

# FERGUSON TOWNSHIP

## PINE GROVE MILLS SMALL AREA PLAN

DRAFT - JANUARY 2019



**CRPA**  
Centre Regional  
Planning Agency

# EXISTING CONDITIONS

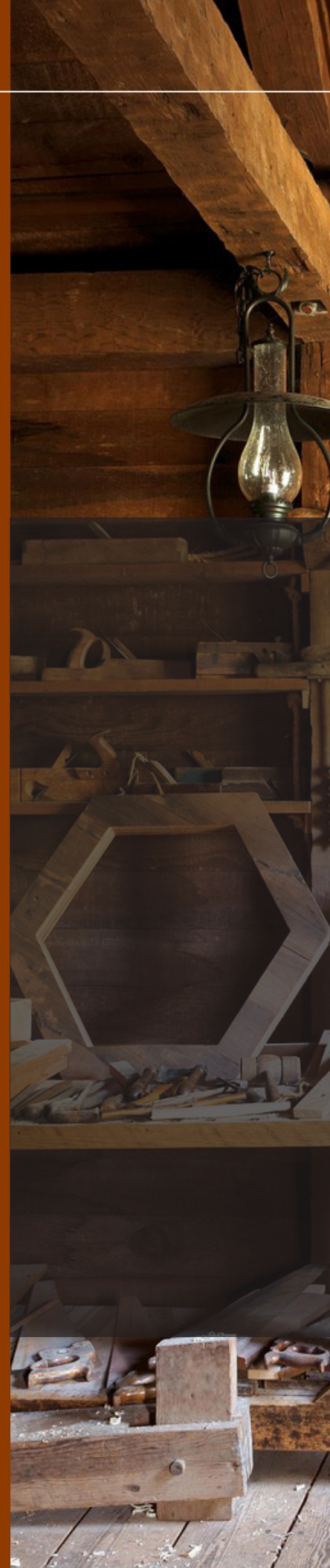
## 1.0 INTRODUCTION

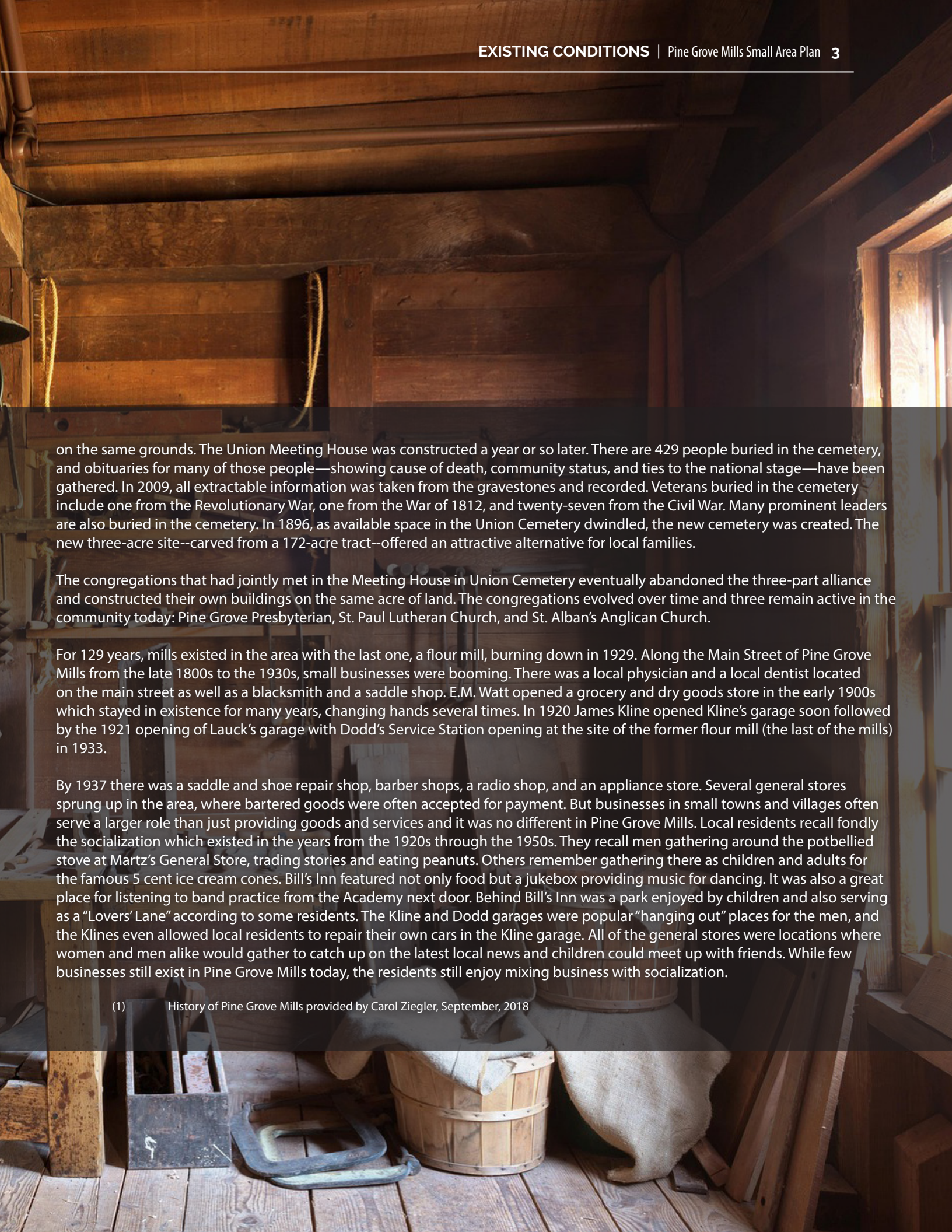
Pine Grove Mills is a historic village<sup>(1)</sup> nestled at the base of Rothrock State Forest in Ferguson Township. Ferguson Township was named for Thomas Ferguson (1748-1806), a resident of the territory as early as 1789. In 1791 he purchased a large piece of land (321 acres) for 300 pounds. Pine Grove Mills is located on this parcel. Following the acquisition of hundreds of additional tracts of land, Ferguson eagerly encouraged the development of the area by selling and/or donating land to incoming settlers, who brought with them their faith and farming skills. As a result, the village experienced rapid growth. The first families, like Ferguson, were “Scotch Irish,” followed by the Germans. The first grist-mill in Pine Grove Mills was built by Ferguson in 1800. Eventually there were three mills in the town—grist (flour), stave, and saw.

