

MEMO

To: Ferguson Township
From: Mackin Engineering
Date: 01/10/23
Re: Terraced Streetscape District: Zoning Update

Included below are descriptions of the illustrations attached to this email:

1. **Boundary Option - Expand:**

Orange Dotted Line – Potential boundary expansion areas

- Penn State Property at the front of the golf course along W. College Avenue – this expansion would allow for a more cohesive district (both sides of W. College Avenue) and open up development options in this open space area.
- Residential buildings bounded on the west by S. Butz Street, the east by the Ferguson Township boundary, the north by W. Calder Way and the south by Harley Aly – this expansion would open up opportunities for these properties to be converted into non-residential uses (most of the properties are currently rental).

2. **Boundary Option - Reduction:**

Orange dotted line shows two potential areas to remove from the TSD

- Ending the TSD at Middle Street (on the western edge) – the properties to the west of Middle Street are currently set back farther from W. College Avenue and are mostly established businesses that do not have plans to be redeveloped. If these properties are removed from the TSD, they should revert back to the General Commercial (GC) District. The TSD setback regulations are less restrictive than the GC District, however most of the existing buildings meet the larger setbacks required in the GC District already. The GC District also allows for more uses compared to the TSD.
- Moving the southern boundary on the eastern side of the district from Harley Aly to Calder Way so the TSD, in this area, would only include properties fronting on W. College Avenue. The properties along

Harley Aly and on the southern side of Calder Way are primarily rental. If these properties are removed from the TSD, they should revert back to the Two-Family Residential (R-2) District. This would limit the permitted uses (particularly not allowing a conversion of a single family detached dwelling to a nonresidential use). The setback regulations would be increased as well:

- Front yard in TSD is 0' (including a 5' sidewalk) to 20' in R-2
- Rear yard from 12' landscaped buffer in TSD to 30' in R-2

3. Building Setback Comparison:

- Black Dotted Line – represents existing building front setbacks (notes distance from W. College Avenue in feet)
- Green Dotted Line – represents 22' front setback (includes a 12' sidewalk)
- Green Solid Line – represents existing sidewalks along W. College Avenue

