

State College South

Priority Goals

In the SWOT analysis, many residents shared comments about the neighborhood being a well-established neighborhood that is within close proximity to many schools, parks and other community amenities. Improvements to the transportation networks that connect the neighborhood to these amenities was the biggest concern. Therefore, many of the recommendations of goals two, four, five, seven and ten have been indicated as a high priorities of the State College South neighborhood.



State College South is a well-established neighborhood with a strong mix of new and longer term residents as well as renters. Generally, residents feel that this is a good neighborhood for families, it is in close proximity to many important amenities and it is accessible by many forms of transportation.

Goals 2 and 4 are high priorities for the neighborhood to maintain these characteristics. Residents feel that the close proximity to schools, the grocery store and restaurants along South Atherton Street and in the Westerly Parkway Plaza, and nearby parks and recreational opportunities should be maintained and connectivity to these amenities should be improved when possible. For example, addressing sight distance issues for drivers accessing Easterly Parkway from the neighborhood would increase safety. Other improvements to intersections to improve the safety and convenience for pedestrians and cyclists were also important.

State College South residents have recently experienced more issues with nuisances such as noise from loud parties and new parking restrictions. Goal 5 is important to ensure that ordinances are adequately enforced to control negative quality of life impacts, but not to make these restrictions so onerous that they cause inconveniences for all Borough residents.

Residents of State College South feel strongly about their neighborhood as being a quality place to live. In fact, the South Association has worked to provide sessions for residents to help them with issues related to aging in their neighborhoods. Residents also would like to see more homes in the neighborhood that are assisted through First Time Home buyer programs and other affordable housing programs. Therefore, Goal 7 is important and provides recommendations related to retaining and attracting additional owner-occupied residences in the neighborhood.

Finally, State College South residents felt that it was important to engage in many of the recommendations of Goals 9 and 10. These goals help to provide additional opportunities for improved communications between the Borough and residents, and more opportunities for residents to share their thoughts and concerns with Borough officials and each other.

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 State College South neighborhood. 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., 1.H.

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.

Recommendations: 2.A.

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.

Recommendation: 3.D.



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

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

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.

Recommendations: 5.A., 5.B., 5.C.

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.

Recommendation: 6.A.,* 6.B.,* 6.D., 6.F.

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.

Recommendations: 7.B., 7.E., 7.F.

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.

Recommendation: 8.A.

Mitigate impacts of growth in terms of affect on traffic on South Atherton that could bypass the neighborhood.



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

Recommendations: 9.A., 9.C., 9.D., 9.E., 9.G.

Continue to provide Community Dialogues to meet and discuss important issues with neighbors.



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: Borough-wide priorities



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

Recommendation: 12.A., 12.D.

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