The horse and buggy were relied on for routine travel. For those traveling through town, there was a stagecoach stop at the local hotel. In the late 1800s, trains became a popular mode of travel. Although no longer in existence, a train station near the present Ferguson Township School grounds brought freight and folks to and from Bellefonte and other points on the Bellefonte Central line until 1918. Pine Grove Mills was quite a bustling little town as people traveled the main east-west road from Pittsburg [sic] to points west and south to Huntingdon, requiring food and sleeping accommodations. O’Bryan’s Tavern (c 1815) and St. Elmo’s Hotel (late 1800s-early 1900s) were two options for meeting the needs of the traveling public. O’Bryan’s Tavern still stands, although it is now a residence. St. Elmo’s Hotel—traditionally known for having been visited by Helen Keller—no longer stands, but newspaper accounts document the visits of out-of-town dinner guests. Recreational offerings offered by the hotel, such as boxing, provided diversions for residents and guests.

The prestigious Pine Grove Academy and Seminary was established in the 1850s by local community leaders who firmly believed in providing for the higher educational needs of young folks from the local area and beyond. By 1916, 650 names were recorded on the roll as having attended the academy. James Beaver, governor of Pennsylvania, was one of those distinguished graduates. The school was purchased in 1887 by the School District of Ferguson Township for public school purposes. The building was eventually demolished and a new building, Ferguson Township School, was constructed and opened in 1932 across the street from the Academy lot.

Around 1832, three faith-based groups joined forces to purchase an acre of land from John and Jane Barron (Thomas Ferguson’s daughter) in the center of Pine Grove. A meeting house, to be built on the land, would allow the groups to alternate church services, provide space for community meetings, and offer a Sunday school. A cemetery was to be created



The background image shows the interior of a rustic wooden building. The walls and ceiling are made of dark, weathered wood. A horse's head is mounted on the wall in the center. To the right, a window with a wooden frame is visible, letting in light. In the foreground, there are various wooden items, including a bucket and some tools, suggesting a workshop or a storage area.

on the same grounds. The Union Meeting House was constructed a year or so later. There are 429 people buried in the cemetery, and obituaries for many of those people—showing cause of death, community status, and ties to the national stage—have been gathered. In 2009, all extractable information was taken from the gravestones and recorded. Veterans buried in the cemetery include one from the Revolutionary War, one from the War of 1812, and twenty-seven from the Civil War. Many prominent leaders are also buried in the cemetery. In 1896, as available space in the Union Cemetery dwindled, the new cemetery was created. The new three-acre site—carved from a 172-acre tract—offered an attractive alternative for local families.

The congregations that had jointly met in the Meeting House in Union Cemetery eventually abandoned the three-part alliance and constructed their own buildings on the same acre of land. The congregations evolved over time and three remain active in the community today: Pine Grove Presbyterian, St. Paul Lutheran Church, and St. Alban's Anglican Church.

For 129 years, mills existed in the area with the last one, a flour mill, burning down in 1929. Along the Main Street of Pine Grove Mills from the late 1800s to the 1930s, small businesses were booming. There was a local physician and a local dentist located on the main street as well as a blacksmith and a saddle shop. E.M. Watt opened a grocery and dry goods store in the early 1900s which stayed in existence for many years, changing hands several times. In 1920 James Kline opened Kline's garage soon followed by the 1921 opening of Lauck's garage with Dodd's Service Station opening at the site of the former flour mill (the last of the mills) in 1933.

By 1937 there was a saddle and shoe repair shop, barber shops, a radio shop, and an appliance store. Several general stores sprung up in the area, where bartered goods were often accepted for payment. But businesses in small towns and villages often serve a larger role than just providing goods and services and it was no different in Pine Grove Mills. Local residents recall fondly the socialization which existed in the years from the 1920s through the 1950s. They recall men gathering around the potbellied stove at Martz's General Store, trading stories and eating peanuts. Others remember gathering there as children and adults for the famous 5 cent ice cream cones. Bill's Inn featured not only food but a jukebox providing music for dancing. It was also a great place for listening to band practice from the Academy next door. Behind Bill's Inn was a park enjoyed by children and also serving as a "Lovers' Lane" according to some residents. The Kline and Dodd garages were popular "hanging out" places for the men, and the Klins even allowed local residents to repair their own cars in the Kline garage. All of the general stores were locations where women and men alike would gather to catch up on the latest local news and children could meet up with friends. While few businesses still exist in Pine Grove Mills today, the residents still enjoy mixing business with socialization.

(1) History of Pine Grove Mills provided by Carol Ziegler, September, 2018



Photo: Laura Dinnini

## Current Setting

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. Most of these agricultural areas west of Nixon Road are protected by agricultural easements that will preserve the farming use

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.

The Small Area Plan is being prepared to help residents in Pine Grove Mills develop a community-based plan specifically geared to the needs of the community. The Small Area Plan will 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.

The Small Area Plans will 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.

The location of the Pine Grove Mills Small Area Plan Study Area is illustrated on Figure 1-1.

# 1.1 EXISTING CONDITIONS

The purpose of this chapter of the Small Area Plan is to summarize the existing characteristics and conditions of the Pine Grove Mills study area. Pine Grove Mills is a unique place within the boundaries of Ferguson Township. Pine Grove Mills is also a U.S. Census Designated Place and there are specific types of U.S. Census demographic data available for boundaries that are similar to the study area boundaries. Other information in this chapter was obtained through data collection and analysis by the CRPA. This information along with public input forms the foundation for the development of goals and actions within the plan.

