

# 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 7: Increase homeownership in neighborhoods**



**Goal 10: Improve communications among residents, borough officials**

# 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
  - 1.H. Organize beautification projects

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

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.
  - 3.D. Increase tree canopy to mitigate heat island and stormwater issues
- 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.C. Work with CATA to expand service
  - 4.D. Improve pedestrian and bicycle infrastructure\*

Pugh Street occasional 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.
  - 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

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.
  - 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. Rental Housing Improvement programs

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.
  - 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

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 neighborhood sustainability as growth occurs in the Centre Region.
  - 8.A. Support Downtown Master Plan

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.
  - 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.E. Encourage neighborhood communication tools
  - 9.G. Good Neighbor School

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.
  - 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.
- Goal 12:** Market the positive benefits of living in the Borough's neighborhoods.
  - 12.A. Develop materials to highlight benefits of living in Borough neighborhoods
  - 12.D. Ensure properties are accurately portrayed when marketed to potential buyers

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

# Neighborhood SWOT Analysis Input

## + Strengths

- 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

## ○ Opportunities

- Expand First Time Homebuyer Program
- Make information more convenient, accessible
- More community dialogues

## - Weaknesses

- 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

## ✗ Threats

- During meetings, residents did not share threats



# state college south