**General Meeting Information**

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

**To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:**
- Click HERE to REGISTER for the meeting via Zoom. Once registered, you will receive a confirmation email containing information about joining the meeting.

**To Attend the LIVE Meeting Via Phone:**
- Dial +1 646 558 8656 ● Meeting ID: 893 6615 1811 ● Passcode: 179738

* Click here for detailed instructions on how to participate via zoom.

**VIRTUAL PUBLIC COMMENTS:** Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

**WRITTEN PUBLIC COMMENTS:** For specific Park and Recreation agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing smeyers@collegetownship.org by noon the day of the meeting.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact Jennifer Snyder at jsnyder@collegetownship.org or 814-231-3021.

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**CALL TO ORDER:**

**ZOOM MEETING PROTOCOL:**

**OPEN DISCUSSION (ITEMS NOT ON THE AGENDA/CITIZENS COMMENTS):**

**NEW BUSINESS:**
- **NB-1** Park Assignments
- **NB-2** Planning Commission’s “Workforce”/“Attainable” Housing Ordinance Suggested Changes

**OLD BUSINESS:** None

**PARKS REPORTS:** (Written reports are emailed to all members by noon the Wednesday prior to the meeting date)

<table>
<thead>
<tr>
<th>Park</th>
<th>Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission</td>
<td>Meyers</td>
</tr>
<tr>
<td>Public Works</td>
<td>Kerner</td>
</tr>
<tr>
<td>Bike Paths</td>
<td>Simpson</td>
</tr>
<tr>
<td>Cairns Crossing</td>
<td>Sittler</td>
</tr>
<tr>
<td>CRPR</td>
<td>Matason</td>
</tr>
</tbody>
</table>
Dalevue          Schulte
Fieldstone       Sulzer
Fogleman Fields  Schulte
Fogleman Overlook Schulte
Glenn Park       Smith
Gordon D. Kissinger Meadow Sittler
Harris Acres     Sulzer
Limerock Terrace Smith
Millbrook Marsh  Matason
Mountainside     Smith
Mt. Nittany Terrace
Nittany Orchard
Oak Grove        Moore
Panorama         Sulzer
Penn Hills       Schulte
Shamrock         Moore
Slab Cabin       Moore
Slab Cabin Overlook Simpson
Spring Creek Park Simpson
Spring Creek Estates Sittler
Stoney Batter Natural Area
Thompson Woods Parklet Moore
Thompson Woods Preserve Moore

CONSENT AGENDA: CA-1 April 8, 2024 Meeting Minutes (Approval)

COMMUNICATIONS: None

OTHER MATTERS: OM-1 CoG Five Year Plan for Parks & Recreation

UPCOMING MEETINGS: Monday, June 10, 2024 at 6:00pm (Park Tour Meeting)
                    Monday, August 12, 2024 at 7:00pm
                    Monday, September 9, 2024 at 7:00pm
                    Monday, October 14, 2024 at 7:00pm (if needed)
                    Monday, November 18, 2024 at 7:00pm

CHAIR INFORMATIVES: CI-1 Dale Summit Form Based Code
                     CI-2 June 10th Park Tour Meeting Communication

STAFF INFORMATIVES: SI-1 PC Agenda

ANNOUNCEMENTS:    None

ADJOURNMENT:
COUNCIL CONSENT AGENDA
May 2, 2024

CA-1 Minutes, Approval of
a. April 18, 2024, Regular Meeting

CA-2 Correspondence, Receipt/Approval of
a. Email from Patricia Coates, dated April 16, 2024, regarding moratorium on construction of pickleball courts
b. Email from John and Sibyl Gorman, dated April 16, 2024, regarding moratorium on construction of pickleball courts
c. Email from James Coates, dated April 16, 2024, regarding moratorium on construction of pickleball courts
d. Letter from Movin’ On, dated April 23, 2024, regarding Movin’ On Annual Penn State University student sponsored spring music festival

CA-3 Action Item, Approval
a. Proclamation P-24-02 – EMS Week May 19 – 25, 2024
b. Proclamation P-24-03 – CATA’s 50th Anniversary May 17, 2024
c. Appointment of Mr. Stephen Spoonamore to the Mount Nittany Conservancy Board with a term expiration of December 31, 2024
e. Letter from Community Diversity Group, dated March 3, 2024, regarding Community Diversity Conference Sponsorship request

Photo by Frank Scott, IV
MEMORANDUM

To: College Township Council
From: Lindsay K. Schoch, AICP | Principal Planner
RE: Attainable Housing Ordinance Changes and Development Community Input
Date: April 28, 2024

Introduction:
When Council met on April 18, 2024, Staff presented the Planning Commission’s recommended changes to the Attainable Housing Ordinance. (Formerly known as the Workforce Housing Ordinance). These recommendations prompted a lot of discussion among Council, Staff, and representatives from the development community. The meeting involved a review of each recommendation and a discussion upon those recommendations. As a result of the Council meeting, staff met with representatives from the development community to review their suggested changes made at the Council meeting.

After the Council and development community discussions, staff has come up with fifteen (15) items which need Council’s input before staff can start incorporating suggested changes into the Ordinance.

The following is a table of Council and Development Community Comments. Staff requests Council review the following information including the input heard from the development community. Looking through an equitable lens, does Council feel the requested suggested changes from the development community meet the intent of the Ordinance?

<table>
<thead>
<tr>
<th>Discussion Topic</th>
<th>Council / Staff Comments</th>
<th>Development Community Comments/Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Ordinance</td>
<td>Council was okay with keeping Fee-in-lieu and land donations options. More discussion necessary on credits for existing units.</td>
<td>Allow developers the options for fee-in-lieu, land donation, and credits for existing dwellings as options other than providing the actual units.</td>
</tr>
<tr>
<td>Definitions: Fee-in-Lieu</td>
<td>Council was okay with keeping Fee-in-lieu and land donations options. More discussion necessary on credits for existing units.</td>
<td>Allow developers the options for fee-in-lieu, land donation, and credits for existing dwellings as options other than providing the actual units.</td>
</tr>
<tr>
<td>Definitions: Non-Residential</td>
<td>Staff noted an incompatibility of uses.</td>
<td>Why are fast-food restaurants excluded from the non-residential uses definition? Consider allowing drive-thru restaurants.</td>
</tr>
<tr>
<td>Calculating Density for Attainable Units.</td>
<td>Need guidance here. What was the intent behind this? HOA or Condo Assoc. common areas? Consider the application of this section. What land should not be included when calculating density?</td>
<td>Typo/unclear language “Density of a development containing residential dwelling units shall be equal to the number of the proposed dwelling units divided by the gross site area inclusive of proposed right-of-ways or any Township of Homeowners Association”</td>
</tr>
<tr>
<td><strong>Parkland and Open Space</strong></td>
<td>Option should be removed. Consider future development with PRDs and waivers from Subdivision and Land Development Ordinance, rather than an incentive to build workforce units.</td>
<td>Parkland and Open Space – should remain an option / may statement.</td>
</tr>
<tr>
<td><strong>Sidewalks</strong></td>
<td>Option should be removed. Consider future development with PRDs and waivers from Subdivision and Land Development Ordinance, rather than an incentive to build workforce units.</td>
<td>Sidewalks – should remain as option / may statement.</td>
</tr>
<tr>
<td><strong>Additional Bonus</strong></td>
<td>This could remain as it or be changed to a 1:1 scenario.</td>
<td>Additional Bonus, For every two workforce housing units which are affordable to households with incomes between 80-120% of AMI, one market rate housing unit shall be permitted to have the same lot requirements noted above....Why wouldn’t this be one for one?</td>
</tr>
<tr>
<td><strong>Waiver of Review Fees</strong></td>
<td>Coordination with other local entities who would assist in the effort to cut back on fees for developers building attainable units.</td>
<td>Waiver of Review Fees should go beyond Township review fees.</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>Recommending a percentage per the discussion at Council Meeting.</td>
<td>Height – consider increasing</td>
</tr>
<tr>
<td><strong>Off-site developments</strong></td>
<td>Reciprocity among regional municipalities.</td>
<td>Off-site developments should be permitted in other municipalities, not just College Township.</td>
</tr>
<tr>
<td><strong>Phasing</strong></td>
<td>Phasing in place to ensure workforce units are built and not pushed to a final, future phase.</td>
<td>Phasing – consider economic feasibility</td>
</tr>
<tr>
<td><strong>Amenities</strong></td>
<td>Interior Amenities Defined: Appliances, flooring, fixtures, heating and cooling systems, storage, technology, finishes, layout and design, safety features.</td>
<td>Amenities. Attainable unit should be permitted to differ with regard to interior amenities.</td>
</tr>
<tr>
<td><strong>Certification of Buyers</strong></td>
<td>Typically, after the unit is sold, the developer/seller is out. The responsibility to monitor future sales of units lies upon the Township/Designee.</td>
<td>Certification of buyers: the attainable housing agreement should be an entirely separate agreement between the municipality and the homeowner, signed by those parties and should be created by the Township at their cost.</td>
</tr>
<tr>
<td><strong>Calculation of Sale Prices</strong></td>
<td>Consider language.</td>
<td>Calculation of sales prices, should read: “other customary fees”</td>
</tr>
<tr>
<td><strong>On-going Administration</strong></td>
<td>Deed Restrictions</td>
<td>On-going administration should be a township responsibility.</td>
</tr>
</tbody>
</table>

**Next Steps:**

Staff anticipates a robust discussion regarding the foregoing fifteen (15) items. Once Council provides staff with direction, the ordinance will be updated with the information and will be presented to Council.
<table>
<thead>
<tr>
<th>Ordinance Section</th>
<th>Proposed Changes</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definitions</td>
<td>Terms specific to Attainable Housing have been updated</td>
<td>Prior to this update, the Definition Section (200.7) did not define housing terms.</td>
</tr>
<tr>
<td>Intent</td>
<td>No Changes from PC</td>
<td>Council reviewed and endorsed the Intent Statement prior to the Planning Commission’s review of the Draft Ordinance.</td>
</tr>
<tr>
<td>Applicability</td>
<td>The ordinance is triggered by Density, this has not changed.</td>
<td>“All workforce units within all residential developments will have safe access via sidewalks, shared-use paths, or bike paths to parkland or open space located within or near the subject residential development”.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>In an effort to look at the ordinance though an equitable lens, the Planning Commission felt it necessary for all residents have access to these elements of a land development.</td>
</tr>
<tr>
<td>Incentives</td>
<td>Side yard setbacks can be reduced to 7’ in workforce housing units and the market rate units they abut.</td>
<td>Applies to both workforce and market-rate units they abut.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Effort to be more equitable.</td>
</tr>
<tr>
<td></td>
<td>Removed the incentive to waive parkland, open space, and sidewalks requirements.</td>
<td>Increasing the AMI to 120% allows for more opportunities for the Missing Middle to obtain attainable housing. The range for rentals did not change.</td>
</tr>
<tr>
<td>Area Median Income (AMI):</td>
<td>Recommendation to increase the upper limit of AMI for owner-occupied housing to 120% (currently 100%), now, those who are eligible for an owner-occupied unit shall make 80% to 120% of AMI. Rental prices shall be affordable to those making 65% or less of AMI.</td>
<td>Accessory Dwelling Units are an integral part of this ordinance and the effort to create more attainable housing in the Township.</td>
</tr>
<tr>
<td>Accessory Dwelling Units (ADUs):</td>
<td>updated language to ensure any ADU income can be used toward the household’s total income when certifying income of potential buyers. In addition ADUs require receipts showing gross rental income.</td>
<td>Council makes the determination on the waiver of fees based upon how actual costs will be reduced and how the savings will be passed on to the workforce housing units.</td>
</tr>
<tr>
<td>Waiver of Review Fees:</td>
<td>this is a brand new incentive recommended by the Planning Commission. This incentive would only apply to in-house review fees and does not include review fees from outside consultants, e.g. Transportation Engineering review fees.</td>
<td>The current standard for height in the Zoning Ordinance is typically 35’ maximum. Including an incentive to “build up” could offer further opportunities for the</td>
</tr>
</tbody>
</table>
commercial properties, the height incentive does not apply and falls back to the 35‘ which is set forth in the underlying zoning district.

