



TERRACED STREETSCAPE DISTRICT (TSD) REWRITE

PUBLIC MEETING #2

MARCH 15, 2023

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



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TODAY'S AGENDA

Welcome/Introductions

Project Overview

Presentation of Height Options

Presentation of Setback Options

Presentation of Boundary Options

Presentation of Use Options

Questions & Wrap Up



HOUSEKEEPING

- This session is being recorded and will be posted to the project website on March 17th
- Using the Chat Feature
 - Add questions/comments
- Special Accommodations
 - Closed captions – hit the "Live Transcript" button at the bottom of your screen
- For those joining by phone
 - *6 - Toggle mute/unmute
 - *9 - Raise/lower hand



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PROJECT OVERVIEW





SCOPE + SCHEDULE

Project Goals:

- Reconsider the boundaries
- Achieve desired design characteristics while revisiting building height, setbacks (front, side, rear), and buffer yards
- Allow for more flexibility of uses

Project Tasks Include:

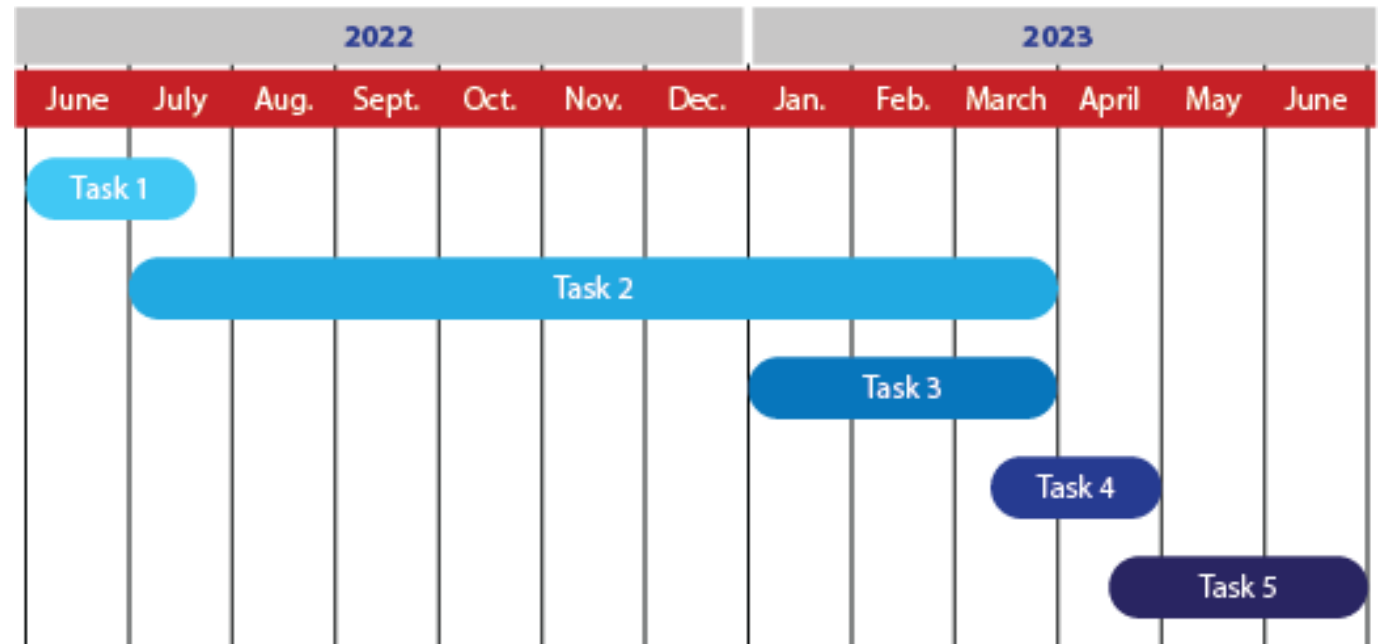
Task 1: Initial Review & Analysis

Task 2: Public Input

Task 3: Drafting the Code

Task 4: Refining the Code

Task 5: Approval Process



PROJECT DETAILS

■ **TSD Can Address:**

- Setbacks/Buffers
- Building Height
- Uses
- Boundary

■ **TSD Zoning Cannot Address:**

- Traffic Speed (West College and Calder Alley)
- Routing of Trucks
- Pedestrian Safety (crosswalks, crossing guards, bus stop locations, etc.)
- Bike Path Easement
- Bike Lanes
- Housing Rehab Programs
- Alley Maintenance



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WHAT HAVE WE HEARD SO FAR?

