existing single family home, consolidating two lots, and constructing a home on the new lot. The Growth Forecast Map also identified an opportunity for the development of a public or institutional use along Park Avenue, which is now home to the Suzannah Poehler Paterno Catholic Student Center. Other reuse opportunities not noted on this map include the reuse of the former College Heights School along Atherton Street.

There are a number of churches and buildings used for religious meetings. These are located along Park Avenue, Hillcrest Avenue, Ridge Avenue and Glenn Road. The neighborhood is bordered by schools and parks on most of its sides. These include the Radio Park Elementary, Penn State University open spaces, including the Blue and White Golf Course and the Arboretum, and Sunset Park which is now operated by the

Centre Region parks system. (See the Community Facilities map on page 33.)

In addition to the historic homes in the College Heights Historic District, the neighborhood has retained several other historic features. There is a small gas and service station, the Exxon Station, along Atherton Street, which has been in operation since 1935, and the former SCASD College Heights School, which was built in 1930. In keeping with its historic roots as the “garden spot of State College,” the neighborhood still features a mature tree canopy. In fact, the Pennsylvania Department of Conservation and Natural Resources indicated that the neighborhood has the greatest percentage of tree canopy of any of the Borough’s neighborhoods. Just over 60% of the neighborhood has mature tree coverage.



*The College Heights Exxon Station has been in operation since 1935.*



*The mature tree canopy is one of the defining characteristics of the neighborhood.*

## Traffic & Transportation

Traffic and transportation have historically had significant impacts on the neighborhood. In the mid-1990's traffic diverters were installed on North Borrowes, North Allen and Thomas Streets in East College Heights. For the most part, these diverters have helped resolve cut-through traffic issues within the neighborhood. However, Atherton Street and Park Avenue, which are Pennsylvania Department of Transportation roadways carrying heavy daily traffic volumes, continue to present concerns for residents. All residents must use these two streets to enter and exit the neighborhood; residents are concerned about their impact on safety and accessibility of bus, bike and pedestrian routes. Additionally, Atherton Street creates a barrier between east and west College Heights. (See the Transportation Systems map on page 37.)

*All neighborhood streets are accessed via North Atherton Street or Park Avenue. These streets are also CATA Bus routes, which service the neighborhood and the community.*

Parking issues are minimal in the neighborhood. Many streets in East College Heights have been designated as 'No Parking Anytime' zones. In West College Heights, there are some areas that permit 2 Hour parking or Residential Permit parking. Residents wishing to utilize streets for parking may request to do so by contacting the Borough Parking Department. A special call line has been established for these requests.

Atherton Street and Park Avenue carry heavy volumes of CATA bus traffic. These routes provide connections to campus, downtown, and the commercial and residential areas along North Atherton in Ferguson and Patton Townships. While

these routes pass through the neighborhood frequently, there are only a few access points for College Heights residents wishing to use the buses. These are located on Atherton Street at Hillcrest Avenue and on Park Avenue at the Nittany Lion Inn or at the Penn State Childcare Center on North Allen Street.

Several bike routes run through or around the perimeter of the College Heights neighborhood connecting it to Borough amenities and other recreational bike routes throughout the Centre Region. Bike routes run along West Park Avenue connecting to Teaberry Ridge and the Blue Course Drive Bike Path and along McKee Street connecting to campus, downtown and the Bellefonte Central Rail Trail behind the Penn State Arboretum.



*McKee Street features an on-street bike route.*

## Neighborhood SWOT Analysis

In early 2013, the Planning Commission and Borough staff met with residents of College Heights to discuss the neighborhood's existing conditions. This included input from residents regarding the neighborhood's strengths, weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

### Strengths

College Heights residents expressed much pride in the quality of life in their neighborhood. They felt that the general ambiance and maintenance of the neighborhood make it feel very safe and attracts a diversity of residents. Residents are glad that the neighborhood is home to many families, elderly that can remain in their homes, and active and involved neighborhood association members. The neighborhood's designation as a National Register Historic District, and the stability of home ownership in the west side were also noted as strengths.

Residents enjoy the close proximity to campus, downtown and other daily amenities. They feel that amenities like the former College Heights School, Radio Park Elementary, and the historic Exxon Mobile station are positive assets. Other amenities included the trails, bike paths, Sunset Park, the Penn State Golf Course, and the mature trees either in or immediately adjacent to the neighborhood. Due to many natural uses in and around the neighborhood, and limited street lights, the neighborhood does not experience much light pollution. Residents indicated that the traffic control

## SWOT at a Glance

- + Ambiance, maintenance, safety, mature trees
- + Proximity to downtown, campus, other amenities
- + Historic district, College Heights School, Exxon, Radio Park
- + Trails, bike paths, Sunset Park, PSU golf course
- + Stability in homeownership, active association members
- Traffic, speeding and connectivity across major roads
- Regulation of student rentals and football homes
- Enforcement of zoning and ordinances
- Proximity to campus results in petty crimes
- Lighting and overhead power lines
- Management of rental and football homes
- Incentives for ownership & context sensitive construction
- Park facilities in West College Heights (or better access)
- College Heights School as educational/neighborhood use
- Lighting, tree and traffic management strategies
- Schools available as community/park spaces
- X More conversion of rental properties, maintenance of rentals
- X Appropriate balance of regulations and enforcement
- X Future development on West Campus, Ferguson & Patton Twps
- X Non-educational/neighborhood uses for College Heights School
- X Traffic impacts of North Atherton & Park Avenue
- X Electrical failures from branches falling on overhead power lines

measures that have been made have helped to contribute to a decrease in through traffic issues, particularly on the east side of the neighborhood.

### Weaknesses

College Heights residents indicated that North Atherton Street can be a barrier, dividing the neighborhood in two and creating problems with pedestrian connectivity, noise and traffic. There were also concerns with the level of traffic and the connectivity across Park Avenue to campus and from Taylor Street to Atherton. In particular, pedestrian crossings at the intersections along Park Avenue, the intersection of Atherton Street and Park Avenue and the intersection of Atherton Street at Hillcrest Avenue were mentioned as being somewhat difficult to cross.

Other traffic problems included speeding on Atherton Street, Park, Ridge and Hillcrest Avenues and Martin Terrace. Residents noted that there used to be CATA bus services in the neighborhood, but now it is all routed along Atherton Street and Park Avenue and the CATA VE and NE Routes bypass the neighborhood without providing service to residents. Residents also indicated that maintenance of bicycle paths alleyways could be improved.

Residents were concerned about the presence and regulation of student homes and football rentals in terms of the impact on surrounding properties and overall neighborhood cohesion. Residents felt that not knowing where rental units were located and the feeling that zoning and ordinance enforcement is inconsistent were weaknesses experienced in the neighborhood.

While proximity to campus was also a strength, it was noted as sometimes being a weakness particularly when it results

in petty crimes along N. Allen Street. Areas such as Martin Terrace and Sunset Avenue are not well lit, and overhead power lines create the potential for outages during storms. Residents also noted the lack of a playground or park space on the west side of the neighborhood as a weakness. Finally, residents felt that some developments that could occur in Ferguson Township, particularly along North Atherton Street could become a weakness.

### Opportunities

College Heights residents felt that there were many opportunities for improving the neighborhood. Residents felt that there should be better management of rental housing and football homes, and incentives provided for individuals to “rent-to-own” and to encourage home ownership. Similarly, residents felt that there was an opportunity to look at zoning



*Reuse of the College Heights School has been identified both as an opportunity and a threat, depending on the uses.*

and development regulations in order to ensure that new homes in the neighborhood are built in a context-sensitive way.

Neighbors felt that there was an opportunity to assess areas where trees conflict with utilities, where sick trees can be replaced more quickly and where additional lighting could be added to make the neighborhood more safe and walkable at night. It was noted that any additional lighting should not result in light pollution within the neighborhood. Some residents felt that it would also be beneficial to have natural gas service throughout the entire neighborhood.

Some felt that there was an opportunity to work with Penn State on traffic management issues on Park Avenue and the potential use of the PSU Golf Course as a year-round space for public recreation. Preserving recreational amenities and encouraging the use of Radio Park Elementary and the



*Better access to parks and recreational amenities in West College Heights was identified as an opportunity for the neighborhood.*

the College Heights School, as well as all school properties, for recreation during non-school hours were noted as opportunities. Other opportunities included looking at the on-street parking regulations and the redevelopment of the College Heights school.

### Threats

While some residents expressed the concern that there needs to be more management and regulations of neighborhood conditions, others cautioned that too much regulation could threaten the quality of life in the neighborhood. In general, residents felt that the growing enrollment at Penn State could be a threat as the number of homes being converted to rentals could increase, as well as maintenance and behavior issues if more students moved in to the neighborhood.

Some neighbors were concerned with the potential impacts of regional developments, such as Penn State converting the golf course to additional buildings, more developments along North Atherton in Ferguson and Patton Townships, and the future land uses along North Atherton Street once suggested by the CRPA's State College Land Area Plan. Some residents felt that any use other than an education use for the former College Heights School could bring negative impacts to the neighborhood, while others felt that there would be a range of acceptable uses as long they will not bring a lot of traffic and parking to the neighborhood.

Further threats stated by residents included the traffic volumes and behavior of drivers on Park Avenue and Atherton Street, the secondary impacts of Atherton Street as a state highway, and sign pollution along major roads.

## Highlands

The Highlands neighborhood is situated south and east of the Penn State University campus and downtown State College. It is bounded on the north by the Downtown Improvement District boundary, roughly following Highland Alley, Easterly Parkway to the south, Atherton Street to the west and University Drive to the east. The Highlands neighborhood is one of the few Borough neighborhoods that is not immediately adjacent to a neighboring municipality. The highest point in the neighborhood stands at an elevation of 1,200 feet. This point along the Fairmount Avenue ridge line creates a subtle dividing line between the northern and southern parts of the neighborhood.

The northern area of the Highlands is among the oldest of the Borough's neighborhoods and 379 structures contribute to the Highlands- Holmes Foster registered National Historic District. Annexations of land that make up the Highlands

neighborhood took place from 1909 to 1932. This land was then subdivided into plots for development. Some of these plots included Henzey-Lederer, Highland Park Addition, Highlands Plot, Highlands Extension, Lytle's Addition and Beaver Lawn.

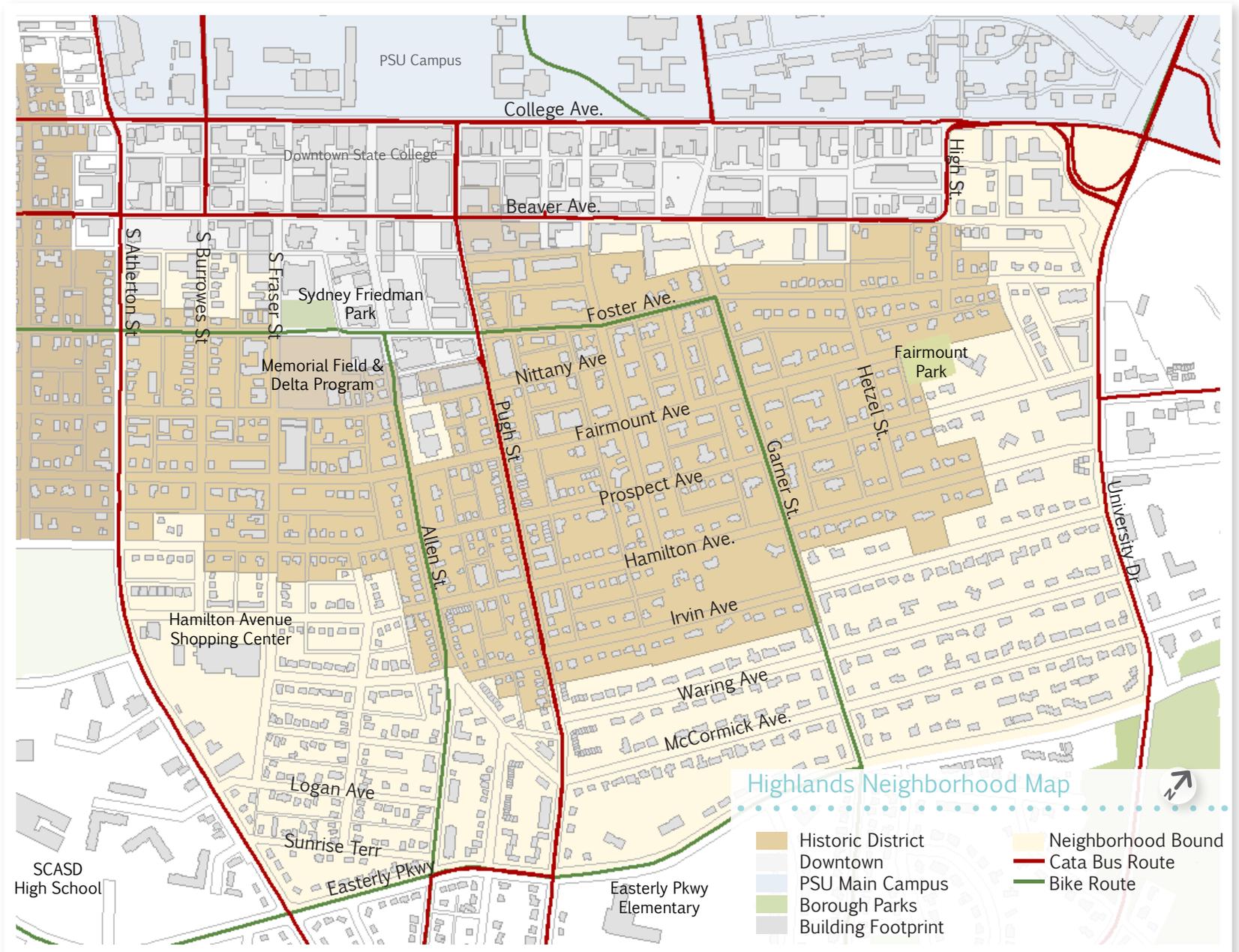
At the time of the development of the Highlands, it was boasted that this area offered "the most desirable lots of Foster, Fairmount, Prospect and Hamilton, all within one-half mile of the post office." Additionally, the neighborhood was marketed with the promise of becoming "the most beautiful fraternity section in the country." Between 1925 and 1933, more than twenty mansions were built in the neighborhood for national fraternity organizations. At the same time, smaller houses were being built by residents including housing designed by architects or chosen from pattern books and mail-order catalogs.



*There are 379 homes that contribute to the Highlands-Holmes Foster historic district.*



*Between 1925 and 1933, more than 20 mansions were built for fraternities.*



The Highlands is situated between campus and downtown State College, Atherton Street, Easterly Parkway and University Drive. It is an icon of a town-gown neighborhoods and walkability and includes 379 structures that contribute to a National Register Historic District. Additionally, it is home to dozens of historic fraternity mansions.

As recent as 1946, the Highlands neighborhood terminated at Irvin Avenue, where farms and forest existed immediately to the south. After World War II, a national housing shortage impacted communities across the United States as soldiers returned home from war. Locally, this resulted in the rapid development of forty duplex houses along Atherton Street and the construction of Easterly Parkway and Centre Lane. Much of the land moving east from these duplexes, however, was still farmland.

The Highlands Civic Association was incorporated in 1983. Since its formation, the Association has been an active organization with many residents serving on Borough ABC's, participating in volunteer and community organizations

### Highlands by the Numbers

Population (2010)	9,726
% of Borough	23%
% Change (1990-2010)	- 5%
Age of Residents (2010)	
Under 18	5%
18-24	77%
25-34	8%
35-44	2%
45-64	5%
65 & up	3%
Occupied Housing Units (2010)	3,506
Owner-Occupied	12%
Renter-Occupied	88%
Increase in Units since 1994	5.6%
Registered Student Homes (2013)	94

According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.

throughout the Region, taking an active role in government initiatives, and organizing community building activities like the Neighbor-to-Neighbor program.

Today, the Highlands is the most populated of the Borough's neighborhoods and includes the greatest number of housing units. The neighborhood is representative of the diversity of housing and residents within the Borough. It includes a range of housing types, from large apartment structures and fraternity mansions, to modestly-sized single family homes. It is also home to a mix of residents including families, long-term Borough residents, faculty and staff of the University, and Penn State undergraduate and graduate students. It is an iconic walkable neighborhood, with areas of mixed use and commercial amenities, and is in close proximity to civic amenities such as churches and schools. Some residents have referred to the Highlands as the model "town-gown" neighborhood.

*The Highlands has been referred to as a model neighborhood of town-gown relations and walkability in the Borough.*

### Neighborhood Demographics

The population of the Highlands according to the 2010 Census was 9,276. This is 23% of the total population of the Borough and a 5% decrease in the neighborhood's population since 1990. The Highlands has the greatest population of the Borough's neighborhoods. Only campus and downtown have a greater number of residents.

The vast majority, 73%, of the neighborhood's residents are of college age, between 18 and 24. All other age groups

represent 23% of the neighborhood. Within the Highlands, 5.6% of the housing units are occupied by families with school-age children. Of those households with children, 63% live in renter-occupied housing and 37% in owner-occupied housing.

The Highlands has 3,506 occupied housing units. Of these, 12% are owner-occupied and 88% are renter-occupied. The Highlands is one of the Borough's neighborhoods with the highest proportions of renter-occupied housing, second only to the Orchard Park which has 89% renter-occupied housing. The neighborhood has only a 3% vacancy rate in its overall housing stock. According to the Borough's Registered Student Home list in 2013, there were 94 single-family homes or duplexes registered with the Borough as Student Homes in the Highlands neighborhood. This represents roughly 2.7% of the occupied housing units in the neighborhood.

### Land Use & Amenities

The neighborhood's land use continues to be a mix of residential, commercial and civic uses. While the predominant land use for the neighborhood remains residential, there is a diverse mix of housing types including moderate density apartments, single-family home conversions, large fraternity houses and owner-occupied dwellings. Despite a very slight decrease in population over the past 20 years, occupied housing units have actually increased by 5.6% since 1994. This is partially a result of the conversion of single-family homes into multiple rental units.

There is a large district where most of the Penn State Fraternity houses are located, as well as a cooperative living space for young professionals and entrepreneurial students called 'co.space.' The Highlands has also been

a popular neighborhood for investment through the State College Community Land Trust and other first-time home buyer programs.

In the State College Land Area Plan, much of the central part of the Highlands neighborhood is described as a transitional area. This means that this portion of the neighborhood functions as an area where land uses, housing type and density, and type of residents transition from more dense, intensive uses to less dense, less intense uses. (See the Land Use map on page 48 and the Housing Tenure map on page 32.)

The neighborhood is immediately adjacent to downtown State College and the mix of commercial uses that exist in that district. Other commercial uses border the southwest corner of the neighborhood along Atherton Street, particularly in the Hamilton Avenue Shopping Center.



*The neighborhood has a mix of housing types which appeal to owners and renters.*

The Centre Region Planning Agency's Growth Forecast Map for 2009-2040 identified only a few opportunities for the construction of new single-family homes on vacant lots. This study did identify the opportunity for the Easterly Parkway Office Park to be intensified to include additional commercial office space and services. Additionally, the State College Area School District's district-wide master plan indicates that as school facilities are constructed, there is an opportunity for the district's administrative offices and the Delta Program, located in buildings on Nittany Avenue, to be relocated to other facilities. This could provide the opportunity for these buildings to be reused by the district or to be redeveloped.

There are a number of churches and buildings used for religious meetings adjacent to the neighborhood in downtown. The neighborhood is also home to the Friends Meeting House. The neighborhood across the street from Easterly Parkway Elementary and is within walking distance of

the SCASD State High and the Penn State University campus. There are many human service agencies in the neighborhood as well, including the Women's Resource Center, Housing Transitions, Centre House, the Youth Service Bureau and Stormbreak. (See the Community Facilities map on page 33.)

While there is only one park, Fairmount Avenue Park, located in the neighborhood, it is adjacent to Walnut Springs and Lederer Parks. Many residents report that an attractive quality of the neighborhood is the mature tree canopy. According to the Pennsylvania Department of Conservation and Natural Resources the neighborhood has approximately 50% coverage by mature tree canopy. This coverage helps with stormwater, air quality and urban heat island impacts in the neighborhood.

### Traffic & Transportation

Due to its close proximity to downtown, the University and several major vehicular routes, traffic and parking has historically been of significant concern to residents of the neighborhood. Traffic calming devices have been installed, including speed tables and barricades that prevent left turns in and out of key neighborhood streets, which have helped to reduce some of the impacts of these traffic conditions. Additionally, changes to on-street parking regulations have helped reduce the number of inconveniences caused by residents from illegal or non-resident parking. Traffic on University Drive, Atherton Street and Beaver Avenue continues to be a concern to the neighborhood in terms of their impacts on neighborhood continuity, safety, and accessibility of bus, bike and pedestrian routes. (See the Transportation Systems map on page 37.)

Atherton Street carries heavy volumes of CATA bus traffic and



*Half of the land area of the neighborhood is covered by mature tree canopy.*

Pugh Street and University Drive also accommodate buses. These routes provide connections to campus, downtown, and the commercial and residential areas along North Atherton in Ferguson and Patton Townships. While these routes pass through the neighborhood frequently, there are only a few access points for Highlands residents wishing to use the buses. However, residents do not seem to be concerned at the lack of bus service because many amenities are within walking distance.

Several bike routes run through or around the perimeter of the Highlands neighborhood. These routes connect it to Borough amenities as well as recreational bike routes throughout the Centre Region. Bike routes exist along Easterly Parkway, Foster Avenue and Allen and Garner Streets.



*Several neighborhood streets are designated as bike routes.*

## Neighborhood SWOT Analysis

In 2012 and 2013, the Planning Commission and Borough staff met with residents of the Highlands to discuss the neighborhood's existing conditions. This included input from residents regarding the neighborhood's strengths, weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

### Strengths

Highlands residents generally felt the diversity of the neighborhood was a strength. They indicated that neighborhood diversity includes residents of varying ages, income levels, educational backgrounds, and affiliations. Many felt that they had good student neighbors most of the time, that the neighborhood is a great place for families to live, and that their neighbors are very engaged and resilient to the changing nature of the neighborhood.

Residents also felt that the physical appearance of the neighborhood, with well-preserved architecture, mature landscaping and great public services, should be protected. The ease of travel in the neighborhood by walking and biking, the close proximity to downtown and campus and the accessibility of other civic and cultural amenities made it a desirable place to live.

### Weaknesses

Due to the high concentration of renter-occupied housing in

## SWOT at a Glance

- + Diversity of residents (age, income, education)
- + Good student neighbors most of the time
- + Great place for families; active, resilient residents
- + Architecture, mature trees, quality public services
- + Ease of travel; proximity to downtown, campus, other amenities
- Lifestyle conflicts, particularly noise, safety, petty crime
- Rental housing management, enforcement of ordinances
- Few opportunities for housing for young professionals and workforce housing
- Few opportunities for reuse/redevelopment
- Limited information to policy-makers on impacts of decisions
- Positive example of town-gown relations
- Encourage ownership and workforce housing
- More readily available data/communications on Borough issues
- New/updated tools for managing zoning and rentals
- Market neighborhoods as a great place to live
- ✗ Growth of PSU without additional on-campus housing
- ✗ Rental housing impacts on EIT, property values, infrastructure
- ✗ Housing conditions discourage ownership in Borough
- ✗ Oversight of rental housing and zoning issues
- ✗ Increasing population, traffic and crime
- ✗ Proposed Penn State natural gas line

the neighborhood, new residents don't often have a chance to get assimilated to living in the neighborhood before a school year changes and new neighbors move in. Because of lifestyle conflicts, neighbors feel that the quality of their neighborhood has changed over time, and they feel that noise and safety concerns are becoming more pressing. Residents feel that rental housing management by both the Borough and by the landlords is an issue that needs to be addressed in order encourage more homeowners to move into the neighborhood and to retain the long-term, residents that currently live in the neighborhood. Additionally, due to the type of rental housing available, there are not many opportunities for young professional housing or affordable housing in the Highlands.

Some residents felt that there is enough flexibility for reuse of properties in transitional areas of the neighborhood. Others perceive that individuals that do not live in the neighborhood or even in the Borough can sometimes have a significant influence on the neighborhood's conditions. This is especially true of landlords that own poorly-kept rental properties. Finally, some residents felt that there was not enough information provided to policy-makers when they are making decisions, which was negatively impacting conditions in the neighborhood.

### Opportunities

Residents felt that the Highlands neighborhood had the opportunity to become a good example of positive town-gown relations through community-building activities that appeal to not only permanent residents and families, but also to student neighbors. Additionally, student representatives felt that a mentor program could help teach student-residents about courteous behavior and improve communications with their neighbors. Residents felt that an opportunity

for the neighborhood included recognizing good fraternity neighbors and better marketing the benefits of living in the Borough to potential new residents.

Other opportunities identified by residents included implementing programs that could help encourage homeownership, including a program to match Penn State faculty with available housing in the neighborhood. Another opportunity noted was to expand Earned-Income Tax revenues by increasing the number of non-student residents in the neighborhood.

Some residents felt that increasing the availability of neighborhood data, clearly explaining the causes of the trends, promoting better ties with Borough officials and more consensus on Borough-wide issues would help improve the conditions of the neighborhood and the Borough. Residents also suggested adopting the State College Land Area Plan, investigating new zoning strategies, and increasing enforcement of existing zoning and rental permit regulations to protect and promote a successful mix of uses in the neighborhood. Some residents feel that there needs to be more flexibility in the allowed reuse of existing structures in order to promote continued investment in the neighborhood.

### Threats

Residents feel that the increasing enrollment at Penn State, without the addition of on-campus student housing, is threatening the neighborhood's stability because the demand for student housing is shifted into the neighborhoods. Neighborhood residents commented that the conversion of single-family homes to rental housing is impacting the desire of families to live in the neighborhood and could impact property values. The increasing availability of rental units, occupied by student residents, in the neighborhood is

dwindling the Earned Income Tax revenue which could drive up the cost of public services for the remaining taxpayers.

Some residents felt that the population increase, traffic in the neighborhood and increasing crime were major threats to the neighborhood's quality of life. It was felt that rental housing and zoning enforcement that considers the good of one property rather than the entire neighborhood were threats to the stability of the neighborhood's amenities. Other neighborhood threats included the slow addition of multi-family structures, single-family conversions, lack of moderately priced housing, and families moving outside of the Borough.



*Conversion of single-family homes to rental units is perceived as a threat to the neighborhood quality of life.*

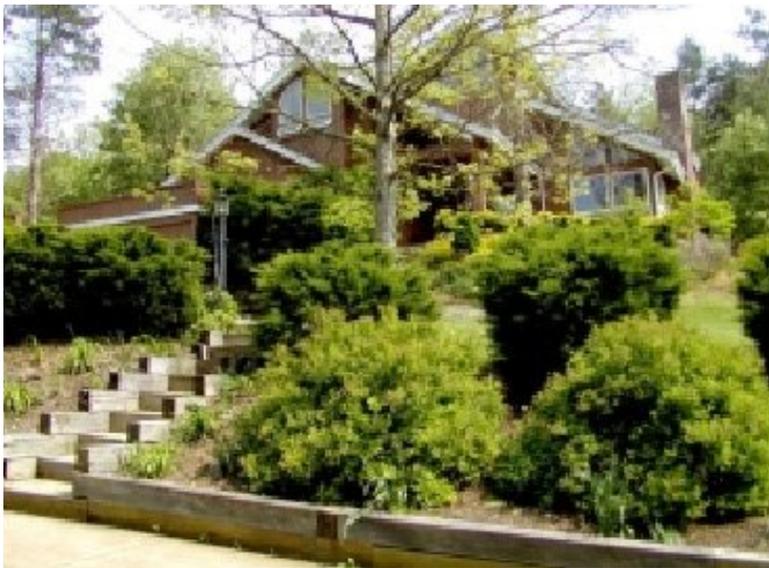
## Vallamont

Vallamont is State College's smallest and most scenic neighborhood, which is made up of homes in both State College Borough and College Township. Homes located in the College Township portion of the neighborhood access East McCormick Avenue through the Borough. Located just to the east of University Drive, Vallamont borders on Thompson Woods and Walnut Springs Park.

According to "A History of Vallamont, State College, Pennsylvania," written by members of the Vallamont Neighborhood Association in 2002, this area of the Borough was once virgin forests and a wealth of iron ore. These valuable resources led to the establishment of a charcoal iron furnace along the 'Wally Brook' stream, and the small Centre Furnace settlement was formed. After the furnace closed, and much of the land was cleared of its forests, the land was developed as farms owned by Moses Thompson.

This area of the Borough was annexed in the mid-1930s. H.O. Smith and his three sons purchased the land that would become Vallamont from Hilda Thompson, Moses Thompson's granddaughter, in 1955. Development plans were prepared in 1961 and both the first Vallamont residence, along with the first section of McCormick Avenue east of University Drive, was built in 1962. Over the next several decades, the land was plotted into lots and developed with homes which feature a range of architectural styles. Many of the homes that abut Walnut Springs Park are situated along a ridge line, affording them views of the preservation area, wildlife and other surrounding natural areas.

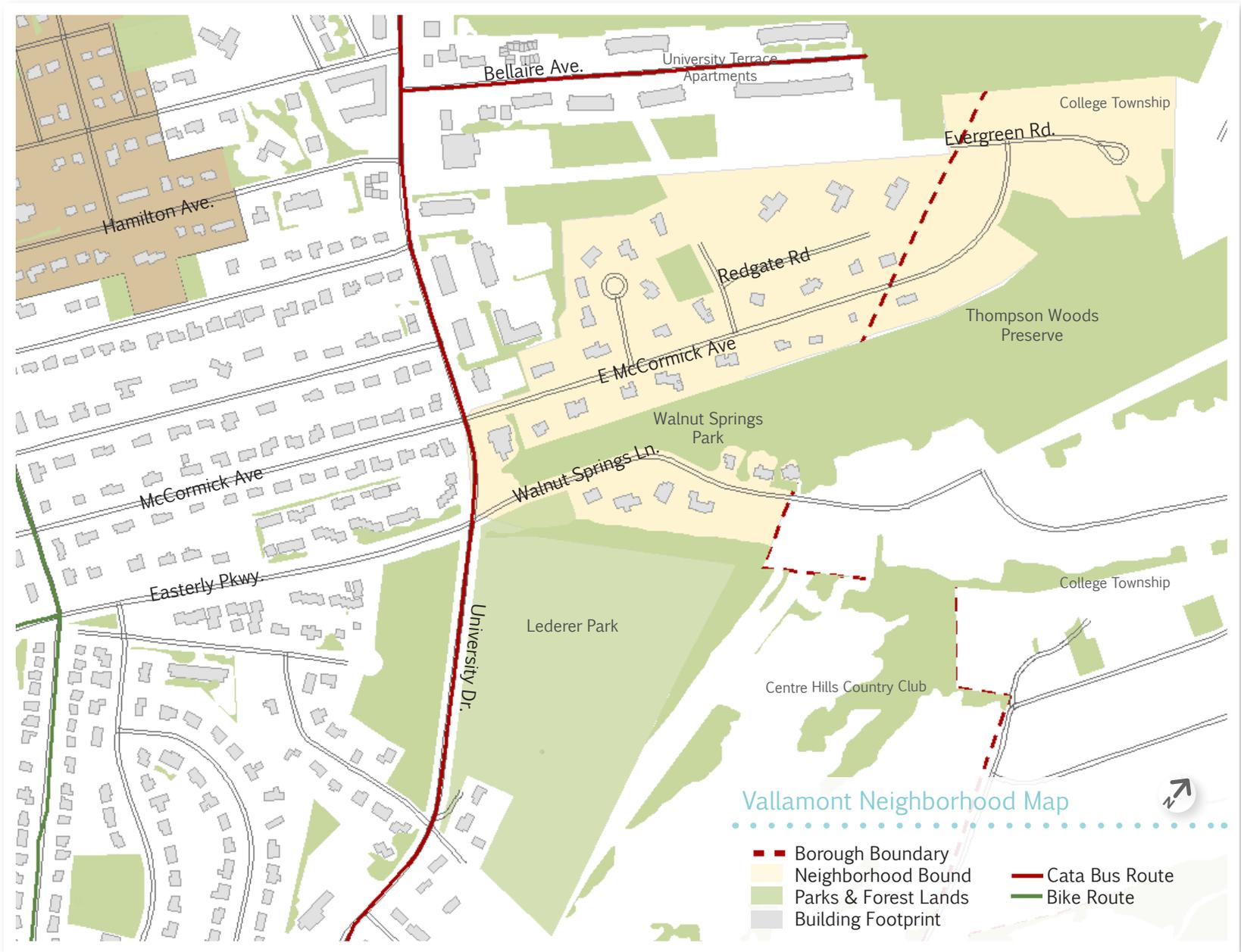
20 acres of land that was unplotted after the original development plans were prepared were sold to the Borough of State College in 1967 to establish Walnut Springs Park, a wetlands and natural park. In 2000, 70 acres of the Vallamont



*In addition to Walnut Springs' and Thompson Woods' vegetation, many homes feature well-designed landscaping. (Photo courtesy of "A History of Vallamont")*



*The homes of Vallamont feature a range of materials, including stone, brick, wood and metal. (Photo courtesy of "A History of Vallamont")*



Vallamont is located between University Drive and the Borough boundary and borders on Walnut Springs Park and Thompson Woods Preserve. Several homes along East McCormick Avenue and Evergreen Lane in College Township are included in the Vallamont Neighborhood Association.

area were plotted into the Thompson Woods development and the present day Thompson Woods Preserve.

