

Neighborhood Priority Goals



Goal 2:
Protect & enhance activity, social and commercial centers



Goal 4: Address neighborhood traffic & transit opportunities



Goal 5: Enforce Borough ordinances & policies



Goal 6: Improve management of rental housing



Goal 11: Improve regional communication regarding development

Neighborhood Recommendations

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

- 1.F. Maintain & increase tree canopy
- 1.G. Maintain quality services and evaluate opportunities to expand

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.

- 2.B. Preserve and enhance parks and recreational amenities***

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.

- 3.D. Increase tree canopy to address heat island and stormwater impacts

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

- 4.A. Improve traffic, speeding and vehicular safety concerns***
- 4.B. Increase use of the Neighborhood Traffic Mitigation Guidebook
- 4.D. Improve pedestrian and bicycle infrastructure***

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.

- 5.B. Verify rental permits, student homes and non-conforming uses**
- 5.C. Evaluate impacts of intermittent rentals

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.

- 6.A. Continue education on ordinances and codes
- 6.D. Review rental housing database for trends**

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.

- 7.B. Employer Assisted Housing Program
- 7.F. Housing amenities to attract new residents

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.

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

- 9.E. Establish neighborhood communications tools

Organize email list serves, meetings or other methods for sharing information with residents.

Goal 10: Improve communications among residents and community leaders, elected and appointed officials, and Borough staff.

- 10.A. Improve communications with community and provide more regular updates
- 10.C. Maps and data more readily available to residents**

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.

- 11.B. Discuss projects with regional impacts with neighboring municipalities**

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

- 12.A. Develop materials about benefits of living in Borough neighborhoods
- 12.D. Ensure properties are accurately portrayed when marketed to potential buyers

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.

Neighborhood SWOT Analysis Input

+ Strengths

- Quiet, orderly
- Proximity to campus, schools, parks, access to bus routes

o Opportunities

- Address traffic, pedestrian crossings on University Drive
- Make University Drive look like an important gateway

- Weaknesses

- Traffic on University Drive impacts exiting neighborhood
- No natural gas service
- Deer from Thompson Woods
- Rental management on University Drive and Royal Court

X Threats

- Neighborhood boundary not to include University Terrace Apts
- Deer impacting vegetation and crossing University Drive
- Existing or new developments in College Township
- Loss of Centre Hills Golf Course or Kissinger Meadows
- More rentals with absentee landlords



nittany hills + penfield