**Incentives for Planned Residential Developments / Height:** dependent upon the percentage of workforce units being provided, the height of residential units may be increase up to a maximum of 95’.

<table>
<thead>
<tr>
<th>Provisions for Workforce Housing</th>
<th>The Planning Commission recommends the options to pay a fee-in-lieu and credits for existing workforce units should be <strong>not</strong> be options for developers.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All workforce units proposed in a land development and/or subdivision plan are required to be built on-site. Some exceptions apply including: fee-in-lieu, off-site development (new dwellings), existing dwellings, and credits for existing workforce units.</td>
</tr>
</tbody>
</table>

**Phasing:** Since the ordinance regulates workforce units in Planned Residential Developments (PRDs), the Planning Commission felt the inclusion of Phasing regulations were of importance.

The proposed requirements allow up to 50% of phase which includes non-residential uses to forego workforce housing units, but construction of additional phases shall include workforce units for the entire development divided by the amount of land accounted for in the area of completed or under-construction phases.

| Supplemental Workforce Housing Regulations | **Cost offsets** |
|-------------------------------------------|-----------------
|                                           | Regulations were removed and replaced with the potential waiver of review fees. |

Considering equity and to ensure all units (workforce or market-rate) are similar in a way to not distinguish between units, workforce units are not to differ from the market rate units.
COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. O-24-___
AMENDMENT TO CHAPTER 200 – ZONING

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA,
AMENDING CHAPTER 200 ARTICLE II §200-7 (DEFINITIONS) TO INCLUDE TERMS SPECIFIC TO
WORKFORCE HOUSING
AND
REPEALING AND REPLACING CHAPTER 200 ARTICLE VIII §200-38.4 (WORKFORCE HOUSING)
WITH ARTICLE VIII §200.38.4 (ATTAINABLE HOUSING);
AND
AMENDING CHAPTER 180-16.1 (SIDEWALKS) REMOVING SECTION B(3), A REFERENCE TO
CHAPTER 200-38.4 WHICH HAS BEEN REMOVED.

GENERAL REFERENCES
Planned Residential Development – See Chapter 145
Subdivision and Land Development – See Chapter 180

Additions
+Deletions

WHEREAS, the Township of College is committed to facilitating the provision of affordable and
attainable rentals and owner-occupied workforce housing options within College Township; and

WHEREAS, the Council of the Township of College remanded to the Township Planning
Commission to review the existing Workforce Housing Ordinance, prepare revisions to the existing
ordinance, and ensure the revised ordinance is both consistent and upholding of the new Intent Statements; and;

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, as reenacted and amended
the Ordinance was forwarded to the Regional Planning Agency for their required 30-day review, and;

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, as reenacted and amended
a public hearing, pursuant to Public Notice was held __________; and

WHEREAS, the Council of the Township of College has given due public notice of hearings of the
proposed ordinance changes and has held such public meetings; and

SECTION 1 - Chapter 200 Article II § 200-7 Definitions

The following definitions will be added and incorporated in alphabetical order:

Area Median Income
The midpoint of a specific area’s income distribution, calculated on an annual basis by the
Department of Housing and Urban Development (HUD).
Attainable Housing
In general, housing for which the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities.

Building Coverage
The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

Certificate of Occupancy
A document issued by a local government or building department that certifies a building’s compliance with applicable building codes and regulations and declares it suitable for occupancy. This certificate is typically required before a building or part of a building can be used or inhabited.

Certification of Buyers
Regarding workforce housing, prior to the executing a purchase contract for any workforce unit, the prospective buyer shall be certified as meeting income requirements for the specified unit. Process involves ensuring the understanding of any deed restrictions, restrictive covenants, and/or liens that are placed on the workforce housing unit to ensure long-term affordability.

Certification of Renters
Prior to renting a workforce housing unit, renters shall be certified as meeting income requirements. Some restrictions apply, such as the rental unit must be used as the principal place of residence, students enrolled in post-secondary program, college, or university are eligible if the student does not meet the IRS definition of a dependent, and the student can be classified as an independent student.

Consumer Price Index
Measures the average change overtime in the prices paid by consumers for a basket of goods and services. The CPI provides a way to track inflation by examining the price changes of a representative set of goods and services commonly purchased by households.

Cost Off-sets
Mechanisms or strategies used to balance financial burdens imposed by zoning requirements on property owners or developers. Used as zoning incentives, including increased density, reduced setbacks, height allowances, in exchange for features like affordable housing, public open space, or other community benefits.

Density
Measures the number of housing units per acre.

Density Calculation
Pertaining to workforce housing, to determine residential density: Density of a development containing residential dwelling units shall be equal to the number of proposed dwelling units divided by the gross site area inclusive of proposed rights-of-way or any other portion of the site to be dedicated to the Township or homeowners association; only those residences which meet the definition of applicable residential dwellings shall be used to calculate the total number of dwelling units in a development; and the residential density within a planned residential
development shall not include areas devoted to nonresidential uses noted in Chapter 145 (Planned Residential Developments).

Fee-in-lieu
In the context of land use, typically refers to a financial arrangement where a developer or landowner pays a fee to a local government or relevant authority in lieu of providing certain required amenities or facilities on-site as part of a development project. Typically associated with land development regulations and zoning requirements.

Inclusionary Housing
Refers to strategies that mandate or incentivize the inclusion of affordable housing units within market-rate residential developments. The goal is to create mixed-income communities and prevent the segregation of socioeconomic groups.

Incentive
Something that encourages or motivates an individual to take a particular course of action or to behave in a certain way.

Mandatory
Regarding workforce housing, developments where the residential density is five or more dwelling units per acre, the provisions of workforce housing is required.

Market-rate Unit
A dwelling unit other than mobile homes as defined, which sells on the market at a price which is affordable to those households which make above 100% of the area median income.

Mean
Average obtained by summing values and dividing by the number of values.

Median
Middle value in an ordered dataset or the average of the two middle values in an even dataset.

Mode
Value(s) that occur most frequently in a dataset.

Nonresidential Use
Offices; medical and dental offices and clinics, excluding animal hospitals and veterinary offices; places of assembly; libraries, museums, art galleries and reading rooms; retail establishments for the sale and service of goods; eating and drinking establishments, excluding fast-food establishments; research, engineering or testing offices and laboratories; health clubs and athletic and recreational facilities; child and adult day-care centers.

Regulatory Relief
Refers to the easing or relaxing of certain zoning regulations or restrictions imposed by local governments on property use and development. To address housing shortages or promote affordable housing, municipalities may grant relief from certain zoning requirements for developers building affordable housing developments.
Occupancy (limit)
The number of individuals that can reside in a particular unit.

US Department of Housing and Urban Development (HUD)
Established in 1965, HUD’s mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships – particularly with faith based and community organizations that leverage resources and improve HUD’s ability to be effective on the community level.

Attainable Housing Dwelling Unit / Workforce Housing Dwelling Unit
A dwelling unit which is affordable to those making up to 100% 120% of the Area Median Income (AMI).

SECTION 2 – Chapter 200 Article VIII §200-38.4 Attainable Housing

The following is intended to replace the repealed ordinance §200-38.4 Workforce Housing in its entirety:


A. Intent. The intent of the workforce housing section of the zoning ordinance, as established by Township Council is:

(1) To recognize the importance of socioeconomic diversity in nurturing more inclusive and dynamic neighborhoods; and

(2) To facilitate the provision of affordable and attainable rental and owner-occupied workforce housing options within College Township; and

(3) To place a strong emphasis on crafting sustainable, enduring solutions to housing challenges, including the implementation of long-term affordability requirements; and

(4) To foster collaborative efforts with neighboring municipalities to establish regional consistency in workforce housing ordinances; and

(5) To promote private sector investments in affordable housing through partnerships between local government and private developers aimed at constructing affordable housing units; and

(6) To implement incentives to promote the creation and maintenance of workforce housing; and

(7) To safeguard rental and owner-occupied workforce housing options within the community, enabling individuals and families with moderate to middle incomes to reside proximate to their work places; and

(8) To continuously monitor the Housing and Urban Development (HUD) Area Median Income (AMI), adjusting the AMI thresholds in the ordinance to accommodate annual increases or decreases.
B. **Applicability.** The regulations contained herein shall apply upon the designation of dwelling units as workforce housing and shall be applicable as follows:

(1) General. A developer of residential dwelling units shall receive regulatory relief from zoning of land regulations as an incentive for providing workforce housing dwelling units. Such relief shall be based upon the type and amount of dwelling units designated as workforce housing in accordance with the regulations contained in this section:

(2) Mandatory Requirement.

(a) For those development where the residential density is five or more dwellings units per acre, the provision of workforce housing is required. A development which exceeds this density threshold shall designated a percentage of its total dwelling units as workforce housing units in accordance with the minimum levels listed in the table below.

<table>
<thead>
<tr>
<th>Density of Proposed Development</th>
<th>Percentage of Required Workforce Housing Units *</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 to 5.99</td>
<td>5%</td>
</tr>
<tr>
<td>6 to 6.99</td>
<td>6%</td>
</tr>
<tr>
<td>7 to 7.99</td>
<td>7%</td>
</tr>
<tr>
<td>8 to 8.99</td>
<td>8%</td>
</tr>
<tr>
<td>9 to 9.99</td>
<td>9%</td>
</tr>
<tr>
<td>10 or more</td>
<td>10%</td>
</tr>
</tbody>
</table>

*Reflects a percentage of total number of dwelling units within a development that are to be designated as workforce housing. In case of a fraction, the required number of units shall be rounded to the next highest whole unit.

