



# A RENEWED VISION & CODE FOR THE DALE SUMMIT AREA

COLLEGE TOWNSHIP PRESENTATION: May 24, 2023



+

GRIDICS | HURLEY-FRANKS & ASSOCIATES | WEITZMAN ASSOCIATES

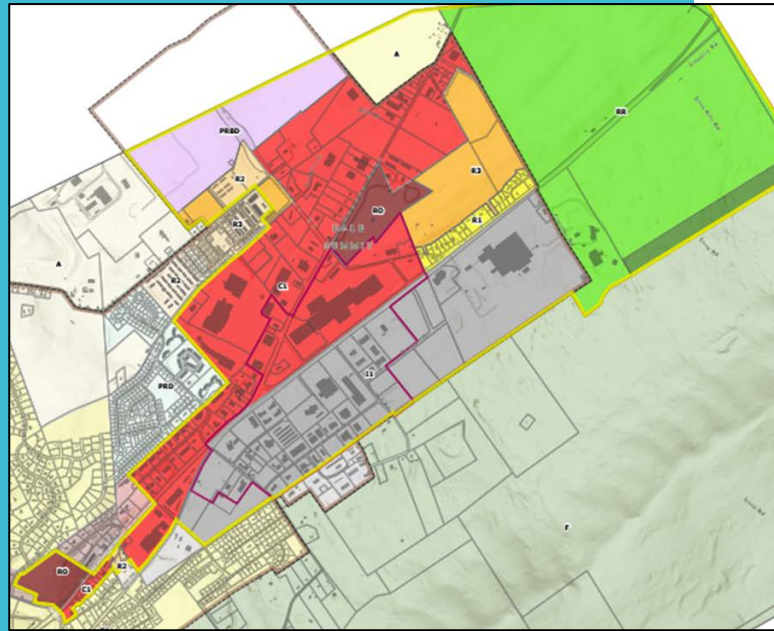


# Dale Summit Background

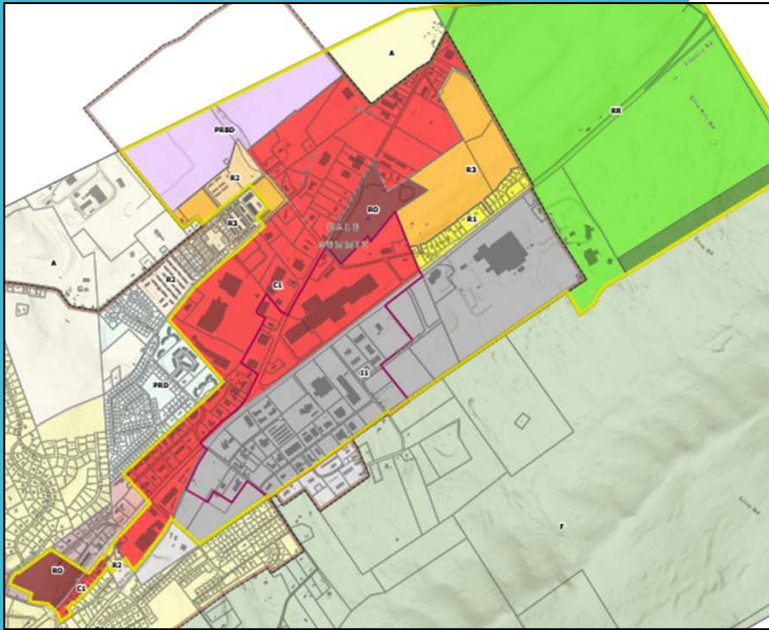


- **Currently comprised of 10 Euclidian zoning districts**
  - Rigidly regulated on land use
- **Compounding impacts on area's "defining developments"**
  - Corning Plant closure
  - Nittany Mall decline consistent with national retail sector
- **New development has been slow and fragmented**
  - Impacting sense of place and vitality
- **Efforts undertaken to understand and address:**
  - **2004:** Economic Impact Study of Shiloh Road Land Use Options
  - **2017:** 4Ward Planning Study (Industrial & Commercial Zoning)
  - **2021:** DRAFT Dale Summit Area Plan
  - **Present:** Preparation of Form-Based Code

# Visual Preference Survey Results



# SWOT Analysis



## Strengths

access available land beneficial reuse centralized location  
college township staff commercial industrial zoning connection  
cornering creativity existing infrastructure  
gateway good sight distance hub infill development at the mall  
interstate ninety nine  
live work play location low crime nittany mall opportunities to  
proactive staff proximity to downtown size of area to  
tourism recreational facilities university vibrancy vision statement well known area

## Opportunities

accessibility alignment of interstate building an ecosystem casino central location civic space  
connections coming entertainment growth headquarters location  
housing incentives  
indoor yearround recreation industrial infill development interstate location size mixed-use development multi functional recreation center nine ninety ninety-nine no business attraction tools  
opportunity for more services quality of life resiliency  
retirement community  
room for restaurants senior housing start ups street scape sustainability sustainability opportunity zone  
tax incentives think outside of the box think outside the box three-twenty-two tourism  
town center town centre transfer station proximity  
transportation rail line younger people

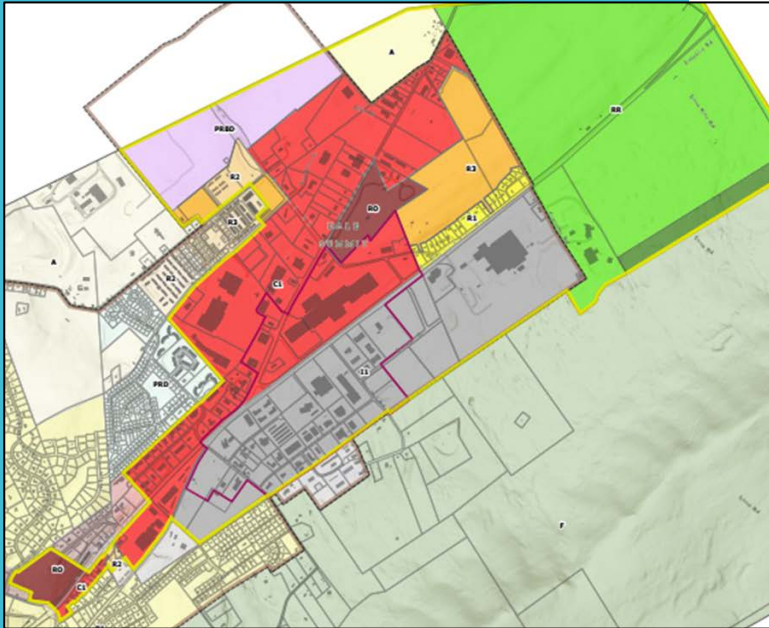
## Weaknesses

car focused  
abundance of paving cemetery lots limit development circulation  
close minded to new college connection to ninety-nine from ccrra creative types of development  
decline of the mall dependence on the university distinction between industrial and commercial zone  
economic development champion fear for buses high adt incentives inflexible ordinances regulations  
lack of lack of visual continuity lacking community connection  
lacks a sense of place lacks interesting features  
limited pedestrian connections  
losing traditional industrial and retail sectors mall location mall size multi-modal connections  
negative perception of taking risks pedestrian red tape resistant state to change  
traffic congestion unfriendly vision weak weak circulation

## Threats

casino  
advertising bus circulation centre region code concerns for mistakes demand  
density digital retail doing nothing empty mall forgotten haphazard development height impervious  
increase in crime lack of economic development efforts lack of pedestrian facilities  
lack of transit amenities land location long term loss off industry no highrises no-man not attractive  
ordinances to allow developers to be creative pandemic  
setbacks size smart-development stressed area surface threats uaja odor problem

# DRAFT Dale Summit Area Plan: VISION



“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.

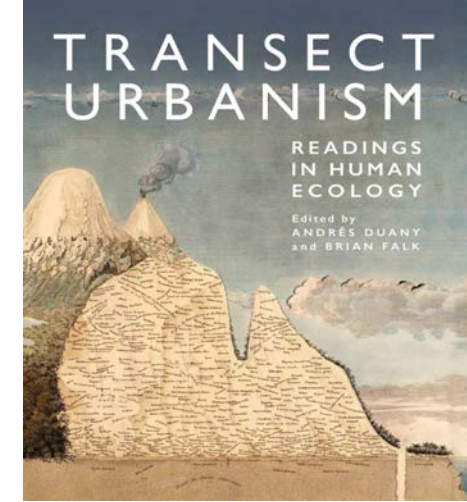
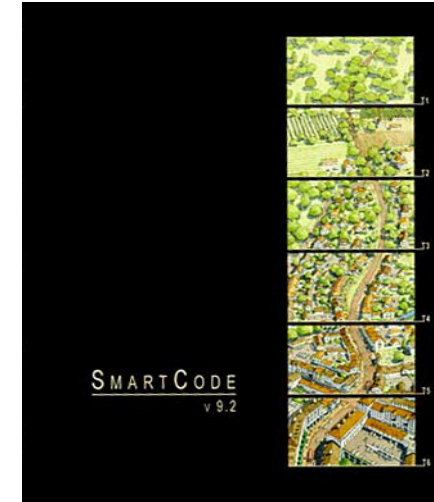
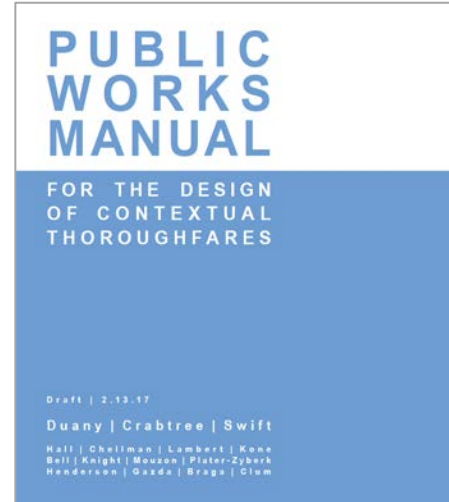
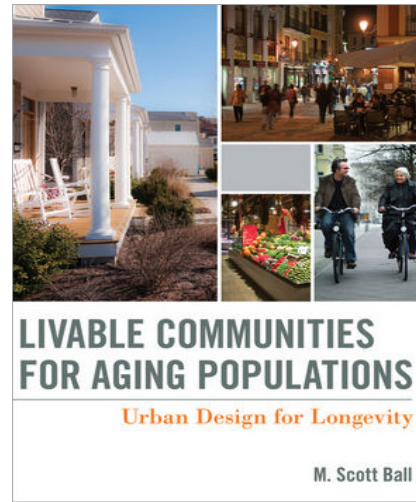
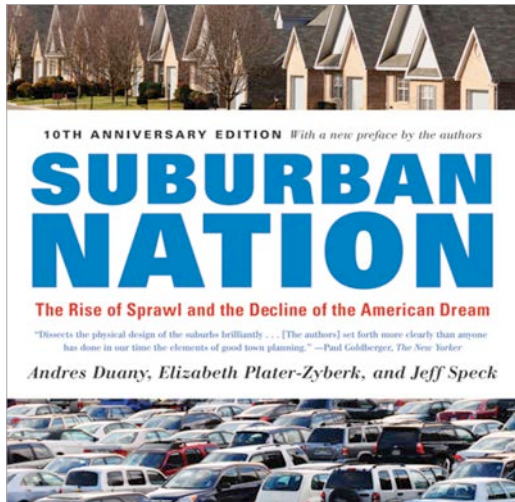
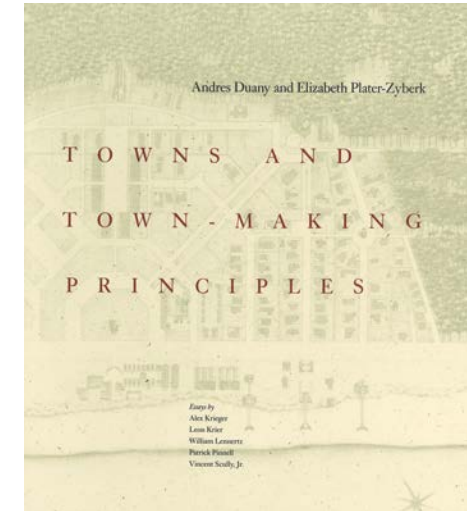
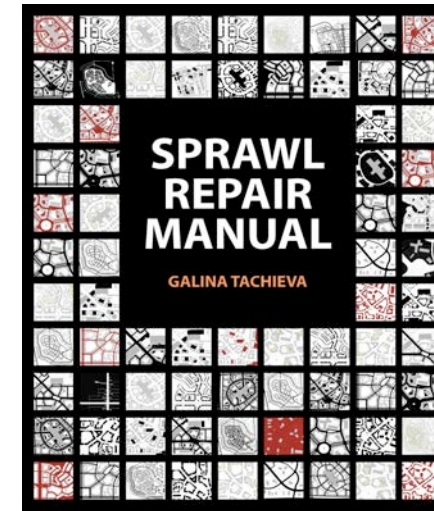
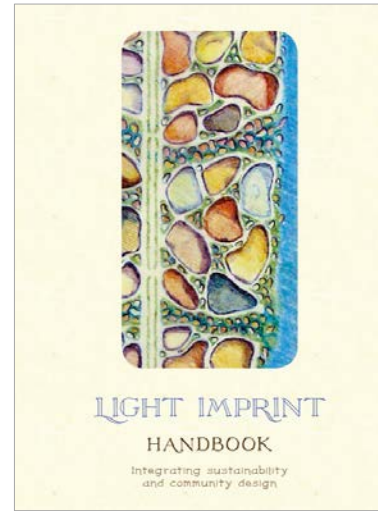
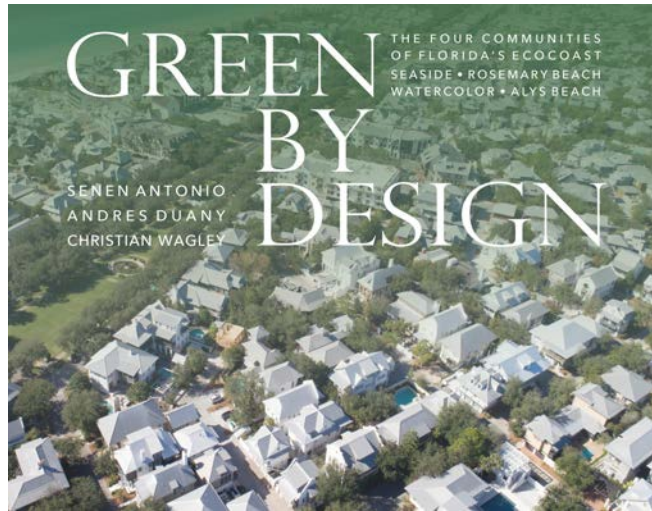
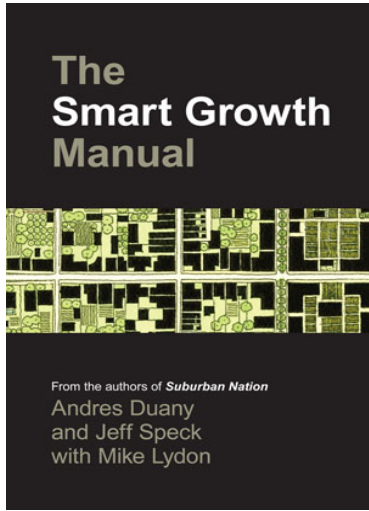
The community envisions an activity hub that is vibrant, economically prosperous, socially equitable and environmentally sustainable.

