



TERRACED
STREETSCAPE
DISTRICT (TSD)
REWRITE

JUNE 14, 2023

JOINT BOS / PC
MEETING

WELCOME & INTRODUCTIONS

- Project Team
 - Jenna Wargo, AICP - Director of Planning & Zoning
 - Kristina Bassett - Community Planner
 - Jeff Ressler - Zoning Administrator
 - Consulting Team:
 - Brandi Rosselli, AICP
 - Amy Wiles, AICP

WHAT WE HAVE HEARD

- Continue to allow mix of uses
- Smaller scale buildings – no more tall buildings
- Allow varied setbacks along W. College Ave.
- Concerns regarding pedestrian safety (need more sidewalks, reduce traffic speed, etc.)
- Need larger buffers between residential and non-residential uses
- Need more landscaping/green space



Township of
FERGUSON
Pennsylvania

DISCUSSION REGARDING DRAFT REGULATIONS

ZONING & SALDO



RENAMING THE TSD

Potential Options:

- Mixed Use Corridor
- Neighborhood Mixed Use

BOUNDARY DISCUSSION

Existing Boundary



BOUNDARY DISCUSSION

Expanded Boundary



Expansion on Penn State property is approximately 250 feet back from W. College Ave.

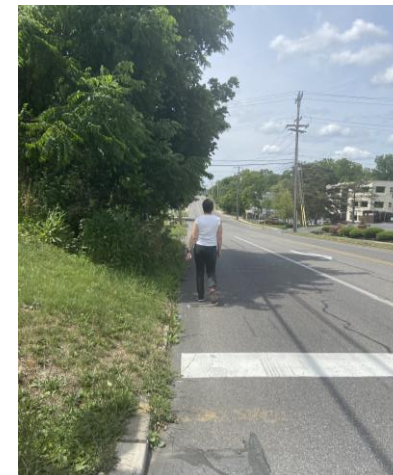
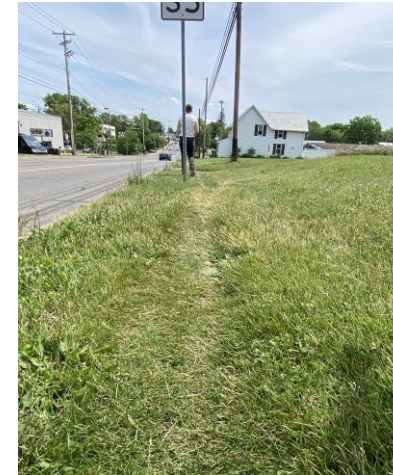
BOUNDARY DISCUSSION



BOUNDARY DISCUSSION

Benefits of Expansion

- Includes Penn State property north of West College Ave and residential block in southeast corner
- Allows for more development opportunity
 - Currently PSU golf course property allows: agriculture and related activities, parks, places of assemble, single family detached dwelling, farm markets, kennels, pet care services, veterinary office/clinic, golf course, landscape/garden center – retail, cemeteries, cideries
 - Changing to TSD would allow more retail and office opportunities, mixed use development, restaurants, personal services, etc.
- Allows for new sidewalks and lighting to be built to help with pedestrian safety in the corridor
- Allows for landscaping to be installed to assist with the heat island effect



Existing conditions along West College Ave

BOUNDARY DISCUSSION

Reduced Boundary



USES

Potential Options:

- Add veterinary clinic and Single-Family Dwelling as Permitted Uses
- Move hotel to Conditional Use
- Commercial/Private Recreation – Keep prohibited or allow and limit size
(Definition of Commercial/Private Recreation = A business establishment, owned by a private-sector entity(ies), generally intended to provide recreation or entertainment for use by a paying clientele. Examples may include bowling alleys; driving ranges (golf); indoor arcades; etc.)

