

What is a Small Area Plan?

Small area plans are prepared for smaller geographic areas within a community and include more detail than found in community-wide and regional plans. Every community is stitched together by unique areas, each with its own set of attributes, issues, opportunities, and challenges that contribute to the community as a whole. Small area plans provide a way for residents and businesses to actively engage in the process to help figure out what is important to their area, how it fits into the larger community, and how to address issues or concerns of particular importance to their place. To be successful, the small area plan process should also recognize the context of the broader goals of community-wide and regional planning efforts and should contain a series of realistic actions to implement the plan.

Small Area Plans are also long-range plans that look years into the future and capture how the community wants to look, feel and function when ownership and conditions change over a long period of time. Accordingly, it is important to set proper expectations and distinguish Small Area Plans from current planning - rezoning requests, review and approval of subdivision plats, and detailed development plans. Current planning implements provisions of long-range plans through the administration of land use controls (i.e., zoning and subdivision codes).

Implementation of the Pine Grove Mills Small Area plan will be the result of clear community action that facilitates private investments and public improvements over time. Private development is subject to the market and other variables that make development consistent with the Small Area Plan attractive. Public improvements are subject to governmental processes and priorities for funding, scheduling, design, and permitting.

Context of the Pine Grove Mills Small Area Plan

Pine Grove Mills is one of the few settlements in the Centre Region that are physically separated from the more urban and suburban places in the Region. Other examples, although much different than Pine Grove Mills include, Stormstown, in Halfmoon Township and Shingletown, in Harris Township, which are unique in their own right.

Pine Grove Mills is physically separated from the more urbanized areas in the Centre Region by an expanse of agricultural lands to the west, north, and east. The agricultural land uses provide a distinct separation from the commercial areas on State Route 26 and single family neighborhoods adjacent to the State Route 26 corridor, and north of Whitehall Road. The agriculture lands to the west, north, and east contribute enormously to the feeling that one is leaving the urbanized area and entering a rural landscape. This is most noticeable beginning at the intersection of State Route 26 and Whitehall Road as one travels south on State Route 26 or west on Whitehall Road.

Tussey Mountain provides a dramatic backdrop south of Pine Grove Mills. The Tussey Mountain Range runs as far as the eye can see to the east and west of Pine Grove Mills. This provides a physical barrier to development. The community is anchored firmly to the southern slopes of the Mountain, and neighborhoods continue south of Pine Grove Road (State Route 45) where they eventually border active farms. The community sits at the intersection of a visual landscape that is a great example of the ridge and valley region of Pennsylvania.

In many ways Pine Grove Mills could be considered a “gateway”. Pine Grove Mills Village is intersected by two rural state highways, making it a vehicular gateway to the State College Area for traffic coming from the south and west. The area is also a vehicular, bicycling, and hiking gateway to Rothrock State Park for traffic coming from the north, east, and west.

The Planning Process

Preparing the Small Area Plan consisted of seven primary tasks:

1. Initiate
 - a. Establish a Plan Boundary
 - b. Inventory Existing Conditions
2. Engage the Community
 - a. Establish a Planning Committee
 - b. Conduct a Town Hall Meeting
3. Understand
 - a. Prepare an Inventory of Existing Conditions
 - b. Develop List of Major Issues
4. Establish a Vision
 - a. Draft the Vision Statement
 - b. Develop Major Themes to Address
5. Draft Goals, Objectives, and Actions
 - a. ...
6. Prepare Implementation Program
 - a. Identified actionable tasks or programs to implement
 - b. Prepare implementation table with specific actions, priorities, timeframe, and responsibilities
7. Adopt Small Area Plan
 - a. Recommendation from the Planning Commission
 - b. Adoption by the Board of Supervisors

What is a Vision Statement?

A vision statement is a way of communicating a set of core values for the Small Area Plan and to help ensure that the substance of Pine Grove Mills is captured in a few words. The term *values* is included in the vision statement for the Pine Grove Mills Small Area Plan. What is meant by values, in the context of the Small Area Plan is something that is based upon principles, ideals, and beliefs that were expressed during the planning process for the small area plan. It is something that will help residents picture outcomes that reflect values that exist in Pine Grove Mills today.

The vision statement for the Small Area Plan was discussed at several Steering Committee meetings and a final draft was composed at the Alignment meeting. The vision statement captures in one statement what residents intend or wish the community to become in the future. The vision statement for the Pine Grove Mills Small Area Plan is:

Vision Statement

The Pine Grove Mills Small Area Plan seeks to preserve the living heritage and values of the residents by providing an outline for improvements and development that strengthen connectivity, sense of community, safety, physical environment, commerce, and recreation within this gateway village.