## 2010 US Census Data Information

The CRPA utilized 2010 US Census data to provide a generalized profile of population and housing in Pine Grove Mills as it compares to Ferguson Township overall to assess existing conditions. Pine Grove Mills is identified by the US Census Bureau as a Census Designated Place (CDP) so there are data available for a geographic area that somewhat larger than the study area for the Pine Grove Mills Small Area Plan. There are areas where the CDP exceeds the boundaries of the Study Area, those areas however, are largely forested or farms and would not influence the population characteristics or number of housing units in Pine Grove Mills. The boundaries of the Pine Grove Mills Census Designated Place are illustrated on Figure 1-2. 2010 decennial census data was utilized in lieu of more recent American Community Survey (ACS) population data because the ACS data has a large margin of error and is not comparable to the 2010 census data. The data for Ferguson Township includes Pine Grove Mills.

**TABLE 1-1  
PINE GROVE MILLS POPULATION BY SEX AND AGE – 2010**

TOTAL POPULATION	PINE GROVE MILLS		FERGUSON TOWNSHIP	
	NUMBER	PERCENT	NUMBER	PERCENT
Under 5 years	97	6.5	948	5.4
5 to 9 years	114	7.6	995	5.6
10 to 14 years	114	7.6	958	5.4
15 to 19 years	95	6.3	954	5.4
20 to 24 years	94	6.3	2,812	15.9
25 to 29 years	71	4.7	1,552	8.8
30 to 34 years	87	5.8	1,147	6.5
35 to 39 years	102	6.8	1,059	6.0
40 to 44 years	125	8.3	1,084	6.1
45 to 49 years	122	8.1	1,172	6.6
50 to 54 years	98	6.5	1,027	5.8
55 to 59 years	99	6.6	1,061	6.0
60 to 64 years	80	5.3	806	4.6
65 to 69 years	62	4.1	597	3.4
70 to 74 years	49	3.3	550	3.1
75 to 79 years	36	2.4	426	2.4
80 to 84 years	37	2.5	285	1.6
85 years and over	20	1.3	257	1.5
Median Age	38.9	32.7	-	-
<b>TOTAL</b>	<b>1,502</b>	<b>100.0</b>	<b>17,690</b>	<b>100.0</b>

Source: United States Census Factfinder - Profile of General Population and Housing Characteristics for Pine Grove Mills Designated Place 2010

According to the 2010 Census Pine Grove Mills and Ferguson Township have similar population by age. A notable difference is that Pine Grove Mills has more population, as a percentage at each end of the age spectrum. Approximately 7.9 percent of Ferguson Township population was 62 years and over and 6.6 percent of the population was 65 years and over. In Pine Grove Mills 16.6 percent of the population was 62 years and over (+8.7 percent) and 13.6 percent was 65 years and over (+7.0 percent). On the other end of the spectrum, Ferguson Township had 22.8 percent of the population that was 19 years and under and in Pine Grove Mills, 28.0 percent was 19 years and under (+5.2 percent).

**TABLE 1-2  
HOUSEHOLDS BY TYPE - 2010**

TYPE OF HOUSEHOLD	PINE GROVE MILLS		FERGUSON TOWNSHIP	
	NUMBER	PERCENT	NUMBER	PERCENT
Family households (families) [1]	403	67.7	4,192	58.3
With own children under 18 years	193	32.4	1,852	25.7
Husband-wife family	350	58.8	3,578	49.7
With own children under 18 years	164	27.6	1,502	20.9
Male householder, no wife present	17	2.9	170	2.4
With own children under 18 years	6	1.0	72	1.0
Female householder, no husband present	36	6.1	444	6.2
With own children under 18 years	23	3.9	278	3.9
Nonfamily households [1]	192	32.3	3,003	41.7
Householder living alone	152	25.5	1,856	25.8
Male	61	10.3	880	12.2
65 years and over	14	2.4	122	1.7
Female	91	15.3	976	13.6
65 years and over	42	7.1	364	5.1
Households with individuals under 18 years	203	34.1	1,939	26.9
Households with individuals 65 years and over	146	24.5	1,444	20.1
Average household size	2.52	-	2.45	-
Average family size [1]	3.10	-	2.94	-
<b>TOTAL HOUSEHOLDS</b>	<b>595</b>	<b>100.0</b>	<b>7,195</b>	<b>100.0</b>

Source: United States Census Factfinder - Profile of General Population and Housing Characteristics for Pine Grove Mills Designated Place 2010

Note: [1] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

This is no surprise that as a percentage, Pine Grove Mills has a larger number of family households and households with children under 18. There is also a substantial difference between non-family households in Pine Grove Mills at 32.3 percent and all of Ferguson Township at 41.7 percent. This is attributed largely to students counted as nonfamily households. Households with individuals under 18 were 7.2 percent higher in Pine Grove Mills (34.1 percent) than in Ferguson Township (26.9 percent). Households with individuals 65 years and over were 24.5 percent in Pine Grove Mills and 20.1 percent in Ferguson Township.

**TABLE 1-3  
HOUSING TENURE – 2010**

TENURE	PINE GROVE MILLS		FERGUSON TOWNSHIP	
	NUMBER	PERCENT	NUMBER	PERCENT
Owner-occupied housing units	483	81.2	4,244	59.0
Population in owner-occupied housing units	1,285	-	11,013	-
Average household size of owner-occupied units	2.66	-	2.59	-
Renter-occupied housing units	112	18.8	2,951	41.0
Population in renter-occupied housing units	217	-	6,620	-
Average household size of renter-occupied units	1.94	-	2.24	-
<b>OCCUPIED HOUSING UNITS</b>	<b>595</b>	<b>100.0</b>	<b>7,195</b>	<b>100.0</b>

Source: United States Census Factfinder - Profile of General Population and Housing Characteristics for Pine Grove Mills Designated Place 2010

Table 1-3 indicates that, as a percentage Pine Grove Mills had substantially more owner occupied housing units than Ferguson Township. This is not surprising given that Pine Grove Mills is distant from many services and other locations in the Township are much closer to those services. Renter-occupied housing units as a percentage are also substantially higher in Ferguson Township and may be attributed to housing students attending Penn State.