Zoning changes that took place in the early 1970s made it possible for a number of professional offices to be developed along University Drive. However, despite the neighborhood's close proximity to downtown and campus, Vallamont has been insulated from dense residential and commercial development. While some multi-family housing is located just to the north of the neighborhood, significant vegetative buffers separate those uses from the peaceful, quiet character of this small residential area.

The Vallamont Neighborhood Association is unique in that it represents homeowners both in the portion of the neighborhood located in the Borough, as well as those homes that are located in College Township. The Association was initially formed because the owners shared East McCormick Avenue, which is a private street between University Drive and the State College Borough boundary. Residents of Vallamont have now formed a very close bond and hold many social events throughout the year.

*Vallamont is home to residents that know each other and the history of the neighborhood very well. It is made up of a diversity of architecturally designed homes set within a natural landscape.*

### Vallamont by the Numbers\*

Population (2010)	70 (est.)
% of Borough	less than 1%
Occupied Housing Units	34 (est.)
Owner-Occupied	100%
Renter-Occupied	0%
Registered Student Homes (2013)	0
Occupied Housing Units (with College Twp)	46 (est.)
Owner-Occupied	100%
Renter-Occupied	0%
Registered Student Homes (2013)	N/A
% Change in Units (2002-2010)	2%

### Neighborhood Demographics

The population of the area which includes Vallamont, according to the 2010 Census, was 124 residents. However, the US Census blocks which cover the Vallamont neighborhood include one building of the University Terrace Apartments complex located along University Drive. Based on information provided by the leasing office for University Terrace Apartments, Borough staff estimates that without this building, the population of Vallamont is around 70 residents. This is the smallest of the Borough's neighborhoods, representing less than 1% of the total population.

Vallamont is the only Borough neighborhood in which all of the housing is maintained as owner-occupied and there are no Registered Student Homes. The Neighborhood Association's boundaries extend into College Township, and include approximately 46 single-family homes; 34 of these homes are located in State College Borough. According to the US

**\*All data is approximate and was calculated by Borough Planning staff only for this Plan.**  
 The US Census Blocks that define the portion of the neighborhood in the Borough include "Building S" of University Terrace Apartments, which Vallamont does not include in their boundaries. According to the apartment's leasing office, "Building S" contains 25 units which can be occupied by 56-109 residents depending on the occupancy of each unit in a given rental cycle. These numbers were subtracted from the Census Bureau data to yield the approximate values listed above. Vallamont includes a number of homes located in College Township. The estimates that include College Township residences were based on "A History of Vallamont, State College, Pennsylvania," a document authored and provided by the Vallamont Neighborhood Association in 2002.

Census in 2010, approximately 18% of the neighborhood's homes within the Borough were occupied by families with children.

### Land Use & Amenities

As noted in the history of the neighborhood, land use for this area was historically wooded, and was mined and logged as part of the Centre Furnace iron works. Overtime, as the the neighborhood developed as a single-family, owner-occupied neighborhood, much of the natural, wooded features were restored. The single family homes are nestled within the vegetation of Walnut Springs Park, Thompson Woods Preserve and Lederer Park.

Immediately to the north and west is a mix of multi-family residential housing and commercial uses, which developed



*Several professional offices were developed along University Drive in the 1970s.  
(Photo courtesy of "A History of Vallamont")*

in the 1970s and 1980s. 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. Many of these vacant lots are owned by the adjacent property owner, and it seems unlikely that these will develop in the short-term.

The neighborhood is located in the State College Area School District and is in close proximity to Easterly Parkway Elementary School. It is also in close proximity to other community amenities such as downtown and Penn State Campus. (See the Community Facilities Map on page 33.)

### Traffic & Transportation

Vehicular management issues, such as illegal parking and speeding are limited in the neighborhood due to the lack of any through streets. All residents must access Vallmaont via East McCormick Avenue, including those homes in College Township. Some residents have reported occasional traffic congestion issues when traveling into or out of the neighborhood at peak times of day when traffic is heavy on University Drive. There is a SCASD school bus route that comes into the neighborhood and residents can access CATA bus routes on University Drive. The nearest bike route connecting to downtown and campus runs along Garner Street.

The neighborhood's streets located within the Borough are private streets; McCormick Avenue and Evergreen Road within College Township are public streets. For those private streets, the Vallamont Neighborhood Association can accept funds on an ad-hoc basis for construction and maintenance.

## Neighborhood SWOT Analysis

In 2012 and 2013, the Planning Commission and Borough staff met with residents of Vallamont discuss the neighborhood's existing conditions. This included input from residents regarding the neighborhood's strengths, weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. Residents that live in both the Borough and College Township portions of the neighborhood attended. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

### Strengths

Residents of the neighborhood feel that they live in a quiet and orderly place with beautiful views of the surrounding



*Walnut Springs Park is a wetland and drainage area which helps accommodate stormwater runoff and also provides walking trails and bird watching areas.*

natural areas. Residents enjoy that they live in close proximity to both SCASD public schools as well as Penn State's campus. The numerous parks in the area are strengths and residents appreciate the rustic, natural quality of this area as compared to other Borough parks. Finally, some residents felt that it is a strength that there is access to a bus route on University Drive.

### Weaknesses

Primarily, the weaknesses identified by the neighborhood residents were centered around University Drive. Some residents feel that University Drive is an important gateway for State College, which connecting the University and other parts of the Borough. However, its aesthetic appeal does not reflect its importance, nor does it seem to have the same level of design as other important roadways in the Borough. Special event traffic, rush hour, and changes to traffic patterns during construction can occasionally make it difficult to exit onto University Drive from the neighborhood. Additionally, the location of the CATA bus stop on University Drive, and the frequency of service, discourage some residents from using the bus.

Some of the neighborhood's residents feel that it is a weakness that the neighborhood is not served by natural gas. Other residents report problems with deer destroying neighborhood vegetation, walking across University Drive, and introducing the risk of Lyme's Disease. Finally, some residents experience some light pollution from Beaver Stadium.

### Opportunities

A few residents felt that there was an opportunity to enhance University Drive as an important gateway in State College

by adding plantings, signage, and lighting that will make the corridor more safe and aesthetically pleasing. Additional improvements suggested for University Drive included: addressing traffic issues during construction and special events to make access to the neighborhood less problematic; coordinating the signal timing of the College Avenue and Easterly Parkway traffic lights to provide bigger traffic gaps; addressing pedestrian safety issues at the College Avenue interchange by adding crosswalks or pedestrian refuges; and installing traffic mirrors at intersections with University Drive where visibility is limited for cars turning out of the neighborhood.

#### Threats

Residents of the neighborhood were concerned that the neighborhood's boundaries according to the Census Bureau include the University Terrace apartments. Residents felt that it was very important to separate the apartments from the neighborhood boundaries. Some residents were concerned about future developments in College Township could threaten neighborhood quality of life. For example, the Hilltop Mobile Home Park, located near the end of the Evergreen Rd cul-de-sac, recently closed and the zoning and land development proposals for the property continue to be a topic of discussion. Additionally, the neighborhood is surrounded by several parks, natural areas and the Centre Hills Golf Course. While development of these areas does not appear to be a short-term concern, residents feel that it would be a threat if any of these areas were sold and developed for uses other than nature and recreation.

#### SWOT at a Glance

- + Quiet, orderly
- + Proximity to campus, schools, parks, access to bus routes
- Traffic on University Drive impacts exiting neighborhood
- No natural gas service
- Deer from Thompson Woods
- Address traffic, pedestrian crossings on University Drive
- ✗ Potential new developments in College Township
- ✗ Neighborhood boundary not to include University Terrace Apartments
- ✗ Deer impacting vegetation and crossing University Drive

## Nittany Hills East & Penfield

The Nittany Hills and Penfield neighborhoods make up the southeastern edge of State College and is among the smallest of the Borough's neighborhood areas. Penfield includes properties along the east side of University Drive, those along Stony Lane, Nimitz Avenue and Royal Road west of the intersections with Penfield Road and properties that front on Penfield Road. Nittany Hills east includes remaining properties on Royal Circle, Nimitz Avenue and Inverary Place, and along Sandpiper Drive. Residents that live in these areas, describe their neighborhood as quiet and orderly. These neighborhoods are characterized by a diverse mix of architectural styles and housing types in residential subdivisions characteristic of 1990s and 2000s development.

These areas are somewhat quiet and tucked away from the traffic and activities that take place on nearby South Atherton

Street and University Drive. Additionally, these areas are situated atop a hill overlooking the nearby commercial uses to the south, with spectacular views of Mount Nittany.

This area of the Borough was among the last to be annexed into State College in the mid-1950s through 1968. Many of the residences along University Drive were constructed in the 1960s. The plan for Nittany Hills East, however, was not approved until 1977, with subdivisions of land taking place through 1987. Some of the most recent construction in the Borough has taken place in this area.

In the mid-1990s, State College Planning Commission and Planning staff prepared a neighborhood plan for State College South. Nittany Hills and Penfield were included in this planning process. However, they are not currently represented by a neighborhood or homeowners association.



*Single family homes and duplexes, some of which are rentals, along University Drive circa 1960.*



*Larger, more architecturally modern homes are located within the neighborhood, such as along Penfield and Sandpiper Drives.*



The Nittany Hills East and Penfield neighborhoods are generally bounded by Lederer Park and the Centre Hills Golf Course, Branch Road, the commercial areas of South Atherton Street and University Drive. The jagged grey line in the middle of the neighborhood area above represents the division between the two neighborhoods as mapped in the 1998 State College South, Nittany Hills East and Penfield neighborhood plan by State College Borough.

## Neighborhood Demographics

The population of these two neighborhood areas according to the 2010 Census was 353 residents. This represents 0.8% of the total population of the Borough. The age of the neighborhoods' residents is well-balanced, with each significant age group making up roughly an equal part of the neighborhood's population. 30% of the neighborhood's population is between 25-44 and another 32% is between 45-64. Approximately 10% of the households in the neighborhood are made up of families with school-aged children.

The 2010 Census reported that these neighborhoods had

### Nittany Hills East & Penfield by the Numbers

Population (2010)	353
% of Borough	0.8%
Age of Residents (2010)	
Under 18	15.6%
18-24	8%
25-34	17%
35-44	13.3%
45-64	32%
65 & up	16.1%
Occupied Housing Units (2010)	151
Owner-Occupied	68.2%
Renter-Occupied	31.8%
Registered Student Homes (2013)	11
Red residential construction (2000)	XX

According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.

151 occupied housing units. Of these units, 68% are owner-occupied and 32% are renter-occupied. Since 2000, 2 new single family residences have been constructed, mostly in the Nittany Hills East portion of these neighborhoods.

These neighborhoods are among the few Borough neighborhoods in which a significant majority of the housing is owner-occupied. Most of the rental units in this neighborhood are in duplexes and single family homes along University Drive. According to the Borough's Registered Student Home list in December of 2013, there were 11 properties with single-family homes or duplexes with student home permits in the neighborhood. (See the Rental Housing Characteristics Map on page 32.)

*Nittany Hills and Penfield are small, quiet neighborhoods tucked away from the traffic and activities that take place on nearby South Atherton Street. The neighborhoods' situation at the top of a hill affords spectacular views of Mount Nittany.*

## Land Use & Amenities

Within the neighborhood, land use is completely residential, with a mix of single-family and duplex homes. The period of time in which the homes were constructed, and the neighborhoods' layout on a series of cul-de-sacs contribute to the neighborhoods residential-only character. (See the Land Use Map on page 48.)

While land use within the neighborhood is exclusively residential, there is a diversity of land uses surrounding it on

all sides. A significant use includes parks, recreation, open space and forested areas. Just to the north are Lederer and Walnut Springs Parks, which are forested and include hiking paths and other recreational amenities. Additionally, the area is bordered by the Centre Hills Country Club golf courses, Slab Cabin Run drainage areas and the anticipated Kissinger Meadows wetland. While there is not an abundant amount of tree cover within the neighborhood, a report from the Pennsylvania State Department of Conservation and Natural Resource's Forestry Division indicated that the neighborhood is part of the State College Southeast tree management area, which maintains approximately 50% of its land area with mature tree cover. (See the Community Facilities Map on page 33.)

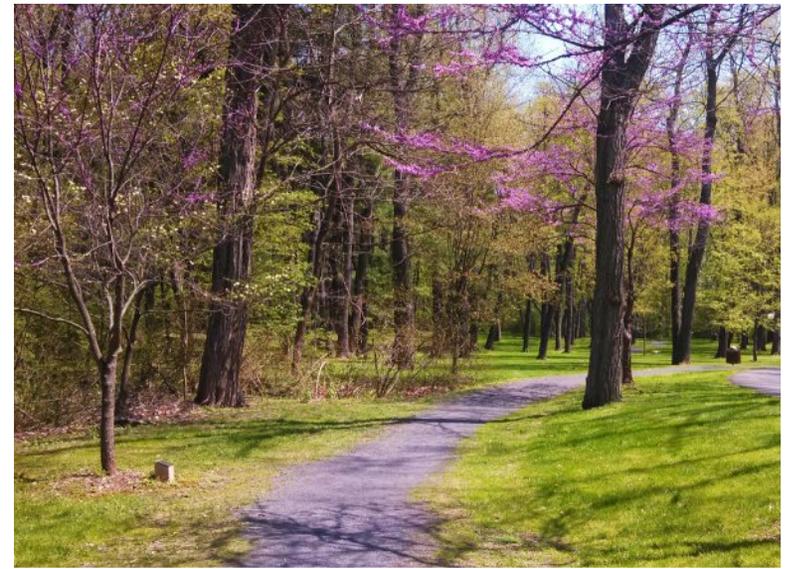
Across University Drive is a well-established neighborhood of primarily single-family homes. To the southwest of the neighborhood, along University Drive, is a series of churches and commercial uses. Adjacent South Atherton Street is a dense mix of commercial activities in the form of strip commercial centers and drive-in restaurants, banks and gas stations. According to the Centre Region Planning Agency's Growth Forecast Map for 2009-2040 the neighborhood is essentially developed; only a few properties were identified that would be suitable for the construction of new single-family homes on vacant lots. Indeed, since the Growth Forecast Map was originally prepared, several homes have been developed.

### Traffic & Transportation

Nittany Hills East and Penfield do not experience significant traffic and transportation impacts, such as illegal parking and speeding. One reason is that there are no through streets bisecting the neighborhood and leading to other areas of

the Borough. In fact, residents in Nittany Hills East can only enter and exit the neighborhood via Branch Road. Some occasional congestion issues are experienced by residents traveling into or out of the neighborhood at peak times of day when traffic is heavy on University Drive. Additionally, overnight parking restrictions help control parking issues.

There are no bus or bike routes on streets within the neighborhood. However, residents do have access CATA bus routes that utilize University Drive. There is a bike route which connects to downtown and campus that that residents can access through a pedestrian-only connection between Garner Street Univesity Drive. Additionally, a bike route follows the sidewalk along the east side of South Atherton Street to the south of the neighborhood. This route provides access to nearby commercial areas and regional biking routes.



*Lederer Park, a rustic and forested Borough Park, is situated just to the north of the Nittany Hills East and Penfield neighborhoods.*

## Neighborhood SWOT Analysis

In 2012 and 2013, the Planning Commission and Borough staff met with residents of Nittany Hills East and Penfield to discuss the neighborhoods' existing conditions. This included input from residents regarding the neighborhoods' strengths, weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. For a detailed list of input from the SWOT Analysis meeting, see Appendix A.

### Strengths

Residents of these neighborhood areas feel that they live in a quiet and orderly place with beautiful views of the surrounding natural areas. Residents enjoy a close proximity to both SCASD public schools as well as Penn State's campus.

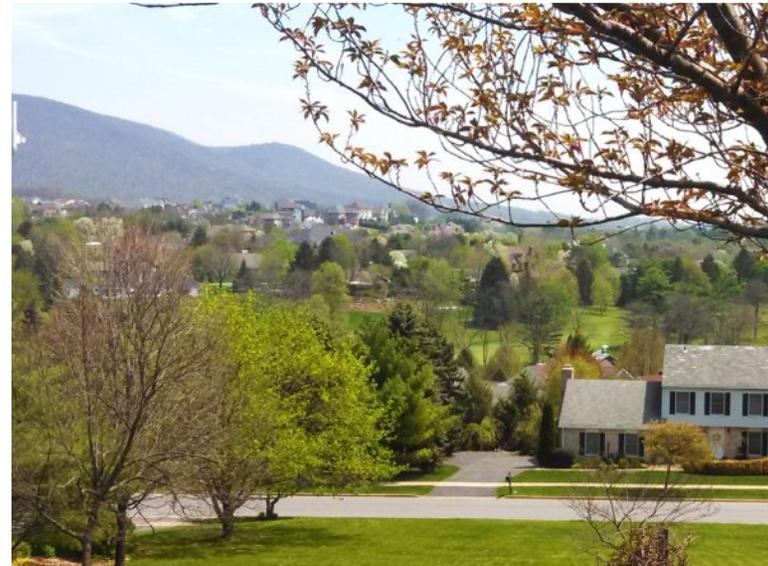
### SWOT at a Glance

- + Quiet, orderly, beautiful views of surrounding areas
- + Proximity to campus, schools, parks, access to bus routes
- Traffic on University Drive impacts exiting neighborhood
- No natural gas service
- Rental management on University Drive and Royal Court
- Address traffic, pedestrian crossings on University Drive
- Make University Drive look like an important gateway
- ✗ Existing or new developments in College Township
- ✗ Loss of Centre Hills Golf Course or Kissinger Meadows
- ✗ More rentals with absentee landlords

They feel that the numerous parks in the area are strengths and appreciate the rustic, natural quality of Lederer Park as compared to other Borough parks.

### Weaknesses

Many of the weaknesses identified by the neighborhood residents were centered around University Drive. Some residents feel that University Drive is an important gateway into State College, connecting the University with other parts of State College. Some residents feel that its aesthetic appearance does not reflect its importance or the same level of design as other major roadways in State College. Special event traffic, rush hour, and changes to traffic patterns during construction occasionally make it difficult to exit onto University Drive from some of the neighborhoods' streets.



*Views of Mount Nittany and other natural areas to the south of State College are a strength of the neighborhoods.*

Additionally, while residents noted that there are street lights, some trees and vegetation block the light.

Some residents feel that the rentals located on University Drive and Royal Circle have problems with over-occupancy and landlords that are not available to mitigate problems. Finally, a few residents indicated that it is a weakness that the neighborhood is not served by natural gas.

### Opportunities

Residents from these neighborhoods felt that there was an opportunity to enhance University Drive as a gateway into State College by adding plantings, signage, and lighting that will make the corridor more safe and aesthetically pleasing. Additional improvements suggested for University



*Residents indicated that University Drive could be enhanced to give it the appearance of an important gateway into the community.*

Drive included: addressing traffic issues during construction and special events to make access to the neighborhood less problematic; and installing traffic mirrors at intersections with University Drive where visibility is limited for cars turning out of the neighborhood.

### Threats

Residents of these areas felt that there were several threats that could impact quality of life in the neighborhood. One threat dealt with the conversion of homes to rental properties, poor maintenance of those rental properties, and absentee landlords that do not oversee conditions of and behavior within the rentals. Residents also felt that recent or future developments in College Township could threaten neighborhood quality of life. For example, lights from banks and gas stations on South Atherton cause light pollution in the neighborhood. Additionally the neighborhood is surrounded by the Centre Hills Golf Course and the proposed educational center for the Kissinger Meadows. Residents feel that it would be a threat if any of these areas were sold and developed for uses other than nature and recreation.

## State College South

State College South is a well-established neighborhood made up primarily of single-family residences. The neighborhood has a roughly triangular shape, and is bounded by University Drive, Easterly Parkway and South Atherton Street. The architecture of the neighborhood is characteristic of mid to late 20th century residential construction. The neighborhood is a pleasant mix of owner and renter occupied residences. Many of the residents in the neighborhood that own their homes have lived in State College South for a period of time and are connected to the community.

The neighborhood was formed from several annexations and subdivisions of land; these subdivisions took place primarily after World War II. The annexations that make up the area took place from 1930 to 1947. This land was then subdivided as the Stuart Farm, Smithfield, South Hills, and Nittany Hills plots and Lytle's and White Oak Additions.



*Many homes in State College South are characteristic of mid to late 20th Century residential construction.*

For a period of time, the Highlands neighborhood was the southernmost point in the Borough and much of the land beyond was used for farms and fields. A catalyst for the development of State College South, and thus, the expansion of the Borough to the south and east, was the development of “forty duplexes on South Atherton Street to ease the postwar housing shortage.” According to the Story of the Century, by Jo Chesworth, this development brought into existence Easterly Parkway and Centre Lane. From there, residential development in this area seemed to spring up overnight, forming the State College South neighborhood.

A neighborhood Plan for State College South was prepared in 1999, and indicated that the neighborhood was prosperous and stable, and commended the neighborhood’s association for its alert and active response to neighborhood issues. It recommended that preserving the residential nature of the neighborhood was its key to viability in the future. While the proportion of residences in the neighborhood that are rented has increased since the preparation of the 1999 neighborhood plan, the neighborhood has maintained its single-family character and has been well-maintained. Additionally, the neighborhood is home to a successful mixed-income apartment building and is generally considered to be an affordable neighborhood for working professionals.

The State College South Neighborhood Association represents the residents of the neighborhood. At the time of this writing, neighborhood leadership was focusing efforts on improving communications with the Association’s residents and reaching out to new residents that had not previously been involved. Additionally, because the neighborhood’s housing stock is attractive for residents who wish to stay in their homes for a long time, the Association began hosting education sessions about services and programs that can



State College South is bounded by South Atherton Street, University Drive and Easterly Parkway. It is a primarily residential neighborhood with some commercial uses located along South Atherton Street and the Easterly Parkway Elementary School on Easterly Parkway.

help seniors stay safe and active in their neighborhood.

## Neighborhood Demographics

The population of State College South according to the 2010 Census was 1,313. This is 3.1% of the total population of the Borough. According to the 1999 neighborhood plan, this is a 6% decrease in the neighborhood's population since 1995.

The neighborhood has a balance of residents in terms of all of the major age groups and has a fair number of school-aged

children. Consistent with the neighborhood's character as a neighborhood that residents feel comfortable living in for a long time, approximately 40% of the neighborhood's population is over 45. There are also a number of families and residents that fall in the "young professional" age group. In fact, 17.4% of the neighborhood's occupied housing units have families with children. Of these family households, 73% live in owner-occupied housing and 27% live in renter-occupied housing.

*State College South is an attractive neighborhood for both residents with families and residents that would like to remain in their homes as they age.*

### State College South by the Numbers

Population (2010)	1,313
% of Borough	3.1%
Increase since 1995	6%
Age of Residents (2010)	
Under 18	13%
18-24	18%
25-34	17.6%
35-44	10.6%
45-64	24.6%
65 & up	16.2%
Occupied Housing Units (2010)	620
Owner-Occupied	53.4%
Renter-Occupied	46.6%
Increase in Units since 1995	11.7%
Registered Student Homes (2013)	41

According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.

State College South has 620 occupied housing units according to the 2010 US Census. Of those units, 53.4% are owner-occupied and 46.6% are renter-occupied. Therefore, the mix of owner-occupied and renter-occupied housing units is almost evenly balanced. This does represent a slight shift from the 1999 neighborhood plan, at which time 60% of the neighborhood's housing was owner-occupied.

Much of the rental housing in this neighborhood is in single family homes and duplexes, although there are some small apartment buildings, and is concentrated primarily along Centre Lane, South Atherton Street, Old Boalsburg Road, and Allen and Pugh Streets. According to the Borough's Registered Student Home list in December of 2013, there were 41 single-family homes or duplexes with student home permits in the neighborhood. This represents approximately 7% of the occupied housing units in the neighborhood. (See the Rental Housing Characteristics Map on page 32.)

## Land Use & Amenities

The neighborhood is predominantly a single-family neighborhood with a successful mix of owner-occupied and rental homes. This land use pattern is consistent with the original development of the neighborhood and achieves the primary goal of the 1999 neighborhood plan for the area. Many of the rental units in the neighborhood are concentrated in the western portion of the neighborhood along Pugh and Allen Streets, Old Boalsburg, and the Atherton Street and University Drive corridors. A few apartment buildings are located in the neighborhood, primarily along Atherton Street, Allen Street and Kemmerer Road. The number of occupied units has grown slightly since 1995, most likely as undeveloped lots were developed and as single-family homes grew to accommodate small apartments and rooms for let.

Along the perimeter of the neighborhood are a number of public uses, schools and churches. The neighborhood is situated just west of the Centre Hills Golf Course, Lederer Park and Walnut Springs Park. Smithfield Park and the playground equipment at Easterly Parkway Elementary School are also located within the neighborhood. These natural areas help contribute to the quality tree canopy within this area of the Borough. The Pennsylvania Department of Conservation and Natural Resources indicated that the neighborhood has a good amount of tree canopy, especially when compared to other Borough neighborhoods. According to this report, approximately 50% of the neighborhood's land area has mature tree coverage. (See the Community Facilities map on page 33.)

Several churches are located in the neighborhood along Easterly Parkway and University Drive. Along Atherton



*Smithfield Park, located between South Garner and Smithfield Streets and is maintained by State College Borough.*



*Easterly Parkway Elementary is located along Easterly Parkway in the State College South neighborhood.*

## Traffic & Transportation

Traffic and transportation have historically been of concern to the neighborhood's residents. Atherton Street is a Pennsylvania Department of Transportation roadway carrying heavy daily traffic volumes and connecting the northern and southern parts of the Borough and the Centre Region. At times, particularly on football game weekends, traffic along Atherton Street and University Drive can get busy and congested. Residents have occasionally experienced problems with cut-through traffic and speeding on Pugh, Allen and Garner Streets.

The major roadways on the periphery of the neighborhood impact State College South in terms its continuity, safety, and the accessibility of bus, bike and pedestrian routes. The 1999 neighborhood plan indicated that an important issue for

residents of the neighborhood was to mitigate the impacts of traffic and noise from these major roadways. Parking issues are minimal in the neighborhood due to on-street parking restrictions. While the intent of these parking restrictions is to prevent non-resident cars from being parked for indefinite periods of time in the neighborhood, this sometimes poses an inconvenience to neighborhood residents wishing to have guests or to use the street in front of their home to park their own car. (See the Transportation Systems map on page 37.)

Atherton Street, Pugh Street and University Drive carry several routes for CATA bus service. These routes provide connections to campus, downtown, and the commercial areas along South Atherton. Additionally, one bus connects to such amenities as Tussey Mountain Recreation area. While buses pass through the neighborhood frequently, there are only a few access points for neighborhood residents wishing to use CATA service.



*South Atherton Street is a major PennDOT roadway connecting the Region, and has many traffic-generating uses, such as hotels, restaurants, retailers and banks.*



*Garner Street is designated as a bike route. This route forms a connection between downtown and campus and regional routes along South Atherton Street.*

Several bike routes run through and around the perimeter of the State College South neighborhood connecting it to Borough amenities as well as recreational bike routes throughout the Centre Region. Bike routes run along South Atherton connecting to the neighborhood, and along South Garner and South Allen Streets connecting to downtown and campus. The neighborhood is also in close proximity to nearby walking and hiking trails in Lederer Park and Walnut Springs Park.

### Neighborhood SWOT Analysis

In 2010, the Planning Commission and Borough staff met with residents of State College South to discuss the neighborhood's existing conditions. This included input from residents regarding the neighborhood's strengths, weaknesses,



*A strength of the neighborhood is its appeal to new and long-term residents, including families, working professionals and retirees.*

### SWOT at a Glance

- + Well-established neighborhood
- + Mix of resident ages and affiliations
- + Walkable, bike routes, bus service, access to major roadways
- + Proximity to SCASD schools and Westerly Parkway
- Traffic, sight distance on Pugh Street & South Atherton Street
- Non-resident parking on neighborhood streets
- Restrictions on overnight parking a hassle
- Access to information from the Borough
- Expand First Time Home buyer Program
- Make information more convenient, accessible
- More community dialogues

opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

### Strengths

Residents of State College South felt that a major strength of their neighborhood is that it is well-established with a strong mix of new and long-term residents. Generally, residents felt that getting around the neighborhood and reaching nearby destinations was easy because of the bike paths, sidewalks and close proximity to a bus route and major transportation routes. Residents also felt that a significant strength was that Easterly Parkway Elementary, State High School, Welch

Pool and Weis grocery are either within walking distance or close proximity to the neighborhood.

*Residents feel that a strength of the neighborhood is the ease of getting around via sidewalks, bus and bike routes and vehicular routes.*

#### Weaknesses

Many of the weaknesses residents observed were related to traffic and parking. Residents noted that occasionally there are issues with people using Pugh Street as a cut-through street to avoid South Atherton. Additionally, recent changes to on-street parking regulations and parking on the street by

non-residents make it difficult for the neighborhood's residents to utilize streets for parking, particularly for having guests. Some residents indicated that on neighborhood streets with steep grades, particularly at the intersections of streets with Easterly Parkway, there are issues with sight distance as a result of the topography and vegetation. Residents also feel that as nuisances from downtown and campus have been mitigated, such as crow roosts and loud parties, they have begun migrating into the neighborhood. Finally, residents indicated that a weakness for the community as a whole is that there are not more streamlined and readily-available channels of communication to learn about Borough issues, data and other resources.

#### Opportunities

Residents felt that the expansion of programs such as the First Time Home buyer program could help the neighborhood because it presents an alternative to additional rental conversions in the neighborhood. Residents also felt that there was an opportunity to improve Borough communications on issues that impact neighborhoods and to hold more community dialogues such as the neighborhood SWOT meetings from 2013.

#### Threats

While residents shared several important issues that they perceived to be weaknesses and opportunities, there were no threats that were noted during the neighborhood's SWOT Analysis meeting. However, it can be presumed based on other issues that were indicated as important to the neighborhood, that the residents would view as a threat any situation that would drastically change the residential character of the neighborhood.



*Residents reported occasional sight distance problems at road and driveway intersections with Westerly Parkway due to vegetation.*

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## Tusseyview

Tusseyview is an attractive, stable neighborhood made up primarily of single-family residences, with some duplexes and apartment buildings. The neighborhood comprises the southernmost portion of the Borough and is bordered on many sides by College Township. In fact, several of the neighborhood's streets continue into the adjacent residential neighborhood in College Township.

Tusseyview is generally located between South Atherton Street, University Drive Extension, the Borough boundary line that intersections Whitehall Road, and Westerly Parkway. Homes in the neighborhood are characteristic of a range of residential architecture styles, with some of the most recent constructed in the mid to late 1900s and continuing into the early 2000s.

The neighborhood was formulated from several annexations

and subdivisions of land. Much of the land within the neighborhood was annexed from College Township in the mid 1950s. This land was then subdivided into the South Hills, Nittany Village and Woodsdale tracts for development.