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, providing sufficient public services, and lessening traffic congestion through improved connectivity for all transportation modes.”

# TEAM

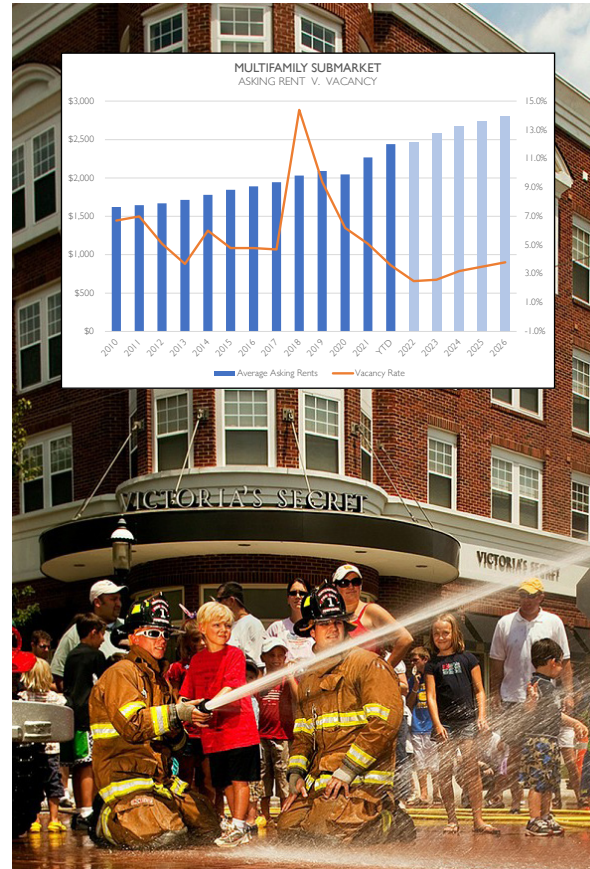
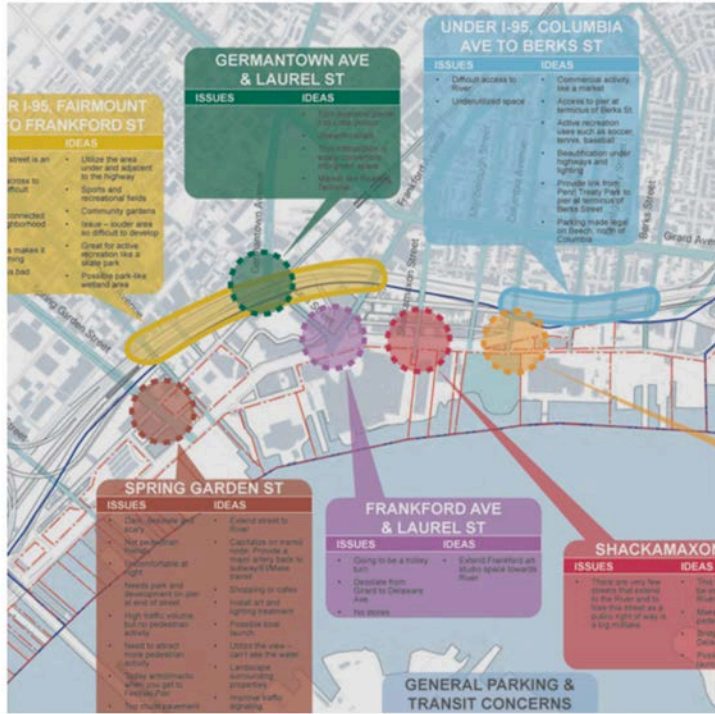


A leader in the field of urban development through constant innovation and research

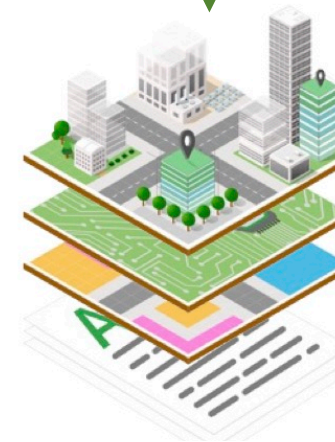


VANGUARDS OF URBANISM

# National Expertise - State Experience - Code Innovators - Collaborators



Source Documents

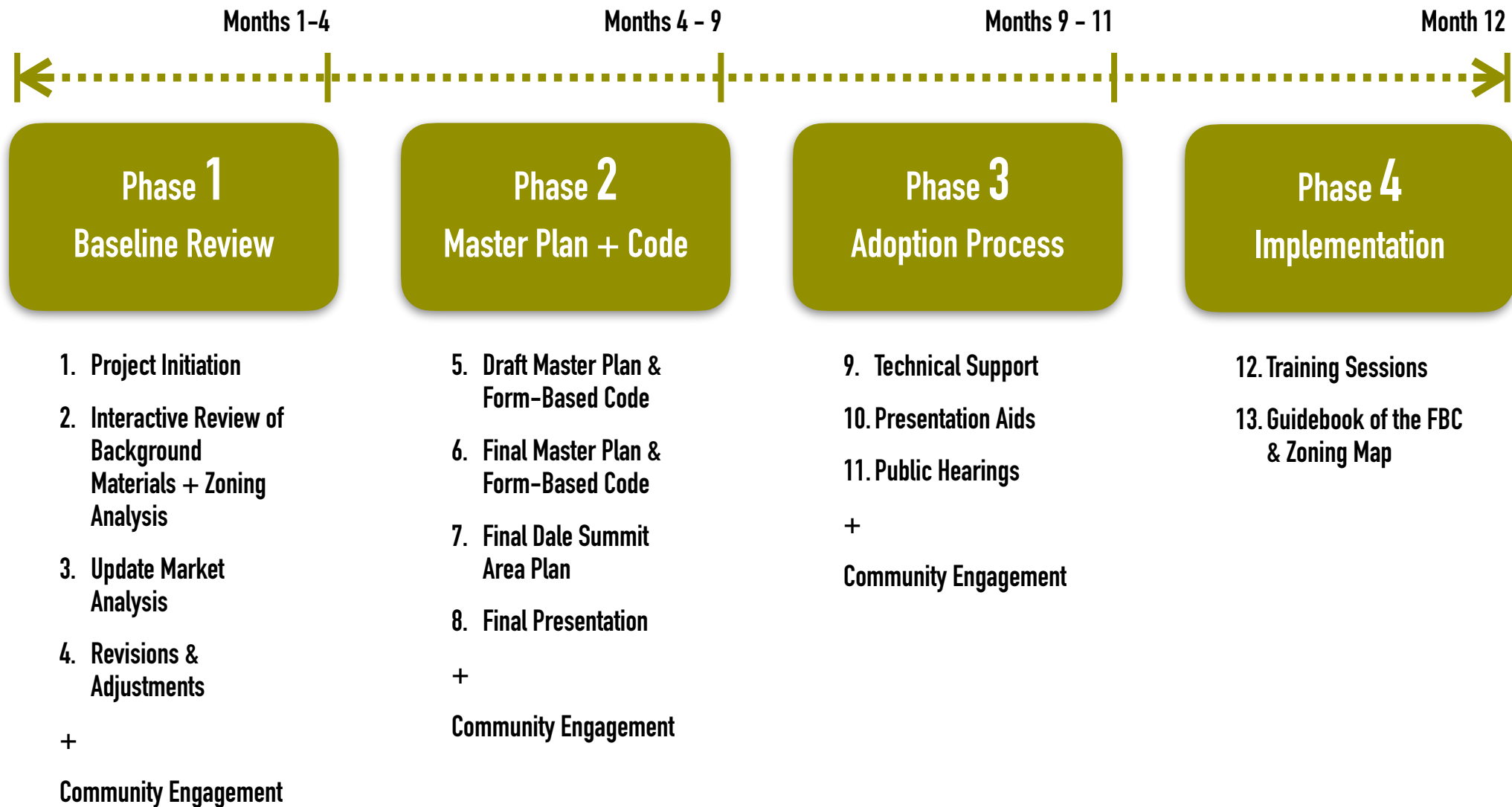


Gridics Platform

- > 3D Visualization
- > Calculated Parcel Data
- > Searchable Map
- > Integrated Code Text



## TEAM INTRODUCTION



## SCOPE & TIMELINE

# **PHASE 1: Initiation & Baseline Review & Analysis**

# Dale Summit Vision

"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-tailor regulations, sticker a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability, providing sufficient public services, and lessening traffic congestion through improved connectivity for all transpiration modes."