## Existing Land Use & Zoning Inside the Study Area

An understanding of the existing land use pattern inside the Study Area is helpful to inform how future land uses, parks, trails and other community features can fit into the existing fabric of the community and how they can relate and complement existing land uses. The existing pattern of land use also illustrates where there may be incompatibility between existing land uses and future proposed land uses in Pine Grove Mills. Existing land use is illustrated on Figure 1-3.

### Residential Uses

The Pine Grove Mills study area is predominately characterized by a residential uses. The vast majority of which are single family homes



### Agricultural Land Use

There are three parcels of agricultural land inside the Pine Grove Mills study area. One parcel is located on the northeast corner of State Route 45 and Plainfield Road, and consists of 73 acres of land. About half of this parcel is in study area, because the boundary of the study area was primarily defined by Regional Growth Boundary and Sewer Service Area (RGB and SSA) which bisects the property. This area is currently planned and zoned for agricultural uses.

The second agricultural area consists of two parcels totaling approximately 71.6 acres. Some of this land is located north of Lois Lane and the Hillside Farm Estates neighborhood and a portion is located immediately north of State Route 45 east of Rosemont Drive. The area north of Hillside Farm Estates is currently farmed, but is planned and zoned for single family residential uses. The area immediately north of State Route 45 is vacant and is also planned and zoned for single family homes. There are currently public rights-of-way on Cinda Drive, Cameron Lane, and Sheldon Drive that will connect the parcels to the north to Lois Lane and the developed Hillside Farm Estates neighborhood. One parcel to the south has access thorough Sheldon Drive, one parcel fronts on State Route 45. Although portions of this area are anticipated to develop as single family homes, it is shown as agriculture or vacant since those are the existing land uses.

The future Cecil Irvin Park on Nixon Road consists of approximately 16.6 acres and is currently farmed. This area will be develop as a neighborhood park in the future by Ferguson Township.

### Other Vacant Lands

There are two larger vacant properties in the study area. One parcel consists of about 12 acres that has access to Nixon Road, This parcel is located across Nixon Road from St Paul Lutheran Cemetery, and is landlocked on all other sides. This parcel is considered



vacant. Slab Cabin Run traverses the north side of this parcel.

There are several contiguous parcels of vacant land located behind single family homes on the west side of Sycamore Drive. In total there is approximately 7.6 acres of land. There appears to be land area set aside for public rights-of-way with two connections to Sycamore Drive.

There are a number of vacant lots that are part of single family subdivisions and are presumed to be developed for homes in the future.

## Zoning

There are six zoning districts in Pine Grove Mills. The location of zoning districts is shown on Figure 1-5. Each zoning district is briefly described below:

**General Commercial** – The majority of General Commercial zoning is located on the very eastern end of the Study Area and includes several developed parcels. Businesses include Clearfield Bank, C & J Auto Service, and the Limestone Inn Bed & Breakfast. The Naked Egg is also zoned General Commercial. There is no other land zoned General Commercial in the Study Area.

**Forest/Gamelands** – The only Forest/Gamelands zoning is on the Rothrock State Forest property. Portions of this zoning district go as far north as Chestnut Street. Land in the Forest/Gamelands district includes forest lands and trails.

**Single Family Residential** – The Single Family Residential zoning district includes the neighborhood west of Plainfield Road and north of Pine Grove Road. A substantial portion of the Study Area north and south of Pine Grove Road from about St Paul Lutheran Church to Sycamore Drive (south of Pine Grove Road and Banyon Drive, north of Pine Grove Road is zoned Single Family Residential. This zoning district includes single family homes on a variety of lot sizes.

**Rural Agriculture** – The property on the northeast corner of Plainfield Road and Pine Grove Road is zoned Rural Agriculture along with about half of the future Cecil Irvin Park on the east side of Nixon Road.

**Rural Residential** - The Rural Residential zoning district includes most of the land in the Study Area located south of Pine Grove Road that abuts Rothrock State Forest. Rural Residential zoning abuts Pine Grove Road from the western end of the Study Area to just across the street from the Chatelaine Bed & Breakfast. From there the district turns south then generally follows the alignment of Chestnut Street until the district reaches Sycamore Drive, where it turns south and again abuts Pine Grove Road and Meckley Drive. Rural Residential includes the Thistlewood neighborhood and the remainder of the Study Area south of Pine Grove Road. Land uses in this zoning district include single family homes on a variety of lot sizes, forested areas, hunting camps, State College Borough Water Authority uses, and Township-owned property.

**Village** – The Village zoning district abuts Pine Grove Road from Kirk Street on the west to Kocher Street on the east. The district is one lot deep and is generally bounded by property lines of individual lots, Reed and Ward Alleys to the north and Martz Street and Shawyer Lane to the south. This zoning district includes single family homes, businesses, and the US Post Office.

## Parks, Open Space, and Trails

### Parks

Lions Park is the one existing Township Park in Pine Grove Mills. It is located at 500 West Pine Grove Road and includes a baseball field.

Ferguson Elementary School, located at 215 West Pine Grove Road has several outdoor recreation amenities, including a playground, basketball court/play court, and a soccer field.

The future Cecil Irvin Park includes 16 acres and is located at 126 Cinda Drive (on the east side of Nixon Road, north of the Westside and Hillside Farm neighborhoods). Phase One will include a playground, pergola, walking trail, multi-use field, a sledding hill, and more. Future phases will include tennis and basketball courts, sand volleyball, a parking area, picnic pavilion, and an additional multi-use field.