SUMMARY OF STAKEHOLDER INPUT





COMMUNITY ENGAGEMENT

Input Collected To Date:

- Stakeholder Survey – May/June 2022
- Focus Groups – June/July/August 2022
 - Residents, Penn State, Government/Planners
- Public Meeting – August 2022
 - In-Person Open House and Online Meeting
- Design Charette – October 2022
 - Local professionals (builders, developers, Planning Commission, etc.)



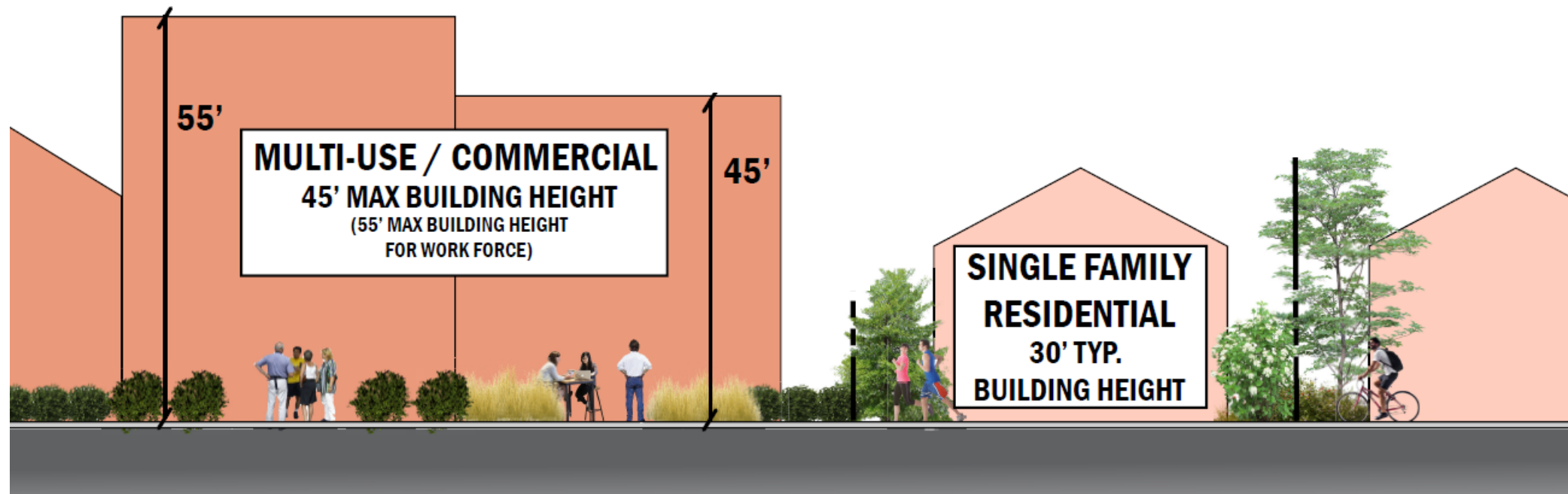
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WHAT ARE WE RECOMMENDING?

