Neighborhood Priority Goals

Goal 1: Maintain neighborhood housing & amenities

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

Goal 3: Increase environmental sustainability

Goal 4: Address neighborhood traffic & transit opportunities

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**

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.

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

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.

- 3.B. Work with PSU on innovative solutions

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.

- **4.A. Improve traffic, speeding and vehicular safety concerns***
- **4.D. Improve pedestrian and bicycle infrastructure***

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.

Vallamont experiences very few issues with ordinance enforcement and is primarily an owner-occupied neighborhood. Neighborhood boundaries are very important when reporting on these conditions.

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

- 6.D. Review rental housing database for trends
- 6.F. Programs to incent affordable rental housing

High quality maintenance of nearby rental housing will have positive impact on neighborhood. Ensure an accurate inventory of data regarding neighborhoods.

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

- 7.F. Housing amenities to attract new residents

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.

- 8.B. Increase community participation in planning activities
- **8.C. Work with regional stakeholders on projects that can impact multiple municipalities***

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.

Vallamont experiences very few issues with neighbor relations because it is primarily an owner-occupied family neighborhood.

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
- 10.F. Teams to connect residents with Borough officials

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.

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

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

- 12.D. Ensure properties are accurately portrayed when marketed to potential buyers

Neighborhood SWOT Analysis Input

+ Strengths

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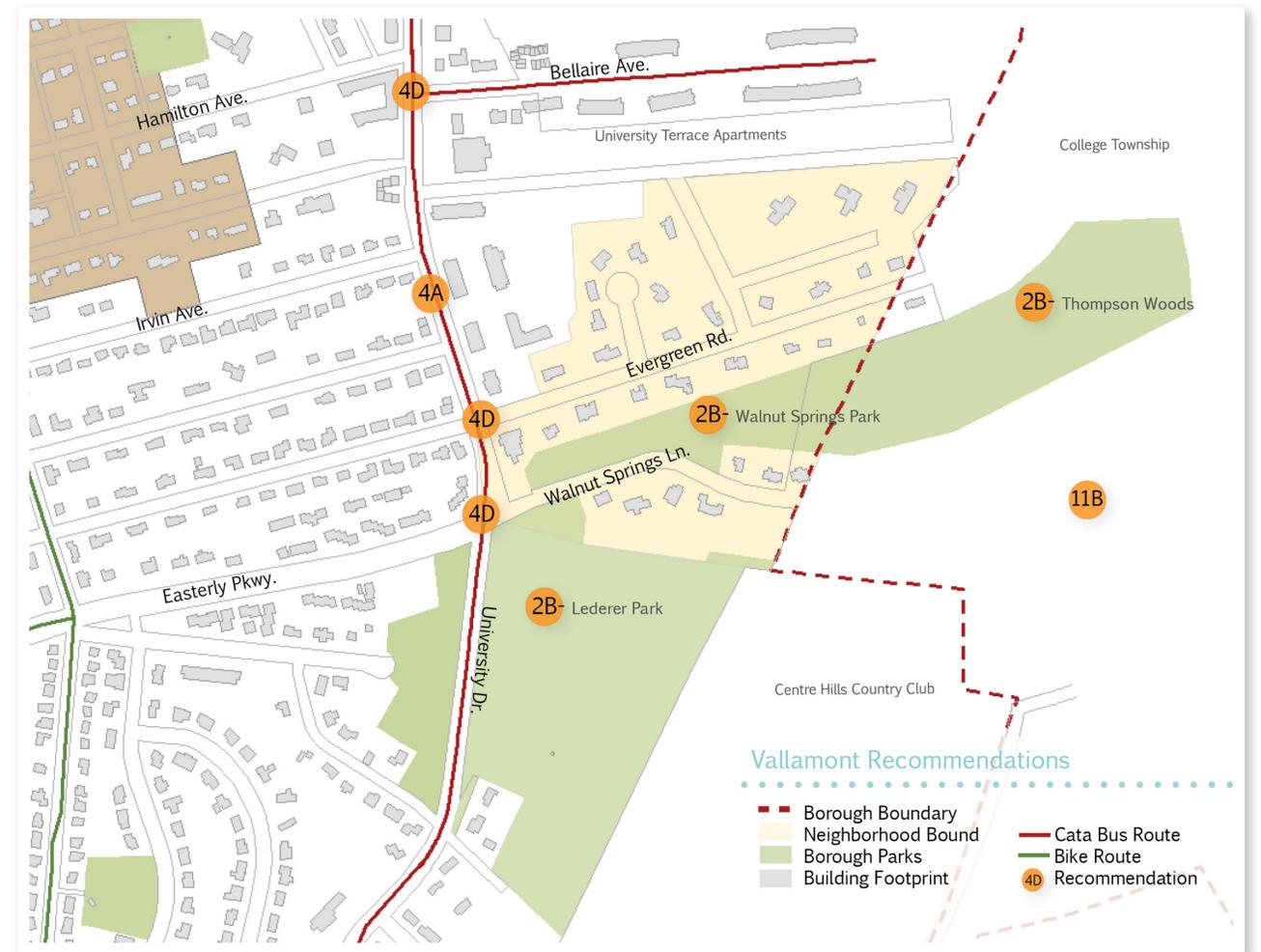
O Opportunities

- 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

Vallamont Recommendations

- Borough Boundary
- Neighborhood Bound
- Borough Parks
- Building Footprint
- Cata Bus Route
- Bike Route
- 4D Recommendation

Map labels: Hamilton Ave., Bellaire Ave., University Terrace Apartments, College Township, Irvin Ave., Evergreen Rd., Thompson Woods, Walnut Springs Park, Walnut Springs Ln., Easterly Pkwy., University Dr., Lederer Park, Centre Hills Country Club

Recommendation markers: 4D, 4A, 2B, 11B

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