

Nittany Hills & Penfield

Priority Goals

In the SWOT analysis, many residents from the Nittany Hills and Penfield areas shared comments about high quality housing stock, nearby community amenities and the need to address traffic and enforcement issues in order to preserve neighborhood character. Therefore, many of the recommendations of goals two, four, five, six and eleven have been indicated as a high priorities of the Nittany Hills and Penfield neighborhood areas.



The Nittany Hills and Penfield areas make up the southeastern most area of the Borough. The character of the neighborhood along College Avenue is a transition area from a mid-Century modern neighborhood with a mix of renter- and owner-occupied units to one of fairly new construction that is fairly removed from most of the Borough. Therefore, many of the priorities of these neighborhoods ensuring that impacts from surrounding municipalities' developments do not negatively impact their quality of life.

In order to preserve the quality of these neighborhood areas, Goal 11 rises to the top as a priority. Nittany Hills and Penfield are adjacent to the Centre Hills Country Club and the commercial areas of South Atherton along College Township. Decisions that are made about development, land use and other services within College Township can have implications on neighborhood conditions, both positive and negative. Residents expressed, as a top concern, the desire to have the Country Club remain an open, recreational area, and for future developments along South Atherton to not impede

views of the surrounding Mount Nittany and Tussey Mountain recreational areas.

While the neighborhoods are physically removed by the barrier of University Drive and South Atherton, the neighborhood is indeed within close proximity to many community amenities, schools, parks and other resources. It is important to the neighborhood areas that these resources remain accessible and that barriers to utilizing them are mitigated. This includes addressing traffic and pedestrian crossing concerns along University Drive, which separates the neighborhood from the State College South neighborhood. Goals 2 and 4 provide recommendations for improving community facilities and pedestrian and traffic improvements.

Additionally, a high priority of the neighborhood was to elevate the aesthetic importance of the University Drive gateway. This included giving University Drive a treatment that gives it more a community gateway appearance and ensuring that the rental properties along University Drive are well-maintained. Therefore, Goals 5 and 6 were also important to neighborhood residents to ensure that proper enforcement of ordinances and an up-to-date inventory of rental housing conditions can help provide an accurate picture of the neighborhoods conditions to passersby.

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 Nittany Hills & Penfield neighborhoods. 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.

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.**

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.



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

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

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., 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.

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.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: Borough-wide priorities.



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

Recommendations: Borough-wide priorities



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.**

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.

Recommendation: 12.A., 12.D.

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.