OPTIONS FOR BUILDING HEIGHT

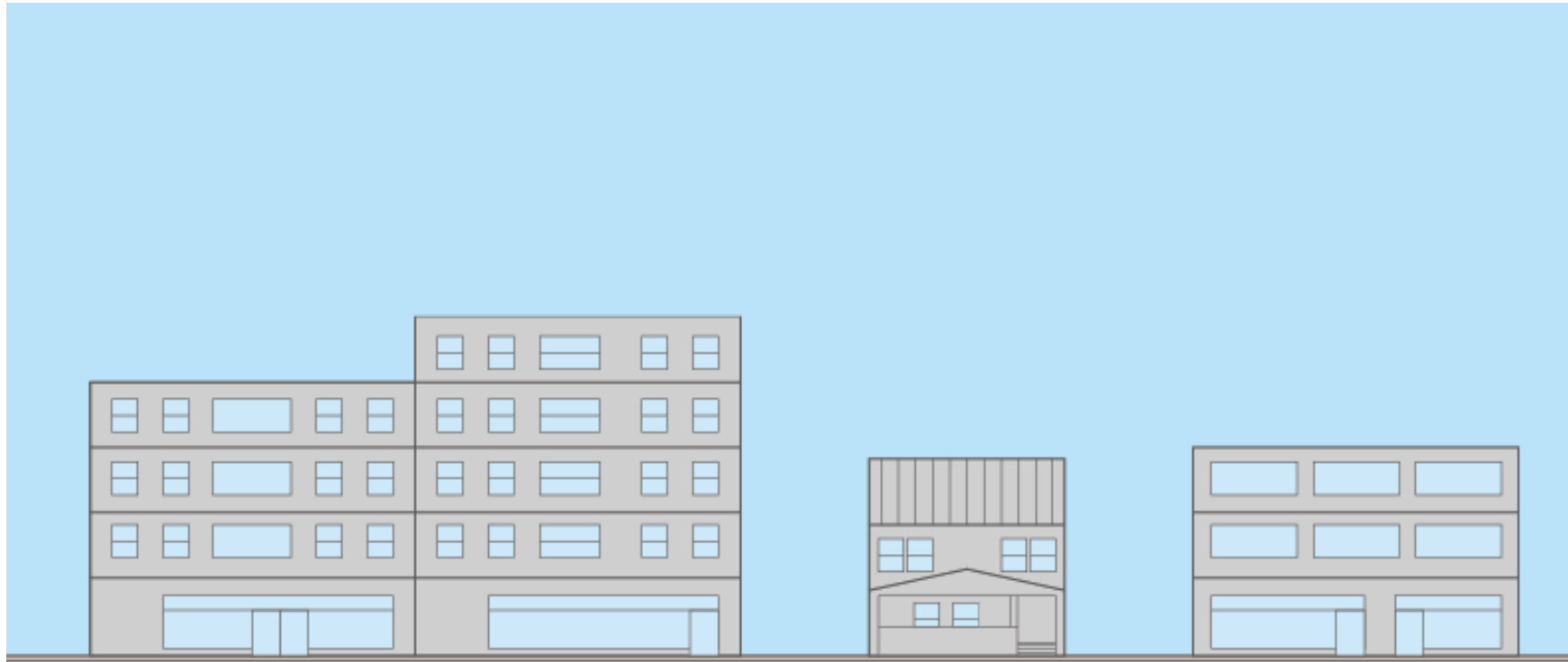


BUILDING HEIGHTS





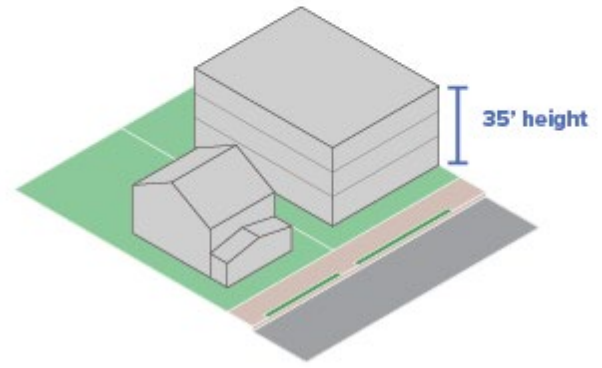
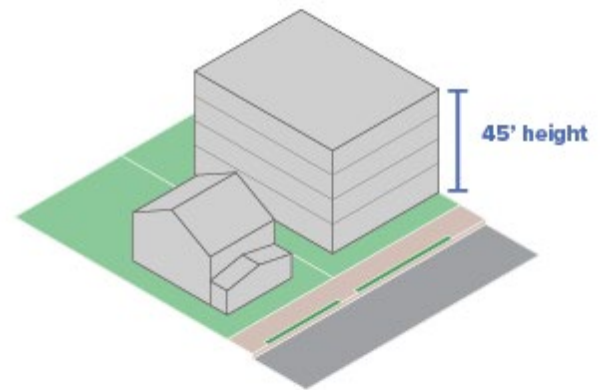
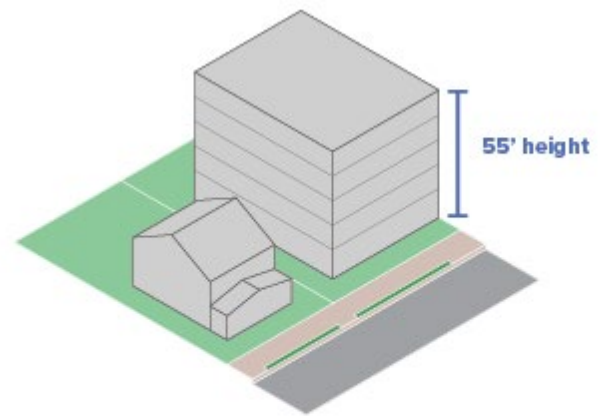
RECOMMENDATIONS



45' tall

55' tall

35' tall



QUESTIONS/COMMENTS?



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WHAT ARE WE RECOMMENDING?

