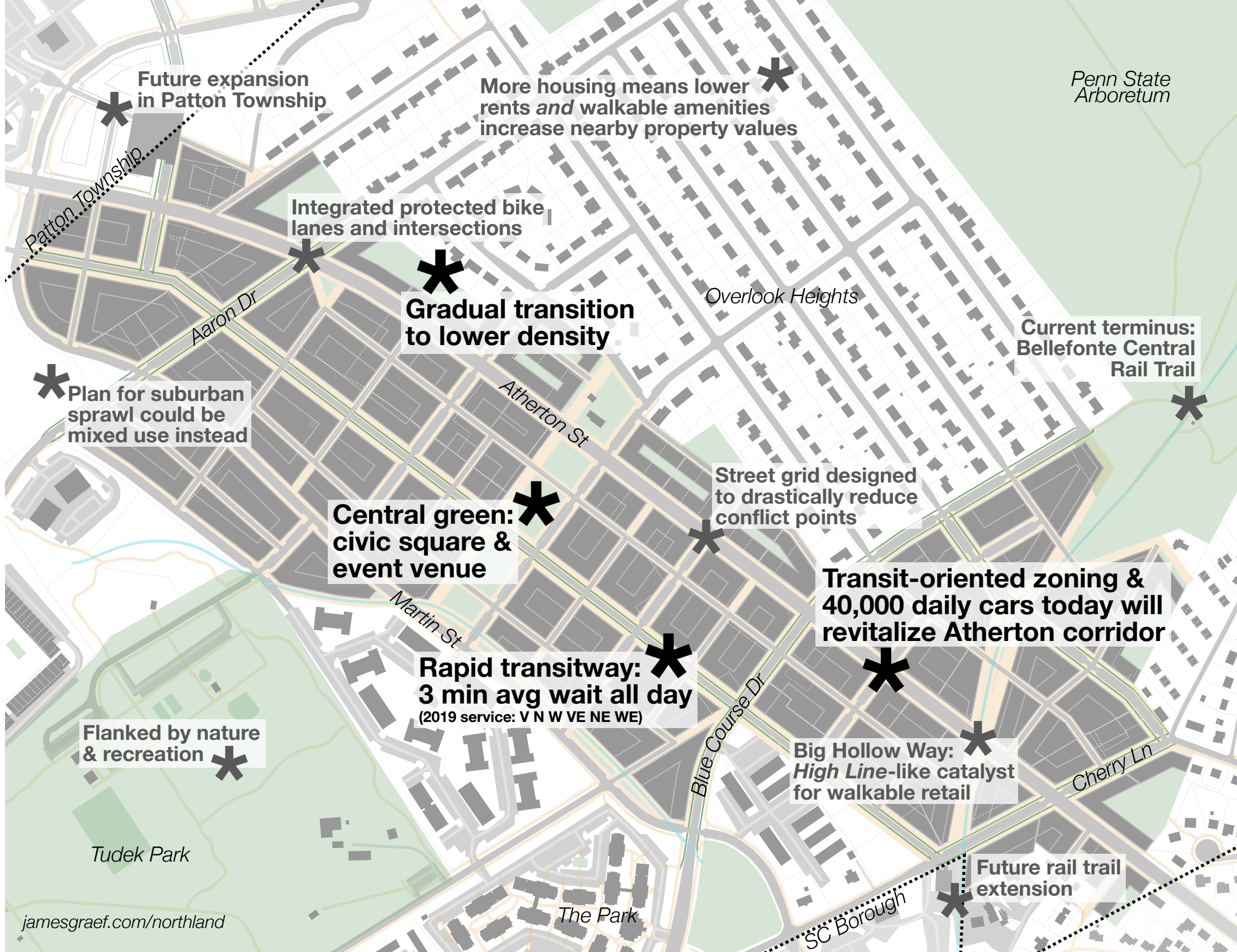


Northland Ferguson Twp



Future expansion in Patton Township

More housing means lower rents and walkable amenities increase nearby property values

Penn State Arboretum

Patton Township

Integrated protected bike lanes and intersections

Gradual transition to lower density

Overlook Heights

Current terminus: Bellefonte Central Rail Trail

Plan for suburban sprawl could be mixed use instead

Atherton St

Street grid designed to drastically reduce conflict points

Central green: civic square & event venue

Martin St

Transit-oriented zoning & 40,000 daily cars today will revitalize Atherton corridor

Rapid transitway: 3 min avg wait all day (2019 service: V N W VE NE WE)

Flanked by nature & recreation

Tudek Park

Big Hollow Way: High Line-like catalyst for walkable retail

Future rail trail extension

The Park

SC Borough

Cherry Ln