(b) Developers can exceed the minimum levels of mandatory workforce housing listed above and shall receive any additional incentives in accordance with the regulations below.

(c) Any residential development which proposed 10 or less dwelling units shall be exempt from this mandatory requirement.

(d) **All workforce housing units within all residential developments will have safe access via sidewalks, shared-use paths, or bike paths to parkland or open space located within or near the subject residential development.**

(3) Calculation of Density. To determine the residential density, the following shall apply:

(a) Density of a development containing residential dwelling units shall be equal to the number of the proposed dwelling units divided by the gross site area inclusive of proposed rights-of-way or any Township of Homeowners Association.

(b) For the purposes of this section, only those residences which meet the definition of applicable residential dwellings in § 200-38.4C below, shall be used to calculate the total number of dwelling units within a development.
The residential density within a planned residential development shall not include areas devoted to nonresidential uses as noted in § 145-17B.

C. Incentives: The incentives provided to a residential developer are on a per-dwelling unit basis unless otherwise noted within the regulations. The incentives offered below will differ depending on the type of dwelling that is being designated as workforce housing.

(1) Single-Family house and duplex. All single-family houses, duplexes and/or any structure containing two or less dwelling units in which are at least one is designated as workforce housing shall be permitted to the following regulatory reductions:

(a) Minimum lot size and density: 5,000 square feet per dwelling unit or that permitted under existing zoning, whichever is less with one exception: In the Single-Family Residential Zoning District (R-1), only those lots two (2) acres or greater in size can be developed within multiple duplexes not to exceed a density of seven (7) dwelling units per acres. This calculation shall be inclusive of all land proposed for development including all proposed rights-of-way, parkland/open space areas, stormwater management facilities, and the like. [Amended 9-15-2016 by Ord. No. O-16-05]

(b) Minimum lot width: 40 feet per unit

(c) Maximum impervious coverage: 55%

(d) Side setback. The side yard setback for a lot containing workforce housing dwelling unit(s) may be reduced to seven (7) feet. Side yard setbacks may also be reduced to seven (7) feet for market-rate housing units for those side yards that directly abut lots containing workforce housing dwelling units.

Parkland and open space requirements. The parkland and open space requirements of § 180-26B may be waived for dwelling units designated as workforce housing. Those subdivisions or land developments which thereby reduce the parkland and open space requirements by more than 50% shall only be permitted to do so under the following conditions:

No workforce housing unit shall be more than 1/4 mile from parkland or open space in or near the subject development as measured between the two closest points of property lines of the workforce housing unit and park or open space perimeter.

For the purposes of this Subsection B(1)(e) of § 200-38.1, parkland and open space shall be considered as that designated as "existing parks" or "recreation land owned by others" and available for public use. In addition, land owned by the State College Area School District may also be considered as parkland and open space if such land contains recreation facilities that can be used by the public.

Sidewalk. The amount of sidewalks required pursuant to § 180-16.1 may be reduced in an amount equal to the total street frontage of all lots containing dwelling units defined as workforce housing units pursuant to the following:

NOTE: See also §§ 180-16, Streets, and 180-16.1, Sidewalks.

The reduction may take place anywhere within the subdivision or land development containing workforce housing units. Any collector or arterial streets within the residential development should have a sidewalk on both sides of the street. All other streets (public or private) shall have a sidewalk on at least one side of the street.
Sidewalks shall provide access to any parkland, open space or school within or adjacent to the development.

In instances where a development of single-family houses and/or duplexes developed with multiple dwellings on a single lot in which the development contains workforce housing units, the reduction in sidewalks shall be calculated as follows:

The reduction in required sidewalk may be in an equal proportion to the percentage of the total proposed dwelling units which are designated as workforce housing:

Regardless of the amount of sidewalk permitted to be reduced as calculated above, a sidewalk shall be provided along an adjacent public street as noted above in § 200-38.4B(1)(f)[2] and [3].

The sidewalk reduction is not guaranteed upon the provision of workforce housing. Approval of such reduction by Council will be based upon ability to meet the conditions set forth § 200-38.4B(1)(f)[2] and [3].

NOTE: See §§ 180-16, Streets, and 180-16.1, Sidewalks.

(e) Additional Bonus. The reduced lot requirements noted in 200-38.4C(1)(a) through (d) may also be applied to market-rate housing units in addition to that of the designated workforce housing units based on the following rations or fractions thereof rounded to the nearest whole number:

1. For every two workforce housing units which are affordable to those households with incomes between 80% and 100% of AMI, one market-rate housing unit shall be permitted to have the same similar lot requirements noted above in §200-38.4C(1) through (d).

For every one workforce housing unit which is affordable to those households making less than or equal to 80% of AMI, one market-rate housing unit shall be permitted to have similar requirements noted above in ________

(f) Accessory Dwelling Units: Single-family houses designated as workforce housing may be permitted to contain accessory dwelling units pursuant to § 200-11A(1) If the accessory dwelling unit is to be rented, then the anticipated income from renting the accessory dwelling unit shall be included in calculating a household’s total income when certifying income of potential buyers of a workforce housing unit. When an Accessory Dwelling Unit is rented, either on a long-term basis or a short-term basis, the proper permitting is required through College Township and Centre Region Code. To ensure compliance and proof of Accessory Dwelling Unit gross rental income with proof of receipts is required.

(g) Waiver of Review Fees: Review Fees developed by in-house staff reviews for Subdivision and Land Development may be waived by College Township Council for development proposals containing workforce housing units. The request must contain information detailing how actual costs will be reduced and how the savings will be passed on to the workforce housing units. The Township shall review the request and provide an answer to the developer within 30 days of receipt of the request.

Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development.

(2) Townhouse and multi-family units. All townhouses, multi-family units, and/or any other structure containing three or more dwelling units in which some or all are designated as workforce housing units shall be permitted to the following regulatory reductions:
(a) **Maximum Impervious Coverage.** The maximum impervious coverage for a development containing workforce housing units may be increased above that permitted in the zoning district by an amount equal to the total gross floor area of those units designated as workforce housing units. However, in no instance shall the impervious coverage exceed 55%, regardless of the number of workforce housing units.

**Parkland and open space requirement.** The parkland and open space requirements of § 180-26B shall be waived for all townhouse and multifamily dwelling units designated as workforce housing. Those subdivisions or land developments which thereby could reduce the parkland and open space requirements by more than 50% shall only be permitted to do so in the same manner as that allowed for single-family houses and duplexes as noted in § 200-38.4B(1)(e).

(b) **Occupancy Limit.** The occupancy of unrelated individuals as established in § 200-11Z may be increased from three to five individuals as follows:

[1] For each unit designated as workforce housing, one unit in the development may be permitted to have up to five unrelated individuals residing within it.

[2] The unit which is permitted to have the increased occupancy, as noted above, does not have to be designated as workforce housing and can be located anywhere within the residential development containing the workforce housing.

(c) **Permitted Height.** The permitted height of a building may be increased by 10 feet above that permitted in the zoning district regulations, if the building contains either two dwelling units or 10% of the total dwelling units, whichever is greater, are designated as workforce housing. The permitted height of a building may be increased beyond what is permitted in the underlying zoning district based upon the following:

[1] When 5% - 7% workforce units are required pursuant to 200.38.4(B)(2)(a), the height may be increased 10’, up to a maximum of 45’.

[2] 8% - 10% workforce units required pursuant to 200.38.4(B)(2)(a), the height may be increased 20’, up to a maximum of 55’

[3] Non-residential commercial properties maximum height is 35’

(3) **Planned Residential Developments.** The workforce housing regulations herein are also applicable to planned residential developments as permitted in Chapter 145, Planned Residential Developments, with the following incentives:

(a) **Maximum building coverage.** The total ground floor area of all buildings and structures shall be permitted to exceed 30% of the total land area of the planned residential development in a manner equal to an increase of coverage by 1% for every 1% of total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total building coverage shall not exceed 40% of the total land area of a planned residential development.

(b) **Maximum total impervious coverage.** The maximum impervious surfaces shall be permitted to exceed 50% of the total area of the planned residential development in a manner equal to an increase
of impervious coverage by 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total impervious coverage shall not exceed 60% of the total planned residential development.

(c) **Permitted Height.** The permitted height of a building may be increased beyond what is permitted in the underlying zoning district based upon the following:

1. When 5% - 7% workforce units are proposed, the height may be increased 40’, up to a maximum of 75’.
2. 8% - 10% workforce units proposed, the height may be increased 60’, up to a maximum of 95’.

Open space. The minimum amount of open space required in § 145-18A may be decreased below 30% of the total area of the planned residential development in a manner equal to a decrease of 1% for every 1% of the total number of dwelling units which are designated as workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total open space required may not be decreased beyond 20% of the total area of the planned residential development.

(d) Additional bonus. The maximum amount of land devoted to nonresidential uses within a planned residential development shall be permitted to exceed 20% in a manner equal to an increase in nonresidential land by 1% for every 1% of the total number of dwelling units which are designated as workforce housing for households earning less than 80% of the area median income. However, regardless of the number of dwellings designated as such, the maximum area of land devoted to nonresidential uses shall not exceed 30%.

**D. Provision of workforce housing.** All workforce housing units proposed in a land development and/or subdivision are required to be built on site covered by such plan unless one of the following options enumerated below is utilized. In such instances, the developer shall continue to retain the incentives applied to on-site development for the number of workforce housing units being provided for under the options listed below:

Fee in lieu. An applicant may pay a fee in lieu of constructing some or all of the workforce housing units which it is receiving incentives for given the following regulations:

College Township Council shall establish by resolution the amount of the fee in lieu payment per unit, which shall be based on actual construction costs and inclusion of land purchase costs.

To determine the total fee in lieu payment, the per unit amount established by the Township shall be multiplied by the number of workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives.

The Township shall be required to establish and administer a workforce housing fund into which all fee in lieu payments shall be deposited. The Township shall then be required to use such funds to further its mission of providing workforce housing as defined herein.
Land donation. Land within College Township may be donated to the Township or its designee in place of workforce housing dwelling units being built within a proposed development pursuant to the following:

The value of the land must be equal to or greater than the value of the fee-in-lieu payment noted above in Subsection D(1) to be calculated as follows:

The value of the land will be determined by an appraisal completed by a certified appraiser. Each party (developer and the Township) shall submit an appraisal.

If the lower appraised value is 90% or greater of the other appraisal, the two appraised values shall be averaged.