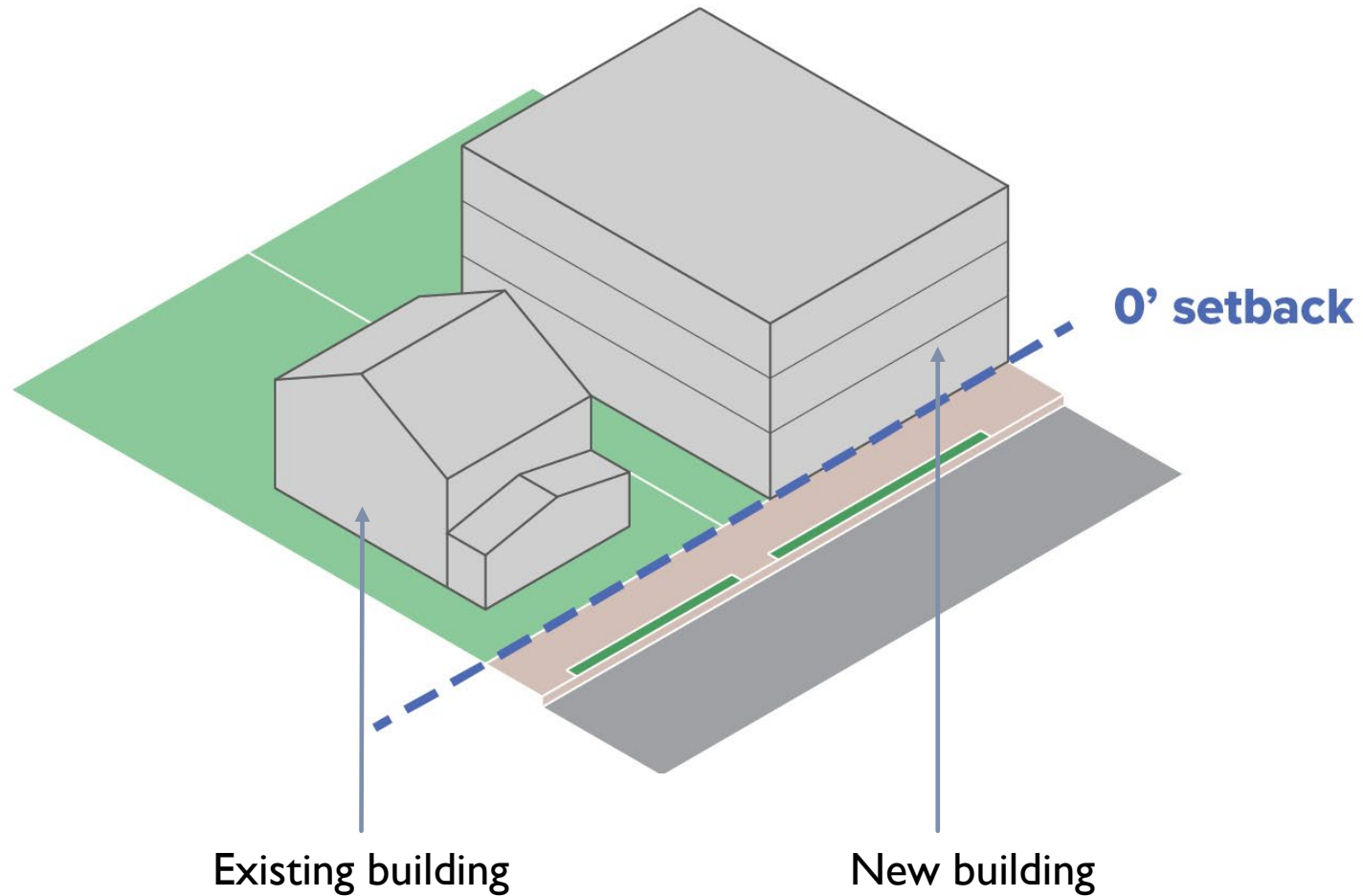
OPTIONS FOR SETBACKS



