

# Tusseyview

## Priority Goals

In the SWOT analysis, many residents shared comments about the neighborhood having high-quality housing and a good mix of student and non-student residents. However, there are concerns about nearby student housing developments and significant traffic issues on roads that border the neighborhood. Therefore, many of the recommendations of goals two, four, six, eight, and ten have been indicated as a high priorities of the Tusseyview neighborhood.



Tusseyview is a well-established neighborhood with high-quality housing stock and very little turnover among residents. Residents feel that despite some recent student housing growth around their neighborhood, the mix of student and non-student residents is well balanced and the behavioral issues associated with rental housing has not created an unnecessary burden on residents. However, Goals 6 and 8 are important to residents as new rental housing has recently been developed near their neighborhood and as growth occurs in the region in general.

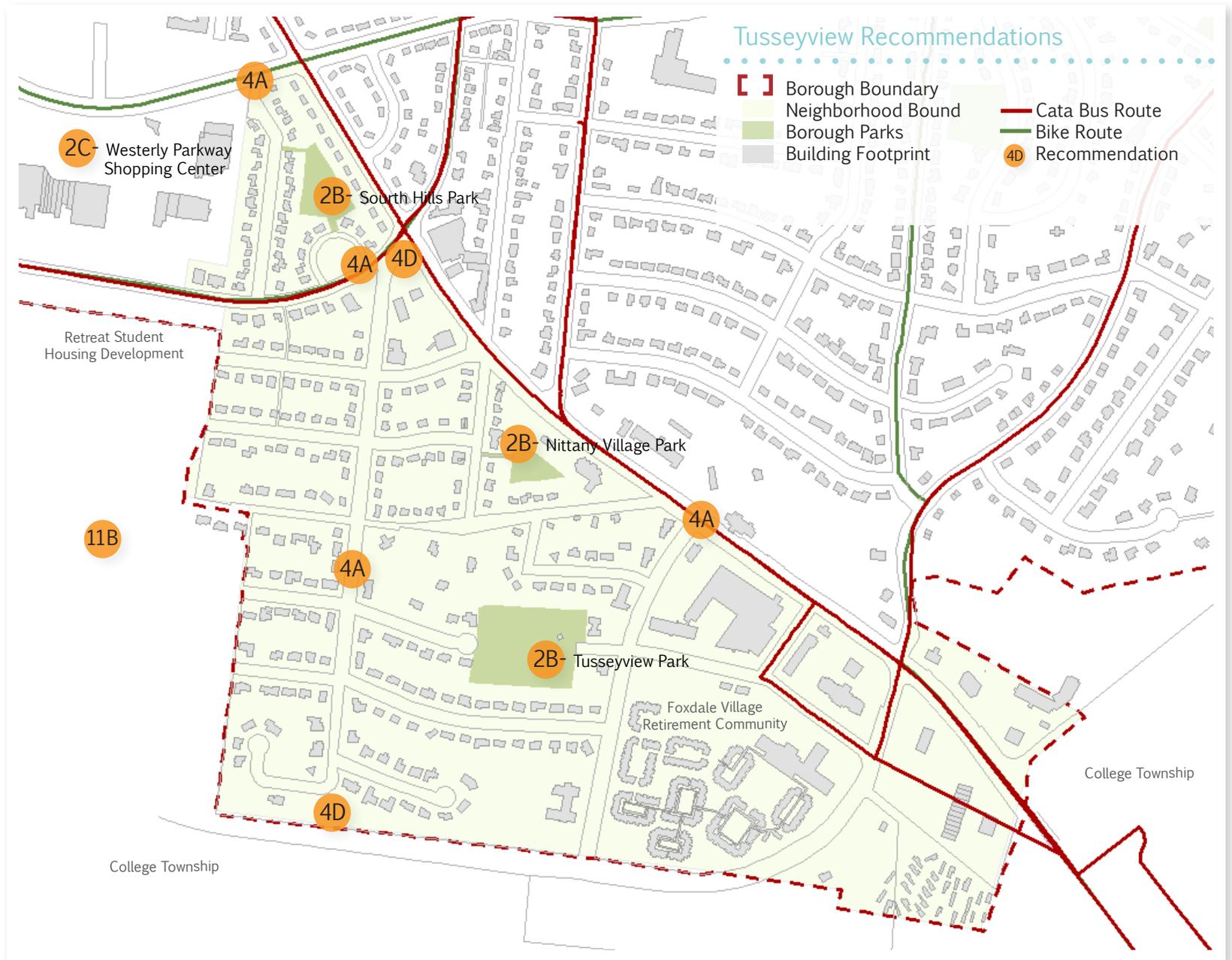
Residents are concerned with ensuring that the neighborhood's housing stock is well-maintained in order that they are able to continue to attract homeowners and have and do not see an increase in the number of rental units in the neighborhood. Additionally, for those rentals that do exist, residents would like to forge better relationships among neighborhoods, Borough officials and landlords to ensure that they are well-maintained.