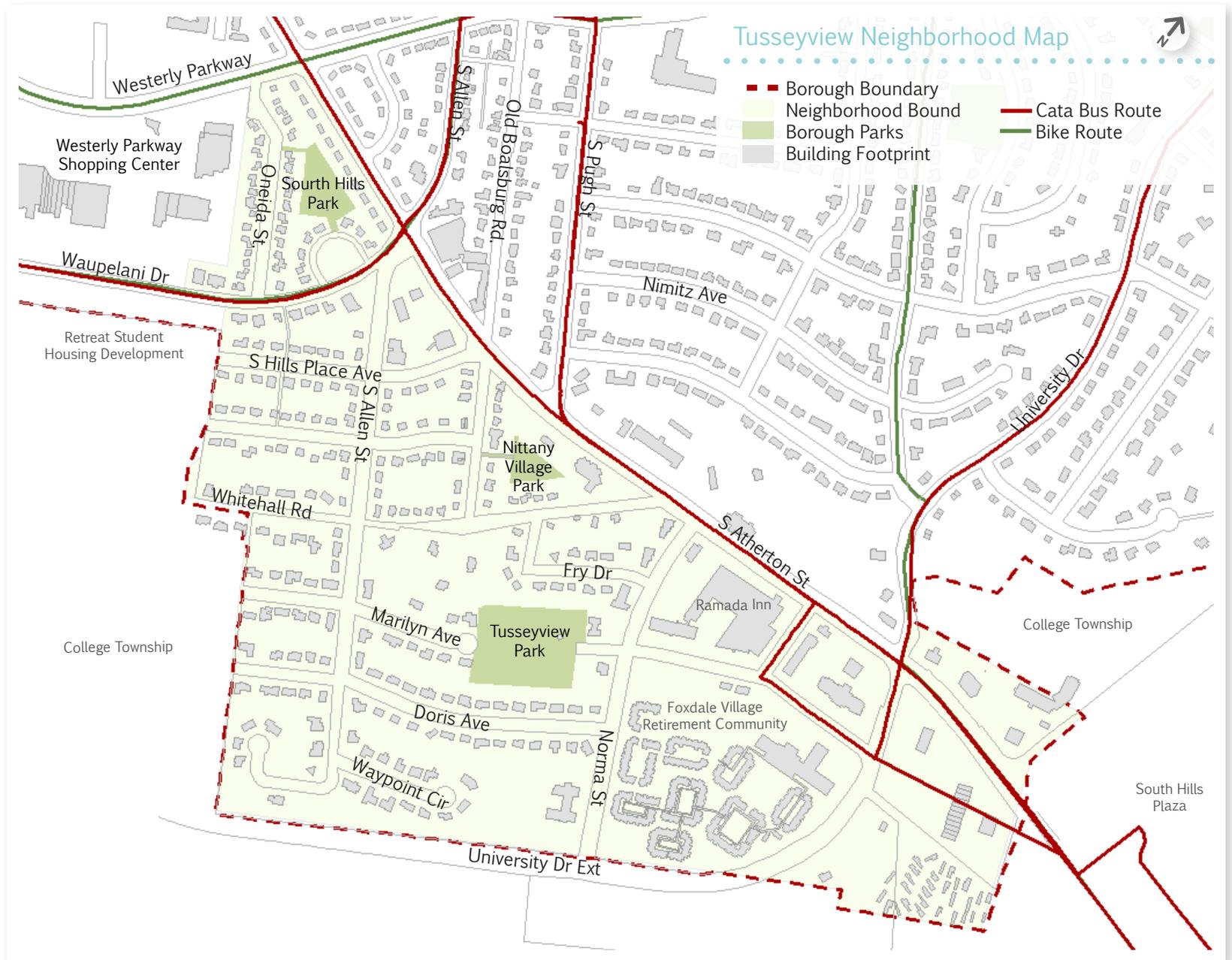
While the areas around the neighborhood have developed for commercial and multi-family residential uses, the neighborhood remains primarily as a single-family residential neighborhood and is zoned almost exclusively for those uses. This includes a range of single-family homes, small apartment buildings and duplexes, and a senior living community.

*The Tusseyview Neighborhood Association is active with its residents, hosting several neighborhood meetings and special events throughout the year.*

The Tusseyview Neighborhood Association is active with its residents, hosting several neighborhood meetings, picnics and other activities throughout the year. Additionally, 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. This proved to be especially important during 2013, when residents of the Borough and College Township were coordinating questions and concerns regarding The Retreat student housing development to the elected officials of both municipalities. While the neighborhood embraces the adjacent area of College Township, 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 94.



*Tusseyview features a range of residential architecture, including housing from the mid-20th Century through the early 2000s.*



Tusseyview is located to the south of South Atherton Street and is bordered by College Township on three of its sides. In addition to the single-family residences, the boundaries of the neighborhood do include civic and commercial areas along South Atherton Street, Foxdale Village Retirement Community and a mobile home park.

## Neighborhood Demographics

The population of Tusseyview according to the 2010 Census was 995. This is 2.4% of the total population of the Borough. The neighborhood has one of the lowest percentages of residents aged 18-24, the presumed college student age. Additionally, 13% of the neighborhood's households include families with school-aged children.

The biggest age group in Tusseyview is the 65 and older cohort, which makes up 35.1% of the neighborhood's population. This is partially due to the location of Foxdale Village Retirement Community along the southern edge of the neighborhood, which is home to 330 residents. This also

speaks to the neighborhood's stability and its attractiveness to aging residents who wish to stay in their homes.

According to the 2010 Census, there are 469 occupied housing units in Tusseyview. Of these 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. Given the character of the neighborhood, this number might seem somewhat high; however, as noted on page in the chart on this page, the multi-family apartment buildings, duplexes along South Atherton Street and residences at Foxdale Village account for a significant number of these rental units. Foxdale Village includes personal care rooms, as well as 57 apartments and 148 cottages for its residents.

### Tusseyview by the Numbers

Population (2010)	995
% of Borough	2.4%
Foxdale Village	330
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%
Registered Student Homes (2012)	19

*According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located. In Tusseyview, a significant number of rental units counted by the Census Bureau are located in Foxdale Village, which provides personal care rooms, as well as 57 apartments and 148 cottages for residents.*

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. (See the Rental Housing Characteristics Map on page 32.)

## Land Use & Amenities

The neighborhood's land use continues to be primarily residential, with a number of commercial uses located along the periphery on the South Atherton corridor. A majority of the single-family homes in the neighborhood are owner-occupied and there are some rental units scattered throughout the neighborhood. Many of these rentals are concentrated in the northeastern part of the neighborhood, along and near the Atherton Street and Waupelani Drive corridors, and in Foxdale Village.

According to the Centre Region Planning Agency's Growth

Forecast Map for 2009-2040 the neighborhood is essentially developed. This report identified only a few opportunities for the construction of new single-family homes on vacant lots. It also identified several properties along Marilyn Avenue behind the Ramada Inn on South Atherton Street as being 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 housing units located both in the Borough and in College Township, provides cottage-style living for 587 residents with many amenities, including a pool and high-end recreation facilities.

In addition to the commercial uses that border the neighborhood on South Atherton Street, the neighborhood is adjacent to the Westerly Parkway Shopping Center. This shopping center contains the only supermarket, not including the small grocers in downtown, that is located inside the

Borough. There are a number of 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 are located on the boundaries of the neighborhood. Additionally, there are several churches located around the neighborhood.

*The neighborhood is in close proximity to the Westerly Parkway Shopping Center, which contains the only supermarket located within the Borough of State College.*

There are three small parks in the neighborhood: Tusseyview, South Hills, and Nittany Village Parks. Additionally, the neighborhood is in close proximity to the Welch Pool, Orchard Park and the Orchard Park mixed-use recreation path. Some



*While not an official park, Aikens Place has a large open space in the center of the cul-de-sac, which residents can enjoy.*



*The neighborhood is in close proximity to the Westerly Parkway Shopping Center, which contains the Borough's only supermarket.*

areas of the neighborhood afford outstanding views of Tussey Mountain Ridge and the undeveloped land to the south of the Borough. Despite these parks and recreation areas, a report by the Pennsylvania Department of Conservation and Natural Resources indicated that the neighborhood has one of the lowest percentages of mature tree cover. Only 26% of the neighborhood's land area has mature tree coverage; the report indicates that tree plantings in this area of the Borough should be a priority in order to reduce urban heat island and stormwater runoff issues. (See the Community Facilities map on page 33.)

### Traffic & Transportation

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 traffic that travels within the neighborhood. Some problems exist with speeding on South Allen Street, because it is a wide, straight street with few stop signs. Additionally, the intersection of Allen Street, Atherton Street and Waupelani Drive presents several traffic and safety concerns. Previous proposals to reconfigure this intersection were not funded, but this continues to be an intersection of concern for both the Borough and the neighborhood's residents. Other transportation considerations include the portion of Whitehall Road that runs through the middle of 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 local municipal control if PennDOT and the Borough can negotiate agreeable terms for maintenance. (See the Transportation Systems map on page 37.)



*The intersection of Allen Street, Atherton Street and Waupelani Drive presents several traffic and safety concerns.*



*South Allen Street, in Tusseyview, is a wide, straight roadway with few stop signs which can lead to occasional speeding problems.*

Atherton Street and Waupelani Drive carry heavy volumes of CATA bus traffic. These routes provide connections to campus, downtown, Orchard Park and the commercial and residential areas along South Atherton. 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 Atherton Street, primarily near the intersection of these streets. Waupelani Drive and Allen Street, north of its intersection with Atherton Street, are designated as bike routes. Additionally, a new bike lane was constructed on Whitehall Road in 2013. Bus and bike routes do not run on any of the neighborhood's smaller side streets.

### Neighborhood SWOT Analysis

In 2013, the Planning Commission and Borough staff met with residents of Tusseyview to discuss the neighborhood's existing conditions. This included input from residents regarding the neighborhood's strengths, weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

#### Strengths

Tusseyview residents feel that their neighborhood has high quality housing that is stable and that there is little turnover among neighborhood residents. In addition, residents felt it was a strength that there are not an overwhelming number of student homes and residents. Residents observe that the limited number of through streets in the neighborhood

### 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 such as Tusseyview Park
- 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

help mitigate traffic issues and result in limited traffic noise. Residents enjoy the neighborhood open spaces as well as the close proximity to Westerly Parkway Plaza and the SCASD High School. Many also feel that their neighborhood is in close proximity to campus and other community amenities.

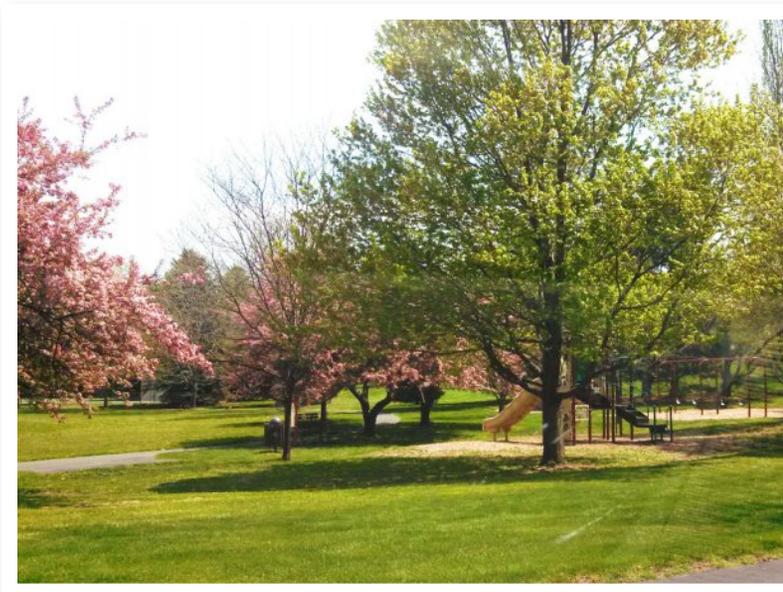
## Weaknesses

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. One of the main entry points to the neighborhood is via the intersection of South Atherton, South Allen and Waupelani Drive, which is a complicated and sometimes dangerous intersection.

Residents have observed that Oneida Street and Lytle Avenue became cut-through traffic routes in 2013, perhaps because of the Whitehall Road reconstruction and construction of The Retreat along Waupelani Drive. It was also observed that peak traffic times in the morning and evening can lead to gridlock at the intersections of Oneida Street and O'Bryan Lane with Westerly Parkway.

Residents also observed issues with motorists not obeying traffic laws, such as speeding on Waupelani Drive and South Allen Street, and drivers using the center turn lane on Westerly Parkway to bypass other vehicles. Some residents reported a problem with non-resident parking in the neighborhood, which is believed to be high school students parking during the day and occasionally on football weekends when there are lots of visitors in town.

Other weaknesses were related to Borough services and maintenances of neighborhood resources. 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 contributes to light pollution at night. Finally, residents expressed concerns that there seems to be a



*Residents identified improvements to the neighborhood's parks, including electricity and updated playground equipment, as an opportunity.*



*Many of the threats identified by residents were related to perceptions of increased traffic, noise and vandalism with the opening of new student housing.*

lack of cohesion in planning for this neighborhood, a lack of enforcement for rentals and student homes and poor communications about these two 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 The Retreat student housing complex is constructed and occupied.

Residents would like to see park maintenance improved. Suggestions included the addition of electricity in parks, like Tusseyview Park, that do not currently feature it and upgraded playground equipment. Several residents also suggested that a bike or walking connection could be made from the southern end of Allen Street to University Drive. Additionally, residents felt that one of the biggest opportunities for the neighborhood could come from improved communications between the Borough and neighborhood residents. Ideas for improving communications included having a liaison to the residents, having more community dialogues like the SWOT Analysis meeting, and improving the navigation of and services provided on the Borough's website.

### Threats

Many of the neighborhood's residents perceived threats related to the development of the The Retreat student housing on Waupelani Drive. These threats included anticipated increases in traffic, bus trips, non-resident parking on

neighborhood streets, noise and foot traffic. Additionally, residents questioned the level of security for the new student housing and whether it will lead to an increase in petty crimes, like theft or vandalism, in the neighborhood.

Residents indicated that other threats include the lax parking restrictions throughout town on football weekends, cut through traffic on Oneida Street, and the functionality of the intersection at South Allen, South Atherton and Waupelani Drive. Residents feel that the 50/50 split of owner- and renter-occupied housing is a comfortable mix of housing, but do not want to see rentals increase much more. Because the neighborhood's housing stock does not have the amenities of newly constructed homes, residents are concerned that more housing will be converted to rental housing, which they feel is a threat to the stability of homeownership in Tusseyview. Some also feel that the fee-in-lieu option for affordable housing requirements, as part of new development, is a threat to those trying to find quality 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 ideal locations for further development.

## Orchard Park

Orchard Park is an area of the Borough that is almost exclusively multi-family residential. This area includes a mix of well-maintained apartments, condominiums, and townhomes set among mature trees and park amenities. Orchard Park provides a home to the third largest neighborhood in terms of number of residents. Many of these residents are graduate students, international students and traveling scholars, and professionals and families.

Orchard Park is bounded roughly by Westerly Parkway Plaza and the State High South Building, the Orchard Park Bike Path, the Borough boundary along Blue Course Drive, and the Borough Boundary that follows Whitehall Road. It is among the last of the Borough's annexed and subdivided areas and among the most recently developed areas. In fact, areas of this neighborhood continue to expand, such as the

Retreat Student Housing Development along Waupelani Drive, which was built in 2013. Other multi-family developments in Ferguson Township adjacent to the neighborhood have been built in the last several decades, and more student housing is anticipated in the near future.

*Orchard Park is an area of the Borough that is almost exclusively multi-family housing, with small “communities” of units set among mature trees and park amenities.*

Aside from the parkland, the Orchard Park area is the only neighborhood in the Borough that is zoned entirely to permit the development of multi-family housing. Within the neighborhood, there are several small and large apartment, townhome and condominium developments that give the impression of many small “communities” within the area. Because each of these small communities is served by either a condominium association or a rental leasing company, there has not been any cohesion among the residents of this area in terms of self-representation or neighborhood association services.

This area is also one in which the boundary between the Borough and neighboring townships is very abstract. For example, the most recent development in this area, the Retreat, is built such that its entrance and several of the buildings are located within the Borough, but the majority of the development is located within College Township. Additionally, Blue Course Drive is home to many small apartment and townhome communities, making the boundary line indiscernible.



*Apartments, condominiums and townhomes make up nearly all of the housing in Orchard Park.*



### Orchard Park Neighborhood Map

Orchard Park includes the multi-family areas in the southwestern area of the Borough. This includes housing complexes and associations of townhomes and condominiums along Waupelani Drive, Southgate and Stratford Drives, Blue Course Drive and Whitehall Road. Similar housing characteristics extend into Ferguson Township as well.

## Neighborhood Demographics

The population of the Orchard Park Area according to the 2010 Census was 4,000. This is 9.5% of the total population of the Borough. A majority of residents in Orchard Park residents are college age and “young professional” residents, which is consistent with the character of this neighborhood as a place that is popular for students, graduate students and young professionals and even some young families. While there are family households, Orchard Park is among the area with fewest percent of households with school-aged children. 10.6% of the neighborhood’s housing units are occupied by families with children.

According to the US Census, there are 2,053 occupied housing units in Orchard Park. Of these units, 10.7% are owner-occupied and 89.3% are renter-occupied. There is a diversity of housing types, including condominiums, apartments and townhomes. Orchard Park has the highest percentage of renter-occupied housing of all of the Borough’s neighborhoods. According to the Borough’s Registered Student Home list in December of 2013, there was 1 duplex with student home permit in the neighborhood. This low number is mostly due to the fact that this designation applies to a housing type and zoning district that are largely missing from the Orchard Park area.

## Land Use & Amenities

Like the existing land to the south, the area of Orchard Park used to be used for farms and fields. As development spread south of Westerly Parkway in the late 20th century, the Orchard Park area was developed. Land use within the neighborhood has always been predominantly multi-family housing with a mix of renter-occupied and owner-occupied units. Overtime, some of the owner-occupied housing has been converted to rentals. Many of these remaining owner-occupied units are concentrated along Hart Circle, and in townhome communities off of Stratford Drive, Southgate Drive and Blue Course Drive. (See the Rental Housing Characteristics Map on page 32 and the Land Use Mpa on page 48.)

According to the Centre Region Planning Agency’s Growth Forecast Map for 2009-2040 the area is essentially developed. There were only a handful of sites indicated as suitable for future development and redevelopment opportunities. For example, the vacant field located between Lion’s Gate Apartments in Orchard Park and the edge of the single-family housing in Tusseyview was depicted as an area suitable for

### Orchard Park by the Numbers

Population (2010)	4,000
% of Borough	9.5%
Age of Residents (2010)	
Under 18	7.5%
18-24	31.6%
25-34	35.4%
35-44	8.3%
45-64	10%
65 & up	7.2%
Occupied Housing Units (2010)	2,053
Owner-Occupied	10.7%
Renter-Occupied	89.3%
Registered Student Homes (2013)	1

*According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.*

future multi-family housing. This field is now the location of the Retreat Student housing complex, which was constructed in 2013 and can house up to 587 residents. The forecast map also indicated some opportunity for additional public uses along Waupelani Drive near South Hills Business School and the YMCA, and a greater mix and intensity of uses at Westerly Parkway Plaza. Significant redevelopment activity could be on the horizon if the SCASD High School renovation moves forward. Additionally, in nearby Ferguson Township, a major student housing development on the Toll Brothers' property has been proposed for Whitehall Road. (See the Future Development section on pages 54-57.)

The Orchard Park area is located near a number of amenities. Within the adjacent Westerly Parkway Plaza shopping center are a number of restaurants, a gym, a grocery store and a pharmacy. Along Waupelani Drive are a number of civic uses, such as the South Hills Business School, the YMCA, churches

*Orchard Park is in close proximity to public and private schools, community centers and a neighborhood commercial center. It is also has two Borough parks and is connected to the rest of the community via bus and bike routes.*

and a nursing home. The neighborhood is also home to the Knights of Columbus, which is a convenient voting location for many State College residents during elections.

Residents in Orchard Park also have access to High Point Park and Orchard Park and their many recreational amenities and walking/biking paths. A new regional park on Whitehall Road, which is expected to be completed by 2016 and the completion of the Musser Gap trail connection to the Rothrock State Forest will provide even more access to



*South Hills Business School is one of many community amenities located in the Orchard Park area.*



*Playgrounds, sports fields and walking and biking paths are amenities of Orchard and High Point Parks.*

outdoor and recreational amenities. Just to the south of the neighborhood are vast open space and rural lands. Despite these amenities, the Pennsylvania Department of Conservation and Natural Resources, reports that the Greentree Unit, which includes most of Orchard Park and the Greentree neighborhood, has only 32% of its land area covered by mature tree canopy. This is one of the lowest percentages in the Borough. Much of this vegetation is maintained in the residential areas of Orchard Park along Stratford and Southgate Drives and in Highpoint Park and along the Orchard Park bike path. (See the Community Facilities map on page 33.)

## Traffic & Transportation

Traffic and transportation issues have changed over time in the Orchard Park area. Whitehall Road, Waupelani Drive and

Blue Course Drive are major transportation routes connecting this part of the Borough to major amenities both in State College and in neighboring townships. Additionally, during construction and times of peak traffic, some vehicles will use streets within Orchard Park to bypass congestion. This can lead to congestion and speeding problems on neighborhood streets where residents access their driveways and parking areas. Additionally, the width and curves of the roadways in some areas can present a challenge for accommodating driving lanes, on-street parking and bus traffic. A new traffic light was installed in 2013 at the intersection of Whitehall Road and Blue Course Drive as part of the Pennsylvania Department of Transportation's Whitehall Road expansion.

Parking issues are minimal in the neighborhood. There have been some recent modifications to the on-street parking arrangements for Orchard Park. Because these permitted parking zones alternate sides of the street on various days of



*The Orchard Park shared use path connects pedestrians and cyclists to the park's amenities as well as trails throughout the community.*



*CATA bus service to Orchard Park comes as frequently as every ten minutes or less during peak times of day.*

the week, there are some issues with cars that are not moved at the appropriate time. (See the Transportation Systems map on page 37.)

Waupelani Drive, Stratford Drive and Southgate Drive carry significant CATA bus traffic for the R bus and its various express service routes. The R route is among the busiest of the routes that CATA operates and is the only one that is fully operated within the Borough's boundaries. This route features regular routes connecting to downtown, campus and the major population areas of Orchard Park. Additionally, this route features "express" routes, and one-way routes to handle peak service times. During these peak times of day, buses can service stops in the neighborhood as frequently as every 10 minutes or less.

Several bike routes run through or around the perimeter of the Orchard Park neighborhood area, connecting it to Borough amenities as well as recreational bike routes throughout the Centre Region. Waupelani Drive is designated as an on-street bike route, as is nearby Westerly Parkway. The Orchard Park shared use path acts as the northern boundary of the neighborhood and provides connections into the downtown and campus area of the Borough, as well as to the south and east where other regional recreational trails are located, such as the Blue Course bike path. A new bike lane was implemented along Whitehall Road as part of the reconstruction of that corridor in 2013.

### Neighborhood SWOT Analysis

In 2013, the Planning Commission and Borough staff met with residents of the Orchard Park area to discuss the neighborhood's existing conditions. This included input from residents regarding the neighborhood's strengths,

### SWOT at a Glance

- + Safe, quiet and tidy
- + High Point Park, Orchard Park, future parks & bike paths
- + Proximity to Westerly Parkway Plaza, SCASD schools
- + Bus service, bike access and ease of access to Borough
- + Affordability of housing in Orchard Park
- Maintenance of vegetation along Orchard Park bike path
- Stratford Drive traffic, speeding, parking management
- Safety of pedestrians, motorists, buses on Stratford Dr.
- Maintenance and quality of Weis Grocery store
- New Whitehall Rd. park and bike path; Musser Gap Trail
- Focus neighborhood for development of affordable and workforce housing
- Additional lighting in neighborhood
- ✗ Relocation of SCASD schools
- ✗ Further conversion to rental housing-- impacts on ability to obtain financing for buying a unit
- ✗ Parking and security impacts from the Retreat

weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

### Strengths

Residents of Orchard Park feel that the area is very safe, quiet and tidy. It was stated as a strength that there is access to both High Point Park and Orchard Park and that the future Whitehall Road Park and bicycle access will further improve the neighborhood's recreational access. Residents feel that

having access to the Westerly Parkway Plaza and SCASD schools make the neighborhood a great place for people with children. Bus service, bike routes and ease of driving make the area a good location for easily accessing other parts of the Borough, such as downtown. Additionally, residents feel that this area presents the opportunity for some of the most affordable housing within the Borough.

### Weaknesses

One weakness some residents observed was that there are periods of time when the vegetation along Orchard Park bike path is poorly maintained. Additionally, some residents observe that Stratford Drive is becoming a cut through route when traffic from Whitehall Road gets congested. Some people have also observed that this increases occurrences of speeding. While parking at individual apartment complexes

and residential communities is generally acceptable, some residents feel that on-street parking can be problematic due to the parking alternating between the two sides of the street on designated days. Additionally, residents experience some problems with traffic congestion due to roads not seeming wide enough to accommodate parking, traffic, pedestrians and the buses that make layovers at stops near Waupelani Drive. Finally, some residents feel that while the Westerly Parkway Shopping center received some improvements in 2013, the quality of the Weis grocery and other stores in the plaza is not sufficient for the demand of customers it could potentially serve.

### Opportunities

Residents feel that the new Whitehall Road Park, the Whitehall bike path, and the Musser Gap trail connection will be



*Residents noted that one weakness is the difficulty in securing bank funding for condos and townhomes due to a high concentration of rental housing.*



*A weakness residents observe is the congestion caused by on-street parking, traffic and bus stops on Stratford and Southgate Drives.*

significant recreational improvements for the neighborhood. Additionally, some residents noted that the light at Whitehall Road and Blue Course Drive will help with traffic issues in this area of town. Residents feel that this area has a great opportunity for focusing reinvestment in owner-occupied housing and affordable housing units for the Borough, particularly for first-time buyers and young professionals. Finally, residents feel that there is an opportunity for improving the lighting throughout the neighborhood on Stratford and Southgate Drives.

### Threats

One threat that was identified by residents was the relocation of the SCASD High School or Corl Street Elementary School. Of particular concern was the idea of moving the High School to Whitehall Road, which would require the School

District to purchase more land and could have negative traffic impacts on the Orchard Park area. Further conversion of owner-occupied housing units to rentals also poses a threat for individuals hoping to get financing to purchase a unit in the neighborhood. Finally, residents are interested in what impacts might result from the Retreat in terms of traffic, parking and general security issues.



*Residents feel that there is an opportunity for investing in the neighborhood for first time homebuyers and young professional housing.*



*The Westerly Parkway Plaza was noted as a strength, but residents also identified an opportunity to improve the quality of the stores within it.*

## Greentree

Greentree is approximately bounded by the Orchard Park bike path and recreational areas and Westerly Parkway. The neighborhood backs up to the SCASD High School fields and the Welch Pool, and extends west to the Borough boundary line. It is a quiet, suburban-style community with curvilinear streets and cul-de-sacs, and is close to many community amenities.

The neighborhood is attractive to families because 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 also 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.



*Greentree is known for its well-kept housing stock and its long-standing '12 Days of Christmas' holiday display.*

Housing in the Greentree neighborhood is among the newest in the Borough; few of the homes were constructed more than 50 years ago. The northernmost portion of the 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 that makes up 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 at a time were built and 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 to 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. The neighborhood's 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 is among 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.



*Greentree is a single-family neighborhood bounded by Westerly Parkway, the State High School properties and Orchard Park, Blue Course Drive and the western Borough boundary. Several of the neighborhood's streets terminate in Ferguson Township.*

## Neighborhood Demographics

The population of Greentree according to the 2010 Census was 923 residents. This is 2.2% of the total population of the Borough. The age distribution of residents indicates that a number of families reside in the neighborhood. While the largest percentage of residents are in the 45-64 age group, with 31.9% of residents, the second largest age group is under 18 years old, with 24.3% of the population. Of the occupied housing units in the neighborhood, 31% of them have families with children, which is the highest rate of 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, which is among the lowest of the Borough's neighborhoods.

### 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%
Registered Student Homes (2013)	5

*According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.*

Greentree has 359 occupied housing units. Of these, 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. Rental units that are located in the neighborhood are not concentrated in one particular area, but instead seem to be well-integrated with the rest of the neighborhood's housing and character. 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. (See the Rental Housing Characteristics Map on page 32.)

## Land Use & Amenities

The neighborhood was developed exclusively as a single-family



*The neighborhood is primarily residential with housing that was built as recently as the 1980s.*

residential neighborhood near what was at the time open fields and farms. The neighborhood's character continues to be single-family residential, though additional residential development and a number of public and civic uses now surround it. (See the Land Use Map on page 48.)

The neighborhood is primarily surrounded by other suburban-style developments, including other single family neighborhoods located in Ferguson Township, and multi-family housing developments in the Orchard Park neighborhood area. 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. (See the Community Facilities map on page 33.)



*The neighborhood is primarily residential with a number of civic and recreational uses, such as Our Lady of Victory church and school, on its borders.*

*Greentree has one of the highest percentages of homes occupied by families with children and one of the lowest percentages of rental housing.*

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 have both positive and negative impacts on the 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. Additionally, plans were approved for a new Whitehall Road Regional Park near the intersection of Whitehall Road and Blue Course Drive. In early 2014, Toll Brothers developers submitted plans to Ferguson Township to develop a student living community in the same area. (See the Future Development Section on pages 54-57.)

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. According to this report, Greentree is located in a tree management zone which also includes the Orchard Park residential area and Orchard and High Point parks. Within this area, just 32% of the land area in this zone has mature tree coverage, most of which is located in Orchard and High Point parks.

## Traffic & Transportation

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 occasional 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.

## Neighborhood SWOT Analysis

In 2013, the Planning Commission and Borough staff met with residents of the Greentree neighborhood to discuss the neighborhood's existing conditions. This included input from residents regarding the neighborhood's strengths, weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this meeting and throughout the neighborhood planning process. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

### Strengths

Greentree residents feel that their neighborhood is a safe, quiet neighborhood that is family-oriented and a place where



*Occasional traffic impacts have been observed by neighbors during events at Orchard Park and when students are arriving at and departing from the schools on Westerly Parkway.*



*Many Greentree residents helped contribute to the construction of the KaBoom! playground in Orchard Park in the summer of 2013.*

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 improvements to homes in the neighborhood and help protect property values. Residents observe that homes in Greentree sell quickly, which encourages them that the neighborhood is a desirable place to live. Residents feel that their neighborhood provides a convenient location in relation to many State College and regional amenities—it is in close proximity to SCASD’s Corl Street Elementary and State High, the Westerly 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, which is created through neighbor’s relationships and traditions such as the 12 Days of Christmas and the church bells from Our Lady of Victory, is also viewed as a strength by residents.



*Residents enjoy easy access to many community amenities through walking and biking paths as well as access to CATA bus routes.*

### 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

## Weaknesses

Residents expressed that one of the greatest weaknesses of the neighborhood was related to traffic. Residents observe speeding and reckless driving on through streets such as Bayberry and Saxton Drives. Residents indicated that they notice that these traffic problems increase during peak times for picking up and dropping off school children at nearby schools and during sporting events at Orchard Park and the SCASD High School.

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, as it lacks both street lighting and pedestrian-scale lighting. Finally, a resident felt that it is a weakness that the neighborhood does not have access to natural gas as an energy source.

*Greentree residents feel that the neighborhood is strong, and that the greatest opportunity for its future is to protect its consistency and integrity as a family neighborhood.*

## Opportunities

Orchard Park 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. In fact, many residents shared comments akin to, “if it’s not broken, don’t fix it.” While immediate



*One opportunity shared by residents was to implement traffic calming strategies, particularly at the intersection of Bayberry and Blue Course Drives.*



*Weis at Westerly Parkway Plaza received some upgrades in 2013-2014; residents felt there were additional opportunities for upgrades to the Westerly Parkway Plaza shopping center.*

opportunities shared by residents were few, discussion about the neighborhood emphasized the need to ensure that the proper regulations and programs provided by the Borough will uphold and protect the neighborhood's character.

Some other opportunities residents thought would help maintain the neighborhood's character included: traffic calming, such as installing a stop light at the intersections of Blue Course and Bayberry Drives and at Saxton Drive and Westerly Parkway; upgrading the grocery store and other retail opportunities at Westerly Parkway Plaza; and extending natural gas lines to the neighborhood.

#### Threats

For the most part, residents felt that threats to the



*Some residents feel that the zoning of the SCASD State High school site could pose a threat if the properties are ever redeveloped for non-school uses in the future.*

neighborhood's character stem from development activities outside of the neighborhood's boundaries. One issue that residents felt could threaten the neighborhood would be the relocation of the State College High School. Residents were concerned with the zoning of the school's properties and what the land could be used for if the school were to be relocated. While the SCASD determined it would rebuild at the Westerly Parkway site, some residents expressed concern that the zoning of the site should be considered in the event that plans change in the future.

Additionally, residents were somewhat concerned about developments that have been proposed to take place in Ferguson Township. The future Whitehall Road Regional Park and additional student housing proposed for the Toll Brothers properties were of primary concern, particularly regarding potential traffic impacts on the neighborhood at areas like the intersection of Bayberry and Blue Course Drives. While Greentree is currently majority owner-occupied housing, residents felt that changes that would promote an increased amount of single family homes converting to rental units could be a threat to the neighborhood's stability.