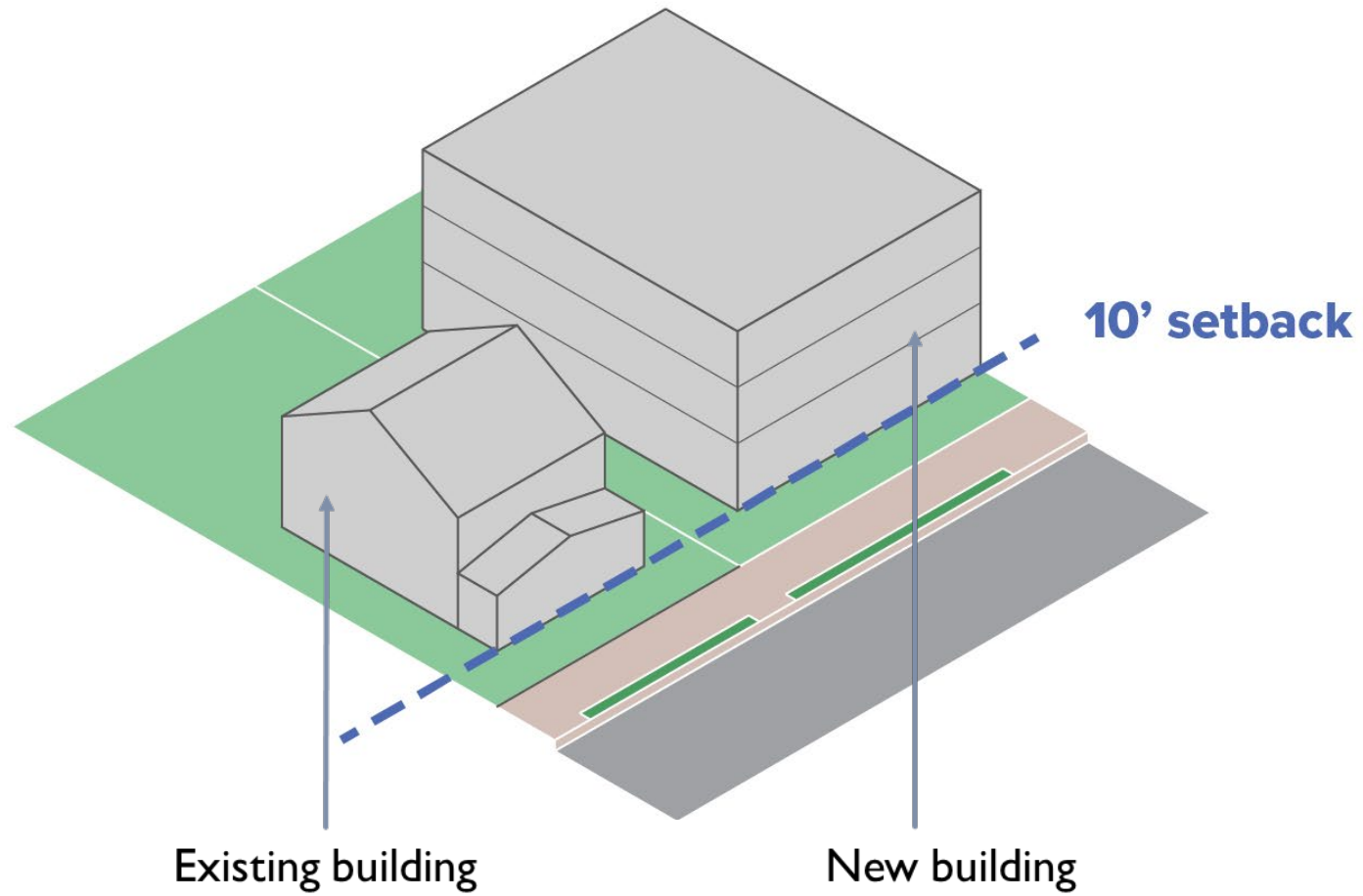
EXISTING FRONT YARD SETBACKS – W COLLEGE AVE