THRESHOLD FOR APPLYING DESIGN GUIDELINE REQUIREMENTS

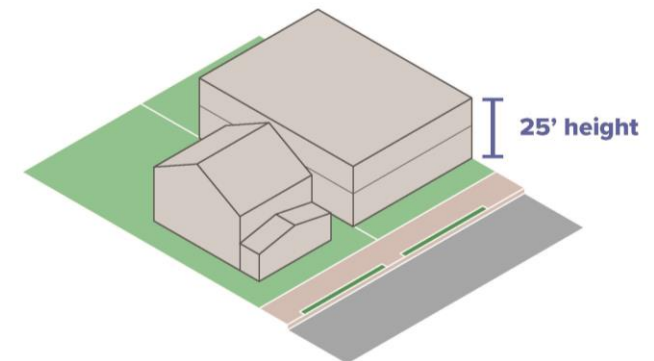
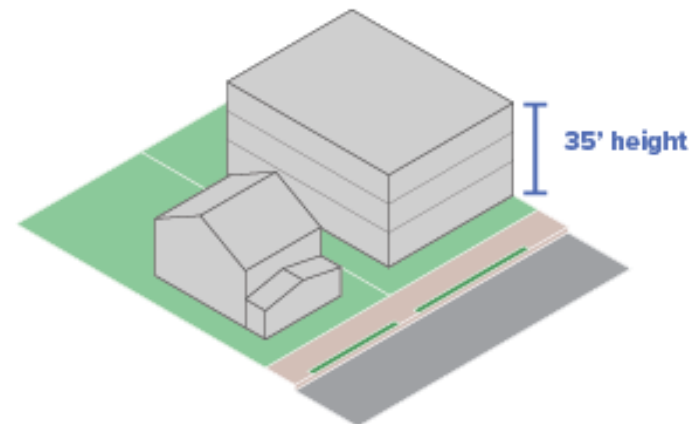
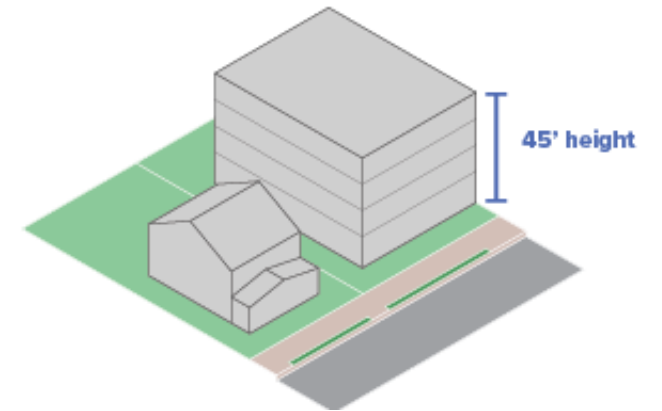
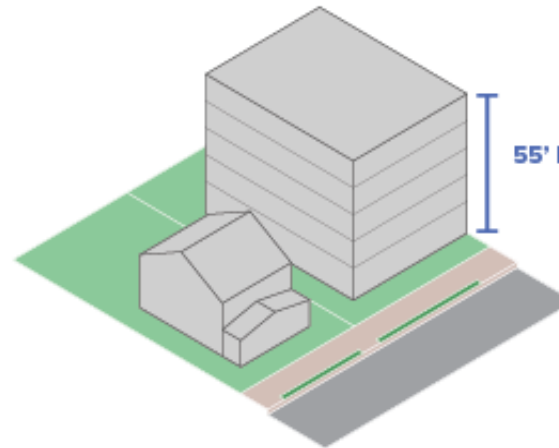
Potential Options:

- New Construction Only
- Renovations (10% or higher)
- Expansion (10% or higher)