Planning Themes

Recommendations for the Pine Grove Mills Small Area Plan are organized around a series of planning themes to help more clearly align goals and actions, and to establish priorities for implementation. The themes in the Plan emerged from a series of Small Area Plan Committee meetings, an alignment meeting, a town hall meeting, and a community survey. All meetings were open to the public. The alignment meeting was facilitated by a third-party facilitator and the Town Hall meeting was facilitated by CRPA staff.

Planning themes essentially function as broad statements that identify what the major issues residents want to address in the Small Area Plan. The themes are the foundation upon which goals and action to implement the Plan are built. They are generally stated as an outcome to be achieved by the Plan rather than a problem to be addressed.

Strengthen Pine Grove Mills as a Place that Values Community Events

Background

Pine Grove Mills is a community which already supports many local events. Among those are church services, dinners, youth group meetings, Bible studies, annual strawberry festivals, holiday celebrations, craft and rummage sales; Lions' Club meetings, dinners, soup sales, craft and rummage sales, turkey shoots; VFW dinners and sandwich sales; Ferguson Township Senior Citizens' meetings; the Pine Grove Mills Farmers' Market and Pine Grove Mills Historical presentations. Ferguson Township is also developing the Cecil Irvin Park in Pine Grove Mills which could become a site for a variety of family oriented activities on its completion.

Issues

- Need for better advertising of activities. If residents want to attract more participants, they need to advertise events in ways other than posting signs on the Pine Grove Mills Post Office bulletin board, leaving flyers in the local bank, or publishing in the Pine Grove Mills Community in Action Newsletter. The Pine Grove Mills Farmers' Market already does a great job of advertising and reaching out to the community and perhaps their example could be followed.
- Signage restrictions limit the ability to advertise activities
- Lack of parking in Pine Grove Mills limits the ability to draw large numbers of visitors from outside of Pine Grove Mills to Pine Grove Mills events
- Lack of safe crosswalks limits the ability to safely travel on foot throughout the Pine Grove Mills community
- While churches are terrific sites for holding community events, as they provide not only indoor space but parking as well, we need to educate potential event attendees that holding an activity at a church site does not mean it is necessarily a "church activity" or that you have to be a member of that church to attend the activity
- A community use building and a facility with flush toilets would enhance the Cecil Irvin Park space for family and community use. The park itself would also need to be promoted more with signage.

Goal

- 1.0 Provide and promote more community events in Pine Grove Mills for not only Pine Grove Mills residents but also to draw more visitors to Pine Grove Mills.

Objectives

- 1.1 To enhance the feeling of community in Pine Grove Mills for residents and visitors alike
- 1.2 To draw more visitors to the area so that Pine Grove Mills is not just a place which people drive through to get elsewhere

Actions

- 1.0 Increase and improve advertising for Pine Grove Mills events by establishing a more visible social media presence. This includes establishing a Pine Grove Mills Instagram account and Facebook page, and includes increased integration with the Township Communications Coordinator.
- 2.0 Amend the Sign Ordinance to improve the quality and quantity of signs in the Village of Pine Grove Mills. This includes identification signs for the Village, business signs, event signs, and directional signs (to parking, special events, etc.).

Goal

- 2.0 Assess the need for additional parking on street and off-street parking in the Village Area.

The Village area has very little off-street and on street parking. Parking is always a critical issue for any business that relies on drive-by traffic to support themselves. More parking needs to be provided in the Village area to prompt and sustain growth in the businesses that may want to locate there. Additional parking needs to be planned in a manner that respects the character and heritage of the Village area while not infringing on existing neighborhoods.

Objectives

- 2.1 Plan for viable parking opportunities in the Village area.
- 2.2 Maintain the character, scale, and heritage of the Village area.
- 2.3 Support changes to the zoning ordinance that would facilitate non-traditional parking options in the Village area.
- 2.4 Provide parking in a location that facilitates safe pedestrian movement to the business area.

Actions

- 1.1 Complete a parking inventory and comprehensive study in the Village area.

A comprehensive assessment of existing parking inventory, need, and potential improvement will quantify the deficiencies and recommend effective means to address the deficiencies. This study should be done so that it complements the branding strategy for the Village area. Changes to regulations in the Township should also be addressed.

Generally, grant funding is not available for this type of project, which will probably need to be funded by the Township. The work should be completed by a transportation engineering and planning consultant. Township staff, the Planning Commission or Board of Supervisors should provide oversight.

Improve Safety and Provide for Multiple Modes of Transport on State Route 45 in Pine Grove Mills

Background

State Route 26 and State Route 45 are the primary vehicular routes to, and through Pine Grove Mills. Activity on these roads are dominated by motor vehicles, with inconsistent, poor quality, unsafe, or nonexistent choices for other modes of transportation. Changes that allow more transportation choices are important to help the Village area thrive, and to improve safety for people of all ages who live in and visit Pine Grove Mills. Residents who are mobility-impaired, walk, bike, take public transportation to and from the neighborhoods, Ferguson Elementary School, businesses, and parks in Pine Grove Mills have limited options other than driving a car. The Pennsylvania Department of Transportation (PennDOT) controls the rights-of-way for State Routes 26 and 45. Participation by PennDOT will be necessary to remove barriers to other forms of transport and to transition State rights-of-way so they can be safely shared to multiple modes of travel.

