

Vallamont

Priority Goals

In the SWOT analysis, many residents shared comments about the neighborhood being very quiet, having a forest-like aesthetic, and being in close proximity to schools, parks and other community amenities. Therefore, several of the recommendations of the first four goals and goal eleven have been indicated as a high priorities for Vallamont.



Vallamont is a very small, private owner-occupied neighborhood on the edge of the Borough. This neighborhood features unique architectural styles for its homes and an extensive tree canopy. Additionally, many of the homes are constructed such that they overlook Walnut Springs Park. While this neighborhood oversees the maintenance of much of its infrastructure, the neighborhood benefits from the quality maintenance of nearby residential and commercial areas, public services and community amenities.

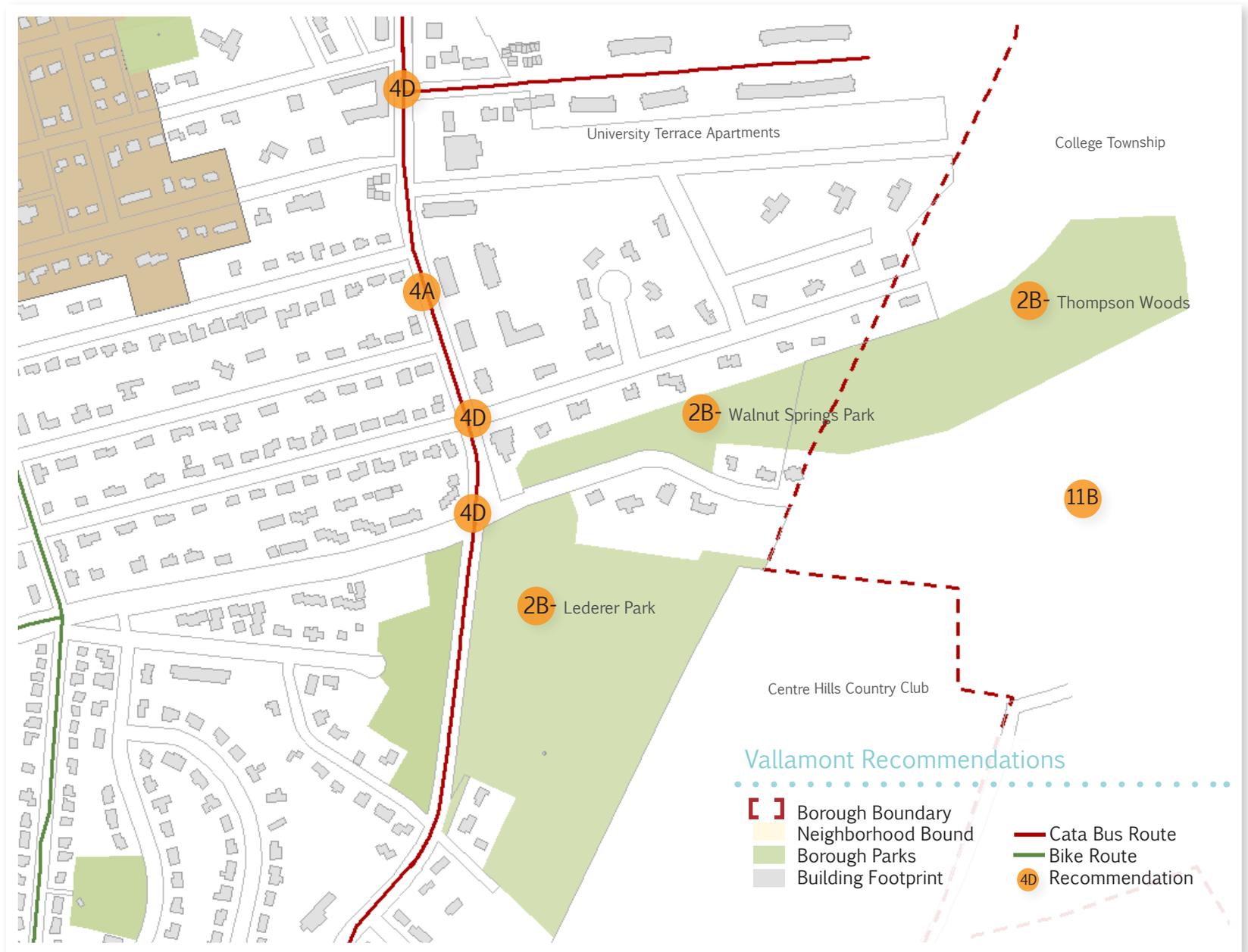
Many residents feel that their neighborhood's main threats are related to traffic issues on University Drive. A high level of service provided by the Borough for roadway and traffic management improvements, as well as improvements to pedestrian amenities were very important to residents. Goals 1 and 4 provide recommendations to support these concerns.

Goals 2 and 3 are important to Vallamont residents because the nearby parks and wooded areas are important characteristics that make the neighborhood a great place to live. Maintaining Walnut Springs, Thompson Woods and

Lederer Park as primarily rustic, natural areas were priorities for residents. Additionally, maintaining nearby access to amenities like the Easterly Parkway Elementary was of concern. Environmental sustainability issues are of concern to residents as well, including management of neighborhood deer population and the availability of energy sources for the neighborhood. Recommendations for these concerns are included in Goal 3.

Because the neighborhood is connected and immediately adjacent to College Township, residents supported recommendations of Goal 11. This goal addresses the need to improve communications with neighboring municipalities in order to discuss the impacts of future developments on Borough resources. While developments immediately adjacent to Vallamont in College Township are not anticipated, monitoring growth in the Region is an important task to protect the Borough's neighborhoods.

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 Vallamont neighborhood. These have been matched with SWOT analysis input of residents. 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.

While the streets within the neighborhood are private, roadway and lighting improvements on nearby University Drive can improve accessibility for residents. Improve the appearance of the University Drive corridor.



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

Recommendations: **2.B.**

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.

Recommendation: Borough-wide priorities

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.



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

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

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.

Recommendations: N/A

Vallamont experiences very few issues with ordinance enforcement and is primarily an owner-occupied neighborhood.



Goal 6: Create programs and partnerships for improving the management of rental housing.

Recommendation: 6.A., 6.D., 6.E., 6.F.

High quality maintenance of nearby rental housing.
Accurate inventory of data regarding neighborhoods.



Goal 7: Expand programs, incentives and other strategies for increasing homeownership in the Borough's neighborhoods.

Recommendations: 7.F.

Maintain 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

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.

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.

Provide regular updates to neighborhood residents about changing conditions. Improve frequency of interactions with staff.



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

Recommendation: **11.B.**



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

Recommendation: Borough-wide priorities