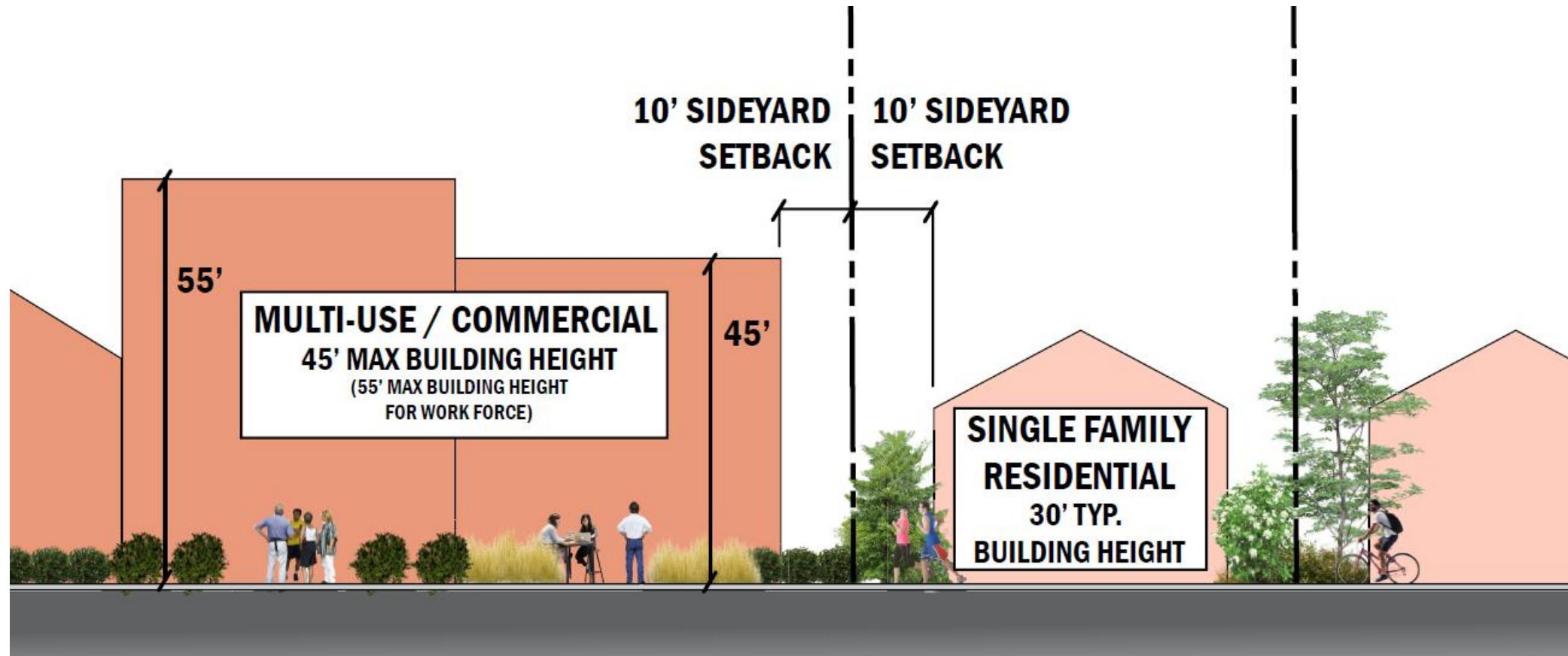
MAXIMUM BUILDING HEIGHT

Potential Options:

- Keep as is: Buildings fronting West College Ave – 45' with incentives for additional 10' and buildings on other streets – 35'
- Remove incentive
- Reduce to 35' with 10' incentive on West College Ave and buildings on other streets – 25'
- Parking Garages – limit height to 30' with incentives for additional 15'



MAXIMUM BUILDING HEIGHT



MAXIMUM BUILDING HEIGHT



Examples of existing 3-4 story buildings adjacent to single family residential

INCENTIVES TO PROVIDE PUBLIC SPACE

Potential Options:

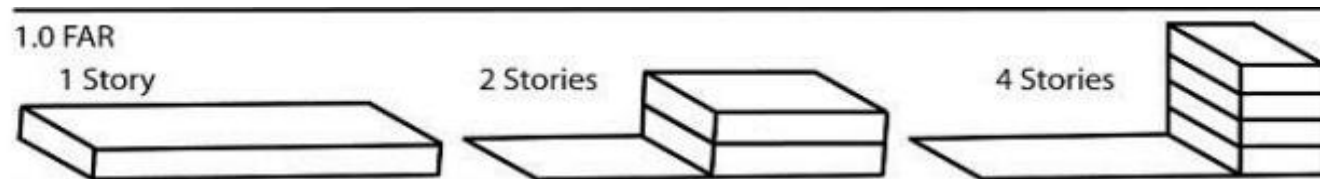
- Increased Impervious Lot Coverage
- Increased Height
- Reduced Parking
- Reduced Parkland Fee in Lieu of

MINIMUM FLOOR AREA

Potential Options:

- Should it remain? Currently:
 - Residential and Mixed Use: Minimum Density of 10 Dwelling Units per Acre
 - Non-residential: Minimum Floor Area Ratio of 1.0

FAR = Total Floor Area of all buildings on a lot divided by the area of the lot





ADDITIONAL
QUESTIONS/COMMENTS???

NEXT STEPS

- Finalize Draft Zoning & SALDO
- Presentation of final draft to Planning Commission
- Public Hearing
- Enactment