Issues

- Lack of definition between vehicular and pedestrian areas and no sidewalks in the vicinity of SR 45 and Meckley Drive is not pedestrian friendly.
- There are no marked pedestrian crossings at the intersection of SR 26 and SR 45 or SR 45 and Nixon Road.
- There are no sidewalks on the south side of SR 45 west of Deepwood Drive, or the north side west of the St. Paul Lutheran Church driveway.
- There are no sidewalks on the south side of SR 45 east of the Good Egg, or on the north side east of Rosemont Drive.
- Speeding and truck traffic on State Routes 45 and 26 is a threat to safe pedestrian and bicyclist mobility.
- Gaps in the sidewalk system throughout Pine Grove Mills result in disconnected neighborhoods and no sidewalk connections are provided from neighborhoods to the Village area.

Goal

1.0 Transition State Route 45 through Pine Grove Mills to a “complete street”

State Route 45 is plagued by negative impacts from vehicular traffic at the expense of other modes of transportation. The negative impacts of vehicular traffic on the quality of life in Pine Grove Mills could be reduced, and opportunities for multiple modes of transport, including walking, biking, and public transit should be substantially increased over time. SR 45, through Pine Grove Mills, should be transitioned to a complete street that recognizes the context of Pine Grove Mills and respects local goals that make the road safe for multiple modes of travel, reduce vehicular speed, and to provide a context-sensitive design that supports small businesses in the Village area. The community should work towards

incorporating elements that emphasize this portion of SR 45 as “main street” thorough a small rural village and a road that supports safe non-vehicular movement to and from neighborhoods, Ferguson Elementary School, parks, public places, and businesses.

Objectives

- 1.1 Transition SR 45 from one end of Pine Grove Mills to the other to a complete street to enable safe access for all users including, pedestrians, bicyclists, bus riders, and motorists.
- 1.2 Provide sidewalks on both sides of SR 46 through the entire Pine Grove Mills Study Area
- 1.3 Create a distinctive entrance to Pine Grove Mills from both ends of the Study Area to signify that it is a rural village.
- 1.4 Reduce speed on SR 45 from one end of the Study Area to the other.

Actions

- 1.1 Prepare a complete streets study for State Route 45 to facilitate the transition to a complete street.

A complete streets study should be led by a transportation planning consultant at the direction of the Township. Any study should be integrated with other sections of the Small Area Plan to assure there is connectivity for multiple modes of transportation to other parts of the Study Area and consistency with other goals and objectives. The study should address SR 45 from one end of the Study Area to the other end. There have been some improvements to sidewalk and lighting in parts of the Village which should also be noted. If no changes can be made to SR 45 in the Village area, the Township may want to consider phasing the study to address SR 45 east and west of the Village area.

Components that could potentially be included:

- Traffic calming including, but not limited to changes in paving, texture crosswalks, zebra striping, sharrows, and narrowing lanes.
- Improved CATA bus stops and shelters for safety and visibility.
- Direct coordination with PennDOT District 2 prior to and during the study to address their concerns and issues.
- Crosswalks in some locations when intersecting north-south streets that connect to neighborhoods.
- Distinctive entrances to Pine Grove Mills at both ends of the Study Area, including signs, landscape features, or other features to signify the entrance to Pine Grove Mills.
- Potential for “pop up” implementation in the study area to test real-world concepts and gauge community support of potential strategies. These temporary installations will help assess the success and scale of potential changes prior to proposed permanent installations.

Goal

- 2.0 Improve pedestrian and bicyclist safety, mobility, and connectivity throughout, and beyond Pine Grove Mills.

Provide a transportation environment that enables safe movement for pedestrians and bicyclists from neighborhoods to Ferguson Township Elementary School, existing and proposed parks, the Village, and other priority destinations. Include access into Rothrock State Park and routes into the State College Area and integration with any CATA bus stops and school bus stops.

Objectives

- 2.1 Provide safe mobility from neighborhoods to destinations throughout Pine Grove Mills.
- 2.2 Maintain the character of the Village area by crafting regulations that respect historic resources, scale, and form of the existing Village.
- 2.3 Support a mix of uses in the Village area including businesses, community facilities, and residential uses within walking distance to many homes.
- 2.4 Support the business community along State Route 26 in the Village area to maintain and enhance the parking.
- 2.5 Require new developments to install or support facilities that improve bicycle and pedestrian facilities

Actions

- 1.1 Implement the Pine Grove Mills Pedestrian and Bicyclist Mobility Map (to be prepared with this Small Area Plan).