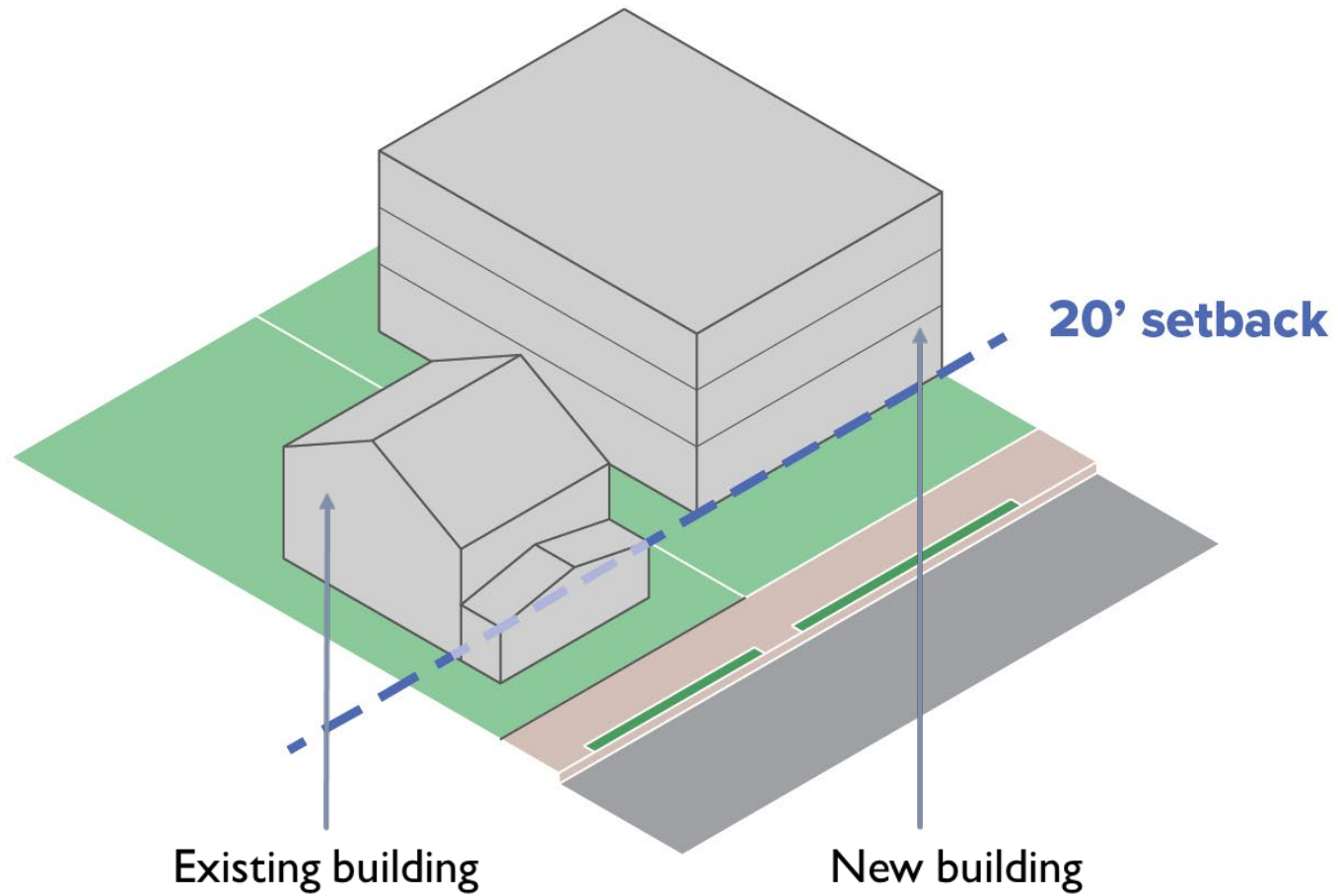
OPTION 1: KEEP EXISTING FRONT YARD SETBACK = 0'