If the lower appraised value is less than 90% of the other appraisal, then each appraiser shall, within 15 days of notice from the Township, agree on a third appraiser, the cost of which is to be shared equally by the Township and the developer. Within 30 days of notice of his appointment, the third appraiser shall submit an appraisal. The middle of the three appraised values shall be used to determine the value of the land to be donated.

If both the Township and the developer agree, the requirement for the appraisal process above in whole or in part may be waived upon mutual agreement between the Township and the developer.

The land to be donated must meet all applicable zoning, land development and subdivision requirements to construct the desired type and amount of units.

The land donation must occur prior to the completion of the market-rate units. The certificate of occupancy will be withheld pursuant to the requirements of Subsection E(1) below until the land donation occurs.

(1) Off-site development (new dwellings). Workforce housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives listed above may be constructed off site given the following regulations:

(a) Location. The dwelling units to be utilized to satisfy the workforce provisions shall be located within College Township.

(b) Number of. The total number of units provided off site shall be equal to those which would have been provided on site.

(c) Approval. The applicant must obtain off-site development plan approval from the Township at the same time the applicant obtains plan approval for the proposed market-rate units within the covered development. The off-site development plan must include, among other land development plan requirements, documentation of site control, necessary financing in place to complete the off-site development, architectural designs and elevations, and any other documentation deemed necessary by the Township to ensure compliance with the regulations contained herein.

(d) Each of the off-site dwellings designated as workforce housing shall meet all of the supplemental regulations stipulated in § 200-38.4E.

(2) Existing dwellings. A developer may designate dwelling units which have already been constructed as workforce housing units to meet his obligation (whether voluntary or mandatory) to obtain the incentives listed in § 200-38.4C for a particular development. Such off-site, existing dwelling units shall meet the regulations listed above in § 200-38.4D(1) and the following additional regulations:

(a) The units must be inspected and rehabilitated to meet current building codes.
(b) The proposed dwellings to be designated as workforce housing units shall be considered market-rate units. Utilizing this provision shall result in the conversion of market-rate dwellings to income-restricted workforce housing dwelling units.

Credits for existing workforce housing. A developer of a new development may be given credit for previously built dwelling units which could be defined as workforce housing given the following regulations:

The existing dwelling units in which a developer is seeking credit shall not have previously been created or in any way developed utilizing the regulatory relief provided herein.

The developer shall only receive credit in whole or in part to relieve him of the mandatory obligation of providing workforce housing units as stipulated in § 200-38.4B(2). If the number of dwelling units being credited toward a developer's mandatory obligation is less than that required under § 200-38.4B(2), then the developer shall be required to provide workforce housing units equal to the difference of the credit and the mandatory requirement.

In order for a previously built dwelling unit(s) to be credited towards a development's workforce housing obligation, each credited unit must:

Have received its certificate of occupancy no more than five years prior to the date of the developer's submission of the new subdivision or land development plan; and

Be designated as workforce housing upon land development and/or subdivision approval of the development seeking said credits and therefore meet all workforce housing unit regulations stipulated in § 200-38.4D.

(3) Phasing. When a proposed development’s density triggers the requirements for workforce housing and is proposed in phases, the following shall apply:

(a) If the first constructed phase contains 50% or more non-residential uses, no workforce housing is required in that phase.

(b) Any construction of additional phases shall contain a number of workforce housing units equal to the percentage of total workforce housing units required in the entire development divided by the amount of land accounted for in the area of completed or under-construction phases.

(c) When a plan is phased, occupancy shall not be granted to the final 15 market-rate units until all required workforce housing units for active phases are complete.

E. Supplemental workforce housing regulations. In addition to the regulations above, all workforce housing units shall have the following requirements:

(1) Amenities. Workforce housing units may not differ from the market-rate units in a development with regard to interior amenities and gross floor area. provided that:

The differences, excluding differences related to building size differentials, are not apparent in the general exterior appearance of the development;

The gross floor area of the habitable space within workforce housing dwelling units is not less than the following minimum requirements:

One bedroom: 750 square feet.

Two bedrooms: 1,000 square feet.
Three bedrooms: 1,200 square feet.
Four bedrooms: 1,400 square feet.
Five or more bedrooms: add an additional 150 square feet per additional bedroom.

(2) Timing of construction. Workforce housing units shall be made available for occupancy at approximately the same rate as the market units, except that certificates of occupancy for the last 15% of the market-rate units shall be withheld until certificates of occupancy have been issued for all of the workforce units.

Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development. Any developer of workforce units may submit a request for a discount or deferment of fees. The request must also contain information detailing how real costs will be reduced and how the savings will be passed on to the workforce housing units. The Township Council's decision on a discount or deferment of municipal fees will be based upon Council determining that such savings will be appropriate and directly proportionate to the reduction in unit sales or rental costs. The Township shall review the request and provide an answer to the developer within 30 days of receipt of the request.

(3) Certification of buyers. Prior to executing a purchase contract for any workforce unit, the prospective workforce unit buyer shall be certified as meeting income requirements for the specified unit by the Township or its designee. Developers and workforce housing unit buyers may execute only purchase agreements that are approved as to form by the Township or its designee. The purchase agreement shall include language attached as an addendum provided by the Township or its designee which shall require that an appropriate disclosure form be provided to and explained to the workforce housing unit buyer prior to execution of the contract. The disclosure form shall explain any deed restrictions, restrictive covenants, and/or liens that are placed on the workforce housing unit to ensure long-term affordability.

(a) In addition to the foregoing, if the workforce housing unit contains an Accessory Dwelling Unit, gross rental income with proof of receipts is required to certify buyers.

(4) Certification of renters. Prior to renting a workforce unit, the prospective renter shall be certified as meeting income requirements by the Township or its designee. The following limitations shall apply to the certification of renters:

(a) The rental unit must be used as the principal place of residence.

(b) Students enrolled in a post-secondary program, college or university are eligible only if they can meet the following two conditions:

[1] The student does not meet the Internal Revenue Service's definition of a "dependent," and

[2] The student can be classified as an "independent student" as defined by § 480(d) of the Higher Education Act of 1965.

(5) Ensuring affordability. To ensure that any unit created under this section of the Zoning Ordinance (rented or owner-occupied) remains affordable over time, the owner of said unit(s) shall be required to maintain affordability based upon a legally binding agreement with either the Township or its designee, to be recorded at the Centre County Recorder of Deeds. Said agreement shall include:
(a) The period for which the units shall remain affordable, which at a minimum shall be at least 30 years from the date of initial occupancy of a workforce housing unit;

(b) The process for certifying subsequent buyers of workforce housing dwelling units for the duration of the specified period of affordability;

(c) The level of affordability, including the amount of equity able to be recouped by the homeowner or owner of a rental property containing workforce housing units upon sale of the property; and

(d) A provision allowing the Township or its designee to first be offered the right to purchase a workforce housing unit prior to selling said unit without income restrictions if such sale is to occur after the affordability period noted above in § 200-38.4E(5)(a) with the following stipulations:

[1] The resale price which the Township or its designee shall pay the owner of the workforce housing unit(s) shall be no less than that calculated in § 200-38.4E(9) below;

[2] The Township or its designee shall be given a period of 90 days to execute a purchase agreement for said unit(s).

[3] Upon reaching the end of the ninety-day resale period or upon notice by the municipality or its designee that there is no interest in the workforce housing unit, the owner will be free to sell the unit.

(6) Calculation of rental prices. Workforce housing units which are to be rented shall have a rental price which is affordable to households which earn 65% or less of the area median income, with the exception of those housing units which have a rent-to-own option pursuant to § 200-38.4E(11). Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions noted in § 200-38.4E(10). Monthly housing expenses shall be calculated as the sum total of the monthly rent, plus the current utility allowance per the Housing Authority of Centre County.

(7) Rental price increases. Annual rent increases shall be limited to the percentage increase in the median household income within the State College Metropolitan Statistical Area. Centre County pursuant to the Department of Housing and Urban Development (HUD) Income Limits.

(8) Calculation of sales prices. Workforce housing units which are to be sold shall have a sale price which is affordable to households which earn 100% 120% or less of the area median income. Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions. Monthly housing expenses shall be calculated as the sum total of the principal and interest of the mortgage plus all property taxes, homeowners' insurance, homeowners' association fees, and any other fees approved for inclusion by the Township.

(9) Resale value of workforce housing units. The resale value of a workforce housing unit(s) during the affordability period stipulated in § 200-38.4E(5)(a) shall be limited to the lowest of:

(a) The purchase price plus an increase based on the percentage increase in the Consumer Price Index for the State College Metropolitan Statistical Area (MSA) for all urban consumers since the date of previous purchase; or

(b) The purchase price plus an increase, based on the percentage increase in the area median income since the date of purchase; or
(c) The purchase price plus an increase, based upon the compound average growth rate of Centre Region average house sale prices since the date of purchase; or

(d) The fair market value.

(10) Household size assumption. In calculating rent or sales price of a workforce housing unit, the following maximum relationship between unit size and assumed household size to determine income affordability shall apply:

(a) Efficiency units: one-person household.

(b) All other units: one plus number of bedrooms equal number of persons per household.

(11) Rent to own. Workforce housing units which are part of a rent-to-own program may be rented to households who earn more than 65%, but less than 100%, 120%, of the AMI subject to the following:

(a) The minimum duration of the initial term of a lease for renting the workforce housing unit shall be for no less than an initial 18 months followed by the ability to be annually renewed. In addition the duration of the lease may be shortened upon the tenant entering into an option to purchase the workforce housing unit.

(b) The owner of the workforce housing unit(s) must also enter into an agreement with the tenant of the rent-to-own unit which will specify the terms of the program.

(c) The rent-to-own agreement between the owner and the renter of the workforce housing unit shall include provisions for a percentage of the rent to be set aside and utilized towards the purchase of the unit by the renter.

(d) The rent-to-own agreement shall be provided to the Township for review to determine if the rent-to-own terms will lead to an acceptable number of renters succeeding in obtaining ownership of the workforce housing unit.

F. Administration. College Township and/or its designee shall ensure compliance with all regulations contained herein and/or Chapter 180, Subdivision of Land, and Chapter 200, Zoning. The developer shall draft and submit for approval a legally binding agreement which states the responsibilities of all entities involved with the ongoing administration, and marketing of, and compliance with these regulations upon approval of a development containing workforce housing units. College Township shall reserve the right to designate another legal entity for the purpose of administrative needs of this section of who should be a party in all legally binding agreements required in this section.

SECTION 3 – Chapter 180 Section 16.1 Sidewalks

B. (3). Development reviewed pursuant to § 200-38.4(1)(f) is eligible for a reduction of sidewalks as an incentive for development of workforce housing.

SECTION 4 – SERVERABILITY

If any sentence or clause, section or part of this ordinance is found to be unconstitutional, illegal, or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

SECTION 5 – EFFECTIVE DATE
This ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED, this _____________ day of _______________, 2024 by the College Township Council, Centre County, Pennsylvania.