Goal 2 is important to Tusseyview because, while the neighborhood is in close proximity to many large parks, schools and other community amenities, those parks that exist within the neighborhood seem to be smaller and less-well maintained than other Borough parks. Residents feel that improvements to these parks will help increase their attractiveness to current and future neighbors as well as prove their value in order to prevent them from being redeveloped.

Additionally, Goal 4 is extremely important to residents in order to address the traffic concerns of Waupelani Drive and Westerly Parkway. Residents frequently indicate that while travel within the neighborhood is relatively uninhibited, unsafe conditions at intersections make travel outside of the neighborhood inconvenient and unsafe, especially for pedestrians.

Finally, Goal 10 is important to Tusseyview in order to improve the conditions of the neighborhoods related to all of the other goals of this plan. Residents feel that improved communications with the Borough officials will help to resolve issues more quickly and paint a more accurate picture of the Borough's neighborhood conditions.

The map at right highlights areas of the neighborhood for which particular goals and recommendations are relevant. Many of these recommendations apply to the neighborhood as a whole. Additionally, many residents suggested specific ideas that apply to many of these recommendations, which are listed on the following pages.



*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

The following are recommendations from each of the following goals that are of high priority for the Tusseyview neighborhood. These have been matched with SWOT analysis input of residents. Items marked with an \* are items that neighborhood residents identified as the most important. Items in italics can be found on the map.



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

Recommendations: 1.F., 1.G.



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

Recommendations: 2.A., 2.B., 2.C., 2.D.

Upgrades to neighborhood parks, improvements to uses in the Westerly Parkway Plaza, maintenance of the SCASD High School location.



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

Recommendation: 3.D.



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

Recommendations: 4.A., 4.B., 4.C., 4.D.

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., 5.B., 5.C.

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., 6.D., 6.F.

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., 7.E., 7.F.

Maintain and attract additional households with families, long-term residents. Maintain stability in homeownership.



Goal 8: Consider impacts on neighborhood sustainability as growth occurs in the Centre Region.

Recommendation: 8.A.

Evaluate trends in student housing and impacts from Retreat on number of owner-occupied housing in neighborhood.



Goal 9: Maintain and expand diversity of Borough residents and improve relations among student, non-student and regional neighbors.

Recommendations: 9.D., 9.E., 9.G.

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., 10.C.

Make information about neighborhood conditions more easily accessible. Provide regular updates to neighborhood residents about changing conditions.



Goal 11: Improve communications with neighboring municipalities in order to discuss impacts of new development and decision-making.

Recommendation: 11.B.

Monitor growth along University Drive and Whitehall Road in College and Ferguson Townships.



Goal 12: Market the positive benefits of living in the Borough's neighborhoods.

Recommendation: 12.A., 12.D.

Improve amenities like park spaces to make neighborhood more marketable to new homeowners. Ensure that homes are properly represented to prospective buyers.