4. Setbacks - Detail:

- Represents zoomed in area around Corl Street to show detail regarding setbacks

5. Terraced Streetscape Zoning Project - Plan View:

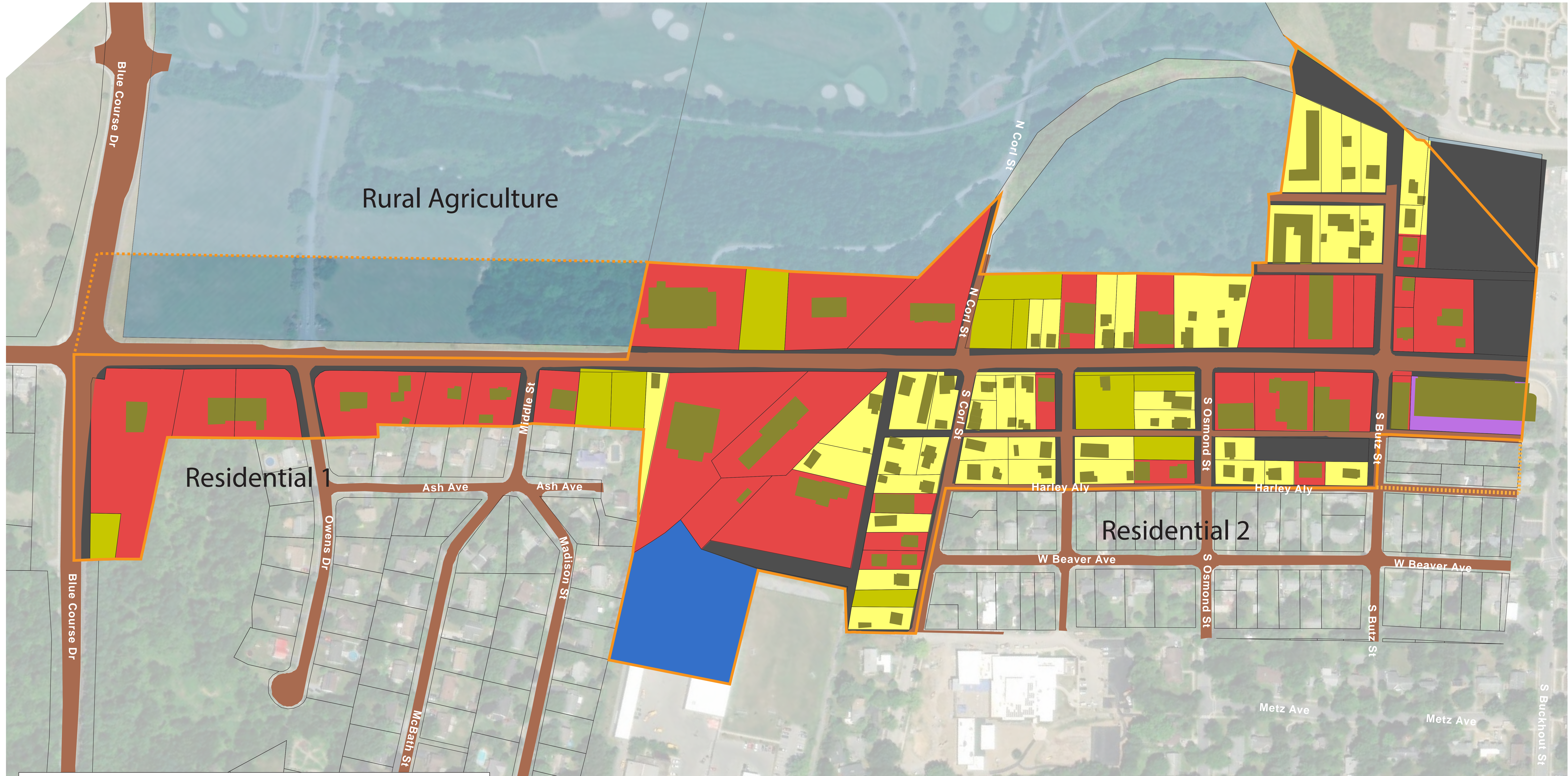
- Illustrates various types of potential land uses along W. College Avenue varying front and side yard setback requirements.
- Illustrates courtyards and other landscaping treatments that could be possible if the front yard setbacks are increased to 8', 10' or 20' along W. College Avenue.
 - These front yard setback options would be chosen by the property owner. The 20' front yard setback would only be an option if there was a courtyard or other landscaping in the front of the building.
- Current regulations requiring a 12' landscaped buffer in the rear yard, if the property is adjacent to a single-family residential dwelling or a property outside of the TS District, would remain.

6. Terraced Streetscape Zoning Project - Section View:

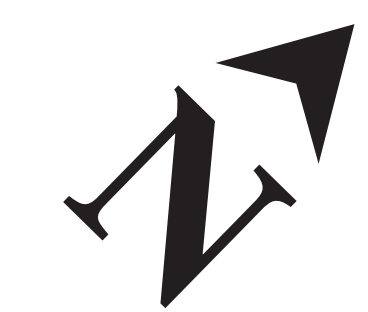
- Illustrates potential landscaping in the side yard setback between residential and non-residential land uses.
- Illustrates differences in heights of residential and non-residential land uses.