The items identified in the Pedestrian and Bicyclist Mobility Map will need to be implemented through a variety of methods. Ferguson Township will need to provide a role through the Planning Commission (or other committee) along with staff and the Board of Supervisors. Funding and grant funding for implementation could be sought from a variety of sources through the Township, the Centre Region Planning Agency, or Commonwealth entities.

Pine Grove Mills – A Vibrant Community

Background

This theme investigates how Pine Grove Mills can improve, attract, and retain small businesses that are local, unique, and could meet basic needs of both the local population and others that may travel through, or visit Pine Grove Mills. This also includes strategies to encourage revitalization, adaptive reuse, infill development, and new construction that respects the character of the community.

Issues

- There are no specific incentives attracting businesses that would foster the vibrant community
- Current zoning ordinances do not reflect or support the tenants of a vibrant community
- There is no single unifying business development organization within Ferguson Township
- Businesses are stand-alone and do not have a conduit for open communications amongst each other or with the township
- Tourism has not been fully explored or developed for Pine Grove Mills
- Pine Grove Mills has a finite amount of space for commercial businesses and non-profits

Goal

1.0 Consider tax breaks to incent locally owned businesses to locate in the Village zone

Objectives

- 1.1 To incentivize businesses to move to the village
- 1.2 Increase the number of businesses within the village
- 1.3 Encourage the types of businesses that support the vibrant community vision to move to the village

Actions

1.0 Work with local businesses and Ferguson Township's financial office to understand what tax breaks would be beneficial to businesses.

Goal

2.0 Amend the Zoning Ordinance and Sign Ordinance to support and enable community and small scale development and signage program

Objectives

- 2.1 To support local businesses and non-profits by permitting appropriate signage
- 2.2 Ensure the available land is utilized appropriately to meet the vision of a small and vibrant community

Actions

- 2.0 Develop a zoning vision for the future of Pine Grove Mills that can support a road-map of getting from the current state of zoning regulations to the future state

Goal

- 3.0 “Small business sales days in Pine Grove Mills”

Objectives

- 3.1 To promote a sense of community amongst the businesses in Pine Grove Mills
- 3.2 To generate patronage of businesses within Pine Grove Mills

Actions

- 3.0 Establish a business network for the enterprises within Pine Grove Mills

Goal

- 4.0 Promotion and funding of tourist oriented destinations (TODs) signage.

Objectives

- 4.1 To increase awareness of attractions within the community
- 4.2 To generate patronage of attractions within Pine Grove Mills

Actions

- 4.0 Identify the attractions that would benefit from TODs signage

Goal

- 5.0 Connect with existing local businesses.

Objectives

- 5.1 Establish a sense of business community amongst for-profit and not-for-profit, or non-profit organizations within Pine Grove Mills
- 5.2 To generate patronage of businesses within Pine Grove Mills

Actions

- 5.0 Establish a business network for the enterprises within Pine Grove Mills

Goal

1.0 Establish a signage and branding program for Pine Grove Mills.

There are a few entrance signs to Pine Grove Mills, but other than identifying the boundaries of the community, they do not tell any passerby anything about the community. The signage and branding program should tell people the focus of Pine Grove Mills. For example, if it Pine Grove Mills is a gateway to Rothrock, that should be clearly developed and communicated in a signage and branding program.

Objectives

- 1.1 To demonstrate community support for reinvestment in the Village area
- 1.2 To create an attractive destination for locals and visitors
- 1.3 Encourage unique shops, restaurants and other local businesses to locate to the Village area
- 1.4 Increase the viability of existing and new businesses
- 1.5 Allow for the growth of community events that are open to the public
- 1.6 To broadcast the feeling of small town, friendly community beyond the radius of Pine Grove Mills

Actions

- 1.0 Obtain funding or grants to prepare a branding strategy for the Pine Grove Mills.

Establish Pine Grove Mills as a Place that Embraces a Diversity of Neighborhoods

Background

Although Pine Grove Mills is a vehicular and recreational gateway, it is, in and of itself, a diversely vibrant community. Pine Grove Mills is the major population center of Ferguson Township and included within the [State College, Pennsylvania Metropolitan Statistical Area](#). Located strategically near Penn State University, the Borough of State College, Larson Agricultural Research Center at Rock Springs, Rothrock State Park and rural lands extending for miles, Pine Grove Mills is potentially a stopover spot and recreational center for those traveling through it, the closest point to purchase needed provisions for those living or enjoying recreation in the nearby areas, and commuters. It could also be a refreshing venue for those living nearby and its neighborhood residents as they choose to embrace the same amenities as commuters and visitors. This would require convenient inter-neighborhood access with a safe physical environment to be established.