ATTEST:  

_________________________  
Adam Brumbaugh, Secretary

_________________________  
Dustin Best, Chairman
College Township Parks and Recreation Committee

May 13, 2024

Centre Region Parks and Recreation Authority

April 18, 2024

Meeting cancelled. No business items to be discussed.

Next scheduled meeting is May 16, 2024, 12:15 pm, COG General Forum Room

Centre Region Parks and Recreation Authority Work Session

Next scheduled meeting is May 16, 2024, 10:00 am, COG General Forum Room

Centre Regional Parks and Recreation Authority Special Meeting

May 3, 2024

Unanimously approved “as recommended and requested by the COG General Forum, the Centre Region Parks and Recreation Authority approves the Centre Region Parks and Recreation Authority Resolution 2024-1 to enter into a Modification Agreement for the Loan to continue the development of Regional Parks.

Next scheduled meeting is June 7, 2024, 9:00 am, COG General Forum Room

COG Parks and Recreation Governance Special Committee

April 24, 2024

Discussed the matrix of responsibilities in detail.

Next scheduled meeting is May 22, 2024, 8:30 am, COG General Forum Room

Coordination Team for Whitehall Road Regional Park and Millbrook Marsh Phase 2

Meeting as needed to discuss progress. Team consists of COG Parks and Recreation Director, COG Executive Director, COG Facilities Manager, COG Finance Director, Project Manager, a representative from COG General Forum, and CRPR Authority Chair.
COG Finance Committee, COG Executive Committee, and General Forum – I have been attending, via Zoom, the meetings of Finance and Executive in order to keep abreast of developments relating to Authority activities. I attend General Forum meetings when needed as they generally occur on evenings when I have an ongoing prior commitment.

College Township Council and Planning Commission - I am attending College Township Planning Commission and College Township Council meetings when agenda items are related to Parks and Recreation.

Millbrook Marsh Nature Center Boardwalk Feasibility Working Group

Next scheduled meeting is TBD, Millbrook Marsh Nature Center

COG Parks Capital Committee (joint meeting with the Authority)

April 11, 2024

Discussed the Capital Improvement Plan 2025-2029

Discussed the Regional Parks Loan Draw Extension. The Parks Capital Committee unanimously approved “that the Parks Capital Committee recommends that the Executive Committee place Resolution 2024-2 on the General Forum agenda to recommend that the Centre Region Parks and Recreation Authority enter into a modification agreement for the loan to continue the development of regional parks with a recommendation of approval.”

Next scheduled meeting is July 11, 2024, 12:15 pm, COG General Forum Room

Millbrook Marsh Nature Center Advisory Committee

March 20, 2024

Next scheduled meeting is June 12, 2024, 4:00 pm, Spring Creek Education Building

Millbrook Marsh Nature Center Boardwalk Capital Campaign Committee

Next scheduled meeting TBD

Prepared by Kathy Matason
Twenty-one (8"-12") pine tree seedlings were donated to parks & rec. I planted them along the bike-path where it parallels Goldfinch between Branch Rd and the first pedestrian access. Once planted, they are barely taller than the surrounding grass, so white flag markers were placed next to each to warn the mowing crew. Be advised that I've planted many of these bare-root seedlings over the years and the survival rates have been low.

That said, the gaps along that short stretch are filled.

Maintenance Issues:

(05/06/24) There are still other gaps farther along the path, meaning about another 30-40 trees are still needed. Larger seedlings (12"-24"), with a root ball have a much higher survival rate. In all cases, watering throughout the first spring and summer is necessary.
College Township
Parks and Recreation Report

Date: 05/06/2024

Park Name: Dalevue

Park Rep: Schulte

Report:

- Little League games and practices have started as expected.
- The fallen pine tree on the park southern border was removed as requested.
- Infield mix was added along the first-base path and to the pitcher's mound.

Maintenance Issues:

(2020-03-2, updated 2024-05-06)
Please remove the protruding roots (trip hazards), low hanging branches, and brush around the multi-purpose field to facilitate mowing and improve appearance.
Please mow to the fence line so that the entire field width can be utilized.

(2023-11-04) Please occasionally mow the weeds that are under and around the pine trees along the edges of the park. (This picture shows the trees at the top of the sledding hill, but the comment applies to all border trees.)
3. Please "brush-hog" the low growing vegetation in the swale to remove the "hiding places" that the resident at 409 Goldfinch complained of at our June 2022 meeting.
4. Mow occasionally to maintain appearance and to prevent re-growth.

(2019-9-1) Please acknowledge that Dalevue Park is on the list of facilities NOT accepting unsolicited donations of trees, benches, etc. (e.g.

(2019-9-2, updated 2021-04-12) (For reference: Pine trees were planted by the township approximately 5 feet inside the property line to help delineate the park boundaries. Anything between the trees is on park property and can be removed.)

Thank you !
College Township
Parks and Recreation Report

Date: 05/06/2024          Park Name: Penn Hills
Parks Rep: Schulte

Report

I have visited the park frequently this spring and pulled weeds in the play area.

Maintenance Issues:

(2024-05-06 a) Please remove the pile of pulled weeds.

(2024-05-06 b) Please treat the low growing thorny weeds growing throughout tot-lot.

(2024-05-06 c) Please add or replace mulch throughout the tot-lot to suppress weed growth and provide a cleaner, softer surface.
(2024-05-06 d) Please mow the area in front of the baseball backstop (approximately 100' x 100') as short as practicable. The rest of the field can be normal grass height.

2023-11-04) Please replace or refurbish the damaged/unreadable "Park closes at sunset" sign.

Thank you!
Parks and Recreation Report

Date: 5/8/2024          Park Name: Slab Cabin

Parks Rep: Earl Moore

Report:
Graffiti at the covered bridge.
Date: May 2024

Park Name: Spring Creek Estates

Park Rep: Judi Sittler

Part of a tree down across the path.

Nothing of note to report for GDK Meadow or Cairnes Crossing.
CALL TO ORDER:
Mr. Schulte called the meeting to order at 7:01 pm.

ZOOM MEETING PROTOCOL:
Mr. Schulte determined there were people present via zoom and reviewed zoom protocol.

OPEN DISCUSSION:
- Mr. Spoonamore announced the Township Manager informed Mr. Spoonamore and the Nittany Mountain Conservancy that he can serve on the board as a voting member. The next meeting is in two weeks and at the next Parks and Recreation Committee meeting he will give a report of what was decided.

SPECIAL REPORT:
**SR-1 Ball Field Improvement Suggestions (State College Little League)**
- Mr. Mike Belinc introduced himself and stated his experience with the State College Little League organization. He opined that general maintenance is not enough and the little league contracts a company to have ball fields laser leveled about every five years or so.
- Mr. Belinc had an opportunity to walk around the various College Township parks with ball fields. He determined Harris Acres and Nittany Orchard are too small for anything more than T-Ball. Dalevue Park has a nice facility for T-Ball and PeeWee, but the dirt infield is in rough shape. Penn Hills Park is an all grass field with potential for T-Ball and Little League practice but not games. Spring Creek Park is also a good facility, however, the park is in a floodplain and the fields are too wet much of the time.
- There was an extended discussion on stormwater management at Spring Creek Park.
- Mr. Belinc asked if there were any questions. After being asked about the process of leveling an infield he explained. A laser level with GPS is placed at home plate and the pitcher’s mound. The target slope of 1/8” is determined and the infield mix is distributed and...
compacted as needed. This costs approximately $4,500 per field, plus $800-$900 per load of infield mix.

- Mr. Belinc spoke about how lips are created and can be viewed by looking down the baselines. He also explained the process to remove the lips created by brooming off the infield.
- Mr. Schulte suggested State College Little League propose a service project to improve the College Township fields they would like to use. Mr. Belinc offered to help manage a Township project should one be proposed.
- The Committee thanked Mr. Belinc for his informative presentation.

NEW BUSINESS: None presented

OLD BUSINESS: None presented

PARKS REPORTS:
(Written reports received were emailed to all members by committee member making the report by the Wednesday prior to the meeting date)

- Mr. Schulte reviewed the Planning Commission agendas provided by staff. Ms. Meyers had nothing to add.
- Ms. Kerner gave a brief update of Public Works projects in the parks.
- Mr. Schulte plans to amend his master plan for Dalevue Park based on the presentation this evening.
- Ms. Sulzer gave a brief update on Fieldstone Park.
- Mr. Schulte has conducted regular inspections of Fogleman Fields and Fogleman Overlook and gave a brief update on both.
- Mr. Spoonamore stated there is significant off road vehicle damage to Camp Road at Stoney Batter Natural Area.
- Mr. Moore gave a brief update of Thompson Woods Preserve and the Governments Committee.
- Ms. Sittler stated that years ago the committee established the protocol to submit written parks reports in order to help save time during the meetings. She asked why the reports are being done orally during the meeting as well, as this adds a significant amount of time to the meeting. Ms. Sittler suggested the committee stick to the written reports and representatives give a brief update if necessary during the meeting. Mr. Schulte stated that is still the process and Ms. Sittler is entitled to her opinion and added her comments are duly noted.

CONSENT AGENDA:
CA-1 March 11, 2024 Parks & Recreation Meeting Minutes
Ms. Matason moved to approve the minutes of the March 11, 2024 meeting as submitted.
Mr. Moore seconded the motion. Motion carried unanimously.

COMMUNICATIONS: None presented.

OTHER MATTERS:
- Ms. Sittler asked if she could add an agenda item to have a guest speaker come to educate the Parks and Recreation Committee on buffer zones. After some discussion Mr. Schulte appointed Ms. Sittler to recruit a guest speaker for a future meeting and let him know ahead of time to get the presentation on the agenda.
· Mr. Schulte stated Mr. Spoonamore had passed a hand written communication to be entered into record.

“[A letter to the committee] We need better baseball fields. Thank you. Batting cages would be nice too! Amuximan der Xavier Spoonamore.” [please see attached]

CHAIR INFORMATIVES: None presented.

UPCOMING MEETINGS:
  · Monday, May 13, 2024 (if needed)
  · Ms. Kerner announced that she has a prior engagement and will not be able to attend the May 13th meeting. Mr. Schulte duly noted Ms. Kerner’s announcement.

Mr. Spoonamore moved that the committee not hold a meeting in May 13th as Ms. Kerner will not be able to attend.

Motion failed due to lack of a second.
  · Monday, June 10, 2024 at 6:00pm
  · Monday, August 12, 2024
  · Monday, September 9, 2024
  · Monday, October 14, 2024 (if needed)
  · Monday, November 18, 2024

· Mr. Moore reminded Mr. Schulte of setting the agenda and parks to be visited in the June park tour meeting, should the committee not meet in May.
· After some discussion there was a consensus that Panorama Parklet, Harris Acres, Shamrock Park, the upper level of Slab Cabin Park, and Dalevue would be visited in that order.