## What steps should be taken to realize the vision for the future of Dale Summit?

### Part IV. Implementation Strategy

The Goal Statement and Objectives outlined within Part 3: Existing Conditions of this Area Plan provide both aspirations for the Dale Summit and a list of concepts that that could conceivably move the area from its current conditions toward the vision as outlined herein. As was underscored within that section, a key threat to the Dale Summit is continuing to adhere to the status quo in terms of regulations and approach to the area's overall development. To do that, is to prescribe continued patchwork development activity and the overall slow decline in certain segments of the Dale Summit that has been seen since the early 2000's.

In this section, the objectives listed below will be prioritized and organized into an expanded, series of implementation steps that move the Dale Summit Area Plan from aspirational to action.

#### Aesthetics

- AO.1. Incorporate Thematic Design
- AO.2. Emphasis on Historical with a Contemporary Flair
- AO.3. Focus More on Human Scale Development
- AO.4. Use Art Strategically to Enhance Theme

#### Economic Development

- EDO.1. Define the Dale Summit Brand/Niche
- EDO.2. Develop a Marketing Strategy
- EDO.3. Use Tax Incentives to Spur Development
- EDO.4. Partner to Balance Risks

#### Land Use & Zoning

- LZ0.1. Allow for Flexibility within Regulations
- LZ0.2. Regulate on Form Instead of Use
- LZ0.3. Add Rooftops to Drive Revitalization
- LZ0.4. Utilize Demonstration Projects to Highlight Changes

#### Recreation

- RO.1. Recognize the Value of an Entertainment Niche
- RO.2. Capitalize on Indoor Recreation Demand
- RO.3. Connect the Natural Recreational Resources
- RO.4. Strategically Preserve Open Space

#### Transportation & Infrastructure

- TIO.1. Emphasize Connectivity for Pedestrians and Cvclists
- TIO.2. Improve Public Transportation Circulation
- TIO.3. Invest in the Streetscape to Support Theme
- TIO.4. Expand Existing Utility Infrastructure to Unlock Undeveloped Parcels



## College Township Commercial & Industrial Zoning Districts Analysis

College Township, PA



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

### Zoning Recommendations: Overlay District and Suggested Revisions

- **Nittany Town Center Overlay:** Located in College Township's commercial center between Benner Pike and College Avenue, the Nittany Mall has been declining in recent years, reflecting a trend among small malls nationally. Creating an Nittany Town Center Overlay district would encourage the redevelopment of the mall and surrounding area into more market-viable uses (previously identified in the market study). The graphic to the right illustrates a preliminary concept of an Nittany Town Center Overlay, presented in more detail within the Nittany Mall section of this report.
- **Suggested Revisions:** Opportunities exist in the commercial and industrial zoning districts for new uses, like indoor recreational facilities, breweries and higher education campuses, as well as opportunities for the expansion of existing uses, like medical offices, as demographics shift in the Township. Opportunities also exist for the growth of workforce housing, which can provide greater housing flexibility for existing and future residents.



## Economic Impact Study of Shiloh Road Land Use Options

Submitted to:

College Township and Shiloh Road Land Use Study Committee

Submitted by:



The Louis Berger Group, Inc.

Draft Report: September 2004

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### Existing Zoning: General Industrial (I1)

#### Additional Opportunities

- Allow for flex uses that are increasingly in demand:
  - Recreation / sports facilities; indoor climbing facilities
  - Large church campus; Higher education campus
  - Brewpubs / breweries, distilleries, etc. (with outdoor seating)
- Apply commercial main street model to create an Industrial Main Street
  - Organize property owners
  - Promote area across the region
  - Design for a safe and attractive environment
  - Create a balanced mix of different business types
- Increase the max. allowable height to accommodate uses such as indoor climbing
- Reduce setbacks for non-industrial uses
- Introduction of bike/ped trail through non-industrial areas
- Expedite approval process to gain a competitive advantage over other markets
- Corning could be a potential redevelopment site



Indoor Soccer Facility



Brewery



Church Campus

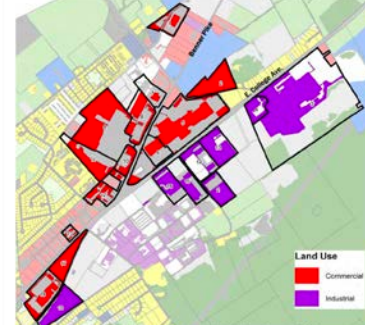


Indoor Climbing Facility

### Property Owners: East College Avenue and Benner Pike

As shown in the map and table below, along East College Avenue and Benner Pike there are 19 large commercial and industrial properties and/or including assemblages of such properties under the same ownership. These properties combined contain approximately 340 total acres.

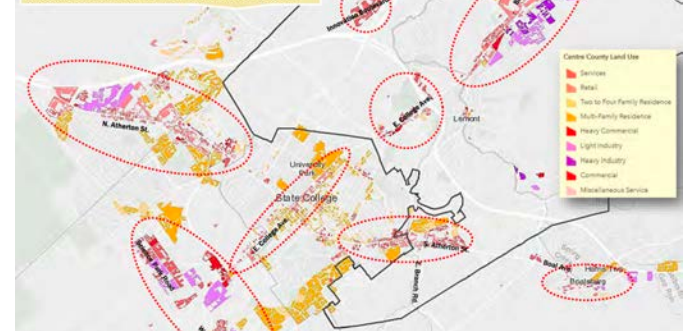
No.	Owner	Acres
1	United Entertainment Corp	8.5
2	Stewart, Herbert W & Eleanor M	19.9
3	Dale Summit Acquisitions LP	97.4
4	Nittany Printing & Publishing	5.8
5	Nittany Centre Realty LC et. al	43.6
6	May Department Stores Company	7.3
7	Stocker Chevrolet Inc	6.7
8	Suburban Realty Joint Venture	13.1
9	Wai-Mart Stores Inc	35.3
10	Metzger, Frederick L & Leroy K	5.2
11	HFL Benner Pike Shopping CTR LLC	13.1
12	Houser, Timothy C & Debra F	10.3
13	Cleveland Brothers Equipment	10.9
14	Stewart, Robert W.	11.4
15	Decibel Partners LP	10.5
16	Channell Communications LLC	8.6
17	Lezer Cash & Carry of State	8.1
18	Nittany Commons LLC	13.6



4WARD PLANNING INC.

### Land-Use Clusters: Non-Residential

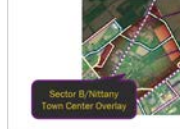
This map highlights commercial and industrial land-use clusters by subtype within the Centre Region.



4WARD PLANNING INC.

### Nittany Town Center Overlay: Sector B

The map to the right illustrates the refined concept for Sector B of the Overlay, showing a general approach as to how this less intense and less dense area can be further divided into smaller subsectors (A-F). These subsectors include office buildings fronting on College Avenue (A), town-homes (B-C) and attached single-family housing (D-F). A proposed road that cuts through the Sector and that provides access to the future Centre Crest facility is also shown.

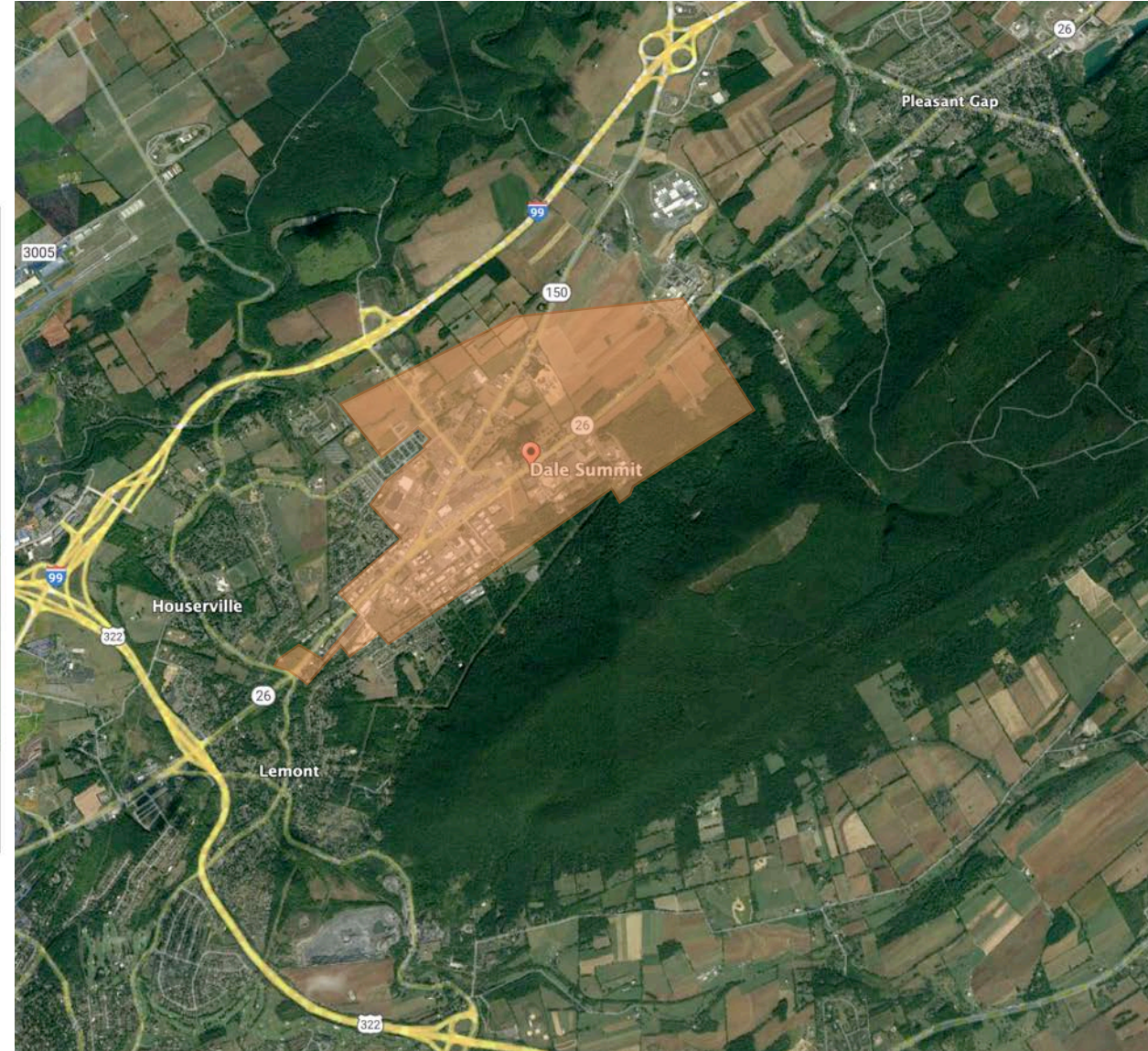
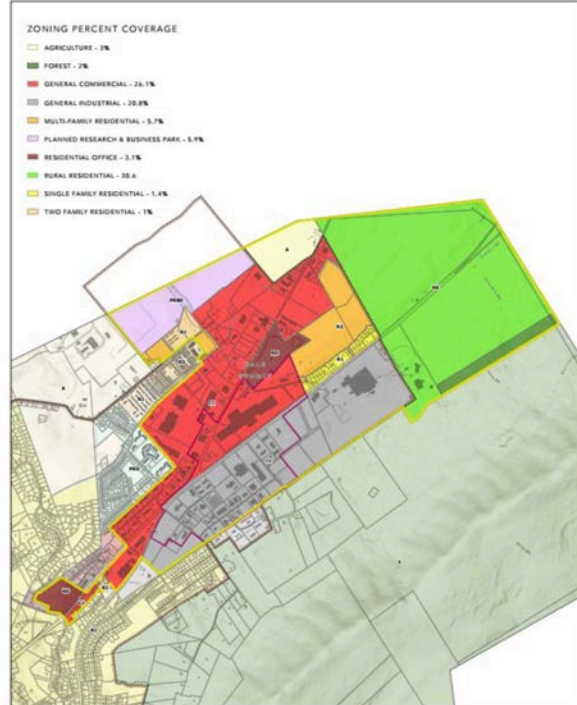