## Holmes-Foster

Holmes-Foster is an historic neighborhood south and east of the Penn State Campus and Downtown. The neighborhood is a vision of high-quality architecture, tree-lined streets, and the prosperity of the 1910s and 1920s. The predominance of large, mature trees throughout the neighborhood contribute to the neighborhood's character and demonstrate the Borough's early commitment to the planting of shade trees. The neighborhood is bounded by Highlands Alley to the north, Westerly Parkway to the south, Corl Street and the Borough Boundary to the west and Atherton Street to the east.

The neighborhood is among the oldest of the Borough's neighborhoods and a substantial portion of the homes are within the Highlands-Holmes Foster National Register Historic District. Annexations of land that make up the area of the



*Many homes in the neighborhood contribute to the Highlands-Holmes Foster National Register historic district.*

*Holmes-Foster is a vision of high-quality, historic architecture and the prosperity of the community in the 1910s and 1920s. It also showcases the Borough's early commitment to planting and maintaining a robust tree canopy.*

Holmes-Foster neighborhood took place from about 1917 to 1954. This land was then subdivided as the Foster Brothers, Holmes and Foster, Fairview Heights and Oak Park Plots.

As the university grew and became more successful, prosperity in the community also grew and the neighborhood formed. Holmes-Foster began as a series of modest Victorian homes near downtown; over time much larger, architecturally detailed homes, built from local brick and stone, were erected in the neighborhood. Much of the historic housing was built between 1896 and 1941 through the beginning of World War II. One house in the neighborhood even dates back to the last half of the 19th Century. According to "The Story of the Century" by Jo Chesworth, around 1920, the State College Chamber of Commerce determined that there was a large number of families living in student rooming houses. In order to provide more appropriate housing a number of houses were quickly built along Gill Street by an organization that was formed to sell the houses without profit.

While East College Avenue began developing as the core of downtown, West College Avenue also boasted many prominent buildings, including the only remaining fraternity in the western part of the Borough and an apartment building that was at one time the first hospital in State College. The area of the Borough north of College Avenue and south of the University's West Campus has come to be known as the



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

West End in recent years. This area had historically been considered to be part of the Holmes-Foster neighborhood, but as the area has become a very popular area for student rental housing close to campus in converted single-family homes and the character has changed, these two areas are now considered to be unique, but complimentary neighborhoods.

Residents of Holmes-Foster are represented by a neighborhood association, which is active in advocating for the interests of the neighborhood's residents. The association also organizes several events each year, including an annual block party and a "Welcome Walk." Residents invite their neighbors and student residents to these events as a way to get to know each other and promote positive relations among neighbors.

### Holmes-Foster by the Numbers

Population (2010)	1,597
% of Borough	3.8%
Age of Residents (2010)	
Under 18	14.3%
18-24	38.2%
25-34	10.2%
35-44	9.7%
45-64	17.4%
65 & up	10.1%
Occupied Housing Units (2010)	713
Owner-Occupied	41.8%
Renter-Occupied	58.2%
Registered Student Homes (2013)	22

*According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.*

### Neighborhood Demographics

The 2010 Census reported that the population of Holmes-Foster was 1,597 residents. This is 3.8% of the total population of the Borough. Each of the significant age groups have a strong representation among Holmes-Foster's residents. However, 38.2% of residents, the largest percentage of residents, are within the presumed college student age group of 18-24. There is a significant representation of families in the neighborhood; in fact, 16.8% of the neighborhood's housing units have families with school-aged children.

There are 713 occupied housing units in Holmes-Foster, according to the US Census. Of these units, 41.8% are owner-occupied and 58.2% are renter-occupied. It is important to note that the Census defines a housing unit as any home, apartment, room, or other type of unit, not any



*Many homes in the neighborhood contribute to the Highlands-Holmes Foster National Register historic district.*

property within a community.

A stroll through the neighborhood would leave one with the impression of a majority family-occupied neighborhood. In fact many of the rental properties in Holmes-Foster are small apartment buildings or rooming houses concentrated along the north and eastern edges of the neighborhood. The Rental Housing Characteristic Map shows the location of these rental units. Other rental units, such as single-family rental homes or small apartments located within owner-occupied homes, blend into the neighborhood's character quite well. According to the Borough's Registered Student Home list in November of 2013, there were 22 single-family homes or duplexes with student home permits in the neighborhood. This represents only about 3% of the occupied housing units in the neighborhood. (See the Rental Housing Characteristics Map on page 32.)



*Corl Street Elementary is one the Borough's main elementary schools; the location of the school is an attractive feature for families with children in the neighborhood.*

*Dense apartment buildings are largely absent from the Holmes-Foster neighborhood, and rentals, typically single-family rentals or apartments within owner occupied homes, blend into the neighborhood's character.*

## Land Use & Amenities

Land use has been and is still predominantly residential with a very successful mix of renter and owner-occupied housing units. Some small offices, commercial establishments and churches are located along College and Beaver Avenues near the northern edge of the neighborhood. Immediately outside of the Borough boundary along College Avenue, uses change to industrial-commercial uses such as gas stations, printing shops, offices and storage facilities. The southern part of the neighborhood overlooks the State High north building and Community Field. The western part of the neighborhood includes a mix of multi-family housing, the Corl Street Elementary and the Borough's service facility. (See the Land Use map on page 48.)

The Centre Region Planning Agency's Growth Forecast Map for 2009-2040 indicated significant opportunities for intensification and greater mix of uses along the College and Beaver Avenue corridors. It also indicated a future opportunity for the expansion or redevelopment of the Borough's service facility near the intersections of Metz and Osmond Streets. Additionally, there were several lots throughout the neighborhood that are currently vacant that could accommodate new single-family homes. The proximity of the Holmes-Foster neighborhood to potential development areas in the downtown, on the Pennsylvania State University's West Campus, and along West College In

Avenue in Ferguson Township means that residents could experience some impacts, either positive or negative, as a result of future development.

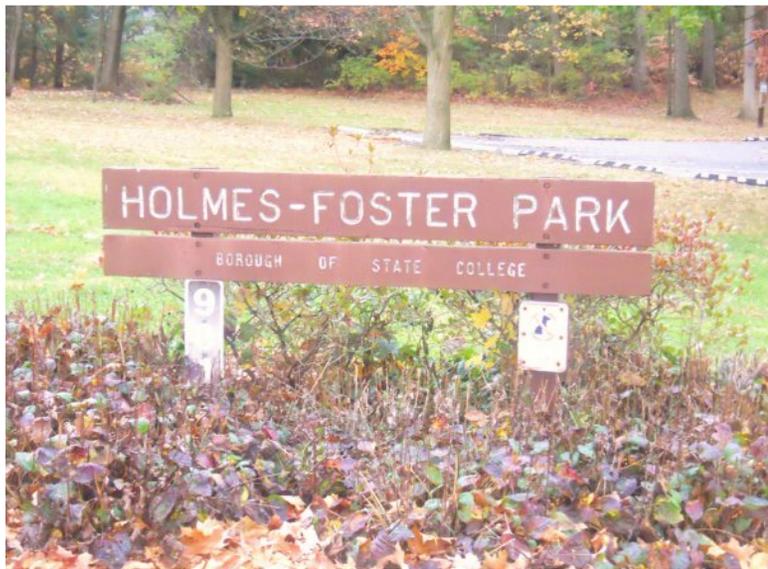
Holmes-Foster Park is an 11 acre park that runs through the southern edge of the neighborhood. This park includes amenities that can be used by residents, including picnic pavilions and grills, playgrounds, and basketball and bocce ball courts. A group of Penn State students worked with neighborhood residents to prepare a master plan for the park, and in 2014 the Borough will receive grant funding to implement some of the improvements in the plan. (See the Community Facilities map on page 33.)

In keeping with its historic roots as a neighborhood with significant mature tree canopy, the Pennsylvania Department of Conservation and Natural Resources indicated just over

40% of the land area in Holmes-Foster and the West End had mature tree canopy. DCNR also indicated that there is an opportunity to increase this tree canopy in the areas of the neighborhood that are closest to downtown and campus.

## Traffic & Transportation

Traffic and transportation have historically had significant impacts on the neighborhood. The neighborhood is bounded by Atherton Street and the College and Beaver Avenue corridor, which are major arterial streets that are managed by the Pennsylvania Department of Transportation. These roadways typically carry significant traffic volumes. In an effort to reduce through traffic and maintain quiet neighborhood streets, a pedestrian island was installed at the intersection of Foster Avenue and Atherton Street. This



*Holmes-Foster Park is an 11 acre park, among the largest of the Borough's parks, and features pavilions, grills, sports facilities and playgrounds.*



*Gill and Sparks Streets both function as on-street bike routes connecting the southern part of the Borough to downtown and campus.*

served to help improve pedestrian safety and reduce the number of vehicles using Foster Avenue as an alternative to College and Beaver Avenues.

This device, paired with the fact that Sparks Street is the only through street traversing the neighborhood north to south has resulted in a slightly reduced traffic volume in the neighborhood. However, some streets and intersections continue to be of concern for speeding. Additionally, high volumes of traffic on College and Beaver Avenues continues to be of concern, particularly for pedestrian safety. Parking issues are minimal in the neighborhood. Many streets in Holmes-Foster have been designated as ‘No Parking Anytime’ zones or are restricted to 2 Hour parking or Residential Permit parking. (See the Transportation Systems map on page 45.)

Accessing community amenities on foot from the neighborhood is made convenient by its proximity to downtown, campus and other attractions. Additionally, there are bike lines on Gill and Sparks Streets and Foster Avenue. These connect the neighborhood to downtown, campus, the SCASD schools and the Orchard Park bike path. Several CATA Bus routes utilize College and Beaver Avenues as a means to connect such areas as Pine Grove Mills and Cato Park to downtown and campus, which provides neighborhood residents with access if it is needed.

### Neighborhood SWOT Analysis

In 2013, the Planning Commission and Borough staff met with residents of the Holmes-Foster neighborhood to discuss the neighborhood’s existing conditions. This included input from residents regarding the neighborhood’s strengths, weaknesses, opportunities and threats. The issues discussed here are ones that were shared by residents during this

### SWOT at a Glance

- + Historic roots, quality architecture, neighborhood scale
- + Mature trees, “arboretum” feel, views of Mt. Nittany
- + Proximity to downtown, campus, SCASD schools, parks, grocery, other daily amenities
- + Neighborhood has several parks, small businesses, schools and churches
- + Walkable, bikeable, ADA accessible
- + Sense of community, positive neighbor relations, low crime rates
- Speeding, traffic, noise and late-night pedestrian traffic
- Maintenance and amenities lacking in Urban Village
- Maintenance, behavior in rental housing; renter education
- Lack of knowledge on Borough ordinances
- Much planning completed, but still planning
- Make neighborhood attractive for reinvestment
- More open space, community spaces/uses, small businesses focused on neighborhood
- Address traffic issues, pedestrian-scale street lighting
- Natural borders/buffers, and neighborhood gateway signage and other identity signs
- Improving connections among residents and into campus
- X Losing positive neighborhood & nearby amenities
- X Aging housing stock, absentee landlords
- X Local historic district with no power to prevent demolition
- X Impacts of development in Ferguson Twp & Downtown

meeting and throughout the neighborhood planning process. For a detailed list of input from this SWOT Analysis meeting, see Appendix A.

## Strengths

Holmes-Foster residents reported many strengths in the neighborhood. The first was that there is a high aesthetic value to the neighborhood. Residents enjoy the historic roots and quality architecture in the neighborhood. Houses along alleys that are close to each other, such as the type of housing that is along College Avenue, and the fact that most of the housing has a comfortable pedestrian/neighborhood scale was stated as a strength. Residents also enjoy that the neighborhood has an “arboretum” feel, with many mature trees and vegetation, views of Mount Nittany and an absence

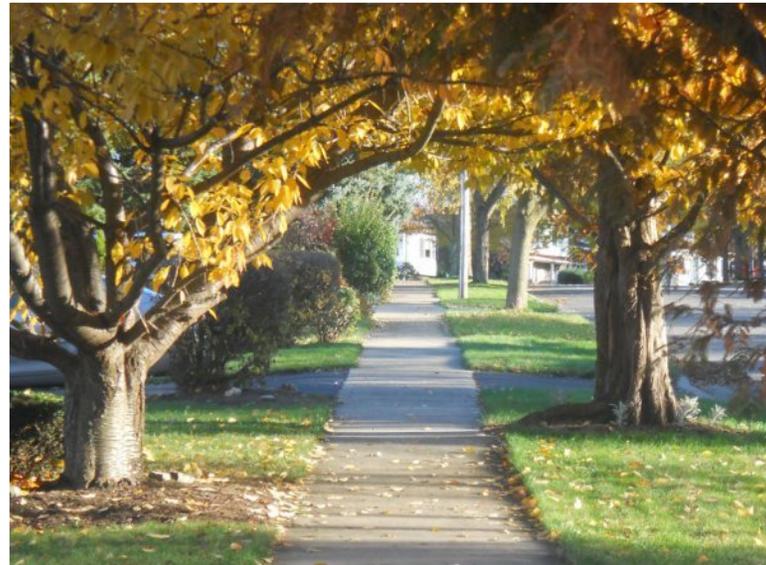
of high rise apartment buildings.

Residents also felt that the neighborhood has many amenities within or nearby that contributed to its strengths. For example, the neighborhood is close to downtown, the Penn State campus, public schools, daycares, and religious institutions, as well as groceries, pharmacies and other small businesses. Residents also enjoy the neighborhood parks, green spaces, Community Field and the mature trees. Amenities within and surrounding the neighborhood are highly accessible because the neighborhood is very walkable, bikeable, the alleys are accessible and sidewalks feature ADA amenities.

Finally, residents enjoy the sense of community and spirit that they observe in their neighborhood. They enjoy living in a neighborhood with residents from a diversity of age



*The neighborhood's strengths include a number of historic properties, a mature tree canopy, and a comfortable pedestrian-scale atmosphere.*



*Residents enjoy easy access to many community amenities through walking and biking paths as well as access to CATA bus routes.*

groups and backgrounds, particularly that there are families with children. Some residents feel that there are positive relationships between them and their student neighbors and enjoy opportunities to interact with each other. They observe that it is a strength that there are many residents that have lived in the neighborhood for a long time, contributing to the sustainability and maintenance of the neighborhood's character. Finally, residents feel like their neighbors help each other and they observe low crime rates and the freedom from fear of vandalism and random property offenses.

### Weaknesses

Among the major weaknesses that residents of Holmes-Foster indicated was traffic and noise, deficiencies in the West End, and maintenance and behavior issues. Traffic issues

include through traffic (both vehicular and pedestrians) and speeding on Sparks Street, Foster Avenue and South Atherton Street. Residents feel that there aren't enough traffic control measures existing in the neighborhood, particularly during school times and on Sundays. Other neighbors find amount of the traffic signs, particularly along Westerly Parkway to be unsightly. Residents also indicate that this traffic causes noise, as do walkers traveling through the neighborhood at night.

Property maintenance and renter behavior were frequently stated as a weakness of the neighborhood. Residents observe issues with property maintenance and neglect in some areas of the neighborhood, although they admit they can't understand why some areas are maintained at a much higher level than others. In some cases, maintenance affects public areas of the neighborhood, such as when broken



*Residents note that in some areas, rental housing maintenance is kept up to higher standards than in areas like the West End.*



*Residents are concerned that much planning has been done for areas within and around the neighborhood, but this Planning has not yielded improvements.*

glass obscures a street or alley, or snow and vegetation aren't cleared from sidewalks. Residents feel that lease pressures mean that new renters aren't always current on local ordinances and other restrictions, which could result in poor maintenance or behavior. Finally, the neighborhood feels that party houses and the noise, litter and petty crimes associated with late night activities are a weakness.

Additional weaknesses cited by residents included a lack of knowledge regarding Borough ordinances, the Borough's methods for maintenance, such as snow clearing, sometimes being problematic for residents, and not having the appropriate mechanisms in place for getting to interact with student neighbors in a positive way. Finally, residents expressed concern that much planning work has been done for the Holmes-Foster neighborhood, but that continued planning efforts make the neighborhood feel like they must defend it from future changes.

### Opportunities

One of the major opportunities identified by the neighborhood was the opportunity to make the neighborhood attractive for reinvestment as the Centre Region continues to grow outwards. This includes preserving and enhancing existing infrastructure, attracting additional amenities such as improved bike and pedestrian connections to campus, more green space and a community gathering place such as a coffee shop or farmers market. Additionally, careful consideration for the redevelopment of West College Avenue could be positive opportunities for the neighborhood both in the Borough and Ferguson Township; this could also include development within Urban Village, or at the sites of the former train station and OW Houts.

Additional opportunities for the neighborhood include

*Residents felt that the neighborhood has an opportunity to be an attractive place for reinvestment as the Centre Region continues to grow and develop.*

implementing amenities to help improve the functionality and aesthetics of the neighborhood. This includes slowing traffic, readdressing street lighting to be more pedestrian-scale, creating natural buffers and barriers to prevent trespassing between yards and developing neighborhood gateway or welcome signs.

Finally, residents observed many opportunities for improving relations both within and outside the neighborhood. This included opportunities for getting to know students better, including them in neighborhood projects, and changing the perception that long-term residents don't want to know their student neighbors. Residents also wanted to improve connections to campus, both through physical connections and by developing a stronger working relationship with Penn State for future decision-making. Additionally, residents expressed interest in improving communications with the Borough and having more clarity and consistency in zoning and ordinance enforcement.

### Threats

Threats that were indicated by residents included the potential loss of amenities that currently make the neighborhood desirable and potential negative impacts from future development. Residents indicated that the relocation of either the Corl Street Elementary or State High School would be threats, as would losing the businesses that are currently

located in the neighborhood. Aging housing stock, absentee landlords and a local historic district without the authority to prevent demolition were also indicated as threats. Some residents felt that it is a threat that there is a perception within the community that all renters are students and that no families or professionals would want to live in certain areas town. The concern was this perception would prevent investment and maintenance from taking place in those areas. Other threats that were expressed included anything that could impact the integrity of Community Field and quality maintenance of parks and bike paths.

While well-planned development was generally thought of as an opportunity, residents also felt that development could be a threat if it doesn't take the neighborhood context into consideration. For example, the recently adopted Terraced Streetscape district and potential future development along West College in Ferguson Township could threaten Holmes-Foster neighborhood by introducing a different scale along College Avenue. Residents felt that high density housing, such as the development proposal for the southwest corner of College and Atherton and the Retreat, could bring other unintended impacts to the neighborhood. Additionally, residents felt that the uncertain future of the Urban Village due to stalled planning efforts is a threat.

## West End

The West End area is a unique area of the Borough due to its location between Penn State University's West Campus, Downtown State College, the Holmes-Foster neighborhood, and the West College Avenue commercial area in Ferguson Township. The West End area has historically been considered to be a part of the Holmes-Foster neighborhood. The West End area has evolved over time, however, to one with a different character than the Holmes-Foster neighborhood.

The blocks that make up the eastern half of the West End were part of the original Borough boundaries when it was incorporated in 1904. Annexations of land that make up the western portion of the area took place in 1922.

The West End is the former industrial area of the Borough, and today still retains commercial uses that reflect on this

*The West End was formerly an industrial area of the Borough. As the University became more successful and prosperity in the community grew, the area became one of the first to experience rapid residential growth.*

history. West Campus Drive, which is the roadway that runs between the University's West Campus, and the northern edge of the neighborhood, was formerly a railroad right of way. The historic train depot still exists today, within the parking lot that is the primary stop for Fullington Bus service.

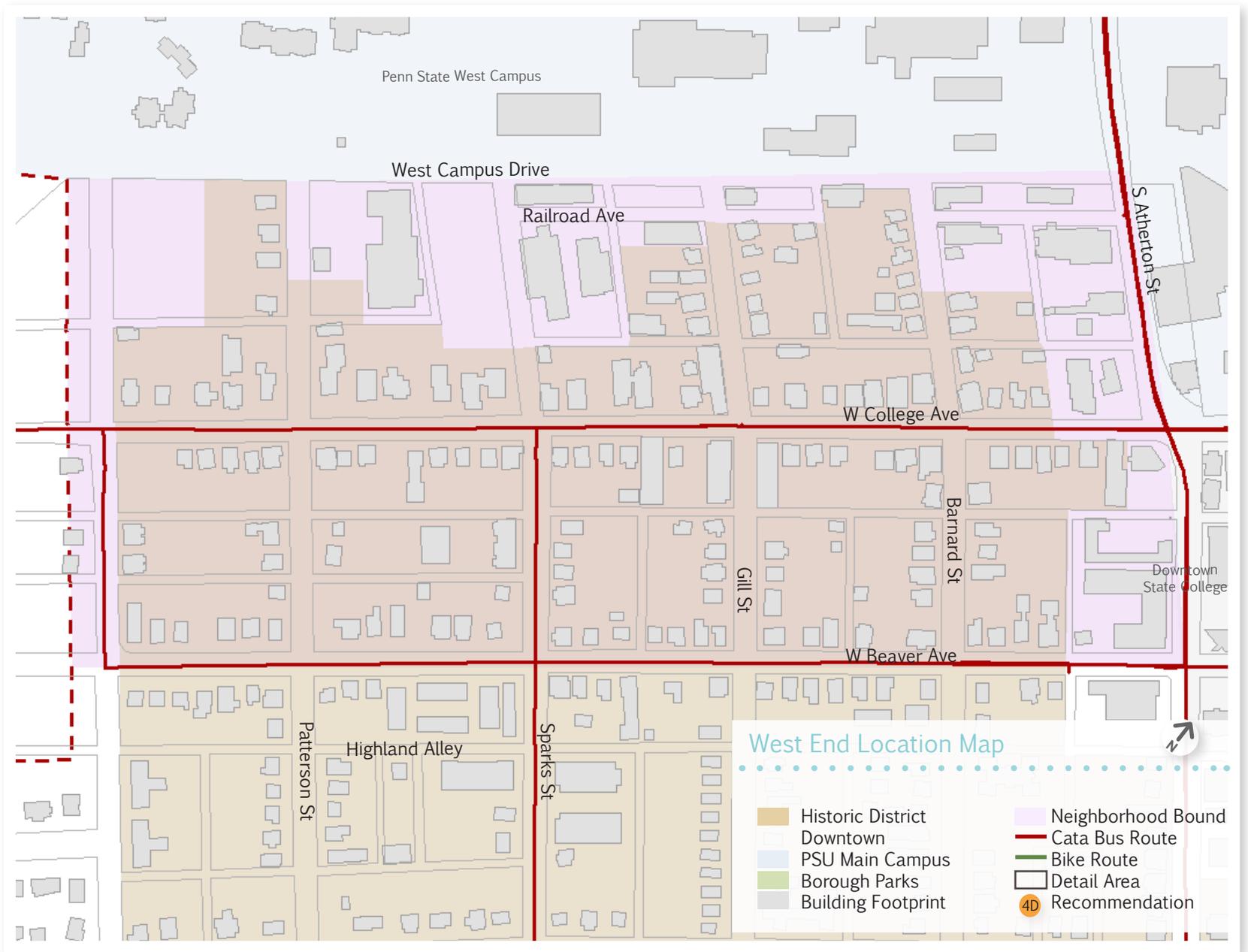
The area was the first area of the Borough to experience rapid residential growth. As the college became more successful, and prosperity in the community grew, the neighborhood formed. Neighborhood growth began as a series of modest Victorian homes near downtown and led to much larger, architecturally detailed housing made with brick and stone from local materials. Much of the historic housing was built between 1896 and 1941 and the beginning of World War II.

Development within the West End eventually led to the expansion of the neighborhood into what is now the Holmes-Foster neighborhood. Many of the buildings within the West End are contributing structures to the Highlands-Holmes Foster National Register Historic District. College Avenue once boasted many prominent buildings, including the only remaining fraternity in the western part of the Borough and an apartment building that was at one time the first hospital in State College.

The West End has more recently been considered to be



*Residents are concerned that much planning has been done for areas within and around the neighborhood, but this Planning has not yielded improvements.*



The West End area is generally located between Penn State University's West Campus, Downtown State College, the West College Avenue commercial area in Ferguson Township and the Holmes-Foster neighborhood. It is considered to be located primarily north of Beaver Avenue.

a distinct area, that is separate but complimentary to both Downtown State College and the Holmes-Foster neighborhood. Many residents of Holmes-Foster identify the West End area as belonging to their neighborhood and are concerned about its improvement; in terms of both the positive and neigative impacts it could have on other areas of the Borough. The West End area does not have a homeowner’s association, but several individuals that own property within the area work together to monitor its conditions and represent its interests.

The West End has been an area of the Borough that has been studied in much detail for many years. This is due in part to its prominent location as a gateway into and out of the Borough along the College and Beaver Avenue corridors.

### West End by the Numbers

Population (2010)	2,324
% of Borough	5.5%
Age of Residents (2010)	
Under 18	1.3%
18-24	88.8%
25-34	5.7%
35-44	1.2%
45-64	1.6%
65 & up	1.3%
Occupied Housing Units (2010)	819
Owner-Occupied	3.7%
Renter-Occupied	96.3%
Registered Student Homes (2013)	6

*According to the Census Bureau, a housing unit is defined as a single family home, one half of a duplex, one townhome unit, one apartment unit, one mobile home, or one room that is occupied independent of other parts of the structure in which it is located.*

Additionally, it is a transition area between the Holmes-Foster neighborhood, West Campus, Ferguson Township and Downtown. The area has also been studied due to its conversion from a vibrant, important neighborhood within the Borough to one of limited investment and predominately student-occupied rental dwellings.

The West End Revitalization Plan, prepared in the mid-2000s, laid out a vision for this area to become a moderate density, mixed-use neighborhood that would be attractive to undergraduate and graduate students as well as young professionals. The Plan called for infill to promote the neighborhood’s historic character, to compliment the downtown, and to provide for more housing opportunities in a walkable environment. It also called for a number of community spaces and improvements to make the area more safe and accessible by pedestrians and cyclists. The Downtown Master Plan, adopted in 2013, explored the concepts of this West End Plan and recommended that they be implemented in conjunction with the Downtown Plan’s other recommendations.

### Neighborhood Demographics

The 2010 Census reported that the population of the West End was 2,324 residents. This is 5.5% of the total population of the Borough. A vast majority of the residents within the neighborhood are within the presumed undergraduate age cohort; 88.8% of residents are between 18 and 24. Within only 2% of the neighborhood’s housing units are occupied by families with school-aged children.

There are 819 occupied housing units in the West End, according to the US Census. Of these units, 3.7% are owner-occupied and 96.3% are renter-occupied. The West End is among few of the Borough’s areas in which nearly all of

the housing is maintained as renter-occupied. It is important to note that the Census defines a housing unit as any home, apartment, room, or other type of unit, not any property within a community.

According to the Borough's Registered Student Home list in December of 2013, there were 6 single family homes or duplexes with Student Home permits in the neighborhood. This represents less than 1% of the neighborhood's housing units. (See the Housing Tenure map on page 32.)

### Land Use & Amenities

Land use in the West End may be among the most mixed of all areas of the Borough. While the most predominant land use within the neighborhood is residential, this area also supports

several small retail establishments as well as a car repair service, beer distributor, landromat and rental equipment company. There are also a number of churches, academic buildings and utilities that border the neighborhood. This area abuts Penn State University's West Campus and such campus structures as the West Campus power substation and the historic train depot which is now a regional bus hub. Many of these uses are located within historic buildings that contribute to the Highlands-Holmes Foster Historic District. (See the Land Use map on page 48.)

This area of the Borough is considered to be a transitional area, given its location between campus, downtown, neighboring townships and well-established residential neighborhoods. Many plans have been prepared which indicate the West End's potential to be redeveloped with moderate density and a mix of neighborhood-oriented commercial and retail uses.



*Much of the historic single-family housing stock in the West End area has been converted into rental housing.*



*The West End area has a mix of small professional offices, retail establishments and other services scattered throughout.*

## Traffic & Transportation

College and Beaver Avenues, which are partnering one-way streets, run through the West End neighborhood. These streets are owned and maintained by the Pennsylvania Department of Transportation as State Route 26. In addition to being designated as state routes, and carrying high traffic volumes, these roadways are one of the primary gateways into and out of the Borough from the West. These characteristics can occasionally cause traffic congestion, particularly during times of the year when large populations of visitors are accessing downtown and campus.

The width and design of these roadways, with few traffic lights, lend themselves to free-flowing traffic which consistently travels above the posted speed limit. These conditions lead many residents to comment that traffic calming strategies and

additional infrastructure to encourage more safe pedestrian access are needed.

All of the neighborhood streets on which traffic travels north and south terminate along West Campus Drive. Only Patterson, Sparks and Barnard Streets provide vehicular connections to West Campus Drive.

Sparks and Gill Street have been designated as bike routes within the State College Borough. However, due to the conditions that exist along West Campus Drive, residents often indicate that these routes lack connectivity to Penn State's West Campus. A bike and pedestrian campus to the West End has been indicated as a potential project in the Downtown Master Plan and is supported by many neighborhood residents. Additionally, more clearly marked and safer pedestrian access across College and Beaver Avenues is desired by residents.



*The visibility and safety of pedestrian crossings along College and Beaver Avenues tend to be of high concern for residents in this area.*

## Neighborhood SWOT Analysis

In 2013, the Planning Commission and Borough staff met with residents of both the Holmes-Foster and West End neighborhoods to discuss the neighborhoods' existing conditions. This included input from residents regarding the neighborhood's strengths, weaknesses, opportunities and threats.

Because residents of both neighborhoods attended to share comments about the collective issues of the neighborhoods, staff assessed the input from the meetings and attempted to extract those issues which seemed to relate most closely with the West End area. The following characteristics summarize those that were shared by residents. For more details about this SWOT Analysis input, see Appendix A.

## Strengths

Residents enjoy the historic value of this area of the neighborhood and feel that it is a strength that it is an historic district. Residents expressed that a major strength was that the neighborhood has many amenities within or nearby that contributed to its strengths. For example, it is adjacent to downtown and the Penn State campus, and is in close proximity to public schools, daycares, religious institutions, groceries, pharmacies and other small businesses. Residents also enjoy that there are nearby neighborhood parks and open spaces, both in the community and on campus. Amenities within and surrounding the neighborhood are relatively accessible because the neighborhood is walkable, bikeable, the alleys are accessible and sidewalks feature ADA amenities.

## Weaknesses

Among the major weaknesses that residents indicated were traffic, missing amenities, property maintenance and renter behavior issues. Traffic issues include through traffic (both vehicular and pedestrians) and speeding on College and Beaver Avenues. Residents feel that there aren't enough traffic control measures existing in the neighborhood, particularly during peak traffic times, and observe that special events can make travel in the West End cumbersome. Residents also indicate that this traffic causes noise, as do walkers traveling through the neighborhood late at night.

Property maintenance and renter behavior were frequently stated as a weakness of the neighborhood. Residents observe issues with property maintenance and neglect in some areas of the West End, although they admit they can't understand why some areas are maintained at a much higher level than others. In some cases, maintenance affects public areas

of the neighborhood, such as when broken glass obscures a street or alley, or snow and vegetation aren't cleared from sidewalks. Additionally, residents observed that in some areas, there are poor sidewalk and street conditions that don't seem to be repaired as quickly or adequately as other areas of the Borough. Because of the quality of housing, the ambiance, and other conditions, such as the lack of a bus stop for school aged children, it is sometimes difficult to attract families to live in the Urban Village.

Residents feel that lease pressures mean that new renters aren't always current on local ordinances and other restrictions, which could result in poor maintenance or behavior. The neighborhood feels that party houses and the noise, litter and petty crimes associated with late night activities are a weakness.



*Residents note that while some areas of the West End are very well maintained, other areas seem not to receive as much property maintenance.*

Additional weaknesses cited by residents included a lack of knowledge regarding Borough ordinances, the Borough's methods for maintenance, such as snow clearing, sometimes being problematic for residents, and not having the appropriate mechanisms in place for getting to interact with student neighbors in a positive way. Finally, residents expressed concern that much planning work has been done for the West End, but that continued planning efforts make the neighborhood feel like they must defend it from future changes.