Issues for Embracing Neighborhoods

- Lack of definitions and focused plans

- Lack of safe connectivity (road crosswalks, bike paths, bike ways, walk ways)
- Lack of signage / indicators (historic and directional)

Goal

1.0 The first step to Establish Pine Grove Mills as a Place that Embraces a Diversity of Neighborhoods is to define terms. The Pine Grove Mills Small Area Plan provides an inclusive outline of the neighborhoods. But, the term “neighborhood” has not heretofore been used precisely and needs commonly agreed upon spatial definition.

Objectives

1.1 For purposes of the Small Area Plan a minimal number of neighborhoods facilitate analyses, while allowing sufficient homogeneity to express their individualistic natures in general terms.

A dictionary definition of neighborhood is: "A district or area with distinctive characteristics." A major distinctive serving to identify neighborhoods within the Pine Grove Mills Area is building styles, which resulted from the periods in which the majority of structures clustered together were built. There are similarities in style among houses built from the beginning of the Village to the early 1900's. Mid-1900's houses exhibit a different style. Then, houses from the late 20th century and early 21st century are notable by their style. An architect could explain these transitions, but they are evident to any observer. Building structure identification of neighborhoods serves the purposes of the Small Area Plan and avoids socio-economic and zoning complications. Interestingly, residential areas around the core Village came into being in a roughly concentric pattern over the decades, area by area; thus making contiguous neighborhoods identifiable. Future analyses of connectivity of parts within neighborhoods, between neighborhoods and between each neighborhood and the core Village can be more easily planned with outlines in place. Recommended Neighborhood designations: West End, Village, Crescent.

Actions

1.0 A Study Area map with outlines of designated neighborhoods is attached.

Goal

2.0 Diversity among Pine Grove Mills neighborhoods can become unity by construction of safe connecting bike paths, bike ways and walk ways.

Objectives

2.1 Pine Grove Mills has not benefitted from the network of bike paths and bike ways that have been a long standing objective of the Centre Region Planning Authority and Ferguson Township. Connection to

existing municipal facilities and the state bike route on SR 45, along with inter-neighborhood bike path, bike way and walkway facilities would enhance village life and unify neighborhoods.

Actions

2.0 Complete the proposed bicycle facility northward from the state bike route at the intersection of E. Pine Grove Rd, Meckley Rd and Banyan drive. Construct northern and southern bike path, bike way and walkway facilities in two prongs from that same intersection through the Village and Crescent neighborhoods to rejoin the state bike route at the Ferguson Elementary School with a spur into the West End. A map of these vital facilities is attached.

Goal

3.0 Historic and directional signage and indicators would attract neighborhood residents and visitors to the core Village and inform them of significant local people and events. The interest generated would help reestablish the traditional quality of village life. Knowing about Pine Grove's history would generate a bond of identity throughout the neighborhoods. Details on these markers are the purview of other sections of this report. But, planning for the construction of the bike /hike path / way should include indicators, and signage. Identification of the outlines of the neighborhoods could also be included.

Conclusion

Residents expressed the need to address issues related to lack of bicycle facilities, incomplete sidewalks and unsafe conditions on SR 45 and SR 26. These make it difficult and uncomfortable to walk or bike within and among neighborhoods. A bike /hike path / way loop the length of the Village on both north and south sides of SR 45 would greatly relieve these concerns and enhance other developments by creating Pine Grove Mills as a fun, family safe place to visit.

Pine Grove Mills History and Heritage

Background

Pine Grove Mills is an historic village with a recorded history dating back to the late 1700's. In its heyday, the village was a bustling town, home to various stores, service businesses and a hotel. The community enjoyed regular events such as parades and band performances and was even home to a Pine Grove Mills baseball team. The village thrived as residents interacted and with one another regular in business and pleasure.

Today, buildings, sites and memorabilia remain and have been catalogued by local residents. Written collections have been completed on the Union cemetery, its surroundings and those laid to rest there in three bound books. As well, notable homes, buildings and historical narratives have been recorded in an additional set of three books. A general history of Pine Grove Mills was written by Felicia Mulley. Other historic materials that exist include photographs, deeds, diplomas and furniture.

This section of the small area plan will address the community's desire to preserve and share these historic resources.

Goal

- 1.0 Put the rich history of Pine Grove Mills on display.

Objectives:

- 1.1 Share the accumulated knowledge of this area with local residents as well as visitors.
- 1.2 Display collected items such as furniture from the Academy, lands deeds and photographs in an area that is free and open to the public.
- 1.3 Collaborate with local groups.
- 1.4 Create an online presence of Pine Grove Mills history.
- 1.5 Share the written documentation of Pine Grove Mills history as collected in the PGM book series.
- 1.6 Explore connections between Pine Grove Mills history and state and national actors or events – i.e. graduates of the Academy, Helen Keller visit, Don Kepler's survival training for the Peace Corps and baseball connections.

