

**Terraced Streetscape District (TSD) Rewrite
Public Meeting #2
August 31, 2022 @ 5 – 7 PM Open House, Municipal Building**

I. STATION: ATTENDANCE/REGISTRATION

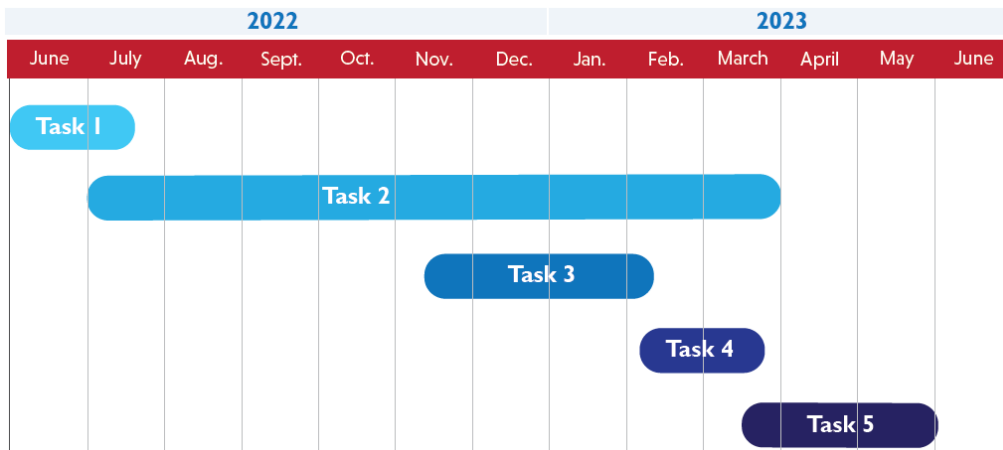
STAFF: Kristina Bassett -Community Planner

Jenna Wargo, AICP -Director of Planning & Zoning

Jeff Ressler -Zoning Administrator

A board providing the following information was available and attendees could ask questions.

- Brief history of the TSD:
 - Since its inception in 2011, the TSD has not developed as envisioned
 - Obstacles, such as pedestrian connectivity; traffic; and market demand, have created challenges
 - Elected officials and planning staff within Ferguson Township and State College Borough are interested in working together to overcome the challenges and create a walkable, mixed-use neighborhood that benefits both communities
 - Due to the location and significance of the area, there is great opportunity to work with residents, business owners and others to develop a targeted vision for the TSD
- Project Goals:
 - Engage with residents & stakeholders to identify areas of concern and/or opportunities
 - Update zoning regulations to address permitted uses, building form standards, dimensional requirements, and other requirements
 - Improve circulation, connectivity, and pedestrian safety
- Project Tasks Include:
 - Task 1: Initial Review + Analysis
 - Task 2: Public Input
 - Task 3: Drafting the Code
 - Task 4: Refining the Code
 - Task 5: Approval Process
- Project Schedule:



Terraced Streetscape District (TSD) Rewrite
Public Meeting #2
August 31, 2022 @ 5 – 7 PM Open House, Municipal Building

- What is here now?
 - Project Boundary: (TSD) in Ferguson Township
 - Mixed-Use corridor along West College Avenue from the boundary of State College Borough (BuckhoutStreet) to the intersection of Blue Course Drive
 - Existing Land Use
 - Primarily commercial uses along W College Ave –professional services, animal clinic, restaurants
 - Residential is primarily single family (few townhouses or apartments)
 - Automobiles speed through the TSD is an issue especially with increased pedestrian activity
- What is permitted?
 - Permitted Uses:
 - Lots < .40 acres:
 - Conversion of single family dwelling to nonresidential use; Conversion of Apartments to single family dwelling; Playground/Trail; B&B; Farm Market
 - Lots > .40 acres includes above uses AND:
 - Retail Service; Office; Mixed Use Building; Hotel; Restaurant/Brewery;
 - Community Theater; Bank; Pharmacy; Nonprofit; Health Club; Multifamily Dwelling as part of Vertical Mixed Use Building; Salon/Spa; Studio; School
 - *No drive-throughs are permitted
 - Maximum Building Height:
 - 45 feet for all uses
 - 55 feet ONLY IF workforce housing is built in the development
 - Front Yard
 - Buildings must be located on the sidewalk on W College Ave
 - Sidewalks 12' deep along W College Ave or 5' on other streets

**Terraced Streetscape District (TSD) Rewrite
Public Meeting #2
August 31, 2022 @ 5 – 7 PM Open House, Municipal Building**

II. STATION II

STAFF: Amy Wiles, AICP, Manager of Planning + Design for E. Holdings

A Vision Board was available for attendees to write post-it notes and discuss their ideas and/or concerns with staff.

We want to know YOUR vision for the Terraced Streetscape District!