Terraced Streetscape District Boundary Option - Expand



	Current Boundary		Vacant
	Potential Expansion		Public/Semi-Public
	Parcels		Mixed Use
	Commercial		Transportation
	Residential		Buildings

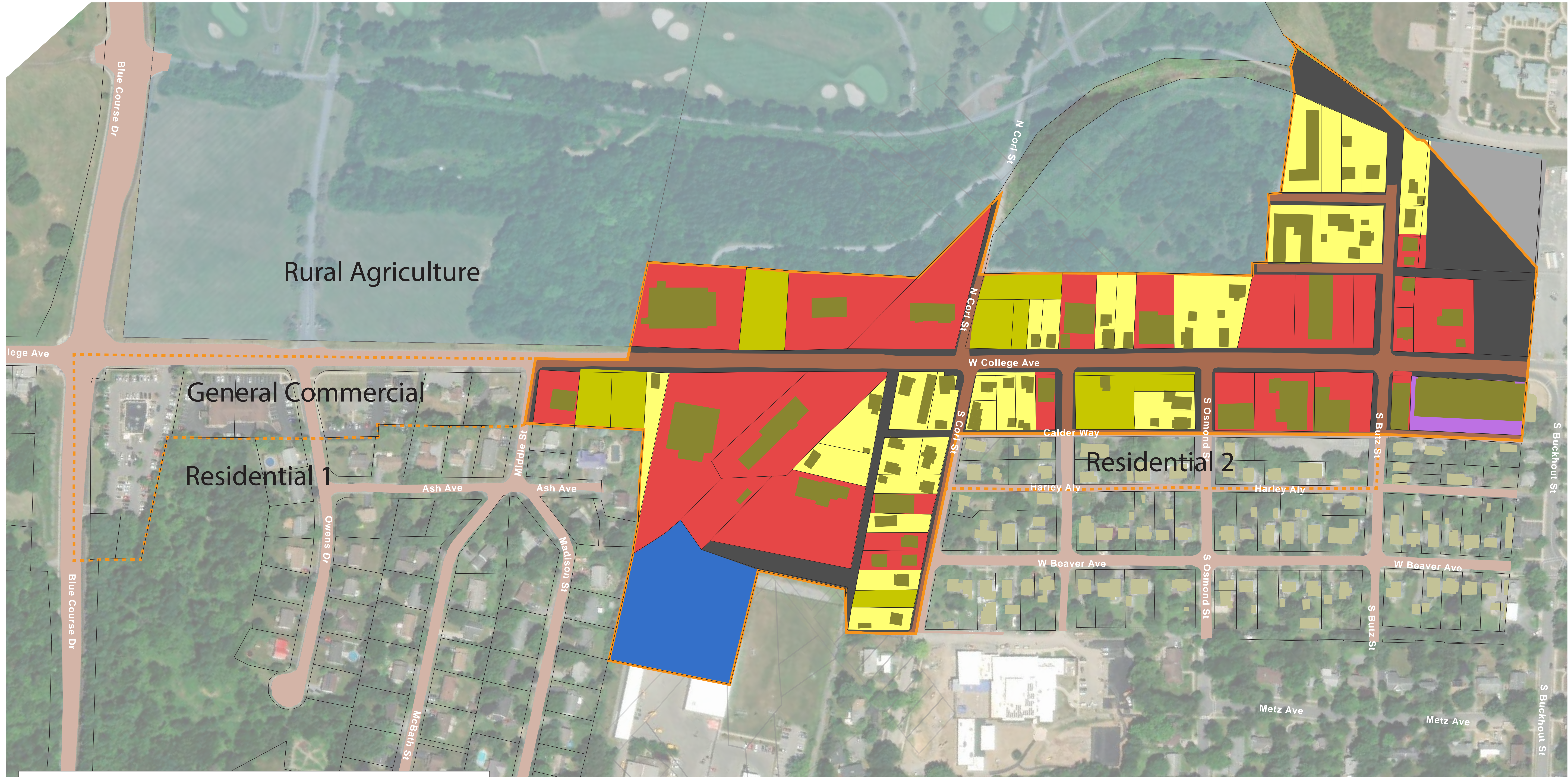


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Terraced Streetscape District Boundary Option - Reduction



	Current Boundary		Vacant
	Potential Reduction		Public/Semi-Public
	Parcels		Mixed Use
	Commercial		Transportation
	Residential		Buildings