Actions

- 2.1 Present history on a Pine Grove Mills website or a Pine Grove Mills page hosted on the Ferguson Township website.
- 2.2 Create educational materials that will explain and promote the heritage of Pine Grove Mills.
- 2.3 Support the creation of an educational display area by creating zoning in Ferguson Township that will make museums allowable spaces in the village.
- 2.4 Identify and create partnerships between local groups that have laid a foundation for this goal: PGM Community in Action, local churches.
- 2.5 Discuss joining historic organizations to promote Pine Grove Mill as an historic place: Centre County Historical Society, National Parks Service.
- 2.6 Consult with county, state and federal historic preservation groups and Ferguson Township on funding for the creation, maintenance and promotion of the displays or museum spaces.

- 2.7 Seek funding to support additional prints of Pine Grove Mills Historic District Book Series, Pine Grove Mills Union Cemetery Book Series and Pine Grove Mills: History of a Hometown 1801-2001.
- 2.8 Seek funding to establish placement of PGM book series in local libraries.

Goal

3.0 Connect history to community events

Objective:

- 3.1 Offer interactive, educational events in the village.
- 3.2 Provide opportunities to share the stories of Pine Grove Mills.
- 3.3 Reimagine and revitalize social activities from Pine Grove Mills history such as the community band, baseball team, shows and parades.
- 3.4 Create an historical walking tour that is safe and informative.
- 3.5 Support events like the Sit and Stroll.
- 3.6 Share historical information with local schools.

Actions

- 3.1 Identify specific sites that can be or are used as community gathering locations.
- 3.2 Create a 'map tour' of historic places in the village.
- 3.3 Address difficulties of pedestrian travel in the town 'diamond' with PennDOT and Ferguson Township.
- 3.4 Inform residents of events through existing and new communication tools: a Pine Grove Mills website or a Pine Grove Mills page hosted on the Ferguson Township website, Village newsletter.
- 3.5 Work with Ferguson Township Elementary School to share history of the school with current students, families and staff.
- 3.6 Work with Pine Grove Mills Farmers Market to identify times for special events with an historical theme.
- 3.7 Connect with Grange organizations to participate in special events.

Goal

4.0 Preserve the historic character and architecture of Pine Grove Mills

Objectives

- 4.1 Protect historic buildings from decay or demolition while allowing for changes in use and freedom to make alterations to buildings.
- 4.2 Encourage repurposing of existing structures, i.e. a home used for a commercial use, which also echoes the past uses of many of the homes in the village.
- 4.3 Work with property owners to educate and support maintenance of historic structures.
- 4.4 Share information on history of Pine Grove Mills places with the public.
- 4.5 Collaborate with Township, County and State resources to investigate historic district designations that will not impede revitalization plans or landowner rights.

- 4.6 Consider governmental strategies to decrease likelihood of demolition or redevelopment of historical structures.

Actions

Create and share educational materials on historic Pine Grove Mills sites. Promote these among the public (including homeowners, government, educations, realtors, and local businesses).

- 4.1 Provide specialized educational materials to residents and owners of historic sites (as identified in Historic District Properties Books) when bought, sold or proposed development occurs.
- 4.2 Create digital inventory of historic properties and sites.
- 4.3 Nominate selected sites to the National Register of Historic Places.
- 4.4 Work with Ferguson Township to create zoning ordinances that permit desired uses for existing structures.
- 4.5 Consider, and subsequently if advised, develop and implement regulatory guidelines for remodeling and redevelopment of historic places. Possibilities include a design review board with advisory or mandatory guidelines.
- 4.6 Consider, and subsequently if advised, develop and implement township ordinances for the Village Zoning district that align with preservation goals. Examples: an ordinance in the village district that would limit or delay demolition of structures, tax incentives to restore sites rather than redevelop.

Recreation & Rothrock in PGM

Background

The village of Pine Grove Mills is nestled at the foot of Tussey Ridge, downstream from thousands of acres of Rothrock State Forest. To the north of town lies rolling agricultural lands that offer scenic biking routes. Slightly farther afield recreational opportunities abound in places like Fairbrook Park, Rock Springs, Spruce Creek, Scotia State Gamelands, Musser Gap, Shingletown Gap, and State College. To the south and over Tussey Ridge, residents don't have far to travel to reach Stone Valley Recreation Area, Shaver's Creek Environmental Center, Whipple Dam State Park, Greenwood Furnace State Park, and with slightly more effort, the shores of Raystown Lake—the largest body of water within the borders of Pennsylvania.

From deep forest to open fields, large lakes to cold-water creeks, Pine Grove Mills has nearly unlimited access to the natural resources and parks of central PA. This theme examines how these resources can be more accessible and integrated into the community to promote livability, health, enjoyment, and a deeper connection to the natural world.