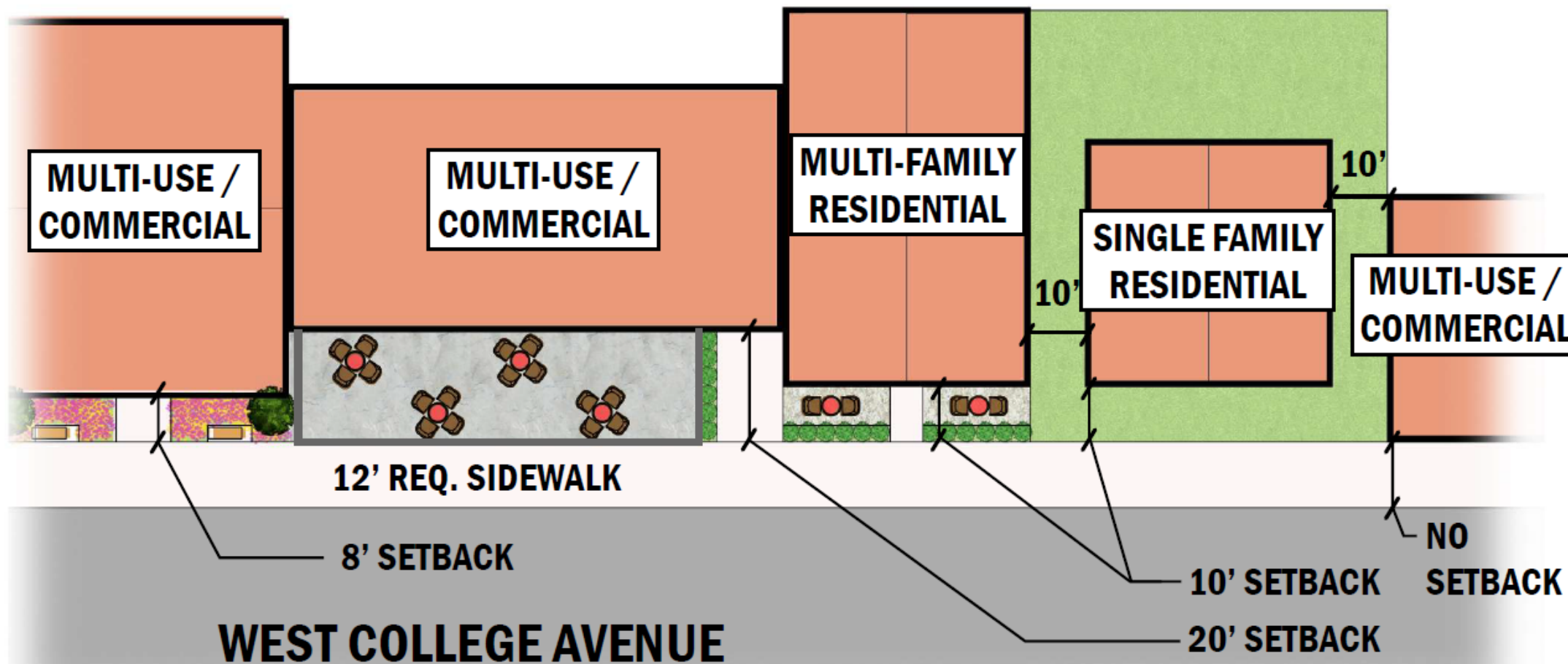
OPTION 2: REQUIRE 10' SETBACK



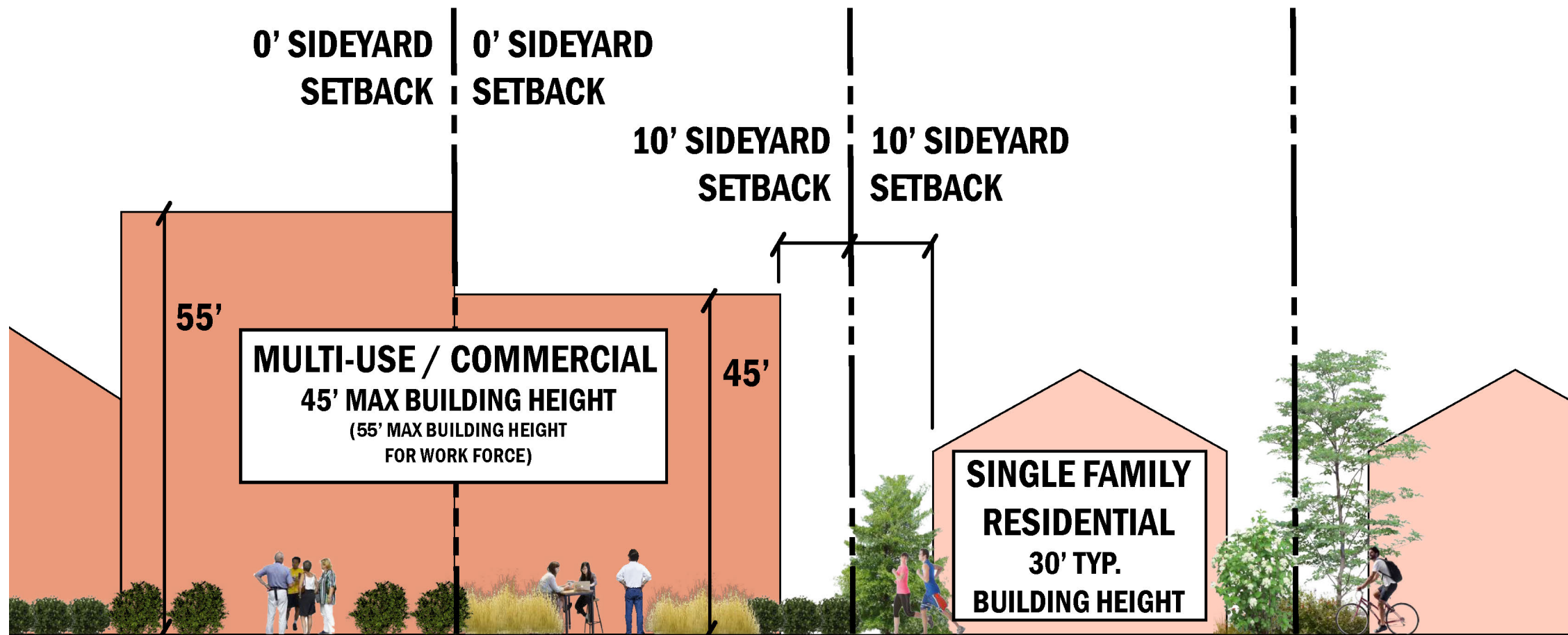
OPTION 3: REQUIRE 20' SETBACK



OPTION 4: ALLOW FOR VARIED SETBACKS



SIDEYARD SETBACKS AND BUFFERS



QUESTIONS/COMMENTS?