### Opportunities

One of the major opportunities identified by the neighborhood was the opportunity to make the neighborhood attractive for reinvestment as the Centre Region continues to grow outwards. This includes preserving and enhancing existing infrastructure, attracting additional amenities such as improved bike and pedestrian connections to campus, more green space and a community gathering place such as a coffee shop or farmers market. Additionally, careful consideration for the redevelopment of West College Avenue could be positive opportunities for the neighborhood both in the Borough and Ferguson Township; this could also include development within Urban Village, or at the sites of the former train station and OW Houts.

Additional opportunities for the neighborhood include implementing amenities to help improve the functionality and aesthetics of the neighborhood. This includes slowing traffic, incorporating pedestrian-scale street lighting, creating natural buffers and barriers to prevent trespassing between yards and developing neighborhood gateway or welcome signs.

Residents also wanted to improve connections to campus, both through physical connections and by developing a stronger working relationship with Penn State for future decision-making. Additionally, residents expressed interest in improving communications with the Borough and having more clarity and consistency in zoning and ordinance enforcement.

### Threats

Threats that were indicated by residents included the potential loss of amenities that currently make the neighborhood desirable and potential negative impacts from future development. Residents indicated that the relocation of either the Corl Street Elementary or State High School would be threats, as would losing the businesses that are currently located in the neighborhood. Aging housing stock, absentee landlords and a local historic district without the authority to prevent demolition were also indicated as threats. Some residents felt that it is a threat that there is a perception within the community that all renters are students and that no families or professionals would want to live in the West End. The concern is that this perception would prevent investment and maintenance from taking place.

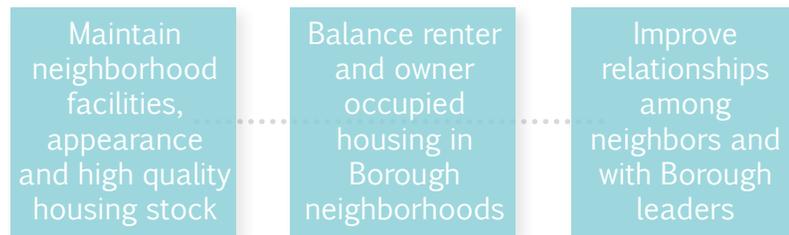
While well-planned development was generally thought of as an opportunity, residents also felt that development could be a threat if it doesn't take the neighborhood's context and history into consideration. For example, the recently adopted Terraced Streetscape district and potential future development along West College in Ferguson Township could be a threat if it introduces a different scale along College Avenue. Residents felt that high density housing, such as the development proposal for the southwest corner of College and Atherton and the Retreat, could bring other unintended impacts to the neighborhood. Additionally, residents felt



establishing a vision for our neighborhoods

## planning themes & goals

Throughout the early neighborhood planning meetings, residents shared many thoughts on the Borough's neighborhoods' strengths, weaknesses, opportunities and threats. As Planning Commission and Staff analyzed those thoughts and compared each of the neighborhoods' input with the others, three major themes emerged. The Planning Commission and staff understood that a successful neighborhood plan would, at minimum, need to address the following issues:



The recommendations for each of these themes are meant to provide a series of ideas that the community can utilize to improve quality of life in the Borough's neighborhoods. Some of these recommend that the Borough should continue or expand programs or policies that are currently in place. Others propose new solutions to issues that continue impact neighborhood quality of life. Many of these recommendations are supported by case studies to help illustrate how an idea could be implemented.

The recommendations are not intended to be implemented exclusively by Borough Council, the Planning Commission and local government staff. These ideas are meant to engage residents, neighborhood associations, community groups and other stakeholders in the Borough's neighborhoods in inspiring positive change. Some may be implemented through the Borough's staff or capital resources. Some might be spearheaded by passionate residents. And others yet through a collaboration of community groups.

## neighborhood facilities & appearance

The first of these themes is related to the maintenance of neighborhood facilities and aesthetics. In general, Borough residents indicated that the diversity of the Borough's neighborhoods are a strength as long as they remain stable and well-maintained. Residents believe that access to parks and recreation, the proximity of neighborhoods to public and private amenities as well as the accessibility of most modes of transportation make the Borough's neighborhoods strong and livable. However, residents are concerned that there is a need to protect and reinvest in the Borough's neighborhoods as growth occurs in the Centre Region. The following goals will include recommendations that will help protect and enhance the physical amenities, aesthetics and accessibility of the Borough's neighborhoods:



Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources



Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents' needs



Explore opportunities for increasing environmental sustainability of the Borough's neighborhoods



Address neighborhood-scale transportation safety and opportunities for expanding multi-modal systems

## owner and renter occupied housing

The second theme addresses the balance of renter- and owner-occupied housing in the Borough's neighborhoods and the management of lifestyle conflicts associated with this diversity. Many residents shared concerns and ideas related to this theme. For instance, many of the residents in the Borough's neighborhood feel that a sustained or increased level of enforcement for the Borough's Ordinances and policies, particularly those related to rental housing maintenance, occupancy and noise, is necessary. Additionally, many residents were interested in ways that the Borough's neighborhoods can once again attract families, young professionals, staff and graduates from the Penn State. Finally, this theme encompasses concerns about the affordability of the existing housing stock.

-  Maintain a high level of service and enforcement of Borough Ordinances and policies related to property management, behavior and occupancy
-  Explore opportunities for creating programs and partnership for improving the management of rental housing
-  Increase home ownership in Borough neighborhoods and expand programs which provide assistance for affordable housing
-  Consider impacts on and communications tools regarding neighborhood sustainability as growth occurs in the Centre Region

## improving neighbor to neighbor relations

The final theme includes recommendations for improving communications within and outside of the Borough. In general, residents appreciated the opportunity to share their ideas and concerns with the Planning Commission during the neighborhood meetings, and expressed interest in increased opportunities for dialogue about these issues and more regular updates on issues impacting the neighborhoods. Additionally, residents are interested in more opportunities for positive engagements between student and non-student residents and more involvement on the part of landlords and realtors in neighborhood activities. Finally, there was interest in making information more accessible and increasing communications with other Centre Region municipalities in order to evaluate the long-term impacts of growth.

-  Maintain and expand diversity of neighborhoods' residents and improve relations between student and non-student neighbors
-  Improve communications among residents, neighborhood leaders and Borough officials
-  Market the positive benefits of living in the Borough's neighborhoods

## Reading the Recommendations

On the following pages, the goals and recommendations for each of the three themes are listed. Each goal is listed at the top of a page and is represented with an icon and a number. It is important to note that the goal numbers do not represent the goal's priority; this is just an organizational tool. The purpose of the icon is to help make references to the goals easier to identify throughout the plan. Look for icons such as these throughout the plan:



Underneath each goal is a list of recommendations that have been developed to address the implementation of the goal. Each of these recommendations is followed by a list of neighborhoods for which this recommendation is a priority. While each of these recommendations can be applicable to all of the Borough's neighborhoods, some become a higher priority for a particular neighborhood due to the strengths and opportunities that were identified. Look for your neighborhood's icon to see which of the recommendations are most important:

- |    |                        |    |               |
|----|------------------------|----|---------------|
| CH | College Heights        | T  | Tusseyview    |
| H  | Highlands              | OP | Orchard Park  |
| V  | Vallamont              | G  | Greentree     |
| NP | Nittany Hills/Penfield | HF | Holmes-Foster |
| S  | State College South    | WE | West End      |

Many of the recommendations include a reference to a case study. While most of the case studies are summarized in Appendix X, several have been selected to highlight in this chapter. These help provide context for the ideas that are presented for each goal.

*The goal numbers are for organizational purposes and do not represent an order of priority. Each neighborhood's priority goals are identified in the neighborhood's section of the Plan.*

## Neighborhood Priorities

This plan is meant to be guiding for the Borough as a whole, as well as specific to the characteristics of each individual neighborhood. For this reason, it is nearly impossible to give an overall ranking to the Plan's recommendations. Instead, a number of priority goals and recommendations for each neighborhood have been identified.

Similar to the Current Conditions chapter, each neighborhood has a profile within this chapter. In this profile, the top three to five goals for the neighborhood are identified. These have been identified as the highest priority goals for the neighborhood based on the analysis of neighborhood issues. This profile also includes a discussion of how the priority goals and recommendations for each neighborhood were selected.

A map is provided for each neighborhood, which illustrates the relationship between these recommendations and specific neighborhood characteristics. This helps guide the implementation of the plan in terms of how to apply the

ideas and to what areas of the Borough special attention should be paid. Within this section, you will find the following information specific to each neighborhood:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a specific situation or location for how this goal can be applied to the neighborhood

The guide at right provides an example of how this information will be presented in the neighborhood-specific sections of the Plan..

## Neighborhood Recommendations At a Glance

In the College Heights neighborhood, recommendations 2.A and 2.B related to specific neighborhood issues as identified in the SWOT Analysis. Residents indicated that preservation of the College Heights School was a very important issue; therefore, recommendation 2.A. has been noted as “most important.” It is also referenced on the neighborhood’s map.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in a context sensitive way.\***
- **2.B. Maintain and enhance parks and public spaces\***

Details:

Future use of the College Heights School and Exxon Station should relate to the context of the neighborhood. Explore opportunity for additional park space in West College Heights.



## neighborhood facilities & appearance



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

1.A. Complete a comprehensive update of the Borough's Zoning Ordinance to eliminate inconsistencies and evaluate appropriateness of various districts' regulations.

*In particular, evaluate zoning districts in terms of their impact on current construction methods, community economics, sustainable site design practices and flexible reuse opportunities for existing buildings.*

Neighborhoods:  Borough

1.B. Provide developers and others interested in new construction, redevelopment and public enhancements with the Borough's Design Guide before submitting plans.

*These guidelines are advisory and within the purview of the Design Review Board, but provide a vision for community character and aesthetics.*

Neighborhoods:    

1.C. Increase community awareness about the design guidelines for historic properties and the Historic Resource Commission's Plaque Program, particularly for those residents living in Historic Districts, and encourage more property owners to purchase a plaque.

*Explore opportunities for additional tools to promote preservation in the Borough's Historic Districts.*

Neighborhoods:    

1.D. Using the CRPA State College Land Area plan as a guide, consider appropriate building scale and types of uses in transitional areas throughout the community.

*These areas include parts of the Borough that transition between commercial and residential areas and between areas of high and low residential density.*

Neighborhoods:   

1.E. Develop a model to assist in evaluating the economic and community impacts from new developments as the area continues to grow and redevelop.

*In particular, evaluate how these enhancements impact cost of services the tax base which contribute to community character and the affordability of living in the Borough.*

Neighborhoods: Borough-wide Priority

1.F. Work with the Borough Arborist and the Tree Commission to maintain and increase quality tree canopy and vegetation in public areas.

*Use the Borough's Municipal Tree Plan for guidance on improving this vegetation.*

*Case Studies: Neighborwoods, Austin, TX (See Appendix C)*

Neighborhoods:          

1.G. Continue to maintain a high level of service for Borough maintenance and services and continue to evaluate opportunities for increasing community safety, cleanliness and aesthetics.

*These enhancements could include lighting and streetscape studies, evaluating locations for more trash cans or rest room facilities and increased police or ordinance enforcement presence.*

*Case Study: Community Beautification Award, Madison, AL (See Appendix C)*

Neighborhoods: CH H V NP S T OP G HF WE

### Case Study: Love Your Block, Pittsburgh, PA

The “Love Your Block” (LYB) program was designed to beautify the City of Pittsburgh while building relationships among neighbors, businesses, community groups and City Departments. Non-profit organizations, and their partners, can request up to \$1,000 in funding to implement projects such as public art, flower plantings, litter pick up and other creative ideas that they dream up to help improve the appearance of the city. In addition, applicants can request support services from the City of Pittsburgh, such as utilizing a city-owned property, requesting bags and gloves for litter cleanup, or surveying for tree plantings.

LYB encourages applicants to recruit as many volunteers as possible, and to engage local businesses in the enhancement projects, too. Funding for LYB is made available through the Home Depot Foundation and several private institutions operating or headquartered in Pittsburgh.

1.H. Organize neighborhood beautification & community service activities in conjunction with annual neighborhood events and near the beginning and end of academic semesters.

*These community projects can provide opportunities for service activities that can include the community’s youth, university students, and adults and build pride in the neighborhoods’ appearance.*

*Case Study: Love your Block, Pittsburgh, PA (See Appendix C)*

Neighborhoods: CH H S T G HF WE



*Using LYB funding, residents built a community message board and living wall to cover a blank corner in the Beechview neighborhood of Pittsburgh.  
Source: [www.pittsburghpa.gov](http://www.pittsburghpa.gov)*

 Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents' needs.

2.A. Encourage the continued maintenance of public and private schools, churches, community centers, parks and cultural resources within and nearby the Borough's neighborhoods. In the event that vacancies occur in these buildings, consider context-sensitive reuse opportunities.

*These amenities located within walking distance of Borough neighborhoods enhance quality of life; redevelopment of these buildings should address community-wide needs.*

*Case Studies: Redevelopment of school facilities (See Appendix C)*

Neighborhoods: 

2.B. Work with Centre Region Parks and Recreation to continue to encourage quality and maintenance of Borough's Parks and explore ideas for bringing additional opportunities for community parklets, gardens and other gathering spaces.

*When feasible, upgrade and expand facilities in existing parks and add additional amenities to Borough neighborhoods.*

*Case Studies: Adopt-a-Park, Community Initiated Improvement Projects, Austin, TX (See Appendix C)*

Neighborhoods: 

2.C. Work with property owners of neighborhood-oriented commercial areas to preserve and improve these areas as a resource that makes the Borough's neighborhoods livable.

*Improve the connectivity and cohesion of these uses and enhance them with appropriate mix of uses to support nearby users.*

Neighborhoods: 

2.D. Consider opportunities for neighborhood partnership projects to develop improvement projects in public right-of-ways or on publicly owned properties.

*Utilize creative partnerships to achieve improvement projects, such as a combination of municipal resources and community sweat equity.*

*Case Studies: Beautification Brigade, Ithaca, NY; Neighborhood Reinvestment Program, Boise, ID (See Appendix C)*

Neighborhoods: 

2.E. Explore opportunities for neighborhood improvement districts, grants, crowd funding campaigns and other creative funding solutions for neighborhood-identified community improvements.

*Case Studies: Mini-grant Program, Boise, ID; Neighbor.ly; Citizenvestor (Appendix C)*

Neighborhood Priorities: Borough-wide

## Case Study: Civic Crowdfunding

Crowdfunding generates funding for a project by raising small amounts of money from a large number of donors, usually using an internet-based tool. Crowdfunding gained popularity when entrepreneurs began searching for a way to raise capital to launch a product or service when traditional funding was not accessible.

Crowdfunding platforms are now being used by local governments, and non-profits with a community-based mission, to fund community improvements. These campaigns raise either all or part of the funding needed to implement a project when typical funding sources, like grants or public funding, are not available.

Several civic crowdfunding websites have emerged for the purpose of helping municipalities and community groups fund projects to improve their public places. Neighbor.ly, one such website, has helped successfully fund projects throughout the US. These projects include building parks and playgrounds, launching programs for youth or community engagement, revitalizing public spaces and buildings that have been neglected, and even funding advocacy causes for preservation of historic or cultural amenities. Successful projects have raised anywhere from several thousand dollars, to several hundred thousand dollars.

These projects encourage community partnerships by engaging residents and community groups in envisioning projects, raising the money, needed for implementation, and constructing the funded idea. These also provide an opportunity for individuals outside of a community to invest in amenities within the community that they frequently use.



*The Heberlig Palmer Park project in Carlisle, PA sought \$50,000 in crowdfunding using Neighbor.ly to host the project. Source: carlislewestside.wordpress.com*



*The Philadelphia, PA Parks & Recreation Dept. used Citiinvestor to raise \$2,000 to provide a garden-based education program at their Rivera Recreation Center. Source: www.citizeninvestor.com*



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

3.A. Continue to evaluate the long-term needs for energy, water and other resources for the community and determine, when feasible, opportunities for utilizing resources, delivery methods or other programs that can help reduce or offset the community’s environmental impact.

*Leverage the Borough’s existing characteristics to advance additional sustainability goals and become a model community for health, well-being, and low environmental impact.*

Neighborhoods: Borough

3.B. Continue to work with Penn State through initiatives such as the Sustainable Communities Collaborative to evaluate opportunities for community innovations and for designing projects that the community expresses interest in.

Neighborhoods: Borough

3.C. As the Borough modernizes and replaces public utility fixtures, such as street and pedestrian lighting, explore opportunities for fixtures that can take advantage of wind and/or solar power and reduce light pollution.

Neighborhoods:

3.D. Utilize the State College Urban Forest Report, produced by the PA Department of Conservation and Natural Resources, and the Municipal Tree Plan to consider opportunities for increasing tree canopy that can reduce urban heat island and stormwater runoff impacts.

Neighborhoods:

3.E. Work with Borough Arborist and other community groups to outline a management plan and community activities for invasive species removal.

Neighborhoods: Borough

3.F. Evaluate model ordinances that have been developed by other communities for green building design and solar/wind installations and determine feasibility of adopting such an ordinance for the Borough.

Neighborhoods: Borough

3.G. Explore opportunities for improving access to local food opportunities through year-round farmer’s markets, community gardens or edible landscaping.

Neighborhoods: Borough

3.H. Research and provide information to residents and landlords about potential energy strategies and retrofits and the benefits of these for individual homes and rental units.

*Case Study: Energize Bedford, Bedford, NY (See Appendix C)*

Neighborhoods:   Borough

3.I. Explore opportunities for working with community organizations to design and host a neighborhood sustainability competition, such as a home energy improvements/ energy conservation challenge or site design improvements for stormwater runoff.

Neighborhoods:  Borough

### Case Study: Energize Bedford

The Bedford 2020 Coalition was organized and promotes community-wide efforts to reduce greenhouse gas emissions by 20% by 2020. The Coalition launches community-based projects for home energy efficiency in addition to many other areas of community sustainability, including waste, natural resources, transportation and food.

One project includes “Energize Bedford,” which utilizes grant money from the Department of Energy and the NY State Energy Research & Development Authority, to increase home energy efficiency with innovative community-based marketing and financing techniques. Residents can utilize this tool to receive access to free energy assessments and advice for completing energy-efficiency upgrades. The Coalition has also completed projects through which incentives were provided to community organizations to educate residents about home energy efficiency upgrades.



*A volunteer distributes information about the Bedford2020 Coalition and provides information about energy efficiency improvements for residences.  
Source: bedford.patch.com*



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

4.A. Work with the Borough Engineer, and other transportation agencies to evaluate opportunities for continuing to improve roadway and intersection conditions and alleviate traffic, speeding, and vehicular safety concerns.

*Consider physical improvements or regulatory changes to help address areas with ongoing traffic and pedestrian congestion issues.*

Neighborhoods: CH H V NP S T OP G HF WE

4.B. Make the Neighborhood Traffic Mitigation Guidebook, and its various tools and recommendations, more accessible to neighborhood residents.

*In particular, increase awareness for the process through which residents can request that the Borough conducts traffic and pedestrian safety studies.*

Neighborhoods: CH H NP S T OP G HF WE

4.C. Utilize the Borough’s working relationship with CATA and Centre County Transportation to evaluate future opportunities for expanded service within the Borough’s neighborhoods, including bus routes and services for seniors and the disabled.

Neighborhoods: CH H S T OP G

4.D. Use the most up-to-date guidelines to explore ideas for increasing the safety and connectivity of pedestrian and bicycle facilities and opportunities to reduce pedestrian and vehicle conflicts in congested areas.

*Utilize such tools as the new AASHTO guidelines for pedestrian and bicycle facilities and for opportunities to increase the connectivity to important community resources.*

Neighborhoods: CH H V NP S T OP G HF WE

4.E. Continue to provide programs and marketing campaigns that raise awareness for the use of alternative transportation choices in our community.

*Emphasize the high level of service for these choices and their relationship to high quality of life in Borough neighborhoods.*

*Case Study: PSU & CATA Ride for Five Program (See Appendix C)*

Neighborhood Priorities: Borough

## balancing owner & renter occupied housing



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

5.A. Develop metrics to evaluate the effectiveness of current ordinances, codes and policies, as well as the level of enforcement of these policies, and make adjustments to these policies as needed.

Neighborhoods: CH H S T G HF WE

5.B. Complete the process of evaluating rental permits in order to register and license all existing Student Homes and bring those that are not operating in conformity with local ordinances into compliance.

Neighborhoods: CH H NP S T G HF WE

5.C. Identify weekend and short-term rentals within the Borough's neighborhoods, and evaluate and mitigate potential negative impacts on neighborhood quality of life.

Neighborhoods: CH H NP S T G HF

5.D. Increase number of officer-initiated responses to noise, disorderly conduct and property maintenance issues.

Neighborhoods: CH H HF



Goal 6: Create programs and partnerships for improving the management of rental housing.

6.A. Continue to provide workshops to landlords, realtors, and neighborhood residents and student renters on property maintenance requirements, local codes, zoning and other ordinances and renters rights.

*Ensure students have access to resources to understand their rights, responsibilities and the recourse for violating existing policies.*

*Case Studies: Off-Campus Housing Excellence Program for Students, Ohio State University (See Appendix C)*

Neighborhoods: CH H NP S T OP G HF WE

6.B. Identify additional opportunities to improve a working relationship among landlords, realtors and residents to address housing management issues as they arise and identify ways to reach those individuals residing in neighborhoods without active communications with neighborhood associations.

*This could involve a series of meet and greets with landlords and neighborhood residents.*

Neighborhoods: CH H S OP HF WE

### Case Study: Off Campus Renters Guide, Ohio State University

Each year since 2005, the Centre for the Study of Student Life and the Undergraduate Student Government have conducted a survey of rental options in the community to assist students in finding off-campus housing. The data is collected from students moving out of their off-campus rentals about the level of service received from their rental company.

The survey provides data for each rental company for which a student renter submitted a survey. For each company, responses are tabulated for cleanliness, safety and general condition of the property, cost of rent and utilities, availability of parking, responsiveness of the landlord, and whether or not the student would rent from the company in the future.

The guide also provides links to the Neighborhood Services & Collaboration and Off-Campus & Commuter Student Engagement website, which has more resources for renters.



*Ohio State UGA Off Campus Housing Excellence Program coordinator discusses off-campus housing resources. Source: offcampus.osu.edu*

6.C. Train the Borough's ordinance enforcement staff to enforce sections of the Property Maintenance Code that is applicable to exterior conditions of buildings.

Neighborhoods: CH H HF WE

6.D. Conduct a periodic review of the Borough's rental housing database to evaluate changes in conditions and to monitor trends in rental housing.

*Make the information in this database available online.*

Neighborhoods: CH H NP S T OP G HF

6.E. Consider a range of websites or other tools that highlight safety, cleanliness and property management issues that potential tenants and others interested can use to evaluate the quality and condition of available rental housing.

*Case Study: Renter's Guide, Ohio State University (See Appendix C)*

Neighborhoods: CH H OP HF WE

6.F. Explore opportunities for a rental housing improvement program which provides small grant opportunities for landlords that maintain affordable rental housing to maintain and make improvements to their rental properties.

*Case Study: Rental Housing Improvement Program, Battleboro, VT (See Appendix C)*

Neighborhoods: CH H S T OP HF WE

6.G. Consider a Best Management Practices newsletter to be sent regularly to property management companies/rental owners.

Neighborhoods: H Borough-wide



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

7.A. Develop and implement the Homestead Investment Program, which provides an opportunity for preserving single-family owner-occupied housing in the Borough's neighborhoods.

Neighborhoods: CH H HF WE

7.B. Continue to study examples of Employer-Assisted Housing Programs (EAHP) and work with local employers, both large and small, and the University to develop a program for housing local employees in the Borough.

Case Study: UniverCity, University of Iowa (See Appendix C)

Neighborhoods: CH H NP S T OP HF

7.C. Continue to utilize the Redevelopment Authority as the Borough's arm for identifying and implementing workforce housing opportunities.

Case Study: Kemmerer Road Apartments. State College (Appendix C)

Neighborhoods: H S WE Borough

7.D. Explore incentives needed to encourage non-student, multi-family housing in or adjacent to downtown.

Neighborhoods: H HF WE

7.E. Work with community groups and others involved with housing affordability to identify opportunities for expanding existing first time home buyer programs or creating supplemental programs.

Neighborhoods: CH H S T OP G HF WE

7.F. Identify the housing types and amenities that are attractive to families, young professionals, entrepreneurs and creative working class which could encourage more residents in the Borough's neighborhoods, and market those that are available.

*This includes an evaluation of the type of units, price, amenities and other criteria such as the availability of cooperative housing, creation of condo units from single family homes, and other characteristics of the housing stock. Work with realtors and property owners to provide a listing of the non-student rentals and homes for sale that have these qualities.*

Case Study: co.space, State College; co-op housing in California (See Appendix C)

Neighborhoods: CH H V NP S T OP G HF WE



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

8.A. Support the recommendations of the Downtown Master Plan for encouraging new student housing in the downtown.

*This can be a tool to help protect the single-family homes in neighborhoods from conversion to rental housing.*

Neighborhoods: CH H S T OP G HF WE

8.B. Consider the CRPA's Future Land Area Plan for the areas of the Centre Region surrounding the Borough and the impact it may have on the Borough's neighborhoods when updating plans and programs.

Neighborhoods: Borough-wide

8.C. Work more closely with neighboring municipalities, the Centre Regional Planning Agency/Commission, Centre County MPO, Penn State University and other organizations to discuss projects, developments and other initiatives that have a regional impact.

Neighborhoods: CH H V NP T OP G HF WE

8.D. Increase community awareness of and involvement in planning activities, within and outside of the Borough, which could impact neighborhoods and community resources.

*This includes plans such as the Regional Comprehensive Plan, Downtown Master Plan, Neighborhood Plan, municipal corridor and small district plans and zoning amendments.*

Neighborhoods: H V S T Borough-wide

## improving neighbor to neighbor relations

 Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

9.A. Expand upon programs such as the LION Walk to meet neighborhood residents, educate residents on neighborliness, and provide information about Borough programs and ordinances.

Neighborhoods: CH H S HF WE

9.B. Continue to host opportunities to bring residents together to meet each other and discuss issues important to the community.

*Case Study: Good Neighbor Award, Boise, ID; Plan a Block Party, Vancouver, BC (See Appendix C)*

Neighborhoods: H S OP Borough-wide

9.C. Foster and maintain a working relationship between neighborhood associations and student organization representatives in order to increase student residents' awareness of and involvement in community issues.

*Work with groups such as the Off Campus Student Union, University Park Undergraduate Association, Interfraternity Council and others. Expand upon programs such as the Highland's Adopt-a-Fraternity Program.*

*Case Study: Adopt-a-Fraternity, State College (See Appendix C)*

Neighborhoods: CH H S HF WE

9.D. Identify neighborhood "Outreach Liaisons," which can help acquaint new residents with resources, services and information and act as bridge-builders to help neighborhood residents feel comfortable interacting with each other.

Neighborhoods: CH H S T OP G HF WE

9.E. Encourage the continued use of neighborhood list serves, or new tools such as Nextdoor in neighborhoods without list serves, as a way for residents to meet each other, exchange ideas and generate solutions to community issues.

*Case Study: Nextdoor.com; Imagine Pittsburgh; Neighborhood Organizing Booklet (Appendix C)*

Neighborhoods: H NP S T OP WE

9.F. Conduct a Community Asset Mapping exercise to learn more about the individual skills and capacities of neighborhood residents.

*In particular, learn about the skills that neighbors could use to support other neighbors or contribute to the building of a community time bank.*

*Case Study: National Time Bank, Community Asset Mapping (See Appendix C)*

Neighborhoods: H Borough-wide

9.G. Develop and implement a Good Neighbor School.

*Restorative justice programs are opportunities for individuals that have committed minor offenses that disturb neighborhood quality of life to correct those actions through activities that are beneficial to the community.*

Neighborhoods: CH H S T HF WE

9.H. Continue to study examples from other peer University Communities to explore additional ways to engage student and non-student residents in building strong neighborhoods.

*Case Study: International Town-Gown Association (See Appendix C)*

Neighborhoods: CH H HF WE

### Case Study: Neighbor-to-Neighbor, Highlands Neighborhood

Highlands neighborhood representative Peg Hambrick coordinates the Neighbor-to-Neighbor program, and the Directory of Fraternity and Sorority Life at Penn State University is the liaison to the 40 IFC fraternities which are located in the neighborhood. The program connects participating fraternities with families in the neighborhood. Each family contacts the president of the fraternity in the early fall, provides contact information, and learns about what type of activities the fraternity is interested in participating. Some families deliver goodies to their fraternity neighbor throughout the year and others collaborate to host get-togethers or volunteer activities.

According the Highlands Civic Association website, the program begin in 2010 as a result of a meeting between fraternities,Highlands residents and other civic representatives. It has continued to grow since it was launched as a small pilot in 2010, and is a great way for student and non-student neighbors to get to know one another.



*Highlands resident Peg Hambrick organizes the Neighbor-to-Neighbor program, which connects fraternity neighbors with Highlands families.*

 Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

10.A. Consider ways to provide residents with regular updates about Borough activities, community issues and events and identify ways to disseminate information.

*These tools could include the use of a newsletter, e-mail digest, social media, blog or other method to provide information and engage residents and students throughout the year.*

*Case Study: Town Center News (See Appendix C)*

Neighborhoods:          

10.B. Increase awareness for existing communication tools, such as the Citizen Request Tracker and Notify Me.

*These tools allow residents to submit notifications to the Borough and receive follow-up on the reported issue as well as subscribe to e-mail digests and notifications.*

Neighborhoods:  Borough-wide

10.C. Explore methods for making maps and other data about the Borough's neighborhoods more readily available on the Borough's website in a user-friendly format.

*Consider hosting workshops with neighborhood leaders and other interested residents to demonstrate how to access and utilize the information.*

*Case Study: Mohoning County GIS, Ohio (See Appendix C)*

Neighborhoods:          

10.D. Identify key staff members that are liaisons to the community for various engagement needs and create a resource on the website that helps residents find out who they need to contact and how to get in touch.

*This site could help residents get to know the Mayor, Community Engagement Coordinator, Communications Coordinator, Neighborhood Planner, Community Relations Officer, and other staff that frequently work with neighborhood residents.*

*Case Study: Meet your Neighborhood Planner, Pittsburgh, PA (See Appendix C)*

Neighborhoods:  Borough-wide

10.E. Consider a Citizen's Academy or a Community Engagement & Planning Program.

*These programs help residents to learn about community planning as well as Borough programs and initiatives which can be utilized to implement ideas and can encourage more citizen participation.*

*Case Study: (See Appendix C)*

Neighborhoods: Borough-wide

10.F. Establish a network of Neighborhood Service Teams to connect municipal officials and staff with neighborhood residents and off-campus students to discuss and address community issues.

*Hold regular input sessions to discuss relevant community issues, work together on projects, and to assist with the preparation of the annual reports such as Neighborhood Sustainability Report and the Neighborhood Plan implementation.*

*Case Study: Neighborhood Plan Contact Teams, Austin, TX (See Appendix C)*

Neighborhoods: Borough-wide

10.G. Consider opportunities for residents to meet and interact with Borough Council and members of other Authorities, Boards and Commissions outside of regularly scheduled meetings to discuss issues and share information.

*Invite elected and appointed officials to neighborhood meetings, special information sessions and other events to discuss Borough activities as well as neighborhood associations' activities.*

Neighborhoods:  Borough-wide

### Case Study: Citizen's Planning Institute, Philadelphia, PA

The Citizen's Planning Institute is a program of the Philadelphia City Planning Commission. The program teaches residents how to be "Citizen Planners" and covers the nuts and bolts of planning, zoning and development in Philadelphia. It also helps residents learn about an aspect of being engaged in the community that interests them the most.

Students in the program attend "core" classes to learn about the importance of planning and its current application in the city. Students are also able to take courses in their chosen "electives" to help them gain knowledge and tools necessary to participate in community building activities that they care about. Graduates of the program are equipped with tools to help plan for and implement change in their neighborhoods, for organizations they participate in, and throughout the Philadelphia community.



*Residents of Philadelphia neighborhoods at the Citizen's Planning Institute gain knowledge and tools to participate in planning and zoning issues.  
Source: planphilly.com*



Goal 11: Market the positive benefits of living in the Borough’s neighborhoods.

11.A. Work with neighborhood residents to develop materials about the benefits of living in the Borough’s neighborhoods that can be utilized by realtors, landlords and employers when recruiting new residents to our community.

*These materials could include brochures and guide books, as well as expanded information on the Borough’s website. In order to identify what resources should be included, work with new residents to evaluate the Borough’s current efforts and what impact that had on their decision to move to the Borough.*

Case Study: Website, City of East Lansing, MI (See Appendix C)

Neighborhoods: CH H NP S T OP G HF WE

11.B. Encourage more positive marketing by issuing regular press releases highlighting community achievements, progress on implementation of community plans and neighborhood association activities.