Issues

- Limited available parking/access for trailheads into Rothrock State Forest: West Chestnut Road, Kepler Road, Ferguson Lions Club, Deepwood Drive, and Ag Progress Days.
- Lack of signage or trail maps for hikers.
- Poor pedestrian and bicycle connectivity between Rothrock, parklands, neighborhoods, and State College.
- Access to recreational opportunities just out of town, like Fairbrook Park, Scotia State Gamelands, Musser Gap, and State College are solely via busy roads with varying degrees of safety for bike or pedestrian traffic.

Goal

1.0 Create clear access points for already established trails in Rothrock. These access points should have appropriate parking, signage, and maps, and should be easy to access on foot from village neighborhoods. Impacts to neighborhoods (increased non-resident car traffic, noise, etc) adjacent to access points should be considered when designating parking and trailheads.

Objective

- 1.1 Increase PGM resident use of Rothrock State Forest trails.
- 1.2 Develop a reputation as a community that is enriched by the natural resource and recreational opportunities in our backyards.
- 1.3 Better connect Rothrock trails in PGM to larger Rothrock trail networks in Musser Gap and Shingletown Gap to expand opportunities for recreation and spread user impact over a greater area.

Actions

- 1.1 Define best access points for shared trail system (hiking, biking, dog walking, horse-riding, etc) that maximize neighborhood connectivity
- 1.2 Partner with DCNR to create signage/trail maps for defined access points.
- 1.3 Encourage DCNR to partner with neighbors on the design and roll out of access point development (e.g. the proposed West Chestnut parking area and trailhead.)

Goal

2.0 Create ADA streamside walking path and viewing point along Slab Cabin Run on East Chestnut Street.

Objective

- 2.1 Improve access and appreciation of natural resources.

Actions

- 2.1 Determine land use availability (Private land? Ferguson? DCNR?)
- 2.2 Develop engineering design plans and explore permitting process
- 2.3 Apply for DCNR grant
- 2.4 Install trail; remove invasive plants and dead Eastern Hemlock hazards

Goal

3.0 Create comprehensive and safe pedestrian and bike connectivity between regional points of recreation (Rothrock, village, parks, State College).

Objective

- 3.1 Extend recreational opportunities between destinations
- 3.2 Increase resident participation in activities through safer routes and easier access.

Actions

- 3.1 See related action items related to the Pine Grove Mills Pedestrian and Bicyclist Mobility Map (to be prepared with this Small Area Plan).

IMPLEMENTATION PROGRAM

Action

The Action column identifies the action to be implemented.

Priorities

The priority column indicates what priority the action is, using the following criteria.

High – These recommendations should be implemented first (one to three years)

Medium – Three to five years

Low – More than five years

Responsibility

The Responsibility column identifies the municipal departments and/or community agencies that are primarily responsible for implementation the recommendation.

Other Partners

The Other Partners column identify public and private partners who are needed to implement the regulations. For example, PennDOT would be in this column for accomplishing goals related to any work in the State Route 26 or 45 corridors. This column may also identify funding sources or other agencies or groups that are stakeholders for the action.

ANNUAL ACTION PLAN

Regardless of which strategy the group moves forward with, there should be an Annual Action Plan prepared with actions that should be accomplished for that year. The idea here is to maintain a record of actions that everyone buys into on a regular basis.

ANNUAL STATUS REPORT

The group should have, at least annual contact with the Board of Supervisors regarding progress on the Plan and activities in the Annual Action Plan that may require Township resources. This should be presented annually to the Board.

REVIEW THE PLAN IN A FEW YEARS

The group should utilize the Annual Action Plan and Annual Status Report to check progress and, where necessary amend the Plan.

IMPLEMENTATION PROGRAM				
STRENGTHEN PINE GROVE MILLS AS A PLACE THAT VALUES COMMUNITY EVENTS				
	Action	Priority	Responsibility	Other Partners
1.0	Establish a Pine Grove Mills Community Association to lead implementation of the Small Area Plan.		Pine Grove Mills Residents	Ferguson Township
2.0	Create a Pine Grove Mills Facebook page and Instagram account		Pine Grove Mills Residents	Ferguson Township Centre Region Planning Agency
3.0	Amend sign ordinance to improve signs in Pine Grove Mills		Pine Grove Mills Residents	Ferguson Township Consultant
4.0	Complete a parking inventory and comprehensive parking study in the Village area.		Ferguson Township	Consultant Centre Region Planning Agency
IMPROVE SAFETY AND PROVIDE FOR MULTIPLE MODES OF TRANSPORTATION ON STATE ROUTE 45				
	Action	Priority	Responsibility	Other Partners
1.0	Prepare a complete streets study for State Route 45 to facilitate the transition to a complete street.		Ferguson Township	PennDOT Centre Region Planning Agency
2.0	Prepare and implement a Pine Grove Mills Pedestrian and Bicycle Mobility Map.		Pine Grove Mills Residents	Ferguson Township Centre Region Planning Agency
PINE GROVE MILLS – A VIBRANT COMMUNITY				
	Action	Priority	Responsibility	Other Partners
1.0	Prepare a study to determine what tax breaks would benefit local business recruitment and retention in the Village area.		Ferguson Township	Local business representatives Chamber of Business and Industry of Centre County
2.0	Create a small business association for businesses in Pine Grove Mills. Include non-profits and for-profit enterprises		Ferguson Township	Local business representatives Chamber of Business and Industry of Centre County
3.0	Establish a signage and branding program for Pine Grove Mills		Ferguson Township	Pine Grove Mills Residents Local business representations Rothrock State Forest Representatives