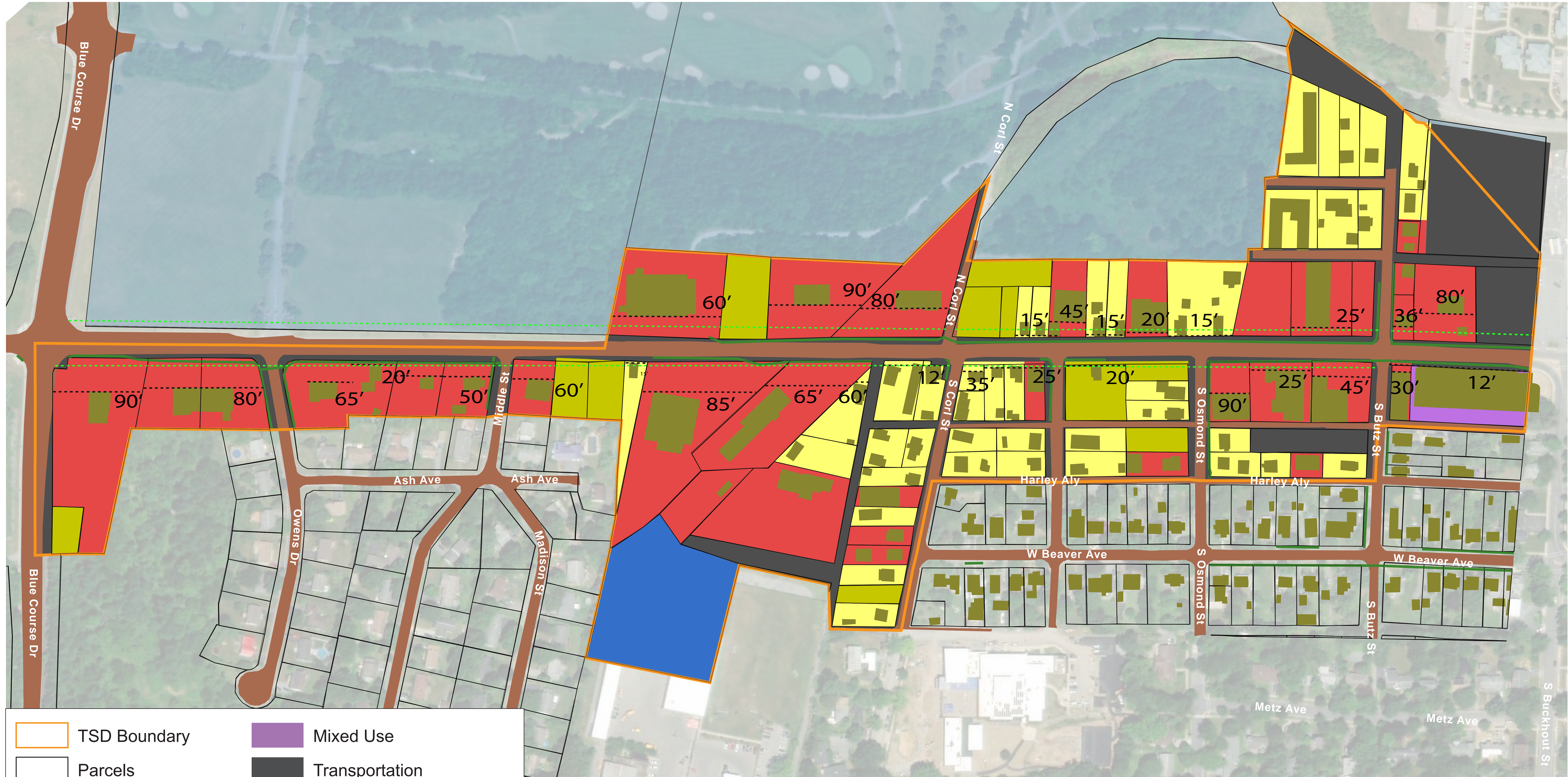


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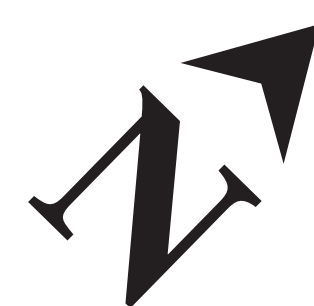