STAFF INFORMATIVES:
  SI-1 PC Agendas from March 19th & April 2nd
  · No further discussion.

ANNOUNCEMENTS:
  Mr. Schulte announced the next Parks and Recreation Committee meeting will be held at the College Township Municipal Building on Monday, May 13, 2024 at 7:00 pm, if needed.

ADJOURNMENT:
Mr. Schulte adjourned the meeting at 8:27 p.m.

Respectfully Submitted By,

**Draft**

Sharon E. Meyers
Recording Secretary
WE need better
Baseball fields. Thank You
Batting Cages would be nice too!!!

Singed by, Anna Hannah van der Xavier
Spoonamore.
### Millbrook Marsh Nature Center (MMNC)
#### Capital Improvement Plan - 2025 through 2029

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<td>32,685</td>
<td>33,666</td>
<td>34,616</td>
<td>35,726</td>
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#### transfers in
- Loan/Long-Term Debt: - - 5,200,000 - -
- Grants: - - - 5,000 10,000 200,000
- Restricted from Capital Campaign Committee: - - - 375,000 375,000 -
- Contributions & Donations: - - - 2,500 10,000 110,000
- Restricted from Capital Campaign Committee: 375,000 375,000 - - -

#### TOTAL REVENUES
- 895,232 $ 899,589 $ 5,361,577 $ 178,699 $ 483,460 

#### ADJUSTED BEGINNING FUND BALANCE
- 549,614 $ 1,365,663 $ 6,653,700 $ 594,859 $ 914,569 

<table>
<thead>
<tr>
<th>EXPENSE TYPE</th>
<th>ASSET CLASS</th>
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<th>PRIOR YR FUNDING</th>
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<th>2027</th>
<th>2028</th>
<th>2029</th>
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<td>Improvement</td>
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<td>Habitat Restoration &amp; improvement</td>
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<td>Parking Area Repair</td>
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<td>Improvement</td>
<td>Structure</td>
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<td>-</td>
<td>TSA Trail Maintenance &amp; Repair</td>
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<td>14,000</td>
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<td>2011</td>
<td>-</td>
<td>Education Building - HVAC geothermal system repairs &amp; replacement</td>
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<td>Building</td>
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<td>-</td>
<td>Education Building - ADA</td>
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<td>Replacement</td>
<td>Building</td>
<td>?</td>
<td>-</td>
<td>Service Building - Design &amp; Engineering study to replace</td>
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<td>-</td>
<td>Service Building - full replacement</td>
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<td>-</td>
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<td>-</td>
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<td>D-G-M</td>
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<tr>
<td>Replacement</td>
<td>Building</td>
<td>NA</td>
<td>-</td>
<td>Contingency / Reinvestment (some study)</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>-</td>
<td>M</td>
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</table>

**TOTAL EXPENDITURES BY YEAR**
- 58,540 $ 58,540 $ 6,235,540 $ 85,000 $ 618,000 

* Municipal shares 2025-29 assume 3% inflationary increase year-over-year.
* MMNC splits municipal shares into "Additions" and "Replacement" funds. For this worksheet, amounts are combined and tied to 2023 & 2024 detailed budget.

**FUNDING SOURCE KEY**
- A Parks & Rec Authority
- C Campaigns and Fundraising
- D Private Donations & Contributions
- G Grants
- M Municipal Shares
- P Program Fees
- SF State and/or Federal Funding [net Grants]
- T InterFund Transfer

---

35
2024 Impacts to 2025 Projects

- **Design/Engineering to Replace the Boardwalk** – This project may shift to 2025 depending on the status of other Agency capital projects and staff capacity.

- **Design/Engineering to Repair/Replace/Relocate Offices** – It is anticipated that this project will be pushed out to prioritize the Boardwalk replacement. Minor repairs will be made to extend the life of the building in the meantime. $25,000 was budgeted in 2024.

- **Bathgate Bridge Repair** – The bridge was evaluated by an engineering firm in 2022 which identified that repairs to some of the joists, beams, and piers are necessary; this estimate includes engineering and repair costs. The project may overlap 2025, depending on completion of Phase II SCEB and other park projects.

- **Code Loan** – Final payment is in 2024. The loan was for rubber coating on the barn roof.

- **Grants & Interest Earnings** - Anticipated in 2024, due to the closeout of the SCEB Phase II & Welcome Pavilion project. Funds are anticipated from DCNR and DCED. Interest earnings from private donations may be considered for future MMNC projects.

2025

- **Grants & Donations for Boardwalk** – To be explored in anticipation of the project starting in 2027.

- **Boardwalk Repairs to Existing Structure** – minor repairs anticipated.

- **Shelter Repairs and Improvements** – repairing beams, power washing, staining, and installing stone/concrete under Marboe Pavilion.

- **Contingency/Investment** – An investment of $100,000 is anticipated to support grant requests. Various grants are a dollar-for-dollar match; therefore, funding is needed. This investment strategy is seen over two years (2025-2026) leading up to the anticipated reconstruction of the Boardwalk.

2026

- **Grants & Donations for Boardwalk** – To be explored in anticipation of the project starting in 2027.

- **Power Washing and Staining the Barn** – Based on a 5-7 year preventative maintenance schedule.
• **Contingency/Investment** – An investment of $100,000 is anticipated to support grant requests. Various grants are a dollar-for-dollar match; therefore, funding is needed. This investment strategy is seen over two years (2025-2026) leading up to the anticipated reconstruction of the Boardwalk.

2027

• **Boardwalk Replacement** – Includes the replacement of the existing structure. Improvements will create better access for all while enhancing environmental educational opportunities, community outreach, and natural resource protection.

• **Spring Creek Education Building ADA Lift Replacement** – Based on the 15-20 year life expectancy for this piece of equipment.

• **Parking Area Repair** – Replace parking stops, resurfacing of stone, and repainting ADA spaces.

• **The Habitat Improvements** – Improvements to the marsh habitat such as invasive species removal, native plantings, and stream restoration as identified in the Facilities Conditions Assessment; grants and donations will be explored to help support these improvements.

• **Fire Loan** – This loan funded the Boardwalk Feasibility Study Phase II; the final payment will be made this year.

• **HVAC Geothermal System Repairs and Replacement** – Staff will continue to evaluate the condition. Replacement based on age of the system. The EMC motor was replaced in 2021 (~$3,000) and the geothermal loop system was repaired in 2022 due to reduced pressure (~$1,000).

2028

• **Design/Engineering to Replace Offices** – Construction is anticipated for the following year. Grant funding and donations will be anticipated.

• **(NEW) Electric Charging Stations/Solar Panels** – Staff will explore grant opportunities and programs to help reduce energy bills and carbon emissions. We have one electric mower that is used at the Marsh, and there is currently no charging station. Grant funding opportunities will be explored.

2029

• **(NEW) Walkway and Parking Lot Solar Lighting Project** – Lighting fixtures for the parking lot and walkway leading from the parking lot to the Education Building and Barn to enhance the safety and security of the facilities. Grant funding opportunities will be explored.

• **Repair Existing Service Building/Build New/Relocate Offices** – This estimate includes a complete replacement if deemed necessary. The actual cost depends on the design, engineering, and Facility Conditions Assessment.

• **TSA Trail Maintenance and Repair** – Regrading and resurfacing of pathways leading to the facilities, boardwalk, and bike path.
## Pools
### Capital Improvement Plan - 2025 through 2029

**BEGINNING FUND BALANCES - R12**

<table>
<thead>
<tr>
<th>Capital</th>
<th>2024</th>
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<tbody>
<tr>
<td>Unrestricted - Debt</td>
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<tr>
<td>Unrestricted - General Fund</td>
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<td><strong>TOTAL BEGINNING FUND BALANCE</strong></td>
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<table>
<thead>
<tr>
<th>Capital</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
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<td>34,494</td>
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<td>36,595</td>
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<td><strong>TOTAL REVENUES</strong></td>
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<td>$594,915</td>
<td>$612,762</td>
<td>$631,145</td>
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<td>$1,056,254</td>
<td>$1,052,587</td>
<td>$972,970</td>
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### OTHER FUNDING SOURCES

- Transfers
- 
- 
- 
- 
| **TOTAL EXPENDITURES BY YEAR** | $680,759 | $616,429 | $710,762 | $550,757 | $136,000 |

### EXPENSE TYPE ASSET CLASS SERVICE YEAR PRIOR YR FUNDING DESCRIPTION 2025 2026 2027 2028 2029 FUNDING SOURCE

**Addition**

Building 2024 Loan - Pools renovation & improvements (both locations) 435,759 435,629 431,762 435,757 - M

**Improvement**

Pools Welch - install soft surface under spray features - 65,000 - - - G-M

**Replacement**

Pools Welch - pool concrete deck repairs 21,000 - - - - M

Pools Welch - Leisure Pool plaster replacement 120,000 - - - - M

Pools Welch - Lap Pool plaster replacement 110,000 - - - - M

Pools Park Forest - domestic water heaters (2) - 35,000 - - - M

Pools BOTH - programmatic water features - 45,000 - - - G-M

Pools BOTH - pool pumps (2) contingent of condition assessment - 35,000 - - - M

Pools Park Forest - main pool filter tank - - 200,000 - - M

Pools Park Forest - repair & refacing parking lot - - 15,000 - - M

Pools Park Forest - pool heater - - 60,000 - - M

Pools Welch - pool heater - - - 80,000 - M

Pools Park Forest - UV system replacement - - - 80,000 - M

Pools Contingency 10,000 20,000 20,000 20,000 50,000 M

260,000 135,000 295,000 135,000 130,000

**TOTAL EXPENDITURES BY YEAR** 680,759 616,429 710,762 550,757 136,000

**FUNDING SOURCE KEY**

- A Parks & Rec Authority
- C Campaigns and Fundraising
- D Private Donations & Contributions
- G Grants
- M Municipal Shares
- P Program Fees
- SF State and/or Federal Funding (not Grants)
- T Interfund Transfer

* Municipal shares 2025-29 assume 3% inflationary increase year-over-year.
Potential Carry Over from 2024

Welch Pool Bathhouse Resurface Floor — It is proposed to refinish the floor with tile in 2024 to reduce slips and falls. This project may be pushed to fall of 2024 or spring of 2025.

2025

- **Pools Loan** — The 20-year pool loan was added to this CIP document, to better reflect capital investments and to show when the loan will be paid in full. Please be mindful of this addition when looking at past expenditure history on the CIP document.