## Open Space

Open space near Pine Grove Mills is dominated by the adjacent Rothrock State Forest. Pine Grove Mills enjoys access to a huge variety of activities for all seasons. This includes hiking on over 300 miles of trails, mountain biking, camping, hunting for deer, bear, turkey, and other small game. Other activities include fishing and access to wild and natural areas such as Bear Meadows, Alan Seeger and Ditweiler Run Natural Areas, and the Little Juniata Natural Area.

## Trails

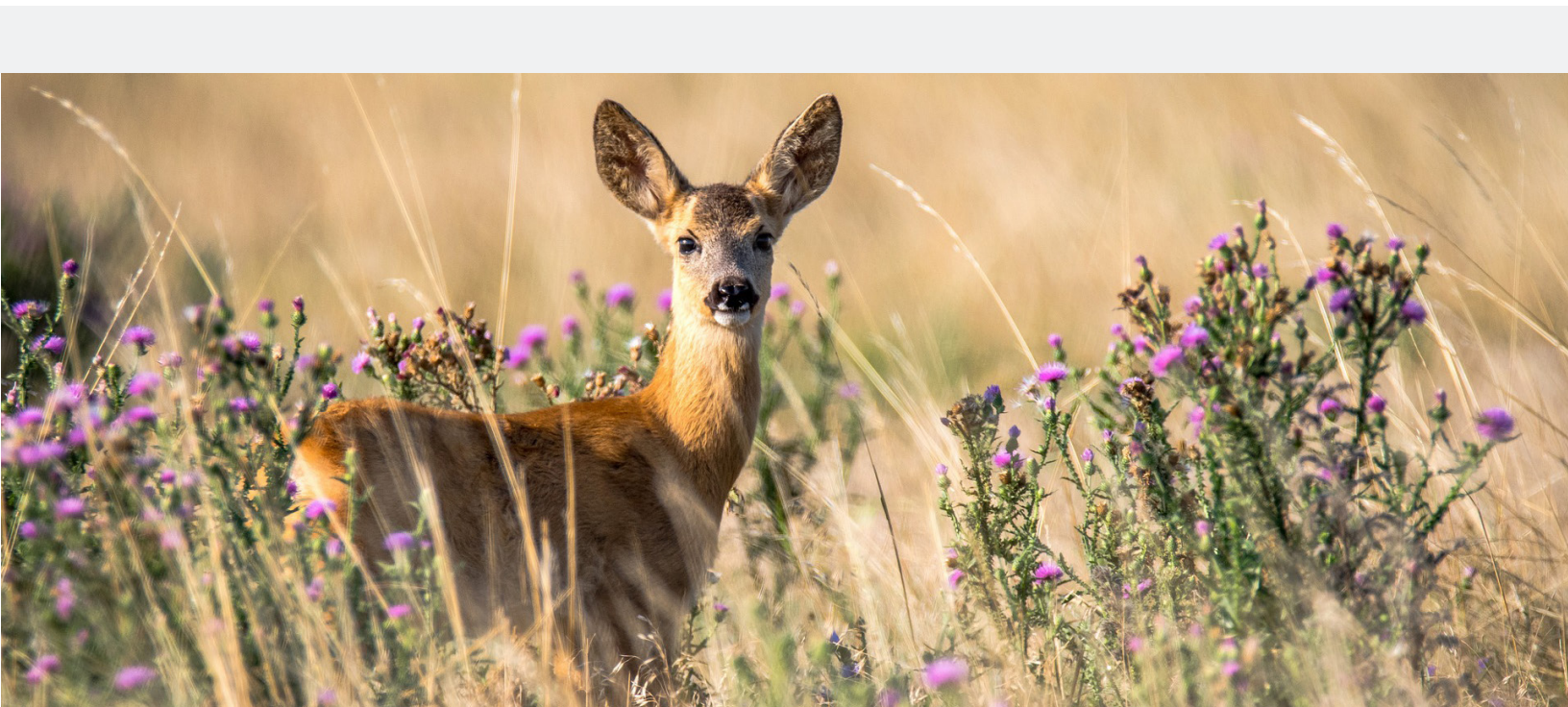
There is a shared-use trail trailhead located at the end of Deepwood Drive. This trail meanders into Rothrock State Forest where a hiker, mountain biker, or equestrians can continue to the west and eventually connect to trails in Rothrock State Park or continue to the south and intersect with the Mid-State Trail after crossing Kepler Road and State Route 26. After connecting to the Mid-State Trail, the hiking and mountain biking options are nearly endless in Rothrock.

## Bicycle Facilities

The only existing bicycle facility in Pine Grove Mills is a multi-use path connection between the Somerset Phase I neighborhood, along Nixon Road. The multi-use path continues along the north side of St. Paul Lutheran Cemetery and connects to Ferguson Township Elementary School.

Proposed facilities are shown on State Routes 45 and 26, along Nixon Road, from State Route 45 to Whitehall Road, and on Banyan Drive from State Route 45 continuing north through farmland to Whitehall Road.

Existing and proposed parks, open space, and trails are illustrated on Figure 1-4.



## Regional Growth Boundary and Sewer Service Area (RGB and SSA)

Most of the Pine Grove Mills Study Area is inside the RGB and SSA. The community has the benefit of having public sewer available to serve new development while being separate from the more urbanized area in the Region. There are some single family lots that are not included in the RGB and SSA. About half of the land area in the future Cecil Irvin Park is located inside the RGB and SSA.

## Transportation System

### Major Roads

Major Roads in the Study Area include State Routes 45 (Pine Grove Road) and State Route 26. These roads are in the state highway system and controlled by the Pennsylvania Department of Transportation (PennDOT). Both SR 45 and SR 26 provide regional connections to other areas of central Pennsylvania. Truck traffic and speeding have historically been the major concerns of these two roads as they run through the historic village and neighborhoods adjacent the village. The intersection of SR 45 and SR 26 is also a major concern for residents. These are illustrated on Figure 1-6.