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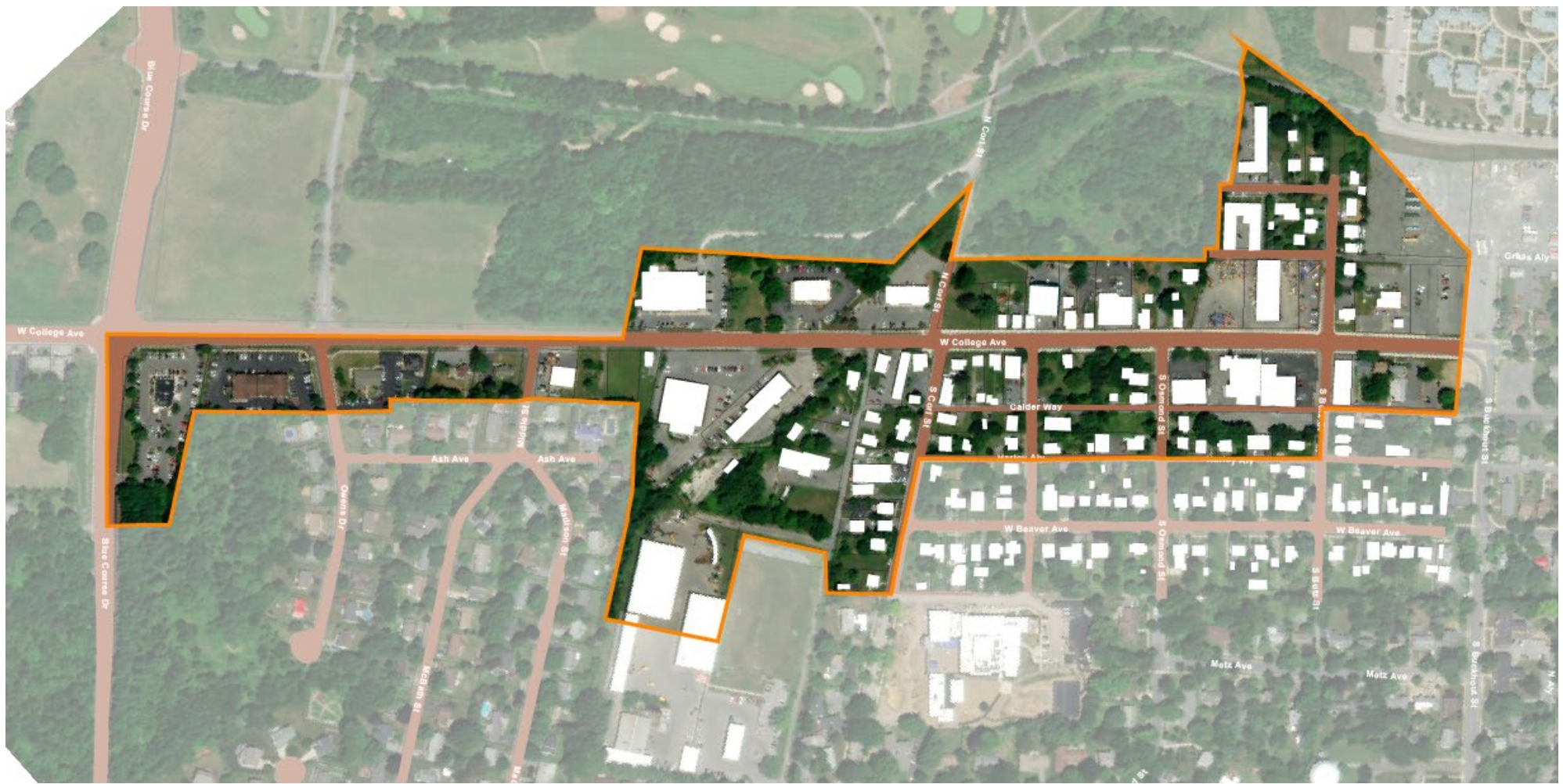
WHAT ARE WE RECOMMENDING?

OPTIONS FOR BOUNDARY CHANGE





OPTION I: KEEP THE EXISTING BOUNDARY OF THE TSD



OPTION 2: EXPAND THE BOUNDARY OF THE TSD





OPTION 3: REDUCE THE BOUNDARY OF THE TSD



QUESTIONS/COMMENTS?



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WHAT ARE WE RECOMMENDING?

OPTIONS FOR USES





RECOMMENDATIONS

- Keep
 - Mix of uses
 - All existing prohibited uses (except child day care)
- Allow
 - Smaller grocery stores (regulate by square footage)
 - Veterinary office
 - Outdoor dining
- Remove
 - Hotels or regulate size

QUESTIONS/COMMENTS?



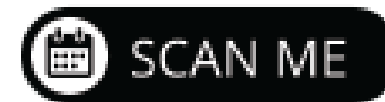
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WRAP UP

WHAT COMES NEXT?

Learn more at:

www.twp.ferguson.pa.us/TSDRewrite





WRAP UP

- Public Input Collected:

- Summaries to be posted on project website www.twp.ferguson.pa.us/TSDRewrite
- Submit additional questions/comments to brosselli@mackinengineering.com until

Friday, March 24, 2023

- Next Steps

- Township to Choose Options
- Draft TSD language
- Present Draft Ordinance to Township
- Public Hearing



ADDITIONAL QUESTIONS???

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PROJECT WEBSITE:

www.twp.ferguson.pa.us/TSDRewrite