Sector B/Nittany Town Center Overlay



# DALE SUMMIT ASSESSMENT

- Establish general framework for areas of focus, commercial nodes and neighborhoods
- Plan for streets, safety and connectivity
- Inventory strong and weak links
- Maximize Dale Summits assets and untapped opportunities, and resolve conflicts
- Create mixed-use vision for Dale Summit
- Provide regulating plan that supports master plan vision
- Assist with path forward

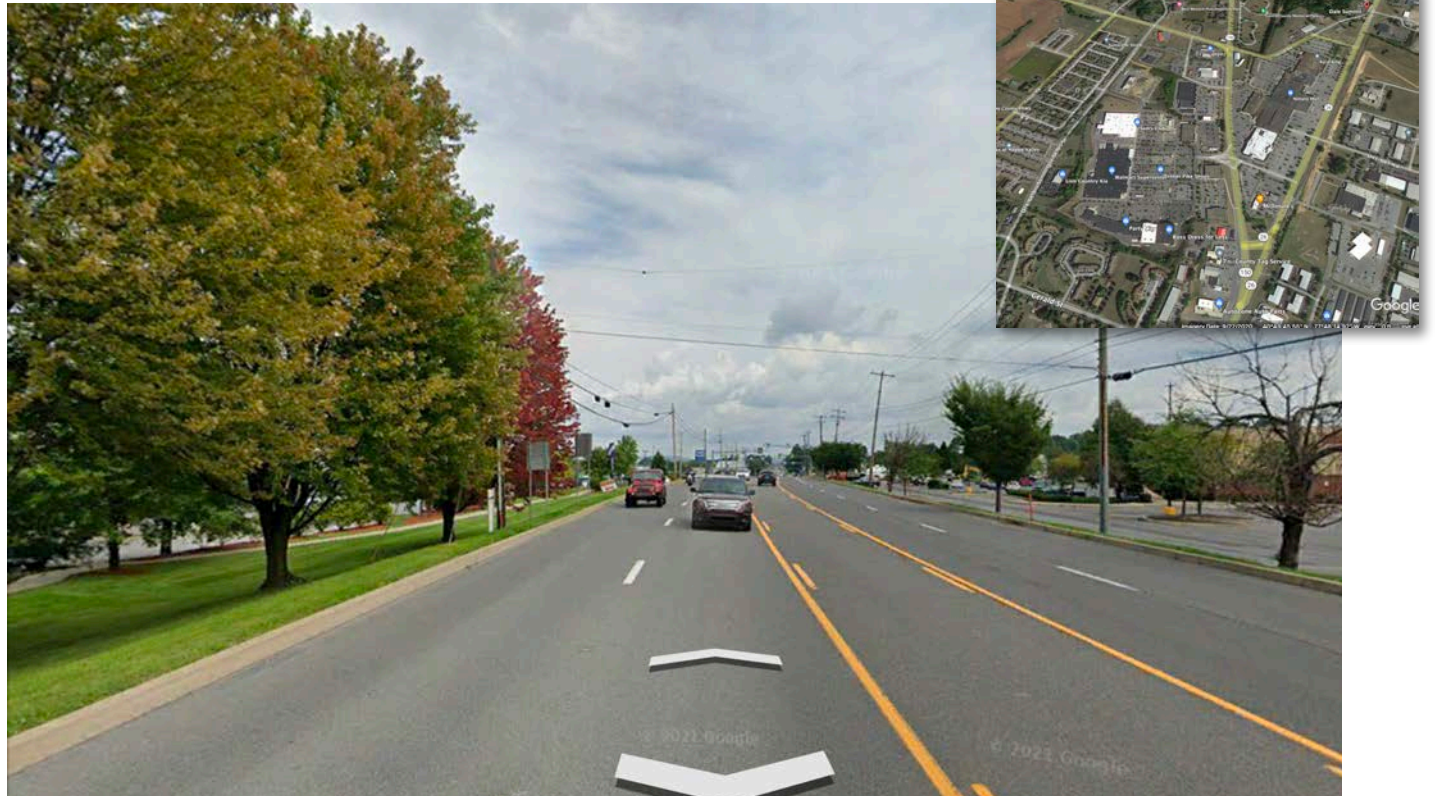


# Kick-Off Meeting

## Kick-Off Schedule

Week of: February 27

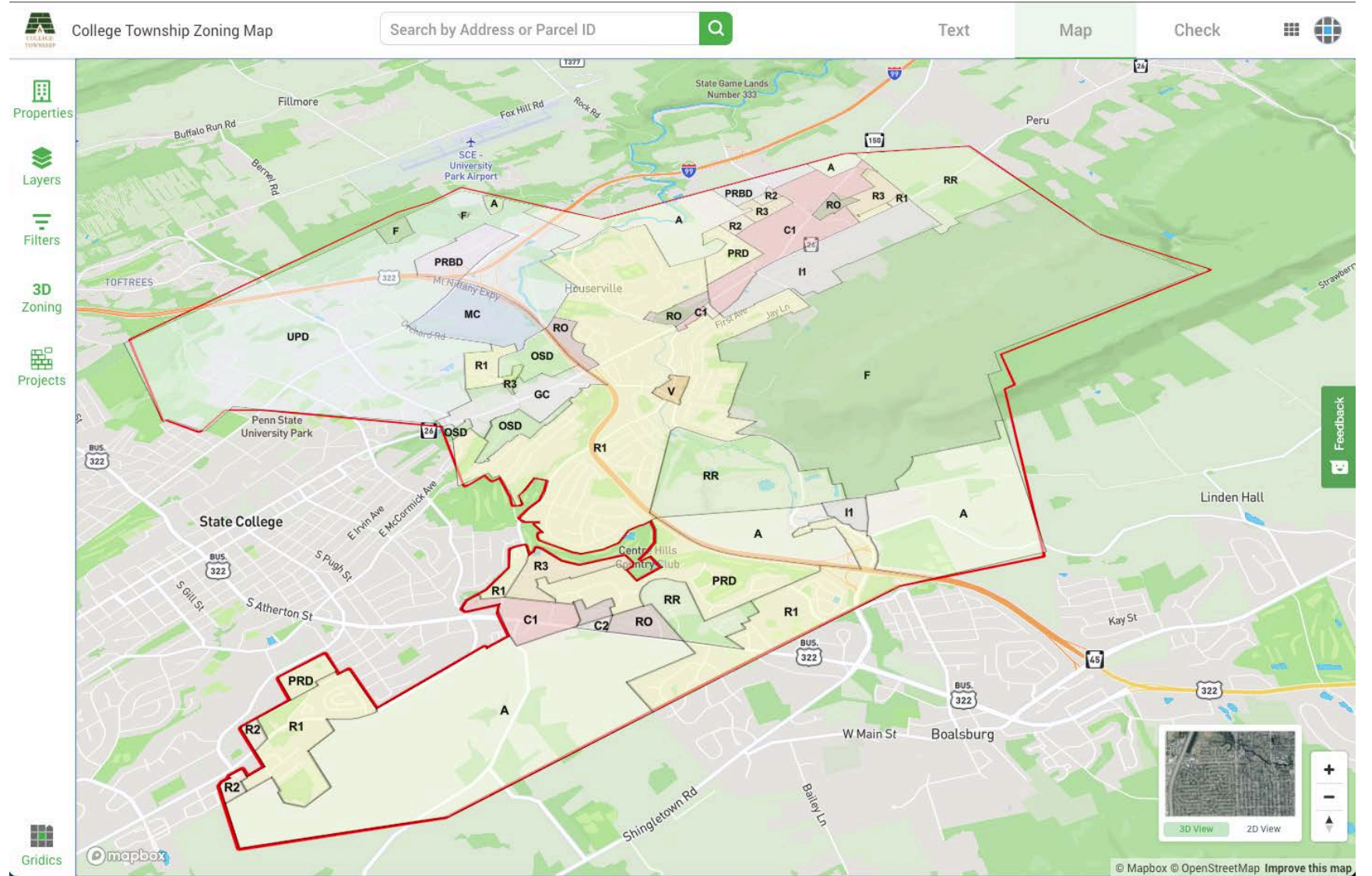
	2/27 MONDAY	2/28 TUESDAY	3/1 WEDNESDAY
8:00 AM		DPZ Team Breakfast Meeting	
8:30 AM		<b>General Kick-Off Meeting</b> [9am to 11am]  <i>Goals &amp; Objectives</i> <i>Existing Conditions</i> <i>Base Material</i>	DPZ Technical Site Tour (as needed)
9:00 AM	DPZ Team travel to College Township		
9:30 AM			
10:00 AM			
10:30 AM			
11:00 AM			
11:30 AM		<b>Break Out Topic Meetings #1</b> [as needed] <i>Zoning &amp; Land Use Market</i>	
12:00 PM		<b>Lunch Break</b>	
12:30 PM			
1:00 PM			
1:30 PM	<i>DPZ Working Lunch Before Tour</i>		
2:00 PM		<b>Break Out Topic Meetings #2</b> [as needed] <i>Charrette Logistics</i> <i>Base Data Specifics</i> <i>Other?</i>	
2:30 PM			DPZ Departs
3:00 PM		<b>Wrap Up &amp; Next Steps</b>	
3:30 PM	<b>Site Tour</b> (on bus)		
4:00 PM	Meet at: Olde New York, 2298 East College Avenue		
4:30 PM		Consultant Team Departs	
5:00 PM			