Neighborhoods: H Borough-wide

11.C. Prepare an interactive map on the Borough’s website which helps prospective residents learn more about the character of each neighborhood.

*This map could provide a snapshot of the demographics, housing types and amenities, home values, market rents, percentage of rentals, history and association information for each of the Borough’s neighborhoods. Such a map could be a useful tool for evaluating the impacts of future developments on housing affordability, marketing for realtors, and identifying areas suitable for reinvestment.*

Case Study: PGHNSAP, Pittsburgh, PA; Housing Typologies Map, Baltimore, MD (See Appendix C)

Neighborhoods: H Borough-wide

11.D. Establish a working relationship among Borough officials, neighborhood residents and realtors in order to ensure that the Borough’s neighborhoods are being appropriately represented to potential home buyers.

Neighborhoods: CH H V NP S T OP G HF

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# College Heights

## Priority Goals

While there are recommendations within each goal that are important to the College Heights neighborhood, an analysis of the neighborhood residents' input reveals several goals that are most important to the quality of life for College Heights. These goals include:



*Goal 1: Maintain neighborhood housing & amenities*



*Goal 4: Address neighborhood traffic & transit systems*



*Goal 5: Enforce Borough ordinances & policies*



*Goal 6: Improve management of rental housing*



*Goal 8: Consider impacts of and communications for regional growth*



*Goal 9: Improve relations between student and non-student neighbors*

These goals were determined to be priorities for the neighborhood due to their relationship to the input that was shared in the neighborhood SWOT analysis and other planning meetings.

Because College Heights is a neighborhood with a number of well-maintained, historic homes and a mature tree

canopy, preservation of these characteristics and historic resources was very important. Additionally, goals related to enforcement of ordinances and management of rental housing help to reinforce the importance of maintenance of the neighborhood and preservation of its character. Ensuring the stability of the neighborhood as the development of surrounding municipalities and campus occurs will be very important for the neighborhood's livelihood. And finally, College Heights can feel somewhat separated from other areas of the Borough due to impacts of major transportation networks, so the safety and accessibility of pedestrian and bicycle routes is also important.

## Relationship to other Goals & Recommendations

While the six goals listed at left rose to the top in terms of importance for College Heights, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to the College Heights neighborhood. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.B. Provide Design Guide to developers
- **1.C. Utilize design guidelines for historic properties\***
- 1.F. Maintain & increase tree canopy
- 1.G. Maintain quality services and evaluate opportunities to expand
- 1.H. Organize beautification projects

Details:

New residential construction should reflect the historic character and scale of the neighborhood. Address conflicts between overhead utilities and tree canopy.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in a context sensitive way.\***
- **2.B. Maintain and enhance parks and public spaces\***

Details:

Future use of the College Heights School and Exxon Station should relate to the context of the neighborhood. Explore opportunity for additional park space in West College Heights.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

Recommendation:

- 3.C. Utilize more energy efficient public utilities



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns**
- 4.B. Increase awareness of the Neighborhood Traffic Mitigation Guidebook
- 4.C. Work with CATA to expand service
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Traffic and speeding issues on N Atherton Street and Park Avenue are a barrier. Pedestrian safety at intersections of Park Ave & Atherton St, Martin Terrace & Atherton St, Park Ave and McKee St. Maintenance of bike paths.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- **5.A. Evaluate effectiveness of ordinances and modify if needed**
- **5.B. Verify rental permits, student homes and non-conforming uses**
- 5.C. Evaluate impacts of intermittent rentals

- 5.D. Increase officer-initiated responses to property maintenance issues

Details:

Uniform enforcement of zoning and ordinances. Identification and management of football homes.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendation:

- 6.A. Continue education on ordinances and codes
- 6.B. Improve working relationships among stakeholders regarding rental management
- 6.C. Ordinance officers to enforce exterior conditions
- 6.D. Review rental housing database for trends
- 6.E. Tools for ratings of property management information
- 6.F. Programs to incent affordable rental housing

Details:

Accurate inventory of rental housing conditions, enforcement of rental permits and Student Home ordinance. Improve maintenance of rental properties.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.A. Homestead Investment Program
- 7.B. Employer-Assisted Housing Program
- 7.E. Address housing affordability
- 7.F. Housing amenities to attract new residents

Details:

Maintain and attract additional households with families, long-term residents. Maintain stability in homeownership.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendation:

- 8.A. Support Downtown Master Plan
- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities\***

Details:

Preserve Penn State Golf Course and Arboretum and open spaces and recreational areas. Maintain

low density, single-family character of residential units in neighborhood. Mitigate impacts of future development on North Atherton on neighborhood.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- 9.A. Expand programs for education and neighborliness
- 9.C. Foster working relationships with student organizations and neighborhood associations
- 9.D. Liaisons to welcome new residents
- 9.G. Good Neighbor School
- **9.H. Study peer University Communities**

Details:

Continue to improve neighborhood conditions as they are home to both student and non-student neighbors. Improve behavior and reduce petty crimes associated with rental housing.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- **10.A. Improve communications with community and provide more regular updates**
- **10.C. Maps and data more readily available to residents**

Details:

Make information about neighborhood conditions more easily accessible. Provide regular updates to neighborhood residents about changing conditions.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendation:

- 11.A. Develop materials to highlight benefits of living in Borough neighborhoods
- 11.D. Ensure properties are accurately portrayed when marketed to potential buyers

Details:

Improve amenities like park spaces to make neighborhood more marketable to new homeowners. Ensure that homes are properly represented to prospective buyers.

# Highlands

## Priority Goals

While there are recommendations within each goal that are important to the Highlands neighborhood, an analysis of the residents' input reveals several goals that are most important to the quality of life for the neighborhood. These goals include:



*Goal 5: Enforce Borough ordinances & policies*



*Goal 7: Increase homeownership in neighborhoods*



*Goal 6: Improve management of rental housing*



*Goal 10: Improve communications between residents and officials*



*Goal 9: Improve relations between student and non-student neighbors*

These goals were determined to be priorities for the Highlands due to their relationship to the input that was shared in the neighborhood SWOT analysis and other planning meetings. They are listed in order of priority based on the input of the Highlands Civic Association.

The Highlands is considered to be the iconic town-gown neighborhood in State College. There are many

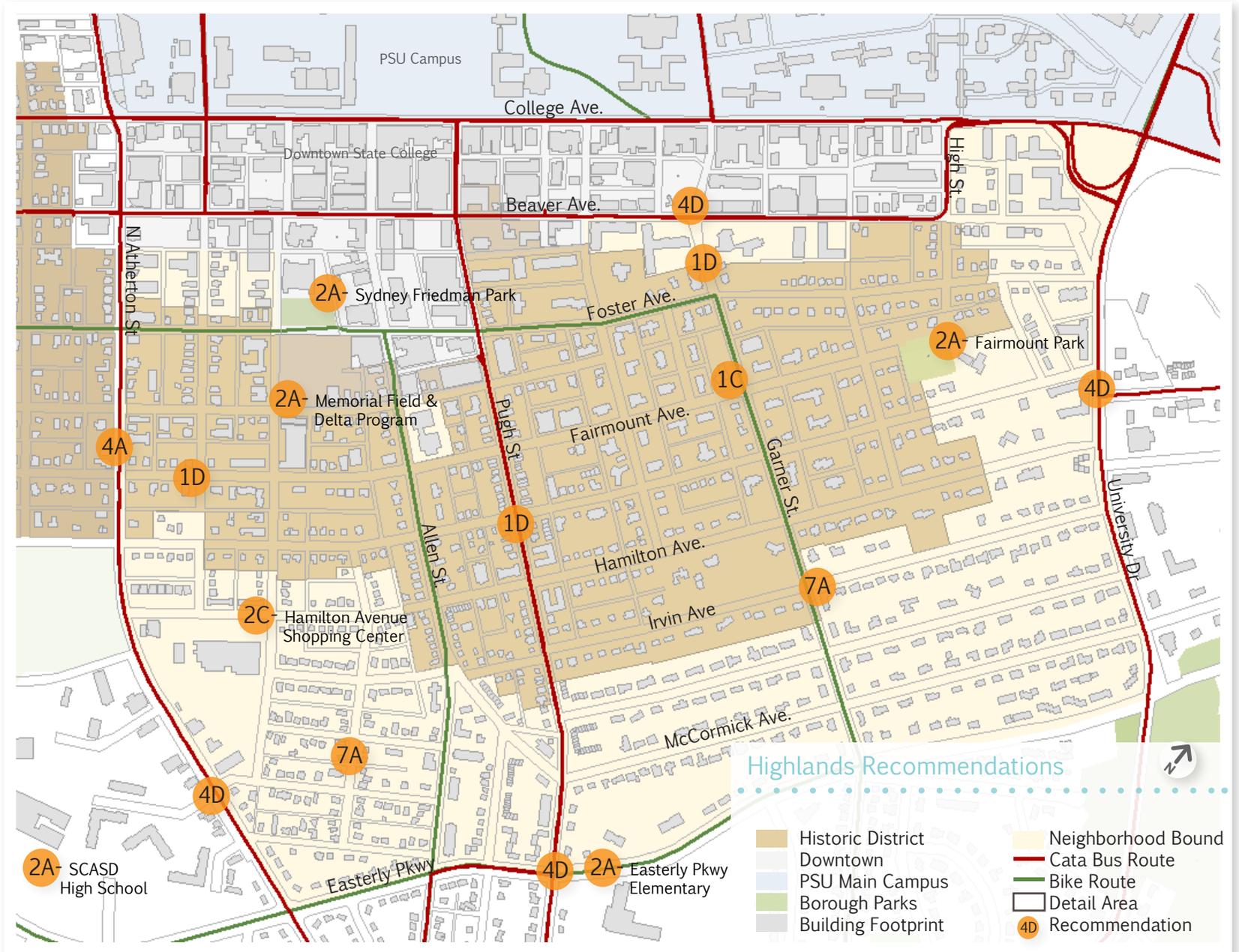
positive features as well as many challenges related to this characteristic. In order to manage these challenges, residents of the neighborhood feel that a high level of service for law enforcement, ordinances and other policies is the most important strategy for improving quality of life. Additionally, residents believe that programs and initiatives that encourage homeownership and mitigate the impacts of rental housing should be considered among the top priorities for the neighborhood. Residents of the neighborhood recognize that improved communications and coordination among residents of the neighborhood and with Borough officials will be key to enacting change.

## Relationship to other Goals & Recommendations

While the five goals listed at left rose to the top in terms of importance for the Highlands, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to the Highlands neighborhood. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

### Recommendations:

- 1.A. Update Borough Zoning Ordinance
- 1.B. Provide Design Guidelines to developers
- 1.C.: *Utilize design guidelines for historic properties\**
- 1.D. *Use SCLAP to consider uses in transitional areas\**
- 1.F. Maintain & increase tree canopy
- 1.G. Maintain quality services and evaluate opportunities to expand
- 1.H. Organize beautification projects

### Details:

Use the SCLAP to address land uses and densities in transitional areas of the neighborhood. Provide opportunities for flexible reuse opportunities for historic properties.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

### Recommendations:

- 2.A. *Maintain neighborhood amenities or reuse in a context sensitive way\**
- 2.B. Maintain and enhance parks and public spaces
- 2.C. *Preserve and enhance neighborhood commercial areas\**
- 2.D. Consider neighborhood partnership improvement projects
- 2.E. Creative funding sources for projects

### Details:

Explore opportunities for community gardens. Incorporate uses in the Hamilton Avenue Shopping Center that will be attractions for neighborhood residents. Downtown redevelopment should compliment neighborhood character. Funding opportunities for the proposed Video Surveillance project.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

### Recommendation:

- 3.A. Evaluate long-term resource supply and demand

- 3.B. Work with PSU to identify innovative solutions
- 3.C. Utilize more energy efficient public utilities
- 3.D. Utilize tree canopy to reduce heat island and stormwater issues
- 3.F. Evaluate ordinances for building design and renewable energy resources
- 3.G. Improve access to local food
- 3.H. Provide residential energy-saving tips
- 3.I. Host neighborhood sustainability competition

Details:

Efforts should be made to increase the environmental sustainability of the Borough whenever possible.



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase use of the Neighborhood Traffic Mitigation Guidebook
- 4.C. Work with CATA to expand service
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Maintain walkable and bikeable character of neighborhood. Ensure safety at crossings such as near Easterly Parkway Elementary school.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- **5.A. Evaluate effectiveness of ordinances and modify if needed**
- **5.B. Verify rental permits, student homes and non-conforming uses**
- 5.C. Evaluate impacts of intermittent rentals
- 5.D. Increase officer-initiated responses to property maintenance issues

Details:

Uniform enforcement of zoning and ordinances. Review and revise the Property Maintenance Code so that it applies to all properties and provides more uniform oversight. Increase zoning compliance by Borough administration of inspections and permitting. Identification and management of football homes.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendation:

- **6.A. Continue education on ordinances and codes**
- **6.B. Improve working relationship among stakeholders regarding rental management**

- 6.C. Ordinance officers to enforce exterior conditions
- **6.D. Review rental housing database for trends**
- **6.E. Tools for property management information**
- 6.F. Programs to incent affordable rental housing
- 6.G. Best management practices newsletter

Details:

Accurate inventory of rental housing conditions, enforcement of rental permits and Student Home ordinance. Improve maintenance of rental properties. Provide more opportunities for stakeholder conversations regarding rental housing management strategies.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- **7.A. Homestead Investment Program\***
- 7.B. Employer-Assisted Housing Program
- 7.C. Use RDA to implement workforce housing
- 7.D. Incentives for non-student housing in/near downtown
- **7.E. Address housing affordability**
- 7.F. Housing amenities to attract new residents

Details:

Maintain and attract additional households with families, long-term residents, young professionals. Increase homeownership and expand Borough commitment to affordable housing. Ensure that rental housing does not move further into the single-family, owner-occupied parts of the neighborhood. Provide a resource of information on available non-student housing (owner and renter) for residents.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendation:

- 8.A. Support Downtown Master Plan
- 8.C. Work with regional stakeholders on projects that can impact municipalities
- 8.D. Increase community participation in planning activities

Details:

Monitor growth of University and impacts on neighborhood housing conditions and quality of life. Increase the number and frequency of information-sharing opportunities with PSU regarding development plans.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- **9.A. Expand programs for education and neighborliness**
- 9.B. Continue Community Dialogues
- **9.C. Foster working relationships with student organizations and neighborhood associations**
- 9.D. Liaisons to welcome new residents
- 9.E. Continue to use neighborhood communication tools
- **9.F. Community Asset Mapping**
- 9.G. Good Neighbor School
- **9.H. Study peer University Communities**

Details:

Improve behavior and reduce crimes associated with rental housing. Engage landlords in neighborhood issues. Provide opportunities for residents to work together and get involved in community projects.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- 10.A. Improve communications with community and provide more regular updates

- 10.B. Increase awareness of communication tools
- **10.C. Maps and data more readily available to residents**
- 10.D. Staff liaisons for key resources
- 10.G. Opportunities to engage with elected and appointed officials.

Details:

Make information about neighborhood conditions more easily accessible, and up-to-date. Interactions with Borough officials outside of regular ABC meetings. Annual opportunity for residents to learn about how to get involved in Borough ABCs.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendation:

- 11.A. Develop materials to highlight benefits of living in Borough neighborhoods
- 11.B. Issue press releases to market achievements
- 11.C. Interactive neighborhood characteristic map
- **11.D. Ensure properties are accurately portrayed when marketed to buyers**

Details:

Ensure homes are properly represented to buyers. Promote the neighborhood as a positive example of town-gown relationships. Convey citizen responsibilities to prospective student residents.

# Vallamont

## Priority Goals

While there are recommendations within each goal that are important to the Vallamont area, an analysis of the residents' input reveals several goals that are most important to the quality of life for the neighborhood. These goals include:



*Goal 1: Maintain neighborhood housing and amenities*



*Goal 2: Protect and enhance nearby activity, social and commercial centers*



*Goal 3: Increase environmental sustainability*



*Goal 8: Consider impacts of and communications for regional growth*

These goals were determined to be priorities for Vallamont due to their relationship to the input that was shared by neighborhood residents during SWOT analysis and other planning meetings.

Vallamont is a small, quiet neighborhood situated along a private street and bordering on natural preservation areas in the Borough and College Township. The area does not experience issues with housing and ordinance violations and is not experiencing growth and development. In fact, this is the first time Vallamont has been included in a Borough-led

neighborhood planning process.

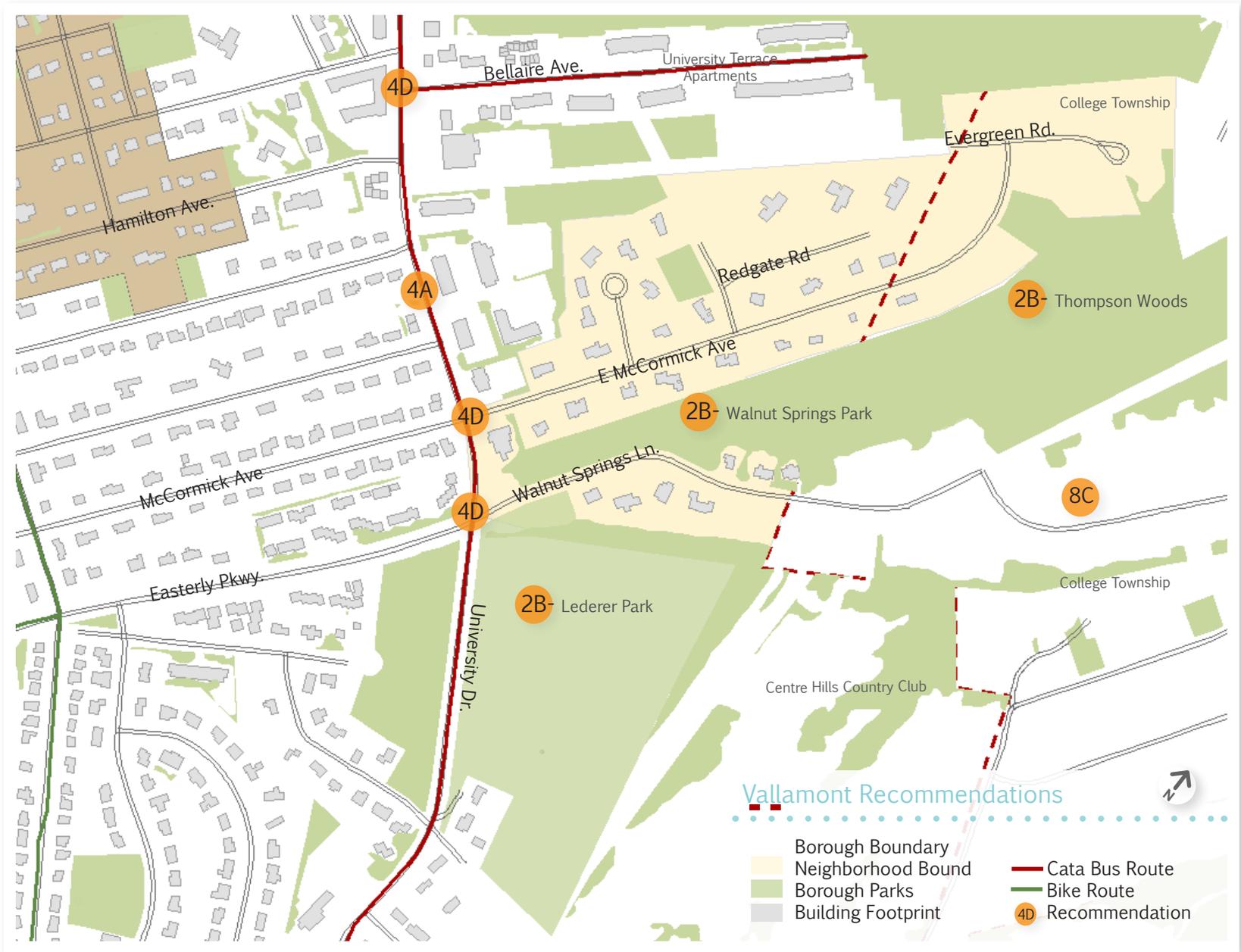
Because of these characteristics, the priority goals for Vallamont are focused mainly on preservation of the surrounding amenities and natural resources that contribute to the ambiance of the neighborhood. Residents enjoy that the neighborhood is somewhat secluded in its natural environment, but do enjoy the close proximity to public amenities. Residents did not indicate improvements that should be made within the neighborhood. Rather, these goals are priorities for the surrounding areas that residents utilize and which could impact the neighborhood if significant changes were to occur.

## Relationship to other Goals & Recommendations

While the four goals listed at left rose to the top in terms of importance for Vallamont, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis excersizes with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to the Vallamont neighborhood. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- **1.F. Maintain quality tree canopy**
- 1.G. Maintain quality services and evaluate opportunities to expand

Details:

While the streets within the neighborhood are private, roadway and lighting improvements on nearby University Drive can improve accessibility for residents. Keep up with tree maintenance, inspections and inventory, and identification of pest control issues.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.B. Maintain and enhance parks and recreational amenities\***

Details:

Maintain Walnut Springs Park and Lederer Park as rustic, natural park areas. Maintain Easterly Parkway Elementary within walking distance.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

- 3.B. Work with PSU on innovative solutions

Details:

Balance deer population as they can impact trees, bring Lyme disease and pose threats to vehicular traffic. Explore opportunity for natural gas service for homes without service.



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Sight distance, traffic, and speeding issues on University Drive. Pedestrian crossings on University Drive feel uncomfortable, particularly at University Drive and College Avenue.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Details:

Vallamont experiences very few issues with ordinance enforcement and is primarily an owner-occupied neighborhood. Neighborhood boundaries are very important when reporting on these conditions.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Details:

Vallamont does not have rental housing. However, high quality maintenance of nearby rental housing will have positive impact on neighborhood.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.F. Housing amenities to attract new residents

Details:

Maintain households with families, long-term residents. Maintain stability in homeownership.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities\***
- 8.B. Increase community participation in planning activities

Details:

Monitor potential developments in College Township that could impact Thompson Woods & Walnut Springs Park or bring additional light pollution or traffic issues.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Details:

Vallamont experiences very few issues with neighbor relations because it is primarily an owner-occupied, family neighborhood.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- 10.A. Improve communications with community and provide more regular updates
- 10.C. Maps and data more readily available to residents

Details:

Provide regular updates to neighborhood residents about conditions that could impact the neighborhood. Improve working relationship with residents for projects or programs that could improve neighborhood features.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendation:

- 11.D. Ensure properties are accurately portrayed when marketed to potential buyers

Details:

Represent neighborhood character and boundaries accurately.

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# Nittany Hills & Penfield

## Priority Goals

While there are recommendations within each goal that are important to the Nittany Hills East and Penfield neighborhood areas, an analysis of residents' input reveals several goals that are most important to the quality of life for the area. These goals include:



*Goal 2: Protect & enhance activity, social and commercial centers*



*Goal 4: Address neighborhood traffic & transit systems*



*Goal 5: Enforce Borough ordinances & policies*



*Goal 6: Improve management of rental housing*



*Goal 8: Consider impacts of and communications for regional growth*

These goals were determined to be priorities for the neighborhood areas due to their relationship to the input that was shared in the SWOT analysis meeting and other neighborhood planning meetings.

These neighborhoods are small, quiet residential areas bordering on a variety of important amenities in the Borough and College Township. They do not experience many significant quality of life issues. In fact, many of the

issues shared by residents refer to the maintenance of the valuable resources that contribute to the ambiance within the neighborhoods.

Because of these characteristics, the priority goals are those focused on preserving nearby amenities, mitigating transportation barriers associated with University Drive, and monitoring rental housing so that the neighborhood continues to be attractive to homeowners. Residents did not indicate improvements that should be made within the neighborhood. Rather, these are priorities for the surrounding areas which could impact the neighborhood if changes were to occur.

## Relationship to other Goals & Recommendations

While the five goals listed at left rose to the top in terms of importance for Nittany Hills East & Penfield, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to the Nittany Hills East and Penfield neighborhoods. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.F. Maintain and increase tree canopy
- 1.G. Maintain quality services and evaluate opportunities to expand

Details:

Preserve the quality views of the surrounding natural areas including Nittany and Tussey Mountains. Higher level of design for University Drive to indicate importance as a community gateway.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.B. Maintain & enhance parks & public spaces\***

Details:

Surrounding parks, Centre Hills Golf Course and proximity to schools should be maintained.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

Recommendation:

- 3.D. Utilize tree canopy to reduce heat island and stormwater issues

Details:

Increase tree cover within areas of the neighborhood.



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase awareness of Neighborhood Traffic Mitigation Guidebook
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Occasional congestion issues with University Drive. Regular issues with speeding and sight distance. Pedestrian safety concerns with crossing University Drive. Maintain access to CATA Bus route.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- **5.B. Verify rental permits, student homes and non-conforming uses**
- 5.C. Evaluate impacts of intermittent rentals

Details:

Uniform enforcement of zoning and ordinances. Identification and management of football homes.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendations:

- 6.A. Continue education on ordinances & codes
- **6.D. Review rental housing database for trends**

Details:

Accurate inventory of rental housing conditions, enforcement of rental permits and Student Home ordinance. Improve maintenance of rental properties.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.B. Employer Assisted Housing Program
- 7.F. Housing amenities to attract new residents

Details:

Maintain and attract additional households with families, long-term residents. Maintain stability in homeownership.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities\***

Details:

Preserve Centre Hills Golf Course, Thompson Woods and Kissinger Meadows. Avoid additional traffic, light pollution issues associated with additional development in College Township, particularly along South Atherton.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- 10.A. Improve communications with community and provide more regular updates
- **10.C. Maps and data more readily available to residents**

Details:

Make information about neighborhood conditions more easily accessible. Provide regular updates to neighborhood residents about changing conditions.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- 9.E. Establish neighborhood communications tools

Details:

Organize email list serves, meetings or other methods for sharing information with residents.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendations:

- 11.A. Develop materials to highlight benefits of living in Borough neighborhoods
- 11.D. Ensure properties are accurately portrayed when marketed to potential buyers

Details:

Improve University Drive's aesthetic appearance to increase the value of the residential areas along the corridor and to reflect the character of the neighborhood areas.

# State College South

## Priority Goals

While there are recommendations within each goal that are important to the State College South neighborhood, an analysis of residents' input reveals several goals that are most important to the quality of life for the area. These goals include:



*Goal 2: Protect & enhance activity, social and commercial centers*



*Goal 4: Address neighborhood traffic & transit systems*



*Goal 6: Improve management of rental housing*



*Goal 7: Increase homeownership in neighborhoods*



*Goal 10: Improve communications between residents and officials*

These goals were determined to be priorities for the neighborhood areas due to their relationship to the input that was shared in the SWOT analysis meeting and other neighborhood planning meetings.

State College South exists as an attractive and stable residential neighborhood. As was noted in the neighborhood's SWOT Analysis, many of the opportunities for improving the neighborhood are primarily related to the preservation and

maintenance of the housing stock and general neighborhood ambiance that attracted its residents. Increasing workforce housing in the neighborhood, further mitigating traffic and parking issues that can inconvenience residents, and improving communications were among the most significant opportunities for improving quality of life in the neighborhood. Many residents felt that these issues could be achieved through more involvement of residents in the neighborhood association and a stronger, more frequent relationship with Borough officials and staff.

## Relationship to other Goals & Recommendations

While the five goals listed at left rose to the top in terms of importance for State College South, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to the State College South neighborhood. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.F. Maintain and increase tree canopy
- 1.G. Maintain quality services and evaluate opportunities to expand
- 1.H. Organize beautification projects

Details:

Alleviate barriers that currently make it difficult for seniors to stay in their homes and be active in the community.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in a context sensitive way\***

Details:

Maintain SCASD Elementary and High School and Westerly Parkway Plaza as they are neighborhood amenities that attract a diversity of residents.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

Recommendation:

- 3.D. Utilize tree canopy to reduce heat island and stormwater issues



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase awareness of the Neighborhood Traffic Mitigation Guidebook
- 4.C. Work with CATA to expand service
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Pugh Street occasionally used as a cut through; some sight distance issues. Other sight distance issues on streets intersecting Easterly Parkway due to topography. On-street parking restrictions can be onerous for residents.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- **5.A. Evaluate effectiveness of ordinances and modify if needed**
- 5.B. Verify rental permits, student home and non-conforming uses
- 5.C. Evaluate impacts of intermittent rentals

Details:

Uniform enforcement of zoning and ordinances. Mitigate behavior and noise from parties.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendations:

- **6.A. Continue education on ordinances and codes**
- **6.B. Improve working relationships among stakeholders regarding rental management**
- 6.D. Review rental housing database for trends
- 6.F. Programs to incent affordable rental housing

Details:

Accurate inventory of rental housing conditions, enforcement of rental permits and Student Home ordinance. Improve maintenance of rental properties. Provide tenants with better communications and instructions about maintenance.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.B. Employer Assisted Housing Program
- **7.C. Use RDA to implement workforce housing**
- **7.E. Address housing affordability**
- 7.F. Housing amenities to attract new residents

Details:

Maintain and attract additional households with families, long-term residents. Utilize First Time Home buyer programs and other affordability programs to expand housing opportunities in neighborhood.



Goal 8: Consider impacts on and communications tools regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- 8.A. Support Downtown Master Plan
- 8.D. Increase resident participation in planning

Details:

Mitigate impacts of growth in terms of affect on traffic on South Atherton that could cut through the neighborhood.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- 9.A. Expand programs for education and neighborliness
- 9.B. Community Dialogues
- 9.C. Foster working relationship between student organizations and neighborhood associations
- 9.D. Liaisons to welcome new residents
- **9.E. Use neighborhood communications tools**
- 9.G. Good Neighbor School

Details:

Continue to provide Community Dialogues to meet and discuss important issues with neighbors. Encourage more neighborhood residents to engage with the neighborhood association and take leadership roles. Determine communications tools to effectively relay messages to student and non-student residents.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- **10.A. Improve communications with community and provide more regular updates**
- **10.C. Maps and data more readily available to residents**

Details:

Make information about neighborhood conditions more easily accessible. Provide regular updates to neighborhood residents about changing conditions.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendations:

- 11.A. Develop materials to highlight the benefits of living in Borough neighborhoods
- 11.D. Ensure properties are accurately portrayed when marketed to potential buyers

Details:

Improve amenities like park spaces to make neighborhood more marketable to new homeowners. Ensure that homes are properly represented to prospective buyers.

# Tusseyview

## Priority Goals

While there are recommendations within each goal that are important to the Tusseyview neighborhood, an analysis of residents' input reveals several goals that are most important to the quality of life for the area. These goals include:



*Goal 2: Protect & enhance activity, social and commercial centers*



*Goal 4: Address neighborhood traffic & transit systems*



*Goal 6: Improve management of rental housing*



*Goal 8: Consider impacts of and communications for regional growth*



*Goal 10: Improve communications between residents and officials*

These goals were determined to be priorities for Tusseyview due to their relationship to the input that was shared by residents in the SWOT analysis meeting and other neighborhood planning meetings.