Use the post-it notes to write any ideas that you feel would improve the TSD.



- **Black:** Land Use: What makes sense here? What doesn't?
 - Professional offices, mix of retail, mixed use but doesn't have to be in the same building
 - Density can work here done right
 - There are two single-family homes right near the new apartment building that are zoned R-2; would like to be included in the TSD or new zoning district to allow for more options, SFR might not be most viable option next to apartments
 - No fast food or Dollar General
 - Don't require commercial use on first floor of apartment buildings, worried about vacant storefronts
 - Develop space for talented foodies to open independent restaurants
 - We want to use our drive throughs that exist on our commercial lot – allow for all retail uses (pharmacy, food, etc.)
 - Lot consolidation – forcing it b/c building spans two lots. Not allowing drive-throughs makes re-use of old drive through impossible to redevelop
 - Want to see arts and cultural space included
 - Mixed use district but need to address traffic and parking
 - Incubator space! Restaurants/tech
 - Coffee shops

Terraced Streetscape District (TSD) Rewrite

Public Meeting #2

August 31, 2022 @ 5 – 7 PM Open House, Municipal Building

- **Red:** Commercial Corridor: What do you want to see along W College Ave? Are there examples of other commercial corridors that you'd like to emulate?
 - Pine Grove Village
 - Overlook Heights – office commercial, mix of uses
 - Univ of Wisconsin – pedestrian only developments exist – could work here
 - Nice sidewalks
 - Smaller scale – no more high rises
 - Don't want to build right up to the sidewalk
 - Need to consider zoning in Borough at edges
 - Scale back what is permitted on larger lots; like what is allowed on small lots
- **Blue:** Street Design + Connectivity: What connections are important?
 - Redesign College/Buckout Street intersection – safety concerns
 - Calder Way and other alleys – important to transportation network and traffic flow
 - Concerns with lighting – want darker sky
 - Want deeper setbacks to provide street trees and outdoor seating, garden areas
 - Intersections along W College should have bump outs for ped safety
 - Consider setbacks of existing buildings on adjacent parcels – don't be so strict
 - Don't want to replicate design of N Atherton
- **Green:** Greenspace: What do you want here?
 - Greenspace and trails – will impact Twp Rec committee?
 - Want a permanent easement for bike path and need safe way to access bike path from Borough
 - Need more greenspace! PSU Parking lot @ College, Buckout, Calder intersection
 - Look at larger buffers between land uses, particularly residential and commercial or industrial
 - Pocket parks – limit impervious surface coverage, provide greenspace on large parcels
 - Provide bike lanes on the north side of W College Ave

**Terraced Streetscape District (TSD) Rewrite
Public Meeting #2
August 31, 2022 @ 5 – 7 PM Open House, Municipal Building**

III. STATION II

STAFF: Brandi Rosselli, AICP, Manager of Planning Services for Mackin Engineers & Consultants (prime consultant) – Project Manager

A Board with the TSD Map was available for attendees to place sticker dots and/or write post-it notes and discuss their ideas and/or concerns with staff.



- **General Comments**
 - The area could be a “Corridor of Culture” – work with PSU to develop
 - There is a problem currently with traffic congestion – adding additional density is only going to make this worse
 - Do not encourage cars to use Madison or McBath Streets as cut throughs – residential area where people walk on street because there are no sidewalks
 - Sight distance is an issue with cars parking too close to property line at Stark’s Auto
 - Need additional sidewalks – should be wheelchair friendly
 - Western boundary of district on the north side of W. College should be at the Martial Arts property – everything to the west of that property is taking care of itself
 - Better buffer areas needed between conflicting uses (i.e. residential and more intense uses)
 - Should determine if there is a public easement to the bike trail – want to make sure there is always public access
 - Trucks travel at a high rate of speed on Beaver Ave.
 - There are additional areas along W. College Ave. that could be used as bus “pull off” areas – one is near the car dealer
 - Ferguson Township does not have crossing guards for the school

Terraced Streetscape District (TSD) Rewrite

Public Meeting #2

August 31, 2022 @ 5 – 7 PM Open House, Municipal Building

- Should research San Francisco's Slow Street Initiative for ideas to manage traffic and speed
- Caulder Way is a very important alley for the Township and should be protected – all the traffic from high rise building is being sent to Caulder.
- Should research housing rehab programs to help residents stay in their homes and renovate as needed
- Highrise being built does not have enough parking – where will the cars go? Concerned they will park on already congested streets and alleys
- Speed bumps should be installed along W. College Ave., Buckhout Street and Caulder Way
- Several houses near Buckhout St. and Caulder Way should be included in the district
- Street lighting is needed in the district – it gets really dark at night
- So many poor sight lines for cars, pedestrians and bikes (especially near high rise development)
- Incongruent uses with the TSD and R2 zoning in the Borough