# DALE SUMMIT ASSESSMENT

# TASK 2: EXISTING CONDITIONS ASSESSMENT



**Study Area**  
**1,487 ac.**



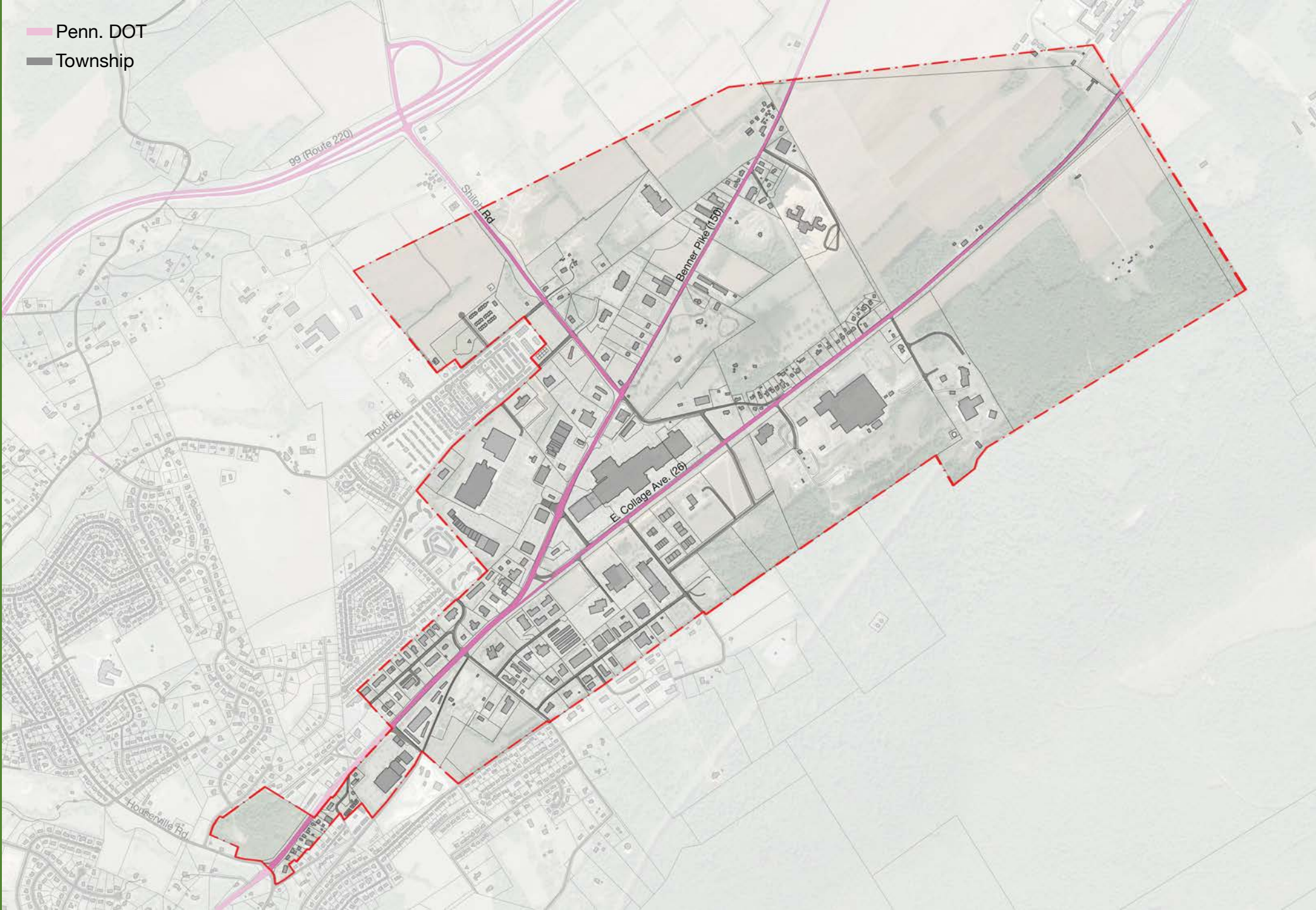
# Figure Ground



# Street Network



# State Owned Roads



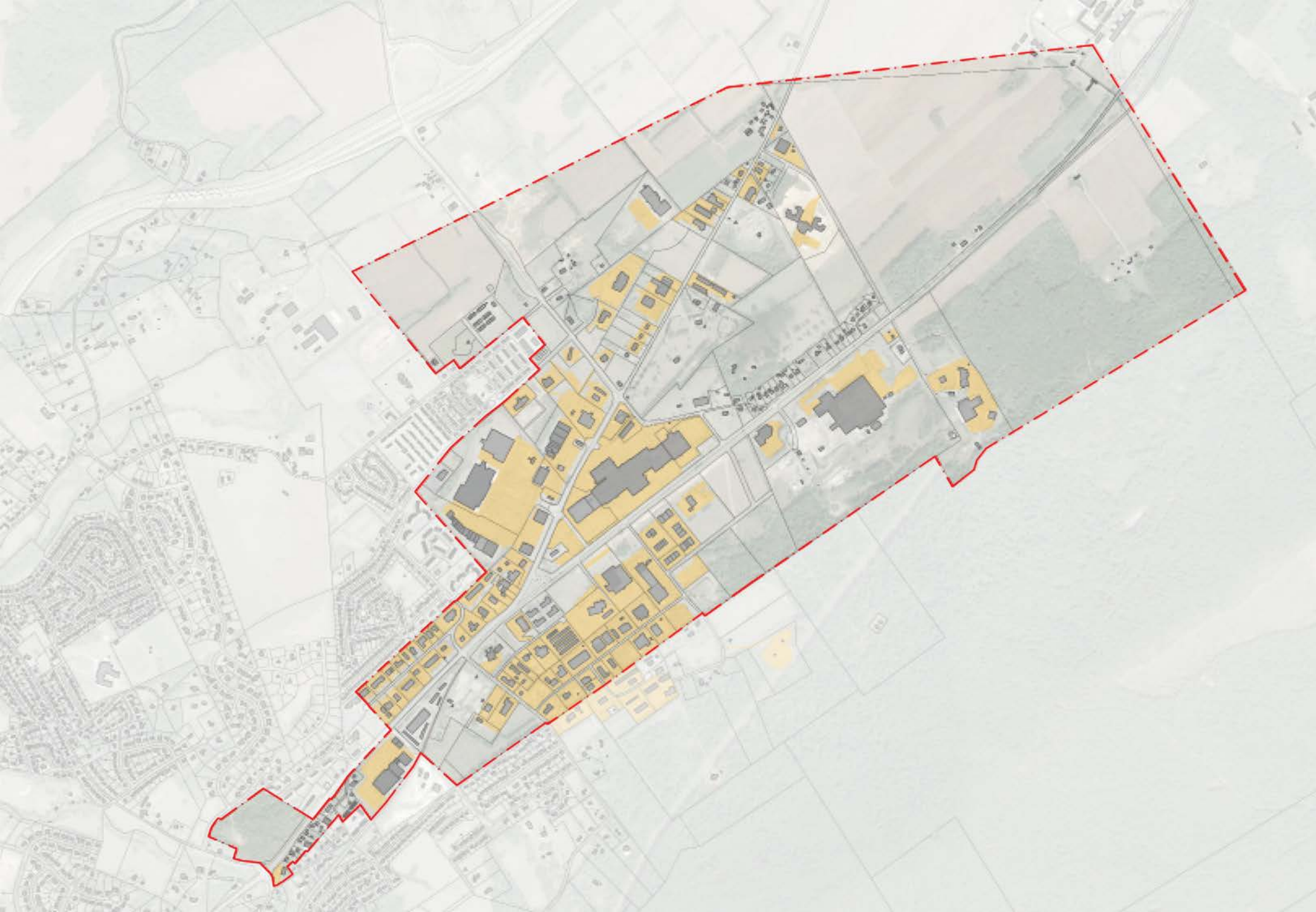
# Open Space



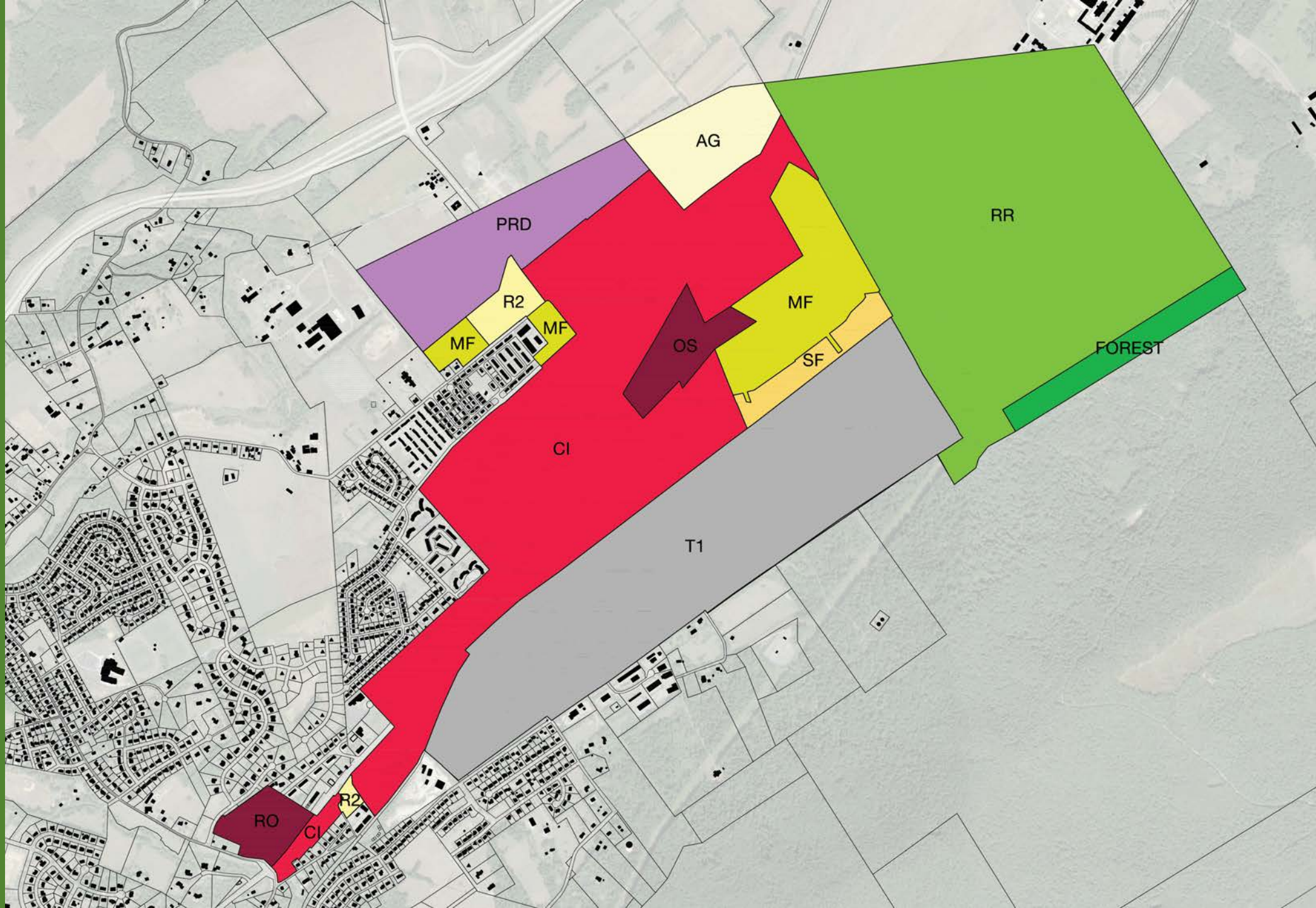
# Scale



# Parking Lots

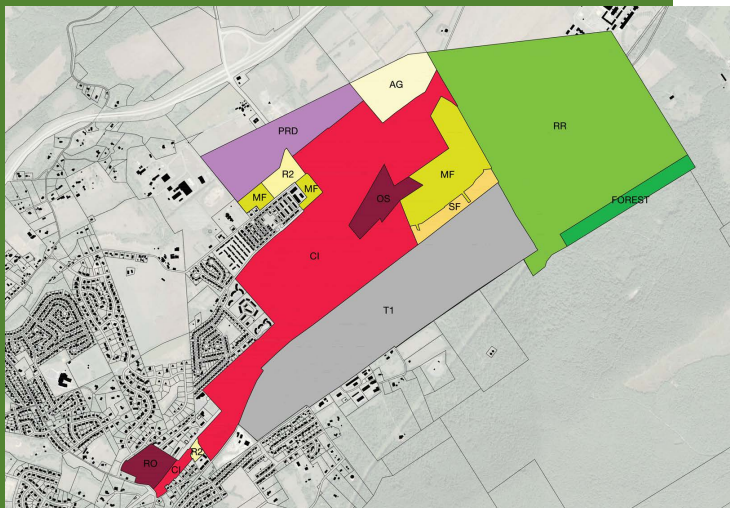


# Zoning



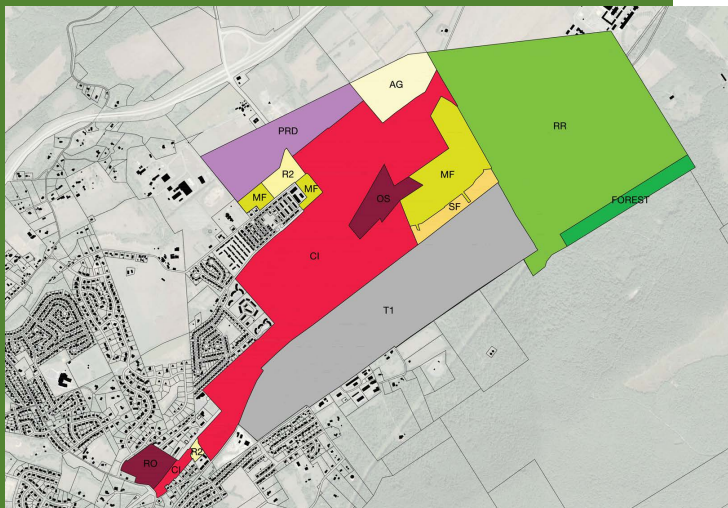
# Zoning Analysis

Zoning	Minimum Lot Width	Minimum Lot Size	Setbacks (min.)			Height (max.)	Impervious (max.)	FAR (max.)	Density
			Front	Side	Rear				
<b>Rural Residential (RR)</b>									
<ul style="list-style-type: none"> <li>Aircraft sales, service and rental</li> <li>Airports and landing strips</li> <li>Animal Kennels and pet grooming</li> <li>Commercial cemeteries</li> <li>Country clubs, golf courses and driving ranges</li> <li>Mining and quarrying</li> </ul>	300'	10 acres	50'	100'	75'	35' n/a	10% buildings 30% total	0.1 n/a	n/a
<ul style="list-style-type: none"> <li>Sanitary landfills</li> <li>Animal hospitals, veterinary offices</li> <li>Hospitals and clinics</li> <li>Medical and dental offices</li> <li>Neighborhood food stores</li> <li>Places of assembly</li> <li>Utility Facilities</li> </ul>	150' at the building set back 100' at the street line	1 acre		50' 100'					
<ul style="list-style-type: none"> <li>Radio and television studios</li> </ul>	300'	5 acres		100'					
<b>General Commercial (C1)</b>									
<ul style="list-style-type: none"> <li>Permitted uses (Office Commercial District § 200-27B)</li> <li>Adult business, bottle clubs</li> <li>Ambulance, fire and police services</li> <li>Amusement enterprises</li> <li>Arenas, stadiums, and commercial auditoriums</li> <li>Bus and train passenger stations</li> <li>Eating and drinking establishments</li> <li>Gaming establishments</li> <li>Hotels, motels, inns and similar public lodging</li> <li>Motion picture and live theaters</li> <li>Public utility facilities</li> <li>Veterinary office and clinics</li> </ul>	150'	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements	50'	15'	50'	45'	30% BLDG 70% Total impervious	0.1 n/a	n/a

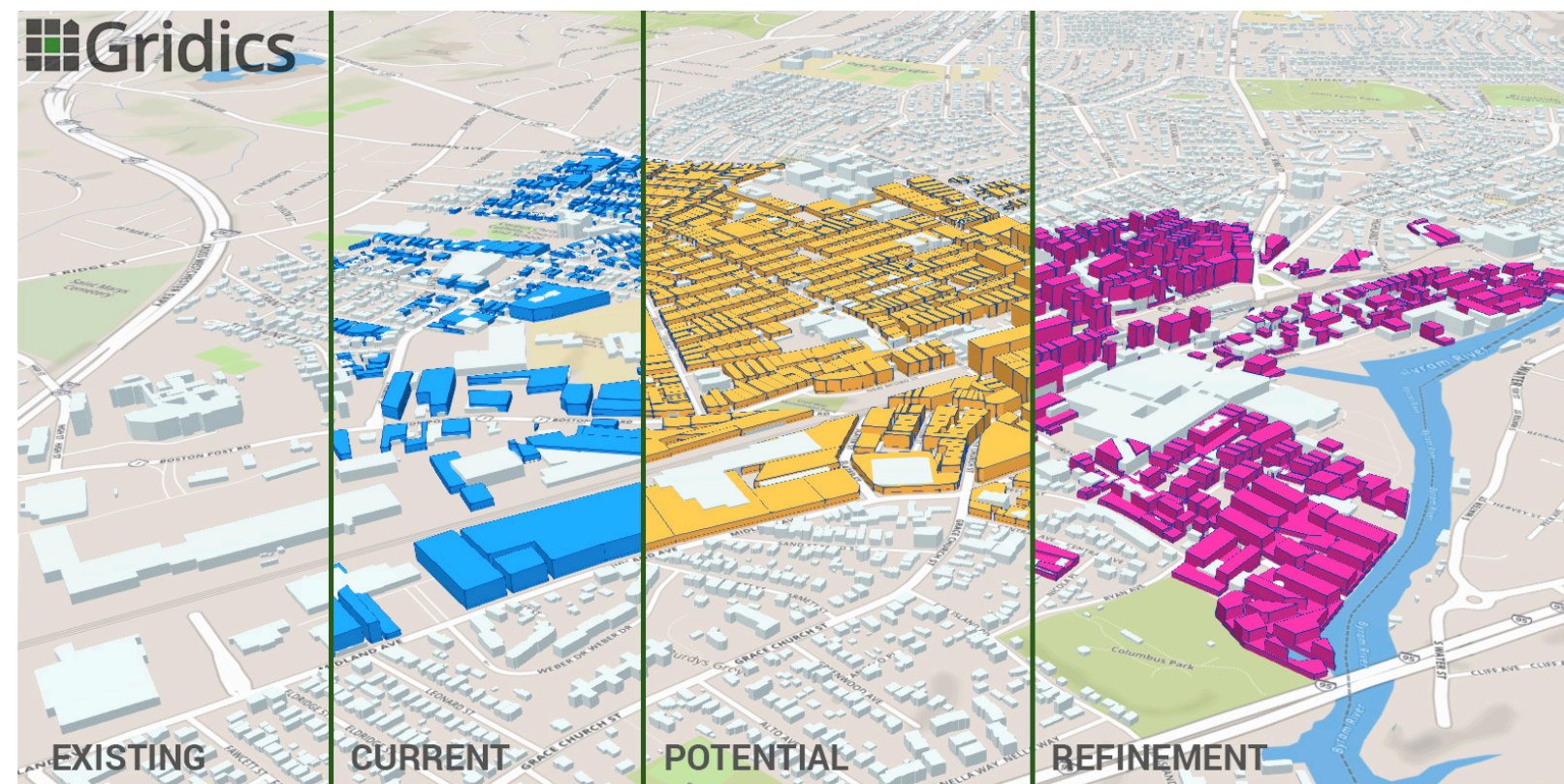


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<b>General Industrial (I1)</b>									
<ul style="list-style-type: none"> <li>Auto wrecking, junk, scrap</li> <li>Bulk storage of materials</li> <li>Business services</li> <li>Commercial parking lots</li> <li>Commercial and fleet vehicle wash</li> <li>Construction equipment</li> <li>Data center</li> <li>Freight handling</li> <li>Industrial services</li> <li>Manufacturing facilities</li> <li>Mini storage/self-storage</li> <li>Motor vehicle fueling station</li> <li>Motor vehicle maintenance/repair and storage</li> <li>Office uses</li> <li>Radio and television studios</li> <li>Research and engineering</li> <li>Solar energy systems</li> <li>Utility facilities</li> <li>Vocational/technical schools</li> <li>Warehousing, wholesaling, distribution and freight movement/handling facilities</li> <li>Wireless communications facilities</li> <li>Bulk storage of petroleum derivatives; explosives</li> <li>Intensive manufacturing facilities</li> <li>Power generation facilities</li> </ul>	150'	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements	50'	25'	50'	45'	50% bldg 75% total	n/a	n/a