Residents of the neighborhood feel that Tusseyview is a quality area made up of well maintained single-family homes and long-term residents. Maintenance of these characteristics was on top of the list of items that seem to be most

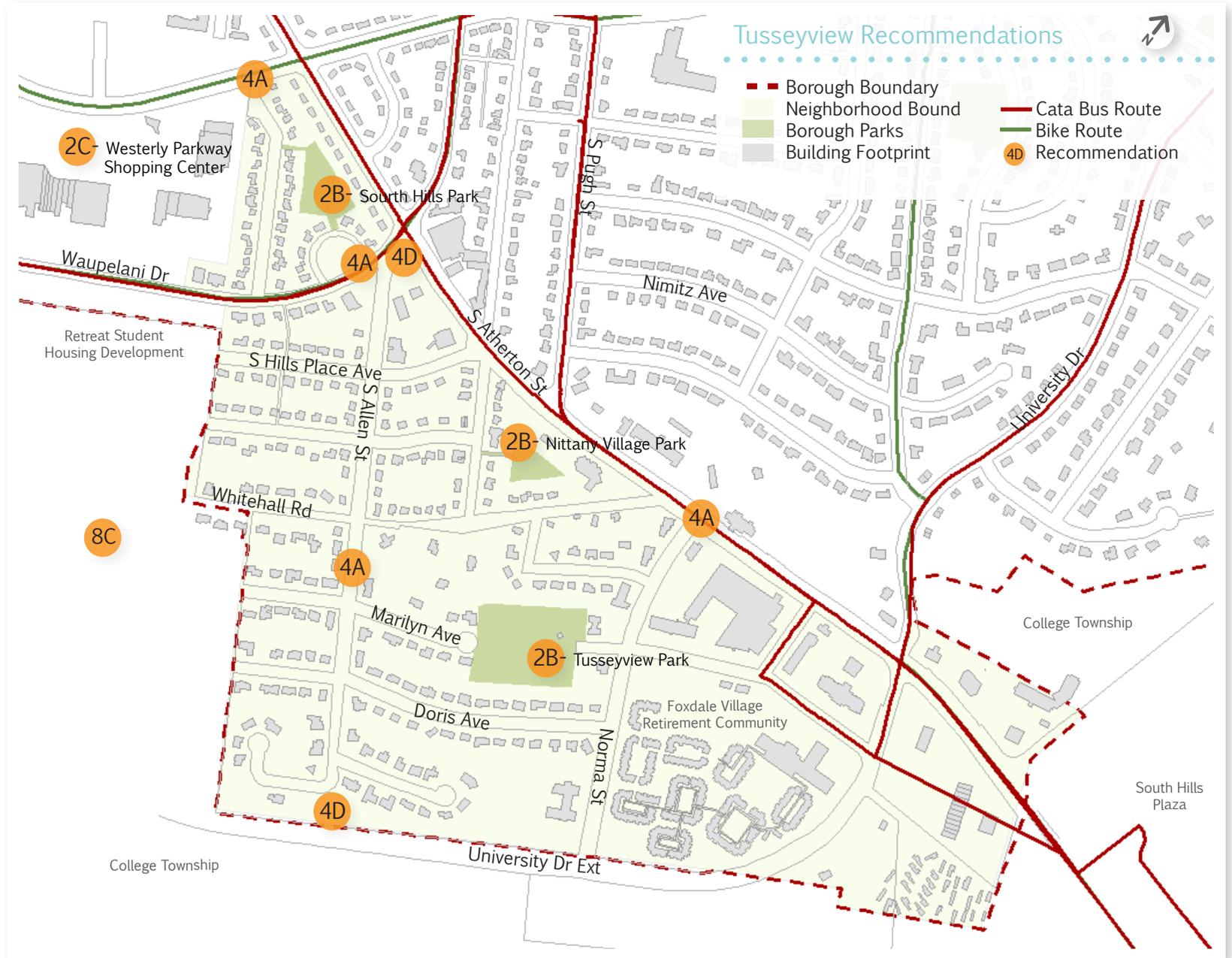
important to Tusseyview residents. Other important issues were related to finding solutions to existing transportation challenges and mitigating future congestion that could result from new developments. It was unknown what impacts the new student housing development could have on the neighborhood and whether or not additional nuisances would be experienced as a result. However, it was important to residents of the neighborhood to consider the impacts of future developments around the neighborhood, and to improve communications with Borough officials and others when changes could significantly impact neighborhood quality of life.

## Relationship to other Goals & Recommendations

While the five goals listed at left rose to the top in terms of importance for Tusseyview, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to the Tusseyview neighborhood. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.F. Maintain and increase tree canopy
- 1.G. Maintain quality services and evaluate opportunities to expand
- 1.H. Organize beautification projects

Details:

Preserve views to surrounding natural areas. Improve maintenance of parks and open spaces.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in a context sensitive way**
- **2.B. Maintain and enhance parks and public spaces\***

- **2.C. Preserve and enhance neighborhood commercial areas\***
- 2.D. Consider neighborhood partnership improvement projects

Details:

Upgrades to neighborhood parks, such as Tusseyview Park, including better maintenance and addition of electricity. Improvements to uses in the Westerly



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

Recommendations:

- 3.D. Utilize tree canopy to reduce heat island and stormwater issues



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase awareness for the Neighborhood Traffic Mitigation Guidebook
- 4.C. Work with CATA to expand service
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Traffic and speeding issues on South Atherton, Waupelani Drive, Westerly Parkway. Dangerous conditions at intersection of South Allen Street, South Atherton Street and Waupelani Drive. Intersection at Oneida Street and Westerly Parkway. Bike/pedestrian connection from South Allen Street to University Drive Extension.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- 5.A. Evaluate effectiveness of ordinances and modify if needed
- 5.B. Verify rental permits, student homes and non-conforming uses

- 5.C. Evaluate impacts of intermittent rentals

Details:

Uniform enforcement of zoning and ordinances. Identification and management of football homes.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendations:

- **6.A. Continue education on ordinances and codes**
- 6.D. Review rental housing database for trends
- 6.F. Programs to incent affordable rental housing

Details:

Accurate inventory of rental housing conditions, enforcement of rental permits and Student Home ordinance. Improve maintenance of rental properties.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.B. Employer Assisted Housing Program
- 7.E. Address housing affordability
- 7.F. Housing amenities to attract new residents

Details:

Maintain and attract additional households with families, long-term residents. Maintain stability in homeownership.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- 8.A. Support Downtown Master Plan
- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities\***
- 8.D. Increase community participation in planning activities

Details:

Evaluate trends in student housing and impacts from Retreat on number of owner-occupied housing in neighborhood. Monitor growth along University



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- 9.D. Liaisons to welcome new residents
- 9.E. Continue use of neighborhood communication tools
- 9.G. Good Neighbor School

Details:

Continue to maintain good relationships with student neighbors.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- **10.A. Improve communications with community and provide more regular updates**
- **10.C. Maps and data more readily available to residents**

Details:

Make information about neighborhood conditions more easily accessible. Provide regular updates to neighborhood residents about changing conditions.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendations:

- 11.A. Develop materials to highlight benefits of living in Borough neighborhoods
- 11.D. Ensure properties are accurately portrayed when marketed to potential buyers

Details:

Improve amenities like park spaces to make neighborhood more marketable to new homeowners. Ensure that homes are properly represented to prospective buyers.

# Orchard Park

## Priority Goals

While there are recommendations within each goal that are important to the Orchard Park area, an analysis of residents' input reveals several goals that are most important to the quality of life for the area. These goals include:



*Goal 2: Protect & enhance activity, social and commercial centers*



*Goal 4: Address neighborhood traffic & transit systems*



*Goal 7: Increase homeownership in neighborhoods*



*Goal 8: Consider impacts of and communications for regional growth*



*Goal 11: Positive marketing for neighborhoods*

These goals were determined to be priorities for the Orchard Park area due to their relationship to the input that was shared in the SWOT analysis meeting and other neighborhood planning meetings.

The neighborhood is an easily accessible neighborhood made up of primarily multi-family, renter-occupied housing without a cohesive organization to represent residents' concerns. Priorities for the neighborhood include the preservation of the nearby amenities which make the neighborhood attractive

to a diversity of residents. It is also important that the neighborhood's features are marketed appropriately to new residents. The size, price and location of the housing in the Orchard Park area seem to be ideal for young professional, workforce and affordable housing. Therefore, another top priority for Orchard Park is to encourage strategies that will promote reinvestment and increased homeownership in the neighborhood.

## Relationship to other Goals & Recommendations

While the five goals listed at left rose to the top in terms of importance for the Orchard Park area, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to Orchard Park. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.F. Maintain and increase tree canopy
- 1.G. Maintain quality services and evaluate opportunities to expand

Details:

More pedestrian scale lighting in some areas to improve safety and visibility at night.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in context sensitive way\***
- **2.B. Maintain and enhance parks and public spaces\***
- **2.C. Preserve and enhance neighborhood commercial areas\***

- 2.D. Consider neighborhood partnership improvement projects

Details:

Retention of the SCASD High School, South Hills Business School, YMCA. Improvements to Westerly Parkway Plaza to serve nearby resident demand. Maintain and enhance park amenities.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

Recommendations:

- 3.D. Utilize tree canopy to reduce heat island and stormwater issues



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase awareness of Neighborhood Traffic Mitigation Guidebook
- 4.C. Work with CATA to expand service
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Traffic and speeding issues on Stratford and Southgate Drives. Some pedestrian safety issues at intersections with bus stops. Occasional traffic backups on streets with bus routes and parking on alternate sides of the street.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

The Orchard Park area does not experience many of the enforcement issues that neighborhoods with single-family rentals do.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendations:

- 6.A. Continue education on ordinances & codes
- 6.B. Improve working relationship among stakeholders regarding rental management
- 6.D. Review rental housing database for trends
- 6.E. Tools for property management information
- 6.F. Programs to incent affordable rental housing

Details:

Improve maintenance of rental properties.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.B. Employer Assisted Housing Program
- **7.E. Address housing affordability**
- 7.F. Housing amenities to attract new residents

Details:

Incentivize area for more homeownership and affordable housing opportunities. Ensure that percentage of rental housing does not pose threat in obtaining financing for those interested in purchasing in the Orchard Park area.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- 8.A. Support Downtown Master Plan
- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities\***

Details:

Some of the new amenities on Whitehall Road like the

new park, bike path and trail connections are positive additions. As new student housing is developed on Whitehall, monitor demand on renter- and owner-occupied units in Orchard Park. Consider other impacts on the Orchard Park area, specifically on traffic and ability to increase owner-occupied units.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- 9.B. Community Dialogues
- 9.D. Liaisons to welcome new residents
- **9.E. Use neighborhood communication tools**

Details:

Establish wide-spread communication tool for residents living in Orchard Park, such as a list-serve or web page to connect residents and provide information.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- 10.A. Improve communications with community and provide more regular updates
- 10.C. Maps and data more readily available

Details:

Explore ways to provide more updates to residents in Orchard Park. Regular updates to neighborhood residents about changing conditions.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendations:

- **11.A. Develop materials to highlight the benefits of living in the Borough neighborhoods**
- 11.D. Ensure properties are accurately portrayed when marketed to potential buyers

Details:

Market the condominiums and town homes that can be attractive for individuals interested in ownership without a lot of maintenance. Perhaps market to young professionals and affordable housing organizations.

# Greentree

## Priority Goals

While there are recommendations within each goal that are important to the Greentree neighborhood, an analysis of residents' input reveals several goals that are most important to the quality of life for the area. These goals include:



*Goal 1: Maintain neighborhood housing and amenities*



*Goal 2: Protect & enhance activity, social and commercial centers*



*Goal 5: Enforce Borough ordinances and policies*



*Goal 10: Improve communication between residents and officials*



*Goal 11: Positive marketing for neighborhoods*

These goals were determined to be priorities for Greentree due to their relationship to the input that was shared in the SWOT analysis meeting and other neighborhood planning meetings.

While the neighborhood is relatively young compared to other Borough neighborhoods, it has a well-established, family-oriented feel with standing traditions. Much of the housing stock is still in excellent repair and residents feel that this is an important characteristic to protect in order to maintain high property values and the quick sale of homes

in the neighborhood. Maintaining the SCASD High School is a major concern of Greentree residents. In fact, some residents suggest that proactive rezoning of the school's properties to promote single-family housing should take place now, in the event that the school or other commercial facilities along the Westerly Parkway corridor were to ever relocate. While residents do not experience many issues with ordinance enforcement, they feel that if the proper policies are enforced, it will help prevent the neighborhood from increasing the number of rental units and in turn, experiencing issues with petty crimes, vandalism, noise and other nuisances that are sometimes observed in areas of the Borough with a high rate of rentals.

## Relationship to other Goals & Recommendations

While the five goals listed at left rose to the top in terms of importance for Greentree, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed ***in bold*** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to Greentree. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.F. Maintain and increase tree canopy
- **1.G. Maintain quality services and evaluate opportunities to expand**
- **1.H. Organize beautification projects**

Details:

Maintain home values by protecting character and traditions, such as 12 Days of Christmas. Increase tree canopy and pedestrian scale lighting.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in a context sensitive way\***
- **2.B. Maintain and enhance parks and public spaces\***
- **2.C. Preserve and enhance neighborhood commercial areas\***

Details:

Consider zoning of SCASD High School for a use compatible with single-family neighborhood character to avoid greater intensity of commercial uses or density of residential uses. Improve Westerly Parkway Plaza.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

Recommendations:

- 3.A. Evaluate long term energy resource supply and demand
- 3.C. Utilize energy efficient public fixtures
- 3.D. Utilize tree canopy to reduce heat island and stormwater issues



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase awareness of the Neighborhood Traffic Mitigation Guidebook
- 4.C. Work with CATA to expand service
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Some minor speeding on Bayberry and Saxton Drives, especially during events at Orchard Park. Improve vehicular and pedestrian crossing at the intersection of Blue Course Drive and Bayberry Drive.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- **5.A. Evaluate effectiveness of ordinances and modify if needed**
- **5.B. Verify rental permits, student homes and non-conforming uses**
- 5.C. Evaluate impacts of intermittent rentals

Details:

Uniform enforcement of zoning and ordinances to prevent issues in neighborhood.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendations:

- 6.A. Continue education on ordinances and codes
- 6.D. Review rental housing database for trends

Details:

Accurate inventory of rental housing conditions and enforcement of rental permits. Improve maintenance of rental properties.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.E. Address housing affordability
- **7.F. Housing amenities to attract new residents**

Details:

Maintain and attract additional households with families, long-term residents. Maintain stability in homeownership.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- 8.A. Support Downtown Master Plan
- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities\***

Details:

Monitor the development along Blue Course Drive and Whitehall Road intersection, particularly for

impacts on neighborhood from traffic and services.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- 9.D. Liaisons to welcome new residents

Details:

Continue to maintain positive relationships among residents, neighborhood events, and a good rapport with renters in the neighborhood to acclimate them to neighborhood character.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- **10.A. Improve communications with community and provide more regular updates**
- **10.C. Maps and data more readily available to residents**

Details:

Make information about neighborhood conditions more easily accessible. Provide regular updates to neighborhood residents about changing conditions and timely resolution of issues.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendations:

- **11.A. Develop materials to highlight benefits of living in Borough neighborhoods**
- 11.D. Ensure properties are accurately portrayed when marketed to potential buyers

Details:

Maintain amenities like park spaces and schools to continue to be marketable to new homeowners. Ensure that neighborhood character is properly represented to prospective buyers.

# Holmes-Foster

## Priority Goals

While there are recommendations within each goal that are important to the Holmes-Foster neighborhood, an analysis of residents' input reveals several goals that are most important to the quality of life for the area. These goals include:



*Goal 1: Maintain neighborhood housing and amenities*



*Goal 2: Protect & enhance activity, social and commercial centers*



*Goal 4: Address neighborhood traffic and transportation systems*



*Goal 6: Improve management of rental housing*



*Goal 11: Positive marketing for neighborhoods*

These goals were determined to be priorities for Holmes-Foster due to their relationship to the input that was shared in the SWOT analysis meeting and other neighborhood planning meetings.

Many residents expressed the importance of the neighborhood's high quality aesthetics and arboretum-like feel, its proximity to the University and downtown and the sense of community among neighbors. However, the neighborhood faces challenges with plans that have not been

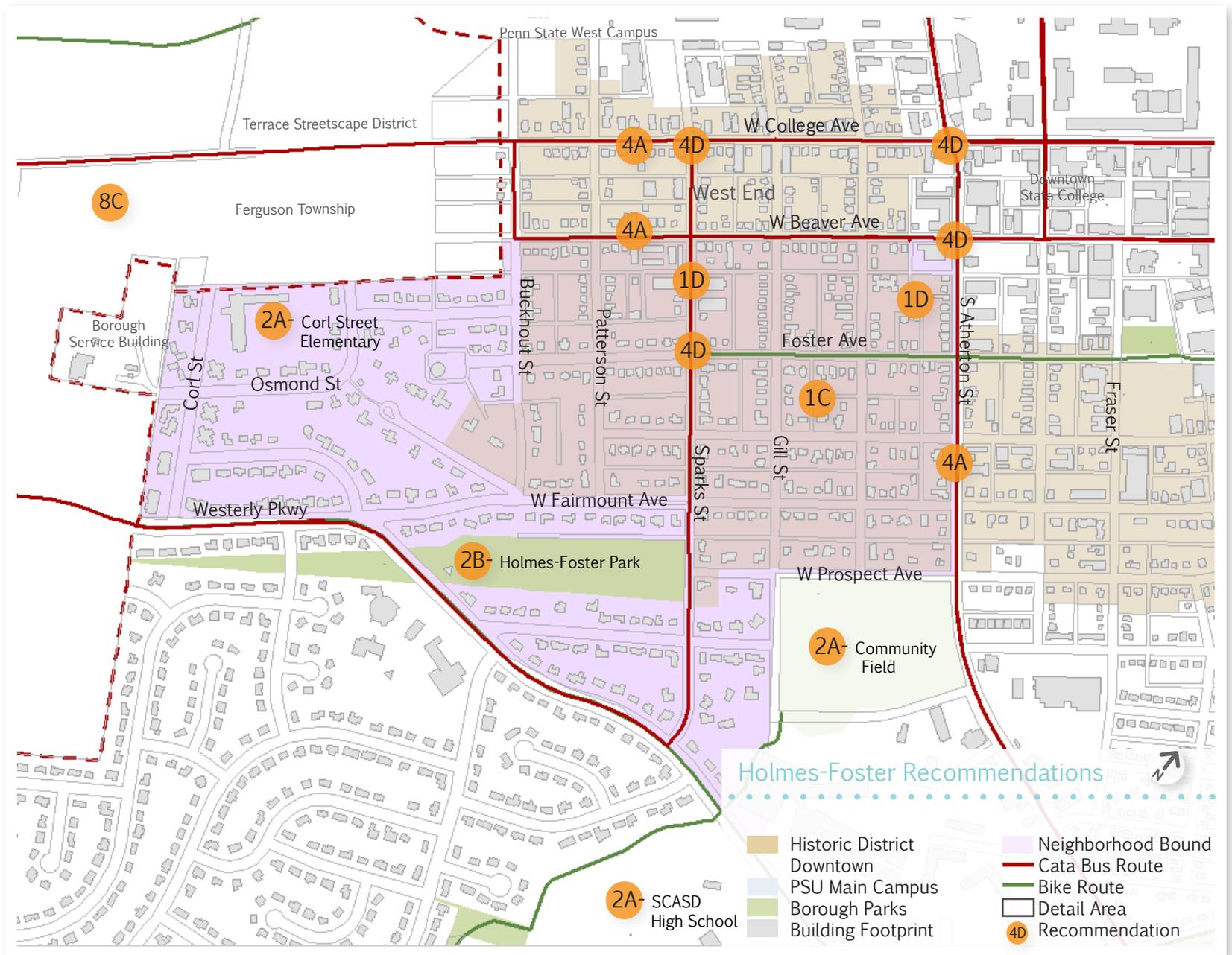
implemented for the West End area, and could be influenced by the growth of Penn State West Campus and Ferguson Township. Additionally, as part of the Holmes Foster-Highlands National Register Historic District, the maintenance and reuse of historic properties in the neighborhood is very important to residents. While walkability and bikeability within the neighborhood is strong, the neighborhood is bounded by two major vehicular corridors; therefore, priorities related to management of the impacts of these roadways in terms of their impact on neighborhood traffic and pedestrian safety are key issues for residents in Holmes-Foster

## Relationship to other Goals & Recommendations

While the five goals listed at left rose to the top in terms of importance for Holmes-Foster, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- 
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on the input from residents in the SWOT analysis and other neighborhood meetings, the following recommendations for each goal are important to Holmes-Foster. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.B. Provide Design Guide to developers
- **1.C. Utilize design guidelines for historic properties\***
- *1.D. Use SCLAP to consider uses in transitional areas\**
- **1.F. Maintain and increase tree canopy**
- **1.G. Maintain quality services and evaluate opportunities to expand**
- **1.H. Organize beautification projects**

Details:

New residential or mixed-use construction should reflect the historic character and scale of the neighborhood. Historic District regulations should have more authority. Maintain arboretum feel and improve public services, such as pedestrian scale lighting.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in context sensitive way\***
- *2.B. Maintain and enhance parks and public spaces\**
- **2.C. Preserve and enhance neighborhood commercial areas\***

Details:

Maintain the SCASD High School and Corl Street Elementary schools. Improve pedestrian and bus connections to Corl Street, particularly from the West End, to encourage more family residents. Maintain access to downtown and make transition between downtown, West End and Holmes-Foster more appropriately scaled. Bring more neighborhood-oriented commercial to West College. Consider community uses such as a farmers market.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough's neighborhoods.

Recommendations:

- 3.B. Work with PSU on innovative solutions
- 3.C. Utilize more energy efficient public fixtures

Details:

Explore opportunities for using solar and wind powered fixtures such as street lights.



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase awareness of the Neighborhood Traffic Mitigation Guidebook
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Traffic, speeding and pedestrian crossing issues on College and Beaver Avenues as well as Atherton Street. Some speeding and pedestrian crossing issues on Sparks and Gill Streets. Improve signage

at intersections. Improve pedestrian connections to downtown and provide a bike and pedestrian connection to West Campus. Maintain bike paths.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- **5.A. Evaluate effectiveness of ordinances and modify if needed**
- 5.B. Verify rental permits, student homes and non-conforming uses
- 5.C. Evaluate impacts of intermittent rentals
- 5.D. Increase officer-initiated responses to management issues

Details:

Uniform enforcement of zoning and ordinances. Identification and management of football homes.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendations:

- 6.A. Continue education on ordinances and codes
- **6.B. Improve working relationships among stakeholders regarding rental management**
- 6.C. Ordinance officers to enforce code for exterior conditions
- **6.D. Review rental housing database for trends**
- **6.E. Tools for property management information**
- **6.F. Programs to incentivize affordable rental housing**

Details:

Accurate inventory of rental housing conditions and enforcement of rental permits. Improve rental housing maintenance.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.A. Homestead Investment Program
- 7.B. Employer Assisted Housing Program
- **7.D. Incent non-student housing in/near downtown**
- **7.E. Address housing affordability**

- **7.F. Housing amenities to attract new residents**

Details:

Maintain and attract additional households with families, long-term residents. Encourage more diversity among residents in West End.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- **8.A. Support Downtown Master Plan**
- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities\***

Details:

Monitor potential impacts from development on West College Avenue in Terraced Streetscape District and West Campus.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- **9.A. Expand programs for education and neighborliness**
- **9.C. Foster working relationship with student organizations and neighborhood associations**
- 9.D. Liaisons to welcome new residents
- 9.G. Good Neighbor School
- **9.H. Study peer University Communities**

Details:

Continue to engage student and non-student neighbors in problem solving, social activities and getting to know one another. Study examples from other university communities for unique solutions to occasional problems.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- **10.A. Improve communications with community and provide more regular updates**
- **10.C. Maps and data more readily available to**

### **residents**

Details:

Make information about neighborhood conditions more easily accessible and provide regular updates.



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendations:

- **11.A. Develop materials to highlight benefits of living in Borough neighborhoods**
- **11.D. Ensure properties are accurately portrayed when marketed to potential buyers**

Details:

Market neighborhood for its historic character and walkability. Make sure demographics and housing trends don't skew the perspective of potential buyers.

# West End

## Priority Goals

While there are recommendations within each goal that are important to the West End neighborhood, an analysis of residents' input reveals several goals that are most important to the quality of life for the area. These goals include:



*Goal 1: Maintain neighborhood housing and amenities*



*Goal 4: Address neighborhood traffic and transportation systems*



*Goal 5: Enforce Borough ordinances and policies*



*Goal 6: Improve management of rental housing*



*Goal 11: Positive marketing for neighborhoods*

These goals were determined to be priorities for Holmes-Foster due to their relationship to the input that was shared in the SWOT analysis meeting and other neighborhood planning meetings.

Because this area of the Borough has been the subject of many studies and community dialogues, care should be taken when making decisions regarding the implementation of new developments. Residents and stakeholders of the West End have expressed interest in addressing the basic

aesthetic and functional needs of the area first. Issues such as improving the public infrastructure, maintenance of rental units and addressing pedestrian and vehicular safety and accessibility were most notably among the top concerns shared for the West End. Additionally, residents are concerned with ensuring that this area of town not only remains suitable for investment or reinvestment, but also provides an accurate presentation of our community to people using the corridor as a gateway. Positive marketing for the Borough's neighborhoods also is important for the West End to promote the area's attractiveness for a more diverse demographic of residents.

## Relationship to other Goals & Recommendations

While the six goals listed at left rose to the top in terms of importance for College Heights, there are many recommendations in each of the goals that apply to the neighborhood. On the next several pages, these recommendations are described.

Here are a few tips on how to interpret the information:

- For each goal, a series of recommendations are listed. These are the recommendations that are important to the neighborhood.
- Recommendations listed **in bold** are recommendations that neighborhood residents indicated are most important.
- Recommendations noted with an \* relate to a specific location and are mapped on the neighborhood's recommendations map.
- In some cases, additional details are listed that describe a situation or location that could be addressed by the goal.



This map identifies locations in which the Plan's recommendations could be applied. These locations were identified through SWOT analysis exercises with residents as well as Planning Commission and staff analysis.

## Application of Goals

Based on input from residents in the SWOT analysis and other neighborhood planning meetings, the following recommendations for each goal are important for the West End area. To see the full list of goals and recommendations, refer to the “Vision for the Future” section of the website, or pages 140-156 of the full Plan.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendations:

- 1.B. Provide Design Guide to developers
- **1.C. Utilize design guidelines for historic properties\***
- **1.D. Use SCLAP to consider uses in transitional areas\***
- **1.F. Maintain and increase tree canopy**
- **1.G. Maintain quality services and evaluate opportunities to expand**
- **1.H. Organize beautification projects**

Details:

New mixed-use construction should reflect the historic character and scale of the neighborhood and provide for transition between the Holmes-Foster neighborhood and West Campus. Increase street trees, public lighting and streetscape elements to improve the appearance of the pedestrian realm of the area.



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents’ needs.

Recommendations:

- **2.A. Maintain neighborhood amenities or reuse in context sensitive way**
- 2.B. Maintain and enhance parks and public spaces
- **2.C. Preserve and enhance neighborhood commercial areas\***
- 2.D. Consider neighborhood partnership improvement projects

Details:

Maintain access to downtown and make transition between downtown, West End and Holmes-Foster more appropriately scaled. Bring more neighborhood-oriented commercial uses to West College. Consider community uses such as a farmers market and gathering spaces. Consider context-sensitive redevelopment opportunities that can encourage a more diverse demographic of residents and commercial uses.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough's neighborhoods.

Recommendations:

- 3.B. Work with PSU on innovative solutions
- **3.C. Utilize more energy efficient public fixtures**
- **3.D. Utilize tree canopy to reduce heat island and stormwater issues**
- 3.H. Provide residential energy saving tips

Details:

Explore opportunities for using solar and wind powered fixtures such as street lights. Increase tree canopy in the area. Explore opportunities for greater energy efficiency and increased building performance standards for rental housing.



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendations:

- **4.A. Improve traffic, speeding and vehicular safety concerns\***
- 4.B. Increase awareness of the Neighborhood Traffic Mitigation Guidebook
- **4.D. Improve pedestrian and bicycle infrastructure\***

Details:

Traffic, speeding and pedestrian crossing issues on College and Beaver Avenues as well as Atherton Street. Some speeding and pedestrian crossing issues on Sparks and Gill Streets. Improve signage at intersections. Improve pedestrian connections to downtown and provide a bike and pedestrian connection to West Campus. Maintain bike paths.



Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendations:

- **5.A. Evaluate effectiveness of ordinances and modify if needed**
- 5.B. Verify rental permits, student homes and non-conforming uses

Details:

Improved standards for rental housing upkeep, management and design.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendations:

- 6.A. Continue education on ordinances and codes
- **6.B. Improve working relationships among stakeholders regarding rental management**
- **6.C. Ordinance officers enforce exterior conditions code**
- **6.E. Tools for property management information**
- **6.F. Programs to incentivize affordable rental housing**

Details:

Better relationships among landlords and renters in order to improve standards and cost for rental housing in area. Better access to critical information regarding property management issues and code requirements.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations:

- 7.A. Homestead Investment Program
- **7.C. Use RDA to implement workforce housing\***
- **7.D. Incent non-student housing in/near downtown**

- **7.E. Address housing affordability**
- 7.F. Housing amenities to attract new residents

Details:

Encourage more diversity among residents in West End. Incent this area for redevelopment and to attract graduate students, young professionals and affordable housing for the area.



Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendations:

- **8.A. Support Downtown Master Plan**
- **8.C.. Work with regional stakeholders on projects that can impact multiple municipalities\***

Details:

Encourage redevelopment activity as indicated in Downtown Master Plan and West End Revitalization Plan. Monitor potential impacts from development on West College Avenue in Terraced Streetscape District and West Campus.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations:

- 9.A. Expand programs for education and neighborliness
- 9.C. Foster working relationship with student organizations and neighborhood associations
- 9.D. Liaisons to welcome new residents
- 9.E. Use neighborhood communications tools
- 9.H. Study peer University Communities

Details:

Continue to engage student and non-student neighbors in problem solving, social activities and getting to know one another. Study examples from other university communities for unique solutions to occasional problems. Increase communications with and among residents in the area.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendations:

- **10.A. Improve communications with community and provide more regular updates**
- 10.C. Maps and data more readily available to

residents

Details:

Make information about neighborhood conditions more easily accessible and provide regular updates. Provide opportunities for residents to have increased communications with neighborhood and community leaders



Goal 11: Market the positive benefits of living in the Borough's neighborhoods.

Recommendations:

- **11.A. Develop materials to highlight benefits of living in Borough neighborhoods**

Details:

Market area for its historic character, walkability and neighborhood amenities that could appeal to graduates, young professionals and affordable housing programs.

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## implementing the plan

The success of the State College Neighborhood Plan lies in its implementation. Throughout this Plan, it has been noted that the goal is to provide recommendations that can be spearheaded not only by the Borough, but also by neighborhood associations, community organizations and groups of residents. However, in order to begin to implement these ideas, all community partners need guidance and direction for how this implementation can take place. The purpose of this section is to provide an outline for the community to use in initiating and sustaining the implementation of the Plan.

### Getting Started

Within each neighborhood section, a number of priority goals have been identified. The first step of the implementation process should be to compare these priority goals across all of the Borough's neighborhoods in order to determine commonalities. This will act as a sort of consensus building to identify broad, community-wide goals that should be considered priorities. This step is likely to be a role for the Planning Commission and Borough staff to initiate in order to make recommendations to Borough Council and other advisory groups on items that should be included in community goals and work programs.

*An implementation program should be developed, which includes a detailed outline of each short-term recommendation.*

Another early step will be to identify those recommendations that will require a partnership with community groups, neighborhood associations and groups of residents. It will be key to engage these groups early in the implementation process to identify action steps and projects that could lead to the implementation of the Plan's recommendations.

When these goals and recommendations have been identified, the next step will be to determine the timeline for implementation. Implementation partners should begin developing an implementation program, modeled after the CRPA's Comprehensive Plan Implementation Program. For each high-priority, short-term goal, a detailed project description will be outlined which defines who will be involved, what process will be followed, and what resources will be needed. This step will help the partners develop more specific projects for work programs, budgets or to form working groups.

The charts in this chapter include several details that can be utilized to start this implementation process. These details are described in the following sections.



*This flowchart summarizes the process for identifying short-term implementation items, preparing an implementation program, and regular evaluation.*

## Implementation Timelines

The charts in this chapter outline potential time lines for implementation for each recommendation. These timelines have been identified based on a number of factors. In some cases, recommendations have been assigned a time frame based on the perceived level of importance for the recommendation among residents and Borough officials. In other cases, the time frame has been assigned due to the availability or need of resources or partners which can aid in the implementation. Four time lines have been established for the Plan's recommendations:

- **Short Term:** Projects will be initiated or completed within the next 1-2 years
- **Mid-Term:** Projects will be initiated or completed within the next 3-5 years
- **Long-Term:** Projects will be initiated or completed within the next 5+ years
- **Ongoing:** Projects do not have a defined time line or projects that are not “one-time” solutions, but will require continued implementation

## Potential Implementation Partners

There are a number of organizations, agencies and community groups that have been indicated in the charts who have been identified as potential champions for implementation of the recommendations. These are meant to be a placeholder to indicate individuals or organizations that should be considered for partnerships or to collaborate with in order to implement the recommendations. The key to successful implementation of many of these recommendations is forging successful partnerships and utilizing the skills and capacities of the individuals and organizations within our community.

The organizations noted in the charts are not meant to be a comprehensive list of potential partners, but rather were indicated based on these organizations' known services, track record for implementation of ideas, or their expressed interests in assisting with community improvements. Others are organizations that the Borough believes could provide technical assistance and other support when implementing recommendations.