Plainfield Road and Nixon Road also provide connections to Whitehall Road, although both are not as busy as SR 45 and SR 26.

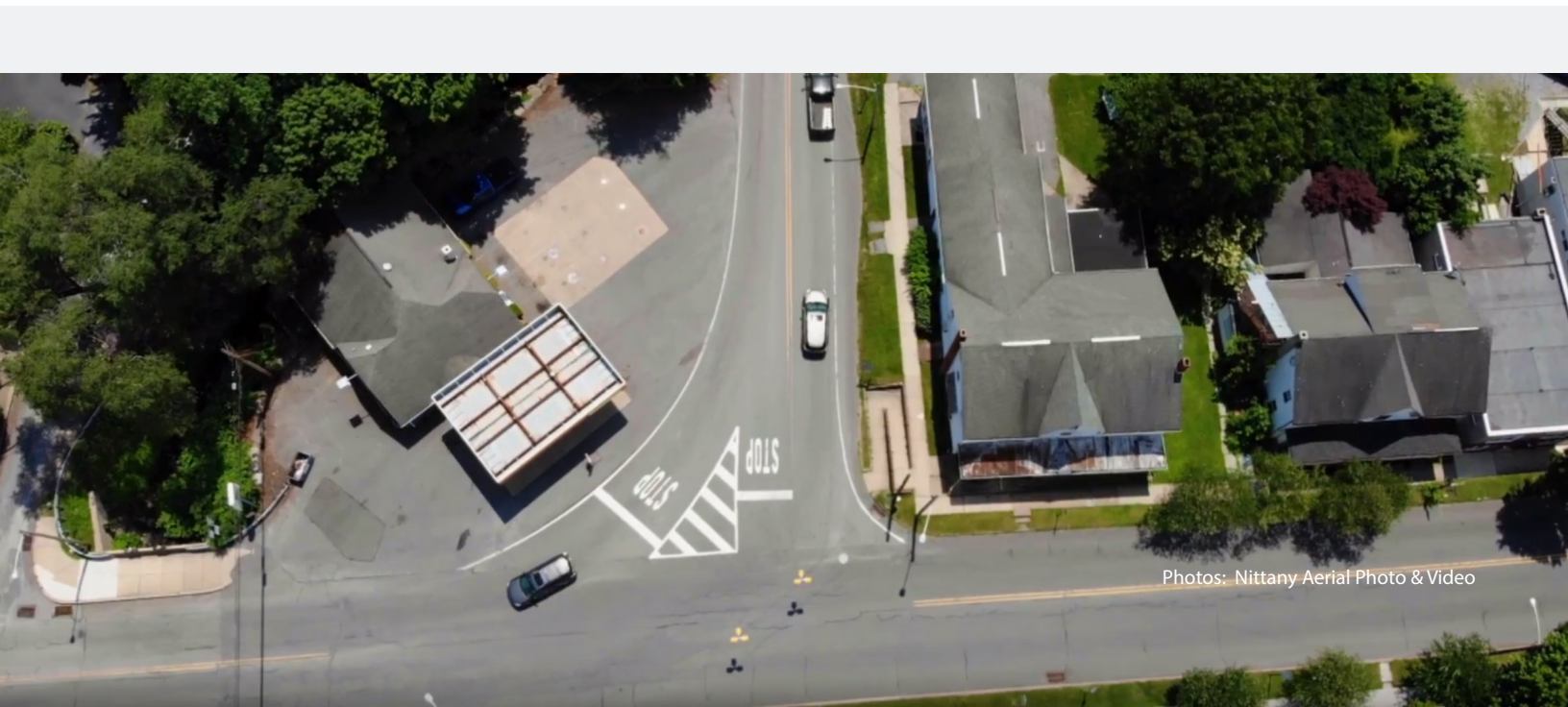
### Local Streets and Alleys

All local streets south of SR 45 are dead end streets or loop roads that connect back to SR 45, or in a couple of instances connect to SR 26. This requires all these neighborhoods to utilize SR 45 for direct access to the neighborhoods. Most local streets on the north side of SR 45 are in a similar situation, but there is more access to Nixon Road.

Alleys in Pine Grove Mills have historically been troublesome because many are not public rights-of-way, but are utilized by individual property owners to access their property.

### CATABus Service

The Centre Region Transportation Authority (CATA) currently provides service to Pine Grove Mills along the "F" Route. This route serves other neighborhoods and destinations including The Meadows, Fairbrook, Ramblewood, Piney Ridge, Welch Pool, the Penn State Campus, and Downtown State College.



# THE AREA PLAN

## 2.0 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. Public improvements are subject to governmental processes and priorities for funding, scheduling, design, and permitting.







Photos: Jim May / CRPA

## 2.1 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.

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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 northern 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.



## 2.2 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

## 2.3 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 unique and historic village.*

Photo: Laura Dinnini

## 2.4 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.



## 2.5 GOALS, OBJECTIVES & ACTIONS

### Strengthen Pine Grove Mills as a Place that Engages Community

#### 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. This is some opportunity for shared parking at Pine Grove School and churches in the village.
- 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 restroom 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 and include adequate parking.





Photos: Jim May & Steve Arnold / CRPA

## 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

- 1.1.1 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.  
 1.1.2 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.) that do not negatively impact the charm of the village.





## 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

- 2.1.1 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 Transportation 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

### 3.0 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

- 3.1 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.
- 3.2 Provide sidewalks on both sides of SR 46 thorough the entire Pine Grove Mills Study Area
- 3.3 Create a distinctive entrance to Pine Grove Mills from both ends of the Study Area to signify that it is a rural village.
- 3.4 Reduce speed on SR 45 from one end of the Study Area to the other.



## Actions

### 3.1.1 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.
- Address safety concerns at the intersection of State Routes 26 and 45.
- 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

- 4.0 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

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

## Actions

- 4.1.1 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 play 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. 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

- 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

- 5.0 Consider tax breaks to incent locally owned businesses to locate in the Village zone.