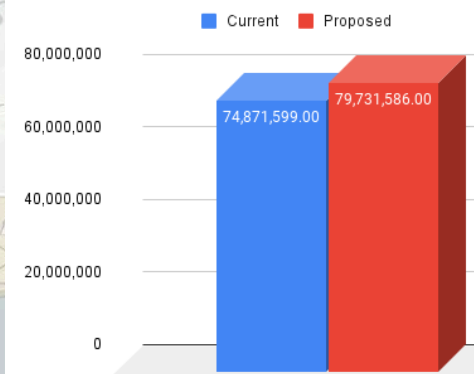


## The Gridics Patented Zoning Engine can:

- Import/Calibrate all of the zoning regulations that will determine development potential
- Calculate each parcel individually with the specific location characteristics
- Ability to incorporate base zone regulations, overlays and special conditions
- Calculate in average 3,000 parcels per hour
- Calculate multiple options or development types simultaneously
- Import existing property record information and then compare with maximum allowances per zoning
- Determine potential non-conformities or unexpected results at the parcel level
- Output:
  - Maximum buildable area
  - Maximum footprint area
  - Maximum area and quantity of allowed uses
  - Parcel specific height and setback limitations



Development Intensity Comparison



## TASK 2: EXISTING ZONING ANALYSIS



# Munimap Interface

Gridics has reviewed the existing zoning regulations and calibrated the main development values to our zoning engine.

<https://map.gridics.com/us/pa/college-township>

The map interface allows to:

- See Zoning Layers and Study Area
- Click every parcel to see
  - Property Record data
  - Zoning Designation
  - Calculated Zoning Allowance
  - Allowed Uses
- Links to Zoning Regulations
- Filter parcel and calculated data
- Share parcels

The screenshot displays the 'College Township Zoning Map' interface. At the top, there is a search bar labeled 'Search by Address or Parcel ID' and navigation tabs for 'Text', 'Map', and 'Check'. The left sidebar contains several sections: 'Properties', 'Layers', 'Filters', '3D Zoning', and 'Projects'. The 'Filters' section is expanded to show 'LOT ATTRIBUTES' with input fields for 'Lot Size' (Min SF, Max SF), 'Frontage Length' (Min FT, Max FT), and 'Living Units' (Min, Max). Below this is a 'Lot Type' section with checkboxes for Block, Corner, Flag, Internal, Locked, Multiple, and Through. At the bottom of the sidebar are 'PROXIMITY' and 'ZONED AREAS' sections, and 'Reset' and 'Save' buttons. The main map area shows a 'Study Area' outlined in red, with various parcels highlighted in orange and numbered (e.g., 1, 10, 24, 25, 26, 28, 42, 43, 8). The map includes street names like Rock Rd, Benner Pike, and Struble Rd, and a 'Feedback' button on the right. An inset map at the bottom right shows a '3D View' and '2D View' toggle.

# ZoneIQ

Gridics zoning engine allows to analyze any individual parcel or assemblage or parcels, based on the current zoning regulations or proposed zoning regulations.