*While some recommendations will be the responsibility of the Borough, staff and the ABC's may also provide support for neighborhood associations or student groups as they spearhead an initiative.*

## Resources Available/Needed

Two columns of the implementation charts outline the resources that the Planning Commission and Borough staff feel will be instrumental in successfully implementing these recommendations. These resources are divided into two categories:

- **Resources Available:** inventory of materials, funds, human capital or other resources that are available at the present time that could help with the implementation of the recommendation.
- **Resources Needed:** inventory of the materials, funds, human capital or other resources that would be needed in the future order to successfully implement the recommendations.

For some recommendations, the successful implementation of another community plan or goal can become a resource for implementation of this Plan's goals.

The charts will utilize symbols to represent the various types of resources that have been identified. These symbols include:



## Metrics

While it is important to define how to implement the Plan's recommendations, it is also important to develop metrics for measuring the success of their implementation. There is some data in this plan that can be used as a benchmark for measuring the impact of the Plan's implementation. For example, neighborhood-level demographic data can help us monitor the growth and change in housing composition over time. Other reports and documents prepared by the Borough also provide data to use for benchmarking, such as conditions reported in the annual Neighborhood Sustainability Report.

Some recommendations, though, may be measured using other metrics. These could include a simple categorization of the recommendation's implementation status. Others could be an analysis of the secondary impacts or changes that have resulted from the implementation of a recommendation. In the implementation charts, each recommendation will be noted with the type of metric(s) that can be used to measure implementation. The following metrics will be utilized in the charts:

- **Benchmark:** Implementation of these recommendations will be measured by positive or negative impacts on identified benchmarks. The chart will identify data from this Plan or other reports which can be referenced

to determine whether an impact has been made by implementing the recommendation.

- **Implementation Status:** Implementation of these recommendations will be measured by a straightforward evaluation as 'Implemented,' 'Not Implemented,' 'Ongoing,' or 'Deferred.'
- **Secondary Impacts:** Implementation of these recommendations may not have a direct impact on a issue that can be measured. Instead, these recommendations will be measured by the additional activities or conditions that take place as a result of their implementation.
- **As Needed:** Implementation of these recommendations will be measured by the outcomes that result from activities that take place on an as-needed basis.

*Short-term projects should be established in the Implementation Program every two years. The implementation of these projects should be reviewed annually.*

## Evaluating progress on implementation

There are many points throughout the year that provide the Borough and the community with an opportunity for evaluating the progress that has been made to implement the Plan's recommendations. These include:

- **Annual Neighborhood Sustainability Report-** This report is an analysis of ordinance, zoning and police violations and enforcement activities throughout the Borough's neighborhoods over a 12 month period. This report can help provide analytics to evaluate the success of Neighborhood Plan implementation activities and may provide insight on short-term priorities.

- **Annual State of Planning Report-** This report is an inventory of activities that staff and the Planning Commission has completed each year. The preparation of this report typically takes place during the first quarter of the year, and provides a timely reminder to review the implementation status of the Plan’s recommendations and adjust time lines if needed. A section should be added to this annual report which outlines the progress that has been made on the Plan’s implementation.
- **Planning Commission Chair Report-** Typically, at least twice per year, the Planning Commission Chair provides a report to Borough Council on the Commission’s activities and progress through Work Program tasks. This report provides the Chair and the Commission with an opportunity to evaluate the activities that the Commission has engaged in related to implementing the Plan, as well as an opportunity to initiate new tasks or adjust time lines if needed.
- **Neighborhood Association Meetings-** Many of the Borough’s neighborhood associations meet on a regular basis, if not with all of the membership at least with neighborhood leadership. Additionally, the Coalition of Neighborhoods’ leadership meets regularly. Typically, at least once per year, the Borough’s Community Engagement and Planning Departments meet with neighborhood leadership to discuss projects and other activities that are of high importance. These neighborhood association and joint meetings of the Borough and residents provide opportunities to review the Plan’s recommendations and their implementation progress. In particular, this provides an opportunity for residents and Borough officials to communicate their individual work and successes to each other and to solicit support and assistance if needed.

- **Regular Planning Commission Meetings-** The Planning Commission meets up to three times each month. The Commission can discuss the implementation of the Plan and make adjustments to priorities and timelines at any time during these regular meetings.

## Updating the Plan

It will be important to keep the Plan up-to-date to aid in the implementation of its recommendations. As significant changes take place in the community, the Plan should be updated to reflect those changes. The demographic data should be updated when the US Census Bureau data becomes available following the 2020 Census. If additional data or reports on existing conditions are needed, this information should be added as an appendix to the document.

The process for outlining implementation projects described in the “Getting Started” section should take place at least every two years. New projects should be advanced if previously identified projects have been completed, or will be completed in a short period of time. If a recommendation that was determined to be a short-term item has not been implemented during that time, it should be closely evaluated to determine the obstacles preventing its implementation. A determination should be made about whether the project should continue to be included as a short-term item, or if the project should be moved to a longer-term timeframe.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>1.A. Comprehensive Zoning Ordinance Update</p> <p>Borough-Wide &amp; </p>	Mid-Term	<p><b>Lead:</b> Planning Dept. &amp; Steering Cmte</p> <p><b>Partners:</b> SCPC</p>	<p> 2016 CIP Project</p> <p> SCPC Review, Existing Plans</p>	<p> 2015 Budget</p> <p> Consultant</p>	Implementation Status
<p>1.B. Provide design guidelines to developers</p> <p> </p>	Short-Term/Ongoing	<p><b>Lead:</b> SCPC, DRB</p> <p><b>Partners:</b> Planning Dept.</p>	<p> DRB Design Guidelines</p>	<p> Make guidelines more accessible to developers &amp; community</p>	Secondary Impacts
<p>1.C. Utilize Design Guidelines for Historic Properties &amp; Historic Plaque program</p> <p> </p>	Short-Term/Ongoing	<p><b>Lead:</b> HRC</p> <p><b>Partners:</b> SCPC, DRB, Planning Dept.</p>	<p> R3-H Zoning District, Historic District Guidelines, National Park Service Standards</p>	<p> Make guidelines more accessible to developers &amp; community</p>	Secondary Impacts
<p>1.D. Use SCLAP to consider uses in transitional areas of community</p> <p> </p>	Ongoing	<p><b>Lead:</b> SCPC</p> <p><b>Partners:</b> CRPA, development community, Planning Dept.</p>	<p> CRPA Staff</p> <p> SC Land Area Plan</p>	<p> Small Area Plans</p>	As Needed
<p>1.E. Model to evaluate impacts from new developments</p> <p>Borough-Wide</p>	Short-Term	<p><b>Lead:</b> Planning Dept.</p> <p><b>Partners:</b> SCPC, CRPA</p>	<p> Data regarding assessed value, cost of services, utility capacities, etc.</p>	<p> Consultant/intern</p> <p> Model/database</p>	Implementation Status
<p>1.F. Maintain &amp; increase quality tree canopy</p> <p> </p>	Ongoing	<p><b>Lead:</b> Tree Commission</p> <p><b>Partners:</b> Arborist</p>	<p> Borough Arborist</p> <p> SC Tree Plan, DCNR Urban Forestry Report</p>	<p> Funding for disease eradication, new tree plantings</p>	As Needed

A detailed description of each of the recommendations for Goal 1 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 136-137.



Goal 1: Maintain neighborhood aesthetics, high quality housing stock and cultural and historic resources.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>1.G. Maintain quality services and evaluate opportunities to expand</p> <p>CH H V NP S T OP G HF WE</p>	Ongoing	<p><b>Lead:</b> Public Works Dept.  <b>Partners:</b> ABCs, Residents</p>	<p>💡 Metrics &amp; Data for current services</p>	<p>💰 Funding for services or improvements</p> <p>💡 Survey tools</p>	Benchmarks, As Needed
<p>1.H. Organize beautification projects</p> <p>CH H S T G HF WF</p>	Short-Term	<p><b>Lead:</b> Neighbor Assoc., Student Orgs., Community Groups  <b>Partners:</b> Borough Staff, Residents, SCASD clubs</p>	<p>👥 Community volunteers, AmeriCorps members, staff</p>	<p>💰 Funding for equipment/supplies</p> <p>👥 Project volunteers</p>	Secondary Impacts



Goal 2: Protect existing neighborhood activity, social and commercial centers and enhance these facilities in order to serve residents' needs.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>2.A. Maintain neighborhood amenities or reuse in a context-sensitive way</p> <p>CH H S T OP G HF WE</p>	Ongoing	<p><b>Lead:</b> Property owners, development community</p> <p><b>Partners:</b> SCPC, RDA, community organizations, Planning Dept.</p>	<p> RDA</p> <p> SC Land Area Plan, Certified Redevelopment Areas, Existing Plans</p>	<p> Public funding for partnerships/ investments, sponsors, private investment</p> <p> Small Area Plans, Redevelopment Plans</p>	Benchmarks, As Needed
<p>2.B. Maintain &amp; enhance parks &amp; public spaces</p> <p>CH H V NP S T OP G HF WE</p>	Ongoing	<p><b>Lead:</b> CR Parks &amp; Recreation</p> <p><b>Partners:</b> Residents, Public Works</p>	<p> Grants for park improvements</p> <p> Park Master Plans</p>	<p> CIP or grant funding</p>	Implementation Status
<p>2.C. Preserve &amp; enhance neighborhood commercial areas</p> <p>H T OP HF WE</p>	Ongoing	<p><b>Lead:</b> Property owners</p> <p><b>Partners:</b> SCPC, RDA, community organizations, Planning Dept.</p>	<p> RDA</p> <p> SC Land Area Plan, Certified Redevelopment Areas, Existing Plans</p>	<p> Public funding for partnerships/ investments, sponsors, private investment</p> <p> Small Area Plans, Redevelopment Plans</p>	Benchmarks, As Needed
<p>2.D. Consider neighborhood partnership improvement projects</p> <p>H T OP WE</p>	Mid-Term	<p><b>Lead:</b> Neighborhood Assc., Residents</p> <p><b>Partners:</b> Borough Staff, Student Orgs</p>	<p> Borough planning, engineering &amp; public works staff</p>	<p> Funding for equipment/ supplies, grants</p> <p> Project volunteers</p>	Implementation Status
<p>2.E. Identify creative funding sources for projects</p> <p>Borough-Wide</p>	Mid-Term/ Ongoing	<p><b>Lead:</b> Borough Staff</p> <p><b>Partners:</b> Community Orgs., Residents</p>	<p> Crowd funding platforms, case studies</p>	<p> CIP Funding, Sponsors, private investment</p>	Implementation Status

A detailed description of each of the recommendations for Goal 2 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 138-139.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough’s neighborhoods.

Recommendation & Neighborhood	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>3.A. Evaluate long-term resource supply &amp; demand</p> <p>Borough-Wide &amp;  </p>	Long Term	<p><b>Lead:</b> Borough Sustainability Cmte</p> <p><b>Partners:</b> Community Organizations, PSU Colleges</p>	SCBWA, Clearwater Conservancy, Spring Creek Watershed Assoc., Transition Towns, DEP, PSU Extension	Tech Assistance grants, CIP Funding Community Sustainability Plan, Update Res. 944	Benchmarks
<p>3.B. Work with PSU on innovative solutions</p> <p>Borough-Wide &amp;    </p>	Ongoing	<p><b>Partners:</b> PSU Depts, Community Orgs, Neighbor Assoc, Staff</p>	PSU Sustainable Communities Collaborative	Funding for project implementation Maintain town-gown partnerships	Implementation Status, As Needed
<p>3.C. Utilize more energy efficient public fixtures</p> <p> </p>	Mid-Term	<p><b>Lead:</b> Public Works Dept.</p>	Solar fixture specifications	CIP or grant funding Res. 944 policy	Implementation Status
<p>3.D. Utilize tree canopy to reduce heat island &amp; stormwater issues</p> <p> </p>	Long-Term	<p><b>Lead:</b> Tree Commission</p> <p><b>Partners:</b> Arborist, Public Works Dept., residents</p>	Penn State Extension Municipal Tree Plan, DCNR Urban Forestry Report, recommended tree planting list	CIP or grant funding Partnerships, education program	As Needed
<p>3.E. Develop plan for invasive species removal</p> <p>Borough-Wide</p>	Mid-Term/ Ongoing	<p><b>Lead:</b> Tree Commission</p> <p><b>Partners:</b> Arborist, Public Works Dept., Community Orgs</p>	Penn State Extension, DCNR, Clearwater Conservancy, Staff	CIP or grant funding Management plan, volunteers, education program	Implementation Status

A detailed description of each of the recommendations for Goal 3 can be found in the “Establishing a Vision for our Neighborhoods” chapter on pages 140-141.



Goal 3: Explore opportunities for increasing the environmental sustainability of the Borough's neighborhoods.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>3.F. Evaluate ordinances for building design &amp; renewable energy resources</p> <p>Borough-Wide &amp; </p>	Mid-Term	<p><b>Lead:</b> Planning Dept.</p> <p><b>Partners:</b> CRPA, SCPC, Tree Commission, Community Org</p>	 Model Ordinances	 Res. 944 policy	Implementation Status
<p>3.G. Improve access to local foods</p> <p>Borough-Wide &amp; </p>	Long Term	<p><b>Lead:</b> Community Org</p> <p><b>Partners:</b> Borough Staff</p>	 PASA, Good Food Neighborhood, F&F Coop	Volunteers Education Program	Secondary Impacts
<p>3.H. Provide residential energy-saving tips to residents</p> <p>Borough-Wide &amp;  </p>	Short-term/ Ongoing	<p><b>Lead:</b> Sustainability Cmte</p> <p><b>Partners:</b> Community Org, PSU students/courses</p>	 AmeriCorp staff, Community Org, PSU Sustainable Communities, Collab., Central PA Community Action	Funding for preparation, incentives  Plan for delivering materials	Implementation Status
<p>3.I. Host a neighborhood sustainability competition</p> <p>Borough-Wide &amp; </p>	Short-term	<p><b>Lead:</b> Community Org, neighborhood assoc.</p> <p><b>Partners:</b> PSU clubs/courses, Sustainability Cmte, Public Works Dept.</p>	 Community Orgs  Case studies	 Funding for preparation, incentives  Volunteers  Program & marketing plans	Implementation Status

A detailed description of each of the recommendations for Goal 3 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 140-141.



Goal 4: Address neighborhood-scale transportation safety and multi-modal transit opportunities.

Recommendation & Neighborhood	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>4.A. Improve traffic, speeding &amp; vehicular safety concerns</p> <p>CH H V NP S T OP G HF WE</p>	Ongoing	<p><b>Lead:</b> Transportation Commission</p> <p><b>Partners:</b> Residents, Borough staff</p>	<p>Engineering staff</p> <p>Neighborhood Traffic Mitigation Guide, AASHTO Standards, MUTCD</p>	<p>CIP or grant funding</p>	As Needed
<p>4.B. Increase access to Neighborhood Traffic Mitigation Guidebook</p> <p>CH H NP S T OP G HF WE</p>	Short Term	<p><b>Lead:</b> Transportation Commission</p> <p><b>Partners:</b> Residents, Public Works Dept.</p>	<p>Neighborhood Traffic Mitigation Guide, websites, list-serves</p>	<p>CIP or grant funding (implementation)</p> <p>Consultant (implementation)</p> <p>Accessible format</p>	Secondary Impacts, As Needed
<p>4.C. Work with CATA to expand service</p> <p>CH H S T OP G</p>	Mid-Term	<p><b>Lead:</b> CATA, Transportation Commission</p> <p><b>Partners:</b> CCMPO, Staff</p>	<p>CATA, CRPA, CCMPO</p> <p>2013 Ridership Study</p>	<p>Funding</p> <p>Updated Strategic Plan</p>	Implementation Status
<p>4.D. Improve pedestrian &amp; bicycle infrastructure</p> <p>CH H V NP S T OP G HF WE</p>	Mid-Term	<p><b>Lead:</b> Transportation Commission</p> <p><b>Partners:</b> Public Works Dept., Residents</p>	<p>Engineering staff</p> <p>Neighborhood Traffic Mitigation Guide, AASHTO Standards, MUTCD</p>	<p>CIP or grant funding</p>	Implementation Status
<p>4.E. Promote alternative transportation options</p> <p>Borough-Wide</p>	Short-Term	<p><b>Lead:</b> Transportation Commission</p> <p><b>Partners:</b> Public Works Dept., Residents, Community Orgs</p>	<p>CRBC, CCMPO, AmeriCorps, PSU Sustainable Communities Collaborative</p>	<p>Funding</p> <p>Volunteers</p> <p>Marketing Plan</p>	Implementation Status, Secondary Impacts

A detailed description of each of the recommendations for Goal 4 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 142.

 Goal 5: Maintain a high level of service for enforcement of Borough Ordinances and policies related to property management, behavior and occupancy.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>5.A. Evaluate effectiveness of current ordinances and modify if needed</p> <p>CH H S T G HF WE</p>	Ongoing	<p><b>Lead:</b> Borough Staff</p> <p><b>Partners:</b> Neighborhood Assoc., Property managers, student orgs</p>	<p> Ongoing workshops &amp; meetings with stakeholders</p>	<p> Develop metrics for evaluation based on community expectations</p>	Benchmarks, Secondary Impacts
<p>5.B. Verify rental permits, student homes &amp; non-conforming uses</p> <p>CH H NP S T G HF WE</p>	Short-term/Ongoing	<p><b>Lead:</b> Planning Dept.</p> <p><b>Partners:</b></p>	<p> CRCA database, pilot process</p>	<p> Database for storing/updating information</p>	Implementation Status
<p>5.C. Evaluate impacts of intermittent rentals</p> <p>CH H NP S T G HF</p>	Short-term	<p><b>Lead:</b> Borough Staff</p> <p><b>Partners:</b> SCPC, residents</p>	<p> Zoning &amp; nuisance ordinances, site visits, case studies</p>	<p> Develop metrics for evaluation based on community expectations</p>	Benchmarks, Secondary Impacts
<p>5.D. Increase officer-initiated responses to management issues</p>	Short-term/Ongoing	<p><b>Lead:</b> Ordinance and Zoning Staff</p> <p><b>Partners:</b></p>	<p> Borough police &amp; ordinance enforcement, CRCA Code enforcement</p>	<p> Develop metrics for evaluation based on community expectations</p>	Benchmarks, Secondary Impacts

A detailed description of each of the recommendations for Goal 5 can be found in the “Establishing a Vision for our Neighborhoods” chapter on pages 143.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendation & Neighborhood	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>6.A. Continue education on ordinances &amp; codes</p> <p>CH H NP S T OP G HF WE</p>	Ongoing	<p><b>Lead:</b> Ordinance/ Zoning Staff</p> <p><b>Partners:</b> Student Orgs., landlords</p>	<p>💡 Resource guides for codes &amp; ordinances, annual workshops</p>	<p>💡 Comprehensive source of information online</p>	Implementation Status, Secondary Impacts
<p>6.B. Improve working relationship among stakeholders regarding rental management</p> <p>CH H S OP HF WE</p>	Mid-Term/ Ongoing	<p><b>Lead:</b> Neighborhood Assoc., Student orgs, landlords, Borough Staff</p>	<p>👥 Community Engagement Coordinator</p> <p>💡 Community meetings &amp; open houses</p>		Implementation Status, Secondary Impacts
<p>6.C. Ordinance officers to enforce code for exterior conditions</p> <p>CH H HF WE</p>	Short-term	<p><b>Lead:</b> Ordinance Staff</p> <p><b>Partners:</b></p>	<p>👥 Ordinance enforcement staff</p> <p>💡 Property Maintenance Code</p>	<p>👥 Staff training</p>	Implementation Status, Secondary Impacts
<p>6.D. Review rental housing database for trends</p> <p>CH H NP S T OP G HF</p>	Short-term/ Ongoing	<p><b>Lead:</b> Planning Dept.</p> <p><b>Partners:</b> CRCA, landlords</p>	<p>💡 CRCA rental permit database</p>	<p>💡 Reliable, up-to-date data, database</p>	Benchmarks
<p>6.E. Tools for property management information</p> <p>CH H OP HF WE</p>	Mid-Term	<p><b>Lead:</b> Student Organizations</p> <p><b>Partners:</b> CRCA, landlords, community orgs, neighborhood associations</p>	<p>💡 Property maintenance code, case studies</p>	<p>👥 Volunteers</p> <p>💡 Platform/model for posting &amp; sharing information</p>	Implementation Status, Secondary Impacts

A detailed description of each of the recommendations for Goal 6 can be found in the “Establishing a Vision for our Neighborhoods” chapter on pages 144-145.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>6.F. Programs to incentivize affordable rental housing</p> <p>CH H S T OP HF WF</p>	Mid-term/ Long Term	<p><b>Lead:</b> Borough Staff</p> <p><b>Partners:</b> landlords, employers</p>	<p>\$ Inclusionary housing funds</p> <p>💡 Case studies</p>	<p>\$ CIP or grant funding</p> <p>💡 Program outline</p>	Benchmarks, Implementation Status
<p>6.G. Best management practices newsletter</p> <p>Borough-Wide &amp; H</p>	Short-term	<p><b>Lead:</b> Landlords</p> <p><b>Partners:</b> student orgs, community orgs, PSU Sustainable Communities Collaborative, Borough Staff, CRCA</p>	<p>👥 Volunteers</p> <p>💡 Marketing program</p>	<p>\$ Community Energy grants or other grants</p>	Implementation Status

A detailed description of each of the recommendations for Goal 6 can be found in the “Establishing a Vision for our Neighborhoods” chapter on pages 144-145.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendation & Neighborhood	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>7.A. Implement Homestead Investment Program</p> <p>CH H HF WE</p>	Short-term	<p><b>Lead:</b> RDA  <b>Partners:</b> Realtors, Banks, Planning Dept.</p>	<p>💰 Lines of credit from banks</p>	<p>💡 Final Detail Programs &amp; launch</p>	Benchmarks, Implementation Status
<p>7.B. Employer Assisted Housing Program</p> <p>CH H NP S T OP HF</p>	Mid-term	<p><b>Lead:</b> RDA  <b>Partners:</b> CRPA, County, CBICC, employers, Planning Dept.</p>	<p>💡 Case studies</p>	<p>💰 CIP funding or private investments            💡 Housing stock, program details</p>	Benchmarks, Implementation Status
<p>7.C. Use RDA to implement workforce housing</p> <p>H S OP WE</p>	Mid-term	<p><b>Lead:</b> RDA  <b>Partners:</b> Planning Dept.</p>	<p>👥 RDA            💡 Certified Redevelopment Areas, Existing Plans</p>	<p>💰 Funding, RDA Partnerships            💡 Small Area Plans</p>	Implementation Status
<p>7.D. Incentives for non-student housing in/near downtown</p> <p>H HF WE</p>	Short-term	<p><b>Lead:</b> RDA  <b>Partners:</b> development community, property owners, Planning Dept.</p>	<p>👥 RDA, SCPC            💡 Certified Redevelopment Areas, Existing Plans</p>	<p>💰 Funding, RDA Partnerships            💡 Proforma analysis tool</p>	Benchmarks, Implementation Status
<p>7.E. Address housing affordability</p> <p>CH H S T OP G HF WE</p>	Mid-term/Long-term	<p><b>Lead:</b> SCPC, RDA  <b>Partners:</b> SCCLT, CCHLT, Comm Orgs, Planning Dept</p>	<p>RDA, SCPC            Certified Redevelopment Areas, Existing Plans, HIP</p>	<p>Funding, RDA Partnerships</p>	Benchmarks, Implementation Status
<p>7.F. Housing amenities that attract new residents</p> <p>CH H V NP S T OP G HF WE</p>	Short-term	<p><b>Lead:</b> RDA, SCPC  <b>Partners:</b> CRPA, realtors, CBICC, PSU, Planning Dept.</p>	<p>💡 Sustainable Communities Collaborative partner project</p>	<p>💰 Funding            💡 Survey, tools to engage new residents</p>	Benchmarks, Secondary Impacts

A detailed description of each of the recommendations for Goal 7 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 146.

 Goal 8: Consider impacts on and communications regarding neighborhood sustainability as growth occurs in the Centre Region.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>8.A. Support Downtown Master Plan</p> <p></p>	Ongoing	<p><b>Lead:</b> ABC's neighborhood assoc., student orgs, realtors</p>	<p> Existing Plans</p>	<p> Partnerships</p> <p> Data on regional housing trends</p>	Benchmarks
<p>8.B. Consult SC Future Land Area plan when updating plans</p> <p>Borough-Wide</p>	Ongoing	<p><b>Lead:</b> SCPC <b>Partners:</b> CRPA, ABC's, Planning Dept.</p>	<p> SC Land Area Plan, Comp Plan, Neighborhood Sustainability Report</p>	<p> Working relationship with CRPA</p> <p> Data on regional development</p>	Benchmarks
<p>8.C. Work with regional stakeholders on projects that can impact multiple municipalities</p> <p></p>	Ongoing	<p><b>Lead:</b> ABC's <b>Partners:</b> CRPA, residents, Planning Dept.</p>	<p> CRPA staff mtgs, CRPC, rep Council members on COG Committees</p>	<p> Protocol for communication about important issues</p>	Implementation Status
<p>8.D. Increase community participation in planning activities</p> <p>Borough-Wide &amp; </p>	Short-term, Ongoing	<p><b>Lead:</b> Planning Dept. <b>Partners:</b> neighborhood assoc., student orgs, realtors, landlords, SCPC</p>	<p> Planning &amp; Community engagement staff</p> <p> New Leaf Initiative</p>	<p> Community meetings &amp; open houses</p>	Benchmarks

A detailed description of each of the recommendations for Goal 8 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 147.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendation & Neighborhood	Timeline	Partners	Resources Available	Resources Needed	Metrics
9.A. Expand programs for neighborliness & education 	Short-term	<b>Lead:</b> Neighbor assoc, student orgs <b>Partners:</b> Community Engagement		Funding Guidelines based on community expectations	Implementation Status
9.B. Continue community dialogues 	Ongoing	<b>Lead:</b> Neighbor assoc, student orgs <b>Partners:</b> Community Engagement			Implementation Status
9.C. Foster working relationship among student organizations and neighborhood associations 	Ongoing	<b>Lead:</b> Neighbor assoc, student orgs <b>Partners:</b> Community Engagement			Secondary Impacts
9.D. Liaisons to welcome new residents 	Mid-term	<b>Lead:</b> Neighbor assoc, student orgs <b>Partners:</b> Community Engagement			Implementation Status
9.E. Use neighborhood communications tools 	Short-term	<b>Lead:</b> Neighbor assoc, student orgs <b>Partners:</b> Community Engagement, property owners			Implementation Status

A detailed description of each of the recommendations for Goal 9 can be found in the “Establishing a Vision for our Neighborhoods” chapter on pages 148-149.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
9.F. Community Asset Map Borough-Wide &	Ongoing	<b>Lead:</b> Planning Dept. <b>Partners:</b> neighborhood assoc., student orgs, realtors	Sustainable Communities Collaborative Pilot	Volunteers Program devt, methodology; implement 9.D.	Implementation Status
9.G. Good Neighbor School 	Short-term	<b>Lead:</b> Planning Dept. <b>Partners:</b> neighborhood assoc., student orgs, realtors	Community Engagement Coordinator Program outline	Funding Volunteers Program devt, methodology	Implementation Status
9.H. Study peer university communities 	Ongoing	<b>Lead:</b> SCPC <b>Partners:</b> neighborhood assoc., student orgs, Planning Dept.	ICMA, ITGA, Big10 Managers network		Secondary Impacts

A detailed description of each of the recommendations for Goal 9 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 148-149.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendation & Neighborhood	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>10.A. Improve communications with community and provide regular updates</p> <p>CH H V NP S T OP G HF WF</p>	Short-term	<p><b>Lead:</b> Borough Staff</p> <p><b>Partners:</b> Neighborhood assoc, student orgs</p>	<p>💡 Notify Me, Citizen Request Tracker, online reporting, Engage State College, crime reports</p>	<p>💰 Funding for publications</p> <p>💡 Capacity of web alerts, apps, surveys</p>	Benchmarks
<p>10.B. Increase use of communications tools</p> <p>Borough-Wide &amp; H</p>	Short-term	<p><b>Lead:</b> Borough Staff</p> <p><b>Partners:</b> Neighborhood assoc, student orgs</p>	<p>💡 Notify Me, Citizen Request Tracker, online reporting, Engage State College, crime reports</p>	<p>💡 Market &amp; increase subscribers</p>	Benchmarks
<p>10.C. Maps &amp; data more readily available to residents</p> <p>CH H V NP S T OP G HF WF</p>	Short-term	<p><b>Lead:</b> Planning Dept.</p> <p><b>Partners:</b> Neighbor assoc, student orgs</p>	<p>💡 Maps &amp; neighborhood data, Engage State College</p>	<p>💡 User-friendly, dynamic format for information, surveys</p>	Benchmarks
<p>10.D. Staff liaisons for key resources</p> <p>Borough-Wide &amp; H</p>	Short-term	<p><b>Lead:</b> Neighborhood Services Team</p> <p><b>Partners:</b></p>	<p>💡 Staff resources, Borough website</p>	<p>💡 Contacts more available on site</p>	Implementation Status
<p>10.E. Citizen Planning Program</p> <p>Borough-Wide</p>	Mid-term/ Long-term	<p><b>Lead:</b> Planning Dept.</p> <p><b>Partners:</b> neighborhood assoc., student orgs</p>	<p>👥 Community Engagement &amp; Planning staff, PSU classes, Leader Centre County</p> <p>💡 Program outline</p>	<p>💰 Funding</p> <p>👥 Volunteers</p> <p>💡 Program devt, methodology</p>	Implementation Status

A detailed description of each of the recommendations for Goal 10 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 150-151.



Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

Recommendation & Neighborhoods	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>10.F. Teams to connect residents with officials</p> <p>Borough-Wide</p>	Short-term	<p><b>Lead:</b> neighborhood assoc., student orgs</p> <p><b>Partners:</b> Borough Staff</p>	 Neighborhood Services Team	 Opportunities for connections with leaders	Secondary Impacts
<p>10.G. Increase interactions with Council &amp; ABC's</p> <p>Borough-Wide &amp; </p>	Short-term	<p><b>Lead:</b> ABC's</p> <p><b>Partners:</b> neighborhood assoc., student orgs, Borough Staff</p>	 Neighborhood Services Team, UPUA Rep	 Community events, planning sessions for meet & greets	Implementation Status

A detailed description of each of the recommendations for Goal 10 can be found in the "Establishing a Vision for our Neighborhoods" chapter on pages 150-151



Goal 11: Market the positive benefits of living in the Borough’s neighborhoods.

Recommendation & Neighborhood	Timeline	Partners	Resources Available	Resources Needed	Metrics
<p>11.A. Develop materials to highlight benefits of living in Borough neighborhoods.</p> <p>CH H NP S T OP G HF WE</p>	Short-term	<p><b>Lead:</b> Neighborhood assoc, student orgs, realtors</p> <p><b>Partners:</b> Borough Staff</p>	<p>💡 Communications Coordinator</p> <p>Notify Me, Neighborhood list serves/websites</p>	<p>💰 Funding for publications</p> <p>💡 Marketing Plan</p>	Implementation Status
<p>11.B. Issue regular press releases to market achievements</p> <p>Borough-Wide &amp; H</p>	Short-term	<p><b>Lead:</b> Neighborhood Services Team</p> <p><b>Partners:</b> Neighbor assoc, student orgs</p>	<p>💡 Communications Coordinator</p> <p>Notify Me, Neighborhood list serves/websites</p>	<p>💡 Marketing Plan</p>	Implementation Status
<p>11.C. Create a housing characteristics map</p> <p>Borough-Wide &amp; H</p>	Short-term	<p><b>Lead:</b> Planning Dept.</p> <p><b>Partners:</b> CRPA, Neighborhood assoc, student orgs, realtors</p>	<p>💡 Data, Neighborhood maps, other resources</p>	<p>💡 Interactive platform for displaying information</p>	Implementation Status
<p>11.D. Ensure properties are accurately portrayed when marketed to potential buyers</p>	Ongoing	<p><b>Lead:</b> Real Estate community</p> <p><b>Partners:</b> Neighborhood assoc, Borough staff</p>	<p>💡 Neighborhood Plan</p>	<p>💡 Provide Plan summaries to realtors, associations, off-campus students</p>	Implementation Status, Secondary Impacts

A detailed description of each of the recommendations for Goal 10 can be found in the “Establishing a Vision for our Neighborhoods” chapter on pages 152.