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

- 5.1 To incentivize businesses to move to the village.
- 5.2 Increase the number of businesses within the village.
- 5.3 Encourage the types of businesses that support the vibrant community vision to move to the village.

### Actions

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



## Goal

- 6.0 Amend the Zoning Ordinance and Sign Ordinance to support and enable community and small-scale development and signage program.

## Objectives

- 6.1 To support local businesses and non-profits by permitting appropriate signage.  
 6.2 Ensure the available land is utilized appropriately to meet the vision of a small and vibrant community.  
 6.3 Consider zoning tools such as a village overlay district to encourage flexible development standards in the village area.

## Actions

- 6.1.1 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

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

## Objectives

- 7.1 To promote a sense of community amongst the businesses in Pine Grove Mills.  
 7.2 To generate patronage of businesses within Pine Grove Mills.

## Actions

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

## Goal

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

## Objectives

- 8.1 To increase awareness of attractions within the community.  
 8.2 To generate patronage of attractions within Pine Grove Mills.

## Actions

- 8.1.1 Identify the attractions that would benefit from TODs signage

## Goal

9.0 Connect with existing local businesses.

## Objectives

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

## Actions

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



## Goal

10.0 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

- 10.1 To demonstrate community support for reinvestment in the Village area.
- 10.2 To create an attractive destination for locals and visitors.
- 10.3 Encourage unique shops, restaurants and other local businesses to locate to the Village area.
- 10.4 Increase the viability of existing and new businesses.
- 10.5 Allow for the growth of community events that are open to the public.
- 10.6 To broadcast the feeling of small town, friendly community beyond the radius of Pine Grove Mills.

## Actions

- 10.1.1 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

- 11.0 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.



Photo: Nittany Aerial Photo &amp; Video

## Objectives

- 11.1 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

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

## Goal

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

## Objectives

- 12.1 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

- 12.1.1 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

- 13.0 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

14.0 Put the rich history of Pine Grove Mills on display.

## Objectives

- 14.1 Share the accumulated knowledge of this area with local residents as well as visitors.
- 14.2 Display collected items such as furniture from the Academy, lands deeds and photographs in an area that is free and open to the public.
- 14.3 Collaborate with local groups.
- 14.4 Create an online presence of Pine Grove Mills history.
- 14.5 Share the written documentation of Pine Grove Mills history as collected in the PGM book series.
- 14.6 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

- 14.1.1 Present history on a Pine Grove Mills website or a Pine Grove Mills page hosted on the Ferguson Township website.
- 14.1.2 Create educational materials that will explain and promote the heritage of Pine Grove Mills.
- 14.1.3 Support the creation of an educational display area by creating zoning in Ferguson Township that will make museums allowable spaces in the village.
- 14.1.4 Identify and create partnerships between local groups that have laid a foundation for this goal: PGM Community in Action, local churches.
- 14.1.5 Discuss joining historic organizations to promote Pine Grove Mill as an historic place: Centre County Historical Society, National Parks Service.
- 14.1.6 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.
- 14.1.7 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.
- 14.1.8 Seek funding to establish placement of PGM book series in local libraries.





## Goal

15.0 Connect history to community events.

## Objectives

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

## Actions

- 15.1.1 Identify specific sites that can be or are used as community gathering locations.
- 15.1.2 Create a 'map tour' of historic places in the village.
- 15.1.3 Address difficulties of pedestrian travel in the town 'diamond' with PennDOT and Ferguson Township.
- 15.1.4 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.
- 15.1.5 Work with Ferguson Township Elementary School to share history of the school with current students, families and staff.
- 15.1.6 Work with Pine Grove Mills Farmers Market to identify times for special events with an historical theme.
- 15.1.7 Connect with Grange organizations to participate in special events.



## Goal

16.0 Preserve the historic character and architecture of Pine Grove Mills

## Objectives

- 16.1 Protect historic buildings from decay or demolition while allowing for changes in use and freedom to make alterations to buildings.
- 16.2 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.
- 16.3 Work with property owners to educate and support maintenance of historic structures.
- 16.4 Share information on history of Pine Grove Mills places with the public.
- 16.5 Collaborate with Township, County and State resources to investigate historic district designations that will not impede revitalization plans or landowner rights.
- 16.6 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).

- 16.1.1 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.
- 16.1.2 Create digital inventory of historic properties and sites.
- 16.1.3 Nominate selected sites to the National Register of Historic Places.
- 16.1.4 Work with Ferguson Township to create zoning ordinances that permit desired uses for existing structures.
- 16.1.5 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.
- 16.1.6 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 Pine Grove Mills

### 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

- 17.0 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.

## Objectives

- 17.1 Increase PGM resident use of Rothrock State Forest trails.  
 17.2 Develop a reputation as a community that is enriched by the natural resource and recreational opportunities in our backyards.  
 17.3 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

- 17.1.1 Define best access points for shared trail system (hiking, biking, dog walking, horse-riding, etc) that maximize neighborhood connectivity  
 17.1.2 Partner with DCNR to create signage/trail maps for defined access points.  
 17.1.3 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

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

## Objectives

- 18.1 Improve access and appreciation of natural resources.

## Actions

- 18.1.1 Determine land use availability (Private land? Ferguson? DCNR?).  
 18.1.2 Develop engineering design plans and explore permitting process.  
 18.1.3 Apply for DCNR grant.  
 18.1.4 Install trail; remove invasive plants and dead Eastern Hemlock hazards.

## Goal

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

## Objectives

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

## Actions

- 19.1.1 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

The Implementation Program takes the Goals, Objectives, and Actions listed in the narrative and assigns a priority, responsibility, and partners to implement each item. The implementation activities listed in the Implementation Program are indexed to the Goals, Objectives, and Actions in the narrative. The following:

## Implementation Action

The Implementation Action column identifies the action to be taken to implement a goal, objective or action.