The analysis includes:

- Maximum Height
- Maximum Lot Coverage
- Maximum Intensity
- Maximum Residential Density
- Allowed uses
- Parking Requirements

**ZoneIQ** by Gridics

Zoning Allowances | Capacity Analysis | Calibration | Zoning Review | Menu | Account

200 SHILOH RD | 200 SHILOH RD > New Development 1 > New Building 1

Building Parameters | 3D View

Active Notifications

- Tower separation
- Lot Area Discrepancy

Maximum Lot Capacity

Lot Area (GIS)	60,179 ft <sup>2</sup>
Lot Area in Acres	1.382 acres
Dwelling Units per Acre	N/A
Dwelling Units Allowed	N/A
Lodging Density	N/A
Lodging Rooms Allowed	121 rooms
FLR	N/A
Building Coverage	30 %
Minimum Open Space	30 %
Principal Building Max. Level (Podium)	4 Levels
Principal Building Max. Height (Podium)	45 ft
Principal Building Max. Level (Podium)	N/A

Allowed Uses

Allowed Frontage Types

Main Building | Building Setback limit | Lot

**ZoneIQ** by Gridics

Zoning Allowances | Capacity Analysis | Calibration | Zoning Review | Menu | Account

200 SHILOH RD | 200 SHILOH RD > New Development 1 > New Building 1

Building Parameters | 3D View

Active Notifications

- Pedestrian Passage
- Tower separation
- Lot Area Discrepancy
- Zone 'I' and Overlay General Ord.

Maximum Lot Capacity

Lot Area (GIS)	60,179 ft <sup>2</sup>
Lot Area in Acres	1.382 acres
Dwelling Units per Acre	6.000/ac
Dwelling Units Allowed	8 units
FLR	N/A
Building Coverage	85 %
Minimum Open Space	20 %
Principal Building Max. Level (Podium)	5 Levels
Principal Building Max. Height (Podium)	N/A
Principal Building Min. Level (Podium)	2 Levels
Principal Tower Allowed Height	N/A
Principal Maximum Height	N/A

Allowed Uses

Allowed Frontage Types

Main Building | Building Setback limit | Lot

Terms of Use | Zoning Code: Smart Code | Status: Partial

Save | Generate Report | Submit Project

**ZoneIQ** by Gridics

Zoning Allowances | Capacity Analysis | Calibration | Zoning Review | Menu | Account

200 SHILOH RD | 200 SHILOH RD > New Development 1 > New Building 1

Building Parameters | 3D View

Active Notifications

- Specific Parking calculation is not rounded
- Lot Area Discrepancy

Maximum Lot Capacity

Lot Area (GIS)	60,179 ft <sup>2</sup>
Lot Area in Acres	1.382 acres
Dwelling Units per Acre	190.00/ac
Dwelling Units Allowed	258 units
FLR	8
Building Coverage	85 %
Minimum Open Space	10 %
Principal Building Max. Level (Podium)	9 Levels
Principal Building Max. Height (Podium)	N/A
Principal Building Min. Level (Podium)	2 Levels
Principal Tower Allowed Height	4 Levels
Principal Maximum Height	N/A

Allowed Uses

Allowed Frontage Types

Main Building | Building Setback limit | Lot

Terms of Use | Zoning Code: City of Miami | Status: Complete

Save | Generate Report | Submit Project

# CodeHub Interface

Gridics has imported and digitized the current zoning regulations

<https://codehub.gridics.com/us/pa/college-township>

The text interface allows to:

- See zoning regulations within map platform
- Search for words or phrases
- Create and share bookmarks
- Add notes to bookmarks and organize in folders

College Township Zoning Code

Search Code Text...

Text Map Check

Code

Bookmark

Edit

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GENERAL REFERENCES

- Article I General Provisions
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- Article IV Rural Districts
- Article V Residential Districts
  - § 200-19 Single-Family Residential District.
  - § 200-20 Two-Family Residential District.
  - § 200-21 Multifamily Residential District.
  - § 200-22 Village Center District.
  - § 200-23 Mobile Home Park District.
  - § 200-24 Planned Residential Development District.
- Article VI Commercial Districts
- Article VII Industrial Districts
- Article VIII Supplemental Regulations
- Article IX Nonconforming Lots, Structures and Uses
- Article X Administration and Enforcement
- Article XI Zoning Hearing Board

Attachments:

four dwelling units per acre inclusive of air lands or the parent tract with the exception of land that will be utilized for public rights-of-way and/or public open space/parkland. In calculating the developable density, any fraction of a dwelling unit shall be rounded down.

**§ 200-20 Two-Family Residential District.**

A. Intent. In addition to the intent of the Single-Family Residential District, it is the intent of the Two-Family Residential District to promote the following:

- (1) To provide a buffer between low-density residential neighborhoods and more intense land uses.
- (2) To provide for low- and moderate-income housing.
- (3) To promote diversity of housing types and character.

B. District regulations. Only the uses listed below shall be permitted in the Two-Family Residential District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this chapter.

**§ 200-21 Multifamily Residential District.**

A. Intent. It is the intent of the Multifamily Residential District to promote the following:

- (1) To provide for medium-density housing in appropriate locations and to permit limited uses appropriate to residential neighborhoods.
- (2) To protect residential areas from changes and intrusions which may cause deterioration.
- (3) To meet minimum standards of health and safety by protecting against hazards and nuisances.
- (4) To provide for adequate daylight, ventilation, quiet, privacy and recreational opportunity.
- (5) To prevent congestion and the overcrowding of land caused by excessive densities.
- (6) To provide for low- and moderate-income housing.
- (7) To promote diversity of housing types and character.

B. District regulations. Only the uses listed below shall be permitted in the Multifamily Residential District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this chapter.

**§ 200-22 Village Center District.**

College Township Zoning Code

Search Code Text...

Text Map Check

Code

Bookmark

Edit

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- Article XI Zoning Hearing Board

Attachments:

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Bookmarks

Article VII Industrial Districts

**§ 200-28 General Industrial District.**

A. Intent. It is the intent of the General Industrial District to promote the following:

- (1) To cluster industrial development in selected locations.
- (2) To provide sites for heavy industries separated from light industry and other less intense uses.
- (3) To minimize the hazards and nuisances resulting from the operation of industries.

B. District regulations. Only the uses listed below shall be permitted in the General Industrial District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this chapter.

C. Motor vehicle fueling station. The retail sale of motor vehicle fuel shall be permitted pursuant to the following: **(Added 3-19-2015 by Ord. No. O-15-02)**

- (1) Retail sale of products other than motor vehicle fuel shall be expressly prohibited. In instances where another primary use exists on a parcel, retail sale of products shall be permitted as accessory to that primary use pursuant to § 200-28D.
- (2) In addition to the regulations in the General Industrial District, § 200-11U. Automobile service stations, shall also apply to lots or portions thereof utilized for motor vehicle fueling stations.
- (3) Retail sales and customer service. Individual retail establishments shall not be permitted. However, retail sales and customer service areas shall be permitted as an accessory use to any of the permitted primary uses listed above and in accordance with the following: **(Added 3-19-2015 by Ord. No. O-15-02)**
  - (1) Products offered for sale are expressly limited to products primarily produced on site or those offered for wholesale distribution.
  - (2) Retail sales and customer service area size. Area within a building devoted to retail sales or facilitating customer interaction regarding the provision of a service shall be restricted, as follows:
    - (a) The maximum permitted size of the retail sales and/or customer service area shall be calculated, as follows:
      - (1) For buildings less than or equal to 20,000 square feet gross floor area (GFA), the maximum size of a retail sales and/or customer service area shall not exceed 20% of the GFA.
      - (2) For buildings greater than 20,000 square feet GFA, the maximum size of a retail sales and/or customer service area shall not exceed 4,000 square feet, plus 10% of the GFA greater than 20,000 square feet.
    - (3) The area shall be physically demarcated within the building through the placement of counters, barriers, registers, walls, or the like.
  - (3) Customers shall be limited to the retail sales and/or customer service areas only.

**§ 200-29 Industrial Planned District.**

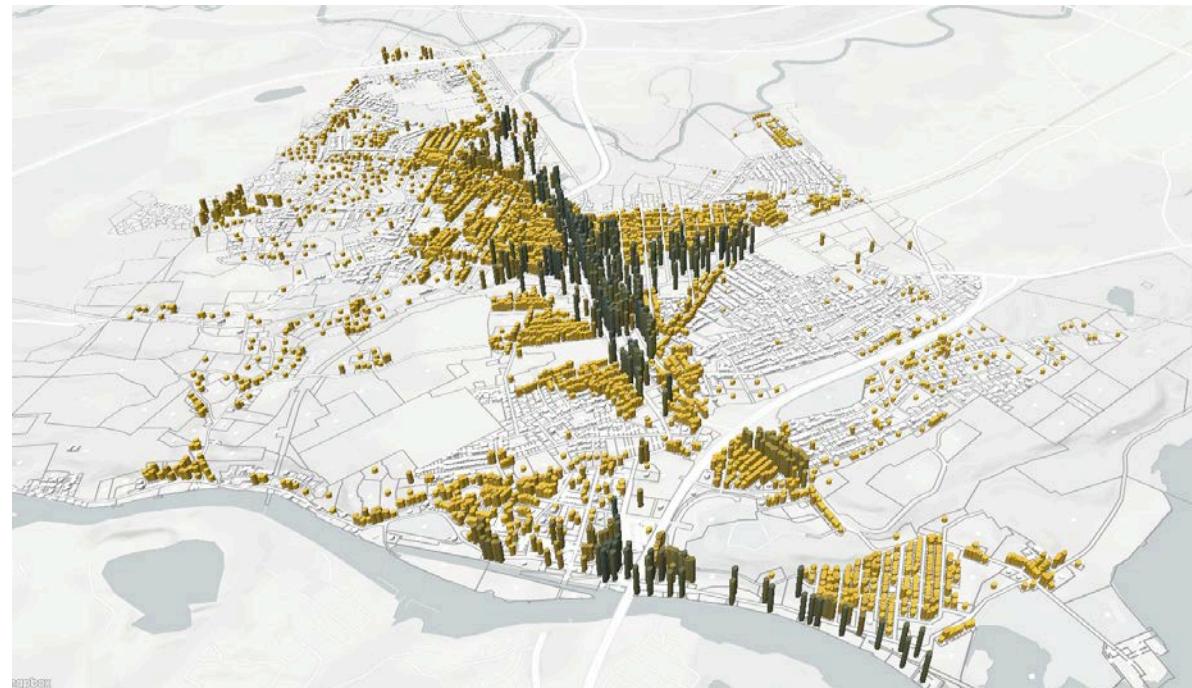
the Village Center District

ties, with special

# Next Steps

Gridics will analyze the development potential results and produce maps

- Current Development Potential
- Existing vs Potential Footprint analysis
- Potential Non-conforming parcels
- Potential parcels with development limitations



- **Area Assessment**
  - Analysis of physical characteristics / factors that influence marketability of various real estate uses.
- **Economic & Demographic Analysis**
  - Analysis of drivers of demand for commercial and residential development.
  - Analysis of population, household, and income trends.
- **Residential Market Analysis**
  - Demand analysis for sale and for rent housing, w/ competitive primary & secondary sub-markets.
- **Commercial Market Analysis: Retail, Office, and Industrial Uses**
  - Recent & projected trends for retail, office and industrial development by type.
  - Retail & Office demand analysis.
- **Hospitality & Tourism**
  - Analysis of hotel trends, impact of proposed casino & analysis of cultural/community uses.
- **SWOT Analysis: Summary and Conclusions**
  - Establish competitive position of the Dale Summit Area as gateway to College Township

## MARKET FUNDAMENTALS

- **A Strong Government Industry.** Though not the fastest-growing, the Government sector has held the largest distribution of total non-farm employment since 2013. Accounting for 41.2% of total employment as of February 2023, the sector accounts for several of the county's largest employers.
- **A Growing Manufacturing Industry.** The fastest-growing employment sector over the last ten years in the State College Metropolitan Statistical Area (MSA), was the Manufacturing sector, which grew by 1.45% between 2013 and 2023.
- **Growing Household income.** Compared to Centre County and Pennsylvania as a whole, the State College median income level is expected to grow at the quickest rate over the next five years, despite the median household income being below both Centre County and Pennsylvania's figures. At 5.3% compounded annually, the borough is projected to see median household income grow from \$37,117 in 2022 to \$48,127 in 2027.
- **Recovering and Improving Economy:** Employment in the MSA is now just below 2019 non-farm employment levels, signaling a return to pre-pandemic market conditions and a positive recovery from the lasting effects of COVID-19. Despite the effects of COVID-19 on regional and national employment, the State College MSA has shown a positive compounded annual growth rate of 0.3% between 2012 and February of 2023.