				Central PA Convention and Visitors Bureau
ESTABLISH PINE GROVE MILLS AS A PLACE THAT EMBRACES A DIVERSITY OF NEIGHBORHOODS				
	Action	Priority	Responsibility	Other Partners
1.0	Prepare a map of distinct neighborhoods in Pine Grove Mills		Pine Grove Mills Residents	Ferguson Township
2.0				
PINE GROVE MILLS HISTORY AND HERITAGE				
	Action	Priority	Responsibility	Other Partners
1.0	Include the history on a Pine Grove Mills webpage and/or the Township webpage		Pine Grove Mills Residents	Ferguson Township
2.0	Create educational material that will explain and promote the heritage of Pine Grove Mills		Pine Grove Mills Residents	Ferguson Township SCASD – Ferguson Elementary School
3.0	Amend the zoning ordinance to allow museum spaces in buildings in the Village area to provide historic information.		Ferguson Township	Pine Grove Mills residents
4.0	Include Community in action and other active historic groups in the creation of a Pine Grove Mills Community Association		Pine Grove Mills Residents	Ferguson Township
5.0	Join historic organizations such as Centre County Historical Society		Pine Grove Mills Residents	Ferguson Township Centre County Historical Society
6.0	Identify potential funding sources to support creation, maintenance, and promotion of displays in museum spaces.		Pine Grove Mills Residents	Ferguson Township
7.0	Identify locations to utilize as community gathering spaces.		Pine Grove Mills Residents	Ferguson Township
8.0	Create a “map” tour of places in the Village		Pine Grove Residents	Ferguson Township

9.0	Provide specialized educational materials to residents and owners of historic sites when bought, sold or proposed development occurs		Pine Grove Mills Residents	Ferguson Township
10.0	Create a digital inventory of historic properties and sites		Pine Grove Mills Residents	Ferguson Township Centre County Historical Society
11.0	Nominate selected sites to the National Register of Historic Places		Pine Grove Mills Residents	Ferguson Township Centre County Historical Society Property owners
12.0	Amend the zoning ordinance to: allow compatible uses for existing structures; consider regulatory standards for remodeling and redevelopment of historic places. Consider forming a design review board		Pine Grove Mills Residents	Ferguson Township Consultant
13.0	Develop a demolition permit for prior notification regarding any demolition on existing buildings.		Pine Grove Mills Residents	Ferguson Township Consultant
RECREATION AND ROTHROCK IN PINE GROVE MILLS				
	Action	Priority	Responsibility	Other Partners
1.0	Define best access points for shared trail system (hiking, biking, dog-walking, horse riding, (etc) that maximize neighborhood connectivity		Pine Grove Mills Residents	Ferguson Township Department of Conservation and Natural Resources (DCNR) Centre Region Planning Agency
2.0	Partner with DCNR to create signage/trail maps for defined access points		Pine Grove Mills Residents	Ferguson Township Department of Conservation and Natural Resources (DCNR) Centre Region Planning Agency
3.0	Encourage DCNR to partners with neighbors on the design and location of access points to Rothrock (West Chestnut for example)		Pine Grove Mills Residents	Ferguson Township Department of Conservation and Natural Resources (DCNR) Centre Region Planning Agency
4.0	Work with DCNR to improve the location and access from private and public lands into Rothrock to extend access to recreational opportunities between Rothrock and Pine Grove Mills		Pine Grove Mills Residents	Ferguson Township Department of Conservation and Natural Resources (DCNR) Centre Region Planning Agency

5.0	Remove invasive species and dead Eastern Hemlock in Rothrock		DCNR	Pine Grove Mills Residents Ferguson Township
6.0	Increase resident participation in activities through safer routes and easier access to Rothrock		Pine Grove Mills Residents	Ferguson Township Department of Conservation and Natural Resources (DCNR) Centre Region Planning Agency

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