## 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.

Implementation programs are not static. They should be updated every two or three years as projects are completed and as opportunities emerge for completion of projects.



## ANNUAL ACTION PLAN

Regardless of which actions 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 ENGAGES COMMUNITY

Implements	Action	Priority	Responsibility	Other Partners
Action 1.1.3	1. Establish a Pine Grove Mills Community Association to lead implementation of the Small Area Plan.		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 1.1.1	2. Create a Pine Grove Mills Facebook page and Instagram account		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>Centre Region Planning Agency</li> </ul>
Action 1.1.2	3. Amend sign ordinance to improve signs in Pine Grove Mills		Ferguson Township	<ul style="list-style-type: none"> <li>Consultant</li> <li>Pine Grove Mills Residents</li> </ul>
Action 2.1.1	4. Complete a parking inventory and comprehensive parking study in the Village area.		Ferguson Township	<ul style="list-style-type: none"> <li>Consultant</li> <li>Centre Region Planning Agency</li> </ul>

### IMPROVE SAFETY AND PROVIDE FOR MULTIPLE MODES OF TRANSPORTATION ON STATE ROUTE 45

	Action	Priority	Responsibility	Other Partners
Action 3.1.1	5. Prepare a complete streets study for State Route 45 to facilitate the transition to a complete street.		Ferguson Township	<ul style="list-style-type: none"> <li>PennDOT</li> <li>Centre Region Planning Agency</li> </ul>
Action 4.1.1	6. Prepare and implement a Pine Grove Mills Pedestrian and Bicycle Mobility Map.		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>Centre Region Planning Agency</li> </ul>

### PINE GROVE MILLS – A VIBRANT COMMUNITY

Implements	Action	Priority	Responsibility	Other Partners
Action 5.1.1	7. Prepare a study to determine what tax breaks would benefit local business recruitment and retention in the Village area.		Ferguson Township	<ul style="list-style-type: none"> <li>Local business representatives</li> <li>Chamber of Business and Industry of Centre County</li> </ul>
Action 7.1.1	8. Create a small business association for businesses in Pine Grove Mills. Include non-profits and for-profit enterprises		Ferguson Township	<ul style="list-style-type: none"> <li>Local business representatives</li> <li>Chamber of Business and Industry of Centre County</li> </ul>
Action 10.1.1	9. Establish a signage and branding program for Pine Grove Mills		Ferguson Township	<ul style="list-style-type: none"> <li>Pine Grove Mills Residents</li> <li>Local business representations</li> <li>Rothrock State Forest Representatives</li> <li>Central PA Convention and Visitors Bureau</li> </ul>

### ESTABLISH PINE GROVE MILLS AS A PLACE THAT EMBRACES A DIVERSITY OF NEIGHBORHOODS

Implements	Action	Priority	Responsibility	Other Partners
Action 11.1.1	10. Prepare a map of distinct neighborhoods in Pine Grove Mills		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 12.1.1	11. Enhance bicycle access.		Ferguson Township	

**IMPLEMENTATION PROGRAM**

**PINE GROVE MILLS HISTORY AND HERITAGE**

Implements	Action	Priority	Responsibility	Other Partners
Action 14.1.1	Include the history on a Pine Grove Mills webpage and/or the Township webpage		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 14.1.2	Create educational material that will explain and promote the heritage of Pine Grove Mills		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>SCASD – Ferguson Elementary School</li> </ul>
Action 14.1.6	Amend the zoning ordinance to allow museum spaces in buildings in the Village area to provide historic information.		Ferguson Township	<ul style="list-style-type: none"> <li>Pine Grove Mills residents</li> </ul>
Action 14.1.4	Include Community in action and other active historic groups in the creation of a Pine Grove Mills Community Association		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 14.1.5	Join historic organizations such as Centre County Historical Society		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>Centre County Historical Society</li> </ul>
Action 14.1.7	Identify potential funding sources to support creation, maintenance, and promotion of displays in museum spaces.		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 15.1.1	Identify locations to utilize as community gathering spaces.		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 15.1.2	Create a “map” tour of places in the Village		Pine Grove Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 16.1.1	Provide specialized educational materials to residents and owners of historic sites when bought, sold or proposed development occurs		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> </ul>
Action 16.1.2	Create a digital inventory of historic properties and sites		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>Centre County Historical Society</li> </ul>
Action 16.1.3	Nominate selected sites to the National Register of Historic Places		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>Centre County Historical Society</li> <li>Property owners</li> </ul>
Action 16.1.4	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	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>Consultant</li> </ul>
Action 16.1.6			Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>Ferguson Township</li> <li>Consultant</li> </ul>

## IMPLEMENTATION PROGRAM

### RECREATION AND ROTHROCK IN PINE GROVE MILLS

Implements	Action	Priority	Responsibility	Other Partners
Action 17.1.1	Define best access points for shared trail system (hiking, biking, dog-walking, horse riding, (etc) that maximize neighborhood connectivity		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>• Ferguson Township</li> <li>• Department of Conservation and Natural Resources (DCNR)</li> <li>• Centre Region Planning Agency</li> </ul>
Action 17.1.2	Partner with DCNR to create signage/trail maps for defined access points		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>• Ferguson Township</li> <li>• Department of Conservation and Natural Resources (DCNR)</li> <li>• Centre Region Planning Agency</li> </ul>
Action 17.1.3	Encourage DCNR to partners with neighbors on the design and location of access points to Rothrock (West Chestnut for example)		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>• Ferguson Township</li> <li>• Department of Conservation and Natural Resources (DCNR)</li> <li>• Centre Region Planning Agency</li> </ul>
Action 17.1.3	Increase resident participation in activities through safer routes and easier access to Rothrock		Pine Grove Mills Residents	<ul style="list-style-type: none"> <li>• Ferguson Township</li> <li>• Department of Conservation and Natural Resources (DCNR)</li> <li>• Centre Region Planning Agency</li> </ul>