## ECONOMIC & DEMOGRAPHIC ANALYSIS

- Market Fundamentals
  - New Multi-Family Development has been very limited since 2011, and inventory of units has actually decreased over the past 10 years.
  - Demand for rental housing remains strong.
  - No significant developments are proposed or under-construction within State College or College Township.
  - Vacancy is at a 10-year low and is projected to remain low over the next 5-years.
- We estimate that all types of multi-family housing are in demand, but based on local income levels affordable or work-force housing is the most supportable.

<b>RENTAL HOUSING DEMAND ANALYSIS</b>		
Households Earning Between \$35,000 and \$149,000		
by Household Income, 2023 Estimate		
	<b>PRIMARY MARKET AREA</b>	<b>SECONDARY MARKET AREA</b>
	College Township & State College	Centre County
<b>Total Households</b> \$35,000 - \$149,999	7,422	34,617
<b>Total Income Qualified Households</b>	7,422	34,617
<b>Ratio of Rental Households</b>	57.2%	34.5%
<b>Total Renter Households</b>	4,245	11,943
<b>Household Mobility Rate</b>	25%	25%
<b>Total Estimated Internal Mobility</b>	1,061	2,986
<b>Annual Household Growth Rate (2022-2027)</b>	-0.09%	-0.02%
<b>Annual Household Growth</b>	-4	-2
<b>Total Housing Demand</b>	<b>1,058</b>	<b>2,983</b>
<b>Projected Annual Capture Rate</b> @ 120 Units per Year (10 Units per Month)	11.3%	4.0%
<b>Projected Annual Capture Rate</b> @ 180 Units per Year (15 Units per Month)	17.0%	6.0%
<b>Projected Annual Capture Rate</b> @ 240 Units per Year (20 Units per Month)	22.7%	8.0%

Source: ESRI; American Community Survey projections by Weitzman Associates, LLC

# RENTAL RESIDENTIAL DEMAND ANALYSIS

- Market Fundamentals
  - Average Monthly supply of for-sale housing has decreased over the past ten years, indicating shrinking supply of for-sale homes.
  - Demand for for-sale housing remains strong.
  - The average sale price of homes rose 25% in 2022, reaching \$408,792.
- We estimate that all types of for-sale housing is in demand, focused on moderately-priced for-sale housing options.

FOR-SALE HOUSING DEMAND ANALYSIS		
Households Earning Above \$50,000 by Household Income, 2023 Estimate		
	PRIMARY MARKET AREA	SECONDARY MARKET AREA
	College Township & State College	Centre County
Total Households		
\$50,000 - \$74,999	2,531	11,287
\$75,000 - \$99,999	1,407	7,599
\$100,000 - \$149,999	1,865	9,549
\$150,000 - \$199,999	1,213	4,568
\$200,000 +	1,113	4,826
Total Income Qualified Households	8,129	37,829
Ratio of Owner Households	42.8%	65.5%
Total Owner Households	3,479	24,778
Household Mobility Rate	7%	7%
Total Estimated Internal Mobility	244	1,734
Annual Household Growth Rate (2022-2027)	-0.09%	-0.02%
Annual Household Growth	-3	-5
<b>Total Housing Demand</b>	<b>240</b>	<b>1,730</b>
Projected Annual Capture Rate @ 24 Units per Year (2 Units per Month)	10.0%	1.4%
Projected Annual Capture Rate @ 48 Units per Year (4 Units per Month)	20.0%	2.8%
Projected Annual Capture Rate @ 96 Units per Year (8 Units per Month)	39.9%	5.6%

Source: ESRI; American Community Survey projections by Weitzman Associates, LLC

# FOR-SALE RESIDENTIAL DEMAND ANALYSIS

- Market Fundamentals
  - The State College MSA has a robust retail market, with approximately 9.4 Million Sq. Ft. of Retail Space. Dale Summit makes up approximately 1.9 Million Sq. Ft. of retail space.
    - 642,000 Sq. Ft. is within Nittany, and 556,838 is occupied.
  - Retail rental rates have increased consistently over the past 10-years and are currently peaking at \$18.81 per Sq. Ft. NNN on average.
  - The retail buildings in Dale Summit are aged, with only one new development (Aldi) in 10-years.
- We note a particular lack of food and beverage offerings in Dale Summit, along with entertainment venues.

RETAIL DEMAND ANALYSIS & MARKET SHARES BY MARKET AREA - 2022			
	Primary	Secondary	Tertiary
<b>Residential Base</b>			
Population 2022 est.	10,685	102,032	128,656
Households 2022 est.	4,021	37,159	47,644
Average Household Income 2022 est.	\$132,256	\$92,398	\$96,615
<b>Total Personal Income (TPI)</b>	<b>\$531,801,376</b>	<b>\$3,433,417,282</b>	<b>\$4,603,125,060</b>
Disposability Factor	84.5%	86.0%	85.8%
<b>Total Disposable Personal Income (DPI)</b>	<b>\$449,618,489</b>	<b>\$2,952,985,227</b>	<b>\$3,948,368,814</b>
Percent of DPI Channeled into Traditional Retail Sales	27.5%	24.2%	23.8%
<b>Total Retail Sales Potential (RSP)</b>	<b>\$123,806,791</b>	<b>\$714,603,697</b>	<b>\$940,258,987</b>

Source: ESRI Business Analyst; compiled by Weitzman Associates, LLC

RETAIL DEMAND ANALYSIS & MARKET SHARES BY MARKET AREA - 2027			
	Primary	Secondary	Tertiary
<b>Residential Base</b>			
Population 2027 est.	10,544	101,944	128,383
Households 2027 est.	3,971	37,237	47,678
Average Household Income 2027 est.	\$149,614	\$107,373	\$112,599
<b>Total Personal Income (TPI)</b>	<b>\$594,117,194</b>	<b>\$3,998,248,401</b>	<b>\$5,368,495,122</b>
Disposability Factor	84.5%	86.0%	85.8%
<b>Total Disposable Personal Income (DPI)</b>	<b>\$502,304,220</b>	<b>\$3,438,780,518</b>	<b>\$4,604,871,352</b>
Percent of DPI Channeled into Traditional Retail Sales	27.5%	24.2%	23.8%
<b>Total Retail Sales Potential (RSP)</b>	<b>\$138,314,315</b>	<b>\$832,163,076</b>	<b>\$1,096,597,577</b>

Source: ESRI Business Analyst; compiled by Weitzman Associates, LLC

# RETAIL DEMAND ANALYSIS

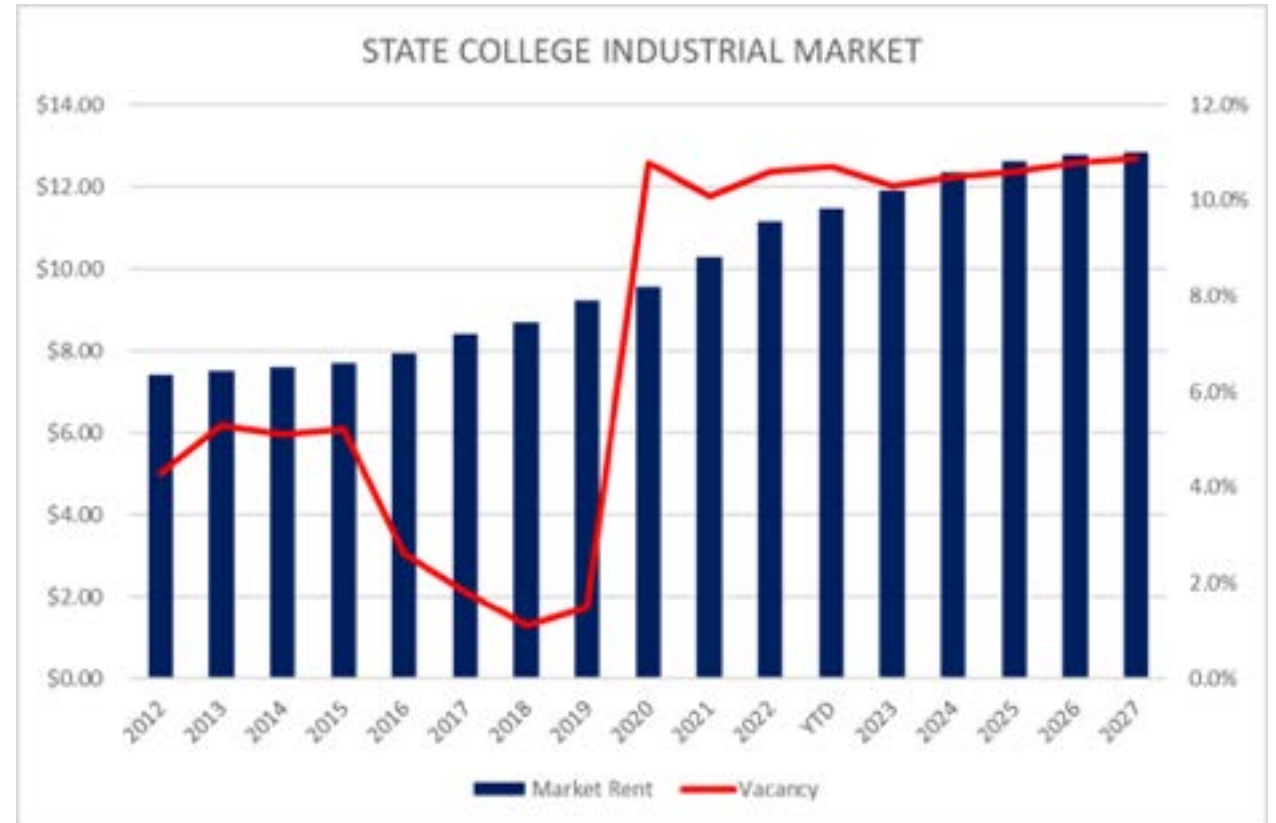
STATE COLLEGE METRO OFFICE DEMAND ANALYSIS PROJECTED SUBJECT SITE DEMAND CAPTURE ESTIMATE			
Estimated New Annual Relevant Office Jobs	93		
Estimated Office Space Per Employee	Low	Mid	High
	225	275	325
Total Office Demand in SF	20,889	25,531	30,173
Less Current Vacant Space (Class A & B)	70,094		
Current Undersupply (Oversupply)	Low	Mid	High
	(49,205)	(44,563)	(39,921)

Source: Oxford Economics, CoStar; estimates by Weitzman Associates, LLC

- Analysis Fundamentals
  - Office inventory has grown significantly throughout the State College MSA since 2011, adding 237,024 Sq. Ft. of inventory.
  - Three office properties are currently proposed and under construction, estimated to total 256,000 Sq. Ft. - none of these are within Dale Summit but will impact the overall office market.
  - Dale Summit has limited mixed-use properties and most office space was construction before 2010.
- We have identified an oversupply of office space within the State College Metro Area, and do not believe there is large demand for office space within Dale Summit.

# OFFICE DEMAND ANALYSIS

- Stable Metro Area Market Fundamentals -- The State College industrial market has experienced stabilized vacancy (currently 10.7%) and increasing rent (currently \$11.47 per square foot NNN).
- Light Industrial -- Industrial and business parks within State College have performed well due to their ability to attract business through smaller building footprints and diverse options of office and industrial spaces. Light industrial or manufacturing businesses are taking up most of the supply.