Terraced Streetscape District Building Setback Comparison



TSD Boundary	Mixed Use
Parcels	Transportation
Commercial	Buildings
Residential	Sidewalks
Vacant	Current Building Setback
Public/Semi-Public	Proposed 22' Setback (includes 12' sidewalk)



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Terraced Streetscape District Setbacks - Detail



TSD Boundary	Mixed Use
Parcels	Transportation
Commercial	Buildings
Residential	Sidewalks
Vacant	Current Building Setback
Public/Semi-Public	Proposed 22' Setback (includes 12' sidewalk)

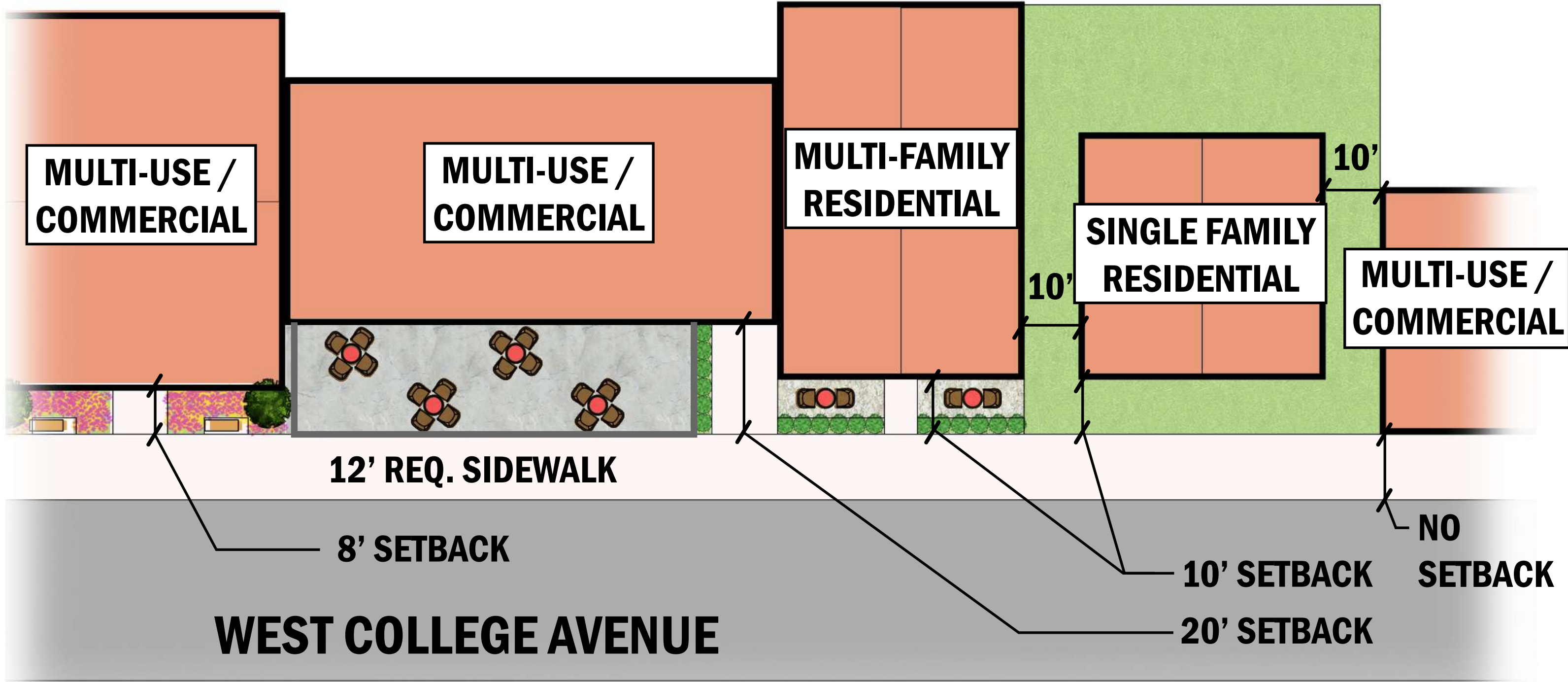
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TERRACED STREETScape ZONING PROJECT