  **Welch Pool**

  - **Lap and Leisure Pool Plaster Replacement** — The plaster will be 15 years old in 2025 and is cracked and stained. The average life of pool plaster is approximately 10 years.
  - **Pool Concrete Deck Repairs** — There has been some settling to the facility over the years, therefore, repairs are recommended to deal with worn and missing caulk in joints and cracks.

2026

  **Welch Pool**

  - **Soft Surface Installation Under Spray Features** — An overlay is proposed to the current concrete splash pad surface. This is an industry standard to emphasize safety and injury reduction, much like playground surfacing. It is intended to evaluate the Park Forest installation from 2024, prior to implementation of this project in 2026.

  **Park Forest Pool**

  - **Domestic Water Heater Replacement** — Water Heaters supply hot water for the bath house and were installed in 2009. The existing units are becoming obsolete and increasingly expensive to maintain and repair.

  **Both Pools**

  - **Programmatic Water Features Replacement** — Both spray grounds feature modular equipment and can be replaced to change the user experience. We propose upgrades in 2026, due to the aging and deteriorating equipment.
Two Pumps for Replacement (dependent on condition) – Every 2 years, pumps that drive filter systems and water features should be evaluated for replacement. This is dependent on the condition and average life expectancy of a pool pump, which is approximately 20-25 years. The caustic environment of the pool filter room may cause more rapid deterioration. Pumps are annually serviced. Pumps and motors that are replaced will be refurbished and kept as critical spares if possible.

Contingency/Reinvestment
- Contingency and reinvestment strategy will increase due to main pool filter replacement in 2028.

2027
Park Forest Pool
- Main Pool Filter Tank Replacement – This unit shows signs of corrosion and wear. Repairs have extended the lifespan; replacement is recommended prior to tank failure.
- Parking Lot Repair and Resurfacing – This is dependent on the condition of the surface. The Park Forest Pool opened in 2008 and minor repairs to the parking lot should be made to maintain appearance, enhance safety, and extend the useful life of the lot on a regular maintenance schedule.
- Pool Heater Replacement – The original pool heaters will be 18 years old at the time of replacement.

2028
Welch Pool
- Pool Heater Replacement – The original pool heaters will be 18 years old at the time of replacement.

Both Pools
- Two Pumps at Welch and Park Forest Pools to be Replaced (dependent on condition) – Every 2 years, pumps that drive filter systems and water features should be evaluated for replacement. This is dependent on the condition and average life expectancy of a pool pump, which is approximately 20-25 years. The caustic environment of the pool filter room may cause more rapid deterioration. Pumps are annually serviced. Pumps and motors that are replaced will be refurbished and kept as critical spares if possible.
- Pools Loan - The 20-year pool loan will be paid in full this year.

2029
Park Forest Pool
- UV Treatment Systems Replacement Park Forest – originally installed in 2013, the two UV treatment units at Park Forest should be replaced with newer, more energy-efficient models.

Contingency/Reinvestment: Contingency and reinvestment strategies will increase due to paying of the pool loan in the prior year.
Regional Parks
Capital Improvement Plan - 2025 through 2029

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<th>BEGINNING FUND BALANCES - R15</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
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<td>$142,034</td>
<td>$341,559</td>
<td>$927,501</td>
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<td>Restricted - WRRP Pavillion</td>
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<td>152,296</td>
<td>105,365</td>
<td>108,525</td>
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<td>$142,034</td>
<td>$341,559</td>
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<td>10.02%</td>
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<td>Harris Township 57,515</td>
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<td>21.85%</td>
<td>22.13%</td>
<td>Patton Township 126,187</td>
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<td>Grants</td>
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<td>Shares &amp; Donations</td>
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<th>SERVICE YEAR</th>
<th>PRIOR YR FUNDING</th>
<th>DESCRIPTION</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>FUNDING SOURCE</th>
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<td>Addition</td>
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<td>G-M</td>
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<td>Structure</td>
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<td>-</td>
<td>65,000</td>
<td>-</td>
<td>-</td>
<td>G-M</td>
</tr>
<tr>
<td>Addition</td>
<td>Structure</td>
<td>2029</td>
<td></td>
<td>Oak Hill Playground &amp; Pavilion</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>750,000</td>
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<td>Structure</td>
<td>2024</td>
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<td>Oak Hall - repair &amp; reuse driveway</td>
<td>-</td>
<td>150,000</td>
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<tr>
<td>Improvement</td>
<td>Structure</td>
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<td>Oak Hall - security fence for maintenance area</td>
<td>-</td>
<td>25,000</td>
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<td>Building</td>
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<td>Replacement</td>
<td>Building</td>
<td>2029</td>
<td></td>
<td>Hess Field - lighting replacement for field #1</td>
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<tr>
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<tr>
<td>TOTAL EXPENDITURES BY YEAR</td>
<td>$1,140,000</td>
<td>$445,000</td>
<td>$36,250</td>
<td>$75,000</td>
<td>$760,000</td>
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</tbody>
</table>

* Municipal shares 2025-29 assume 3% inflationary increase year-over-year.
** Municipal shares for 2023 include Regional Parks ($435,133), Code Agency 2017 loan ($21,190) and Hess Field ($24,885).
** Municipal shares for 2024 include Regional Parks ($435,118) and Hess Field ($220,000). The Code Agency Loan is complete.
Regional Parks Capital – Fund R15  
Capital Improvement Plan – 2025 Through 2029

Potential Carry Over from 2024

Hess Softball Complex
- Engineering for Restrooms – This project may overlap 2025, depending on the start date and other projects.

Whitehall Road Regional Park
- The All-Season Pavilion was funded in 2024 at $350,000 and included grants/donations, primarily. This project will overlap into 2025.

2025

- Hess Softball Complex
  - Field #1 Lighting is reaching the end of its’ life and needs to be replaced. Lighting affects field playability in the evening hours and ensures safe exiting/entering for players/spectators.
  - Restroom Facility (NEW) - Construct new vault and waterless restroom facility in addition to required parking, sidewalks, interior amenities. An annual pumping fee of $4,500-$6,000 ($375-$500/month) is anticipated in addition to janitorial fees, routine maintenance, and utility costs.

- Whitehall Road Regional Park
  - All-Season Pavilion (NEW) - Project was funded in 2024 at $350,000. Anticipate an additional $500,000 to construct a modified version of the original building proposed for Phase I. Anticipate costs for design and engineering. We anticipate applying for additional grant funding and soliciting for donations once the Phase I project is complete. This project is under a time constraint due to current awarded grant funding.

- Oak Hall
  - Restroom/Concession interior painting and repairs. The drywall is deteriorating.

2026

- Oak Hall
  - Driveway/parking lot repair and paving is anticipated but may be delayed to future years depending on funding available. This is due to eliminating washout areas and ruts.
- Security fence is proposed around the maintenance area to better secure equipment and materials in the parks. This would provide a place to store yard materials, maintenance equipment, playground equipment, etc.

- **ADA Trail Improvements** – Complete up to 1 mile of paving at 3” depth to repair washout areas at Oak Hall and Whitehall. The main access trail at Oak Hall is frequently washing out. Some grading and paving would be anticipated. Additional improvements to Whitehall washout areas is anticipated.

- **Whitehall Road Regional Park**
  - Public Electric Charging Stations are proposed in the parking lot, new the premier fields. One handicap accessible parking space is required. The charging station would include two ports.

- **Hess Softball Complex**
  - Field #1 Lights are in poor condition and need to be replaced within the next 1-2 years.

2027

- **Hess Softball Complex**
  - Security fence is proposed around the maintenance area to better secure equipment and materials in the parks. This would provide a place to store yard materials, maintenance equipment, playground equipment, etc.

2028

- **Indoor Recreation Facility**
  - The agency has three leased properties for Parks Operations, Administration, and the Active Adult Center. A mini feasibility study should identify operational cost reductions, relocation plans, and potential sites for each of these areas.

2029

- **Oak Hall**
  - Oak Hall Regional Park’s Master Plan proposes a playground and pavilion for use by park patrons. This project is contingent on grant/donor funding.
# Centre Region COG
## Capital Expenditures 2025 through 2029

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
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<tr>
<td><strong>COG ADMINISTRATION</strong></td>
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<td>$200,264</td>
<td>$171,612</td>
<td>$111,239</td>
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<tr>
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<td>OTHER VEHICLES &amp; EQUIPMENT</td>
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## Total Planned Expenditures

**TOTAL PLANNED EXPENDITURES**

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<th></th>
<th>2025</th>
<th>2026</th>
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## By Category

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**TOTAL PLANNED EXPENDITURES**

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<th>2027</th>
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<th>2029</th>
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<td>$3,854,267</td>
<td>$3,737,831</td>
<td>$8,177,019</td>
<td>$1,822,893</td>
<td>$2,115,016</td>
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To: College Township Planning Commission
From: College Township Council
Re: Council Remand: Dale Summit Form Based Code
Date: April 19, 2024

INTRODUCTION:
As outlined during the recent Joint Meeting of Council and Planning Commission, College Township is beginning the review of the Draft Dale Summit Form Based Code. This will be a monumental effort, which is expected to consume much of Planning Commission's time over a number of months. Significant public participation is expected during these review meetings.

As Planning Commission is aware, the development of the Draft Dale Summit Form Based Code is rooted in the Vision Statement from the Dale Summit Area Plan, which is pictured to the right.

DPZ CoDesign utilized this Vision as a resource during the development of the Intent Statement for the Draft Code.

At their April 18th meeting, Council reviewed and endorsed the following Intent Statement and associated policies for inclusion in the Code:

<table>
<thead>
<tr>
<th>Intent Statement:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The intent and purpose of this Article is to enable, encourage, and qualify the implementation of the following policies:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>The Community:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. That neighborhoods, corridors, town centers and urban centers should be compact, pedestrian-oriented and mixed use.</td>
</tr>
</tbody>
</table>

| B. That neighborhoods, corridors, town centers and urban centers should be the preferred pattern of development and that districts specializing in a single use should be the exception; |

| C. That ordinary activities of daily living should occur within walking distance of most dwellings, as much as is feasible, allowing independence to those who do not drive; |

| D. That civic, institutional, and commercial activity should be embedded in the town center and neighborhoods, not isolated in remote single-use complexes; |

“The overarching Vision of this Area Plan is to transform Dale Summit into The Gateway to College Township. Establishing Dale Summit as an attractive and instantly recognizable Place within the context of the larger Township, Region, and County. The community envisions an activity hub that is vibrant, economically prosperous, socially equitable, and environmentally sustainable. A Place, which through proactive planning and well-tailored regulations, strikes a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability, sufficient public services, and traffic improvements through improved connectivity for all transportation modes.”
E. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips;

F. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes;

G. That schools should be sized and located to enable children to walk or bicycle to them;

H. That a range of open space should be distributed within neighborhoods and the town center;

**The Block and Building:**

I. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places;

J. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods;

K. That civic buildings and public gathering places should be provided as locations that reinforce community identity;

L. That civic buildings should be distinctive and appropriate to a role more important that the other buildings that constitute the fabric of the town;

M. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society;

**The District:**

N. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments;

O. That the zoning district descriptions in Section C. Zoning Districts Established constitute the intent of this article with regard to the general character of each of these environments.