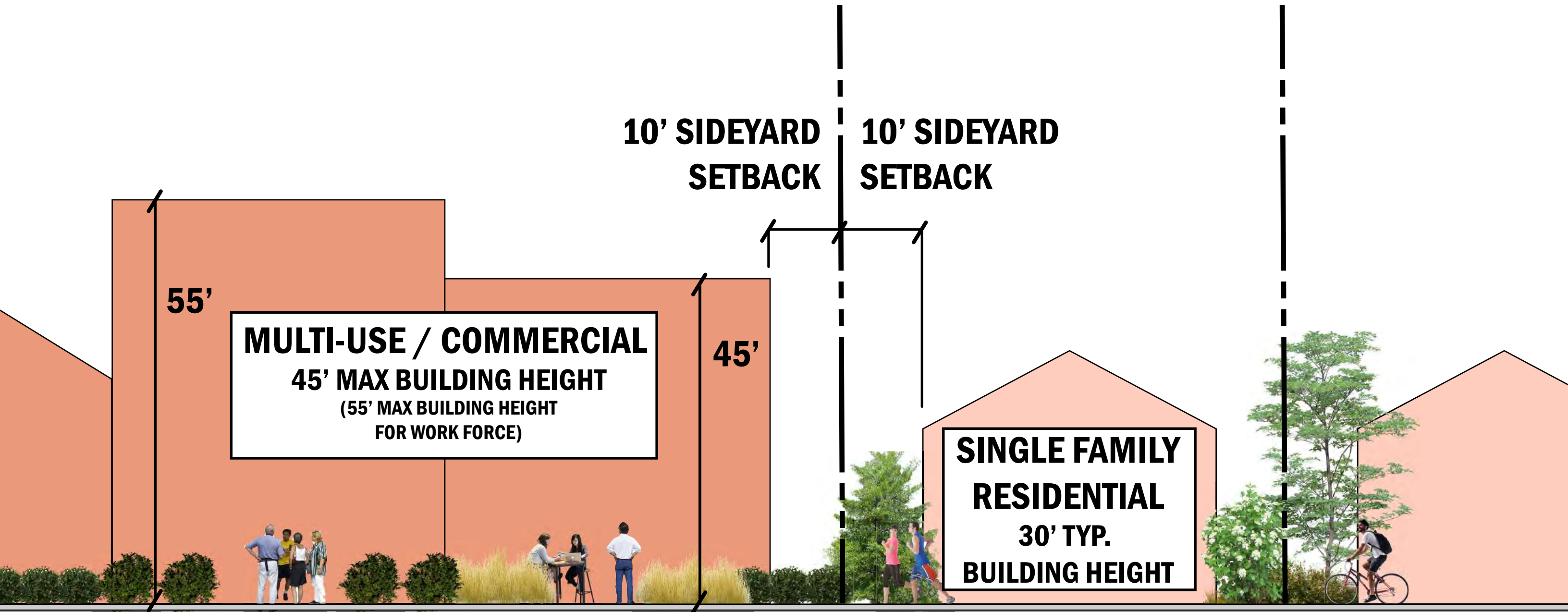
FERGUSON TOWNSHIP, CENTRE COUNTY, PA



PLAN VIEW

TERRACED STREETScape ZONING PROJECT

FERGUSON TOWNSHIP, CENTRE COUNTY, PA



SECTION VIEW