**REMAND OBJECTIVES:**

Council appreciates Planning Commission’s continued efforts to understand Form Based Code over the past few years. As such, we are remanding the Dale Summit Form Based Code with the intent that the Planning Commission will take their time and offer careful consideration of the ordinance’s eventual application. In an effort to ensure a smooth review process, the Objectives outlined in the table below are to be addressed during the development of a final recommendation to Council.

**OBJECTIVES:**

1. Ensure the Intent Statement and policies are consistent with the Vision of the Dale Summit Area Plan.

2. Give consideration to what would constitute “Good Urbanism” in the Dale Summit and how a more efficient use of the land could contribute to development that is more equitable and cost effective, yet attractive and profitable for developers.

3. The Draft Code contains regulations for both Zoning and Subdivision and Land Development. Planning Commission should work to minimize any conflicts between these ordinances as part of this update.

4. Ensure that the Draft Code is in keeping with the primary goals of Form Based Code:
   *Placing buildings to create a desirable public realm | Design great streets | Regulate building form.*

5. Confirm that the Draft Code places “form” as the first consideration for proposed developments, as opposed to prioritizing “use”. Emphasis should be placed on “Planning for People,” as such development should adequately accommodate automobiles, but prioritize the pedestrian, the bicyclist, and the spatial form of public areas.

6. Ensure that the code language will require development of usable and meaningful open space.
OBJECTIVES CONTINUED:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>Assess the draft street standards language to ensure they prioritize community context and aid in creating a pleasant, safe, and attractive environment that supports the design and feel of the area. PennDOT should be engaged in any discussions pertaining to proposed changes impacting state routes, to confirm their “buy-in”.</td>
</tr>
</tbody>
</table>
| 8. | Evaluate the Block Structure requirements and consider the potential for block scalability.  
   **Note:** DPZ has encouraged College Township to “hold the line” on block structure. |
| 9. | Confirm that the code allows for a broader range of uses and unit types, including small lot development and Accessory Dwelling Units (ADU). |
| 10. | Evaluate the pros and cons of Floor Area Ratio (FAR) as a mechanism to control density within the code. As part of this effort thought should be given to the possible utilization of height and lot coverage as a density control as opposed to FAR. |
| 11. | Give consideration to reductions in setback requirements and allowing increased lot coverage area. |
| 12. | Consider language in the code that allows for pilot projects to have an expedited review process. |
| 13. | Consider language in the code that presents opportunities for “administrative approvals” as determined to be appropriate |
| 14. | Utilize the Structure Plan (road connections and open space) in crafting recommendations for additions to the Official Map Ordinance. |

RECOMMENDED PROCESS:
The review and eventual implementation of a new code in Dale Summit is an effort of significant magnitude and importance. Recognizing this, DPZ CoDesign and Township Staff have developed the following review schedule that is broken down into reasonable sections.

As discussed at our Joint Meeting, this undertaking is a collaborative effort that will require periodic “check-ins” and may also necessitate future joint meetings. While the schedule shows this review spread across nine (9) future Planning Commission meetings, Council wishes to underscore that Planning Commission should take the time it needs to develop well-reasoned recommendations on the code.

Council encourages Planning Commission and staff to lean on DPZ CoDesign as an invaluable resource throughout the review process. As a final piece of advice, Council offers the following as it pertains to this review: “Don’t let perfection be the enemy of the good.”

### Code Review Schedule

<table>
<thead>
<tr>
<th>Code Section</th>
<th>Meeting Number</th>
<th>Dates</th>
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<tbody>
<tr>
<td><strong>Review of the Remand Letter from Council:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Any questions or clarifications should be brought back to Council by the PC Liaison.</td>
<td>1</td>
<td>TBD</td>
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<tr>
<td>B. Council also requests that the PC provide a completed Code Review Schedule, by including potential task completion dates and possible joint meeting dates. Council recognizes the schedule will remain subject to change.</td>
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<tr>
<td><strong>200-60 General Provisions</strong></td>
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<tr>
<td>A. Applicability</td>
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</tr>
<tr>
<td>B. Intent</td>
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<tr>
<td>C. Zoning Districts Established</td>
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</tr>
<tr>
<td>D. Non-conformities &amp; Existing Buildings</td>
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<tr>
<td><strong>200-61 Subdivision Standards</strong></td>
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<tr>
<td>A. General</td>
<td>3</td>
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</tr>
<tr>
<td>B. Transportation Standards</td>
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<td></td>
</tr>
<tr>
<td>C. Block Standards</td>
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</table>
D. Zoning Standards  
E. Platting Standards  
F. Civic Space Standards  

**Checkpoint – Progress Report to Council regarding the Planning Commission’s work to this point.**

### 200-62 Zoning Regulations

<table>
<thead>
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<th>A. Building Placement</th>
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<tbody>
<tr>
<td>B. Setback Requirements</td>
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<tr>
<td>C. Encroachments</td>
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<td>D. Projections into the Right-of-way</td>
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<td>E. Building Height</td>
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### 200-62 Zoning Regulations continued

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<th>F. Building Elevations</th>
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<td>G. Uses</td>
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<td>H. Parking</td>
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### 200-62 Zoning Regulations continued

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<thead>
<tr>
<th>I. Landscaping Standards</th>
<th>6</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>J. Fencing</td>
<td></td>
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<tr>
<td>K. Sign Standards</td>
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</tbody>
</table>

**Checkpoint - Progress Report to Council regarding the Planning Commission’s work up to this point.**

### 200-63 Thoroughfare Requirements

<table>
<thead>
<tr>
<th>A. General</th>
<th>7</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Right-of-way Assemblies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Thoroughfare Requirements</td>
<td></td>
<td></td>
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<tr>
<td>D. Public Frontage Requirements</td>
<td></td>
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<tr>
<td>E. Alleys</td>
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<tr>
<td>F. Thoroughfare Assemblies</td>
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</tbody>
</table>

### 200-64 Administration of Planned Subdivisions for Dale Summit

<table>
<thead>
<tr>
<th>A. General Provisions</th>
<th>8</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Types of Subdivisions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. General Requirements</td>
<td></td>
<td></td>
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<tr>
<td>D. Minor Plans</td>
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<tr>
<td>E. Pre-Application Conference</td>
<td></td>
<td></td>
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<tr>
<td>F. Sketch Plan Review</td>
<td></td>
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<tr>
<td>G. Preliminary Plan Review</td>
<td></td>
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<tr>
<td>H. Final Plan Review</td>
<td></td>
<td></td>
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<tr>
<td>I. Option 1 (current process, not preferred)</td>
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<td></td>
</tr>
<tr>
<td>J. Option 2 (new process, preferred)</td>
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<td></td>
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<tr>
<td>K. Record Plan</td>
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</tr>
</tbody>
</table>

### 200.65 Plan Requirements

<table>
<thead>
<tr>
<th>A. Sketch Plan Requirements</th>
<th>9</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Preliminary Plan Requirements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Final Plan Requirements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D. Administrative Waivers</td>
<td></td>
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<tr>
<td>E. Council Waivers</td>
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<tr>
<td>F. Incentives for Community Benefit</td>
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</tr>
</tbody>
</table>

**Checkpoint - Progress Report to Council regarding the Planning Commission’s work up to this point.**

**CONCLUSION:**

Council is providing this Remand Letter as a comprehensive guide to aid in Planning Commission’s review of the Draft Form Based Code for Dale Summit. As noted, it is anticipated that this review will ultimately be a collaborative effort that is expected to run over the course of a number of months. Planning Commission is advised to check-in with Council as frequently as required and may request a Joint Meeting(s), as needed.
Dear Sharon,

Please add the information below to the packet as an "Informative"

Thank you.

DLS

----- Forwarded Message -----
From: Judi Sittler
To: David Schulte
Sent: Tuesday, May 7, 2024 at 06:02:30 PM EDT
Subject: June parks tour

Dear David,

I would like to respectfully submit a change to the parks we plan to tour on June 10. I have enlisted the assistance of:

Dr. Bob Carlisle, former Adjunct Professor of Fisheries at PSU; co-author of the publication, "The Fisheries of Spring Creek, A Watershed Under Siege" (2011)

Mr. Adam Smith, U.S. Fish and Wildlife Services, Wildlife Biologist in the State College offices; a College Township resident in Houserville with a special interest in College Township's Spring Creek Estates park.

Mr. Bob Vierck, Former president of the Spring Creek Chapter of Trout Unlimited and current board member; employee of the U.S. Fish and Wildlife Services as a grant writer and in-stream bank stabilization design.

The three parks we would like to visit are:

Spring Creek Park
Spring Creek Estates
Slab Cabin Park below the sledding hill

I am aware that we visited Spring Creek Estates last year. This year we would be emphasizing the stream habitat and buffer zone as well as the invasive plant species in the park.

Each site would be about a 30 minute discussion with Q&A.
**General Meeting Information**

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

**To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:**
- Click here to REGISTER for the meeting via Zoom. Once registered, you will receive a confirmation email containing information about joining the meeting.

**To Attend the LIVE Meeting Via Phone:**
- Dial: 1 (646) 558-8656  ● Meeting ID: 862 7222 5139  ● Passcode: 107370

*Click Here* for detailed instructions on how to participate via zoom.

**VIRTUAL PUBLIC COMMENTS:** Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

**WRITTEN PUBLIC COMMENTS:** For specific Planning Commission agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing smeyers@collegetownship.org by noon the day of the meeting.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact Jennifer Snyder at jsnyder@collegetownship.org or 814-231-3021.

---

**CALL TO ORDER:**

**ZOOM MEETING PROTOCOL:**

**OPEN DISCUSSION (items NOT on the agenda):**

**CONSENT AGENDA:**  
CA-1  April 2, 2024 Meeting Minutes  
(Approval)

**PLANS:**  
P-1  Shiloh Commercial Park Preliminary Land Development Plan  
(Discussion/Recommendation)

**OLD BUSINESS:**  
None

**NEW BUSINESS:**  
NB-1  Dale Summit Area Form-Based Code Remand  
(Discussion)

**REPORTS:**  
R-1  Council Report

**STAFF INFORMATIVES:**  
Sl-1  Council Minutes  
Sl-2  April EZP Update  
Sl-3  Zoning Bulletins

**OTHER MATTERS:**

**ANNOUNCEMENTS:**  
Next regular meeting will be Tuesday, May 21, 2024 at 7:00pm

**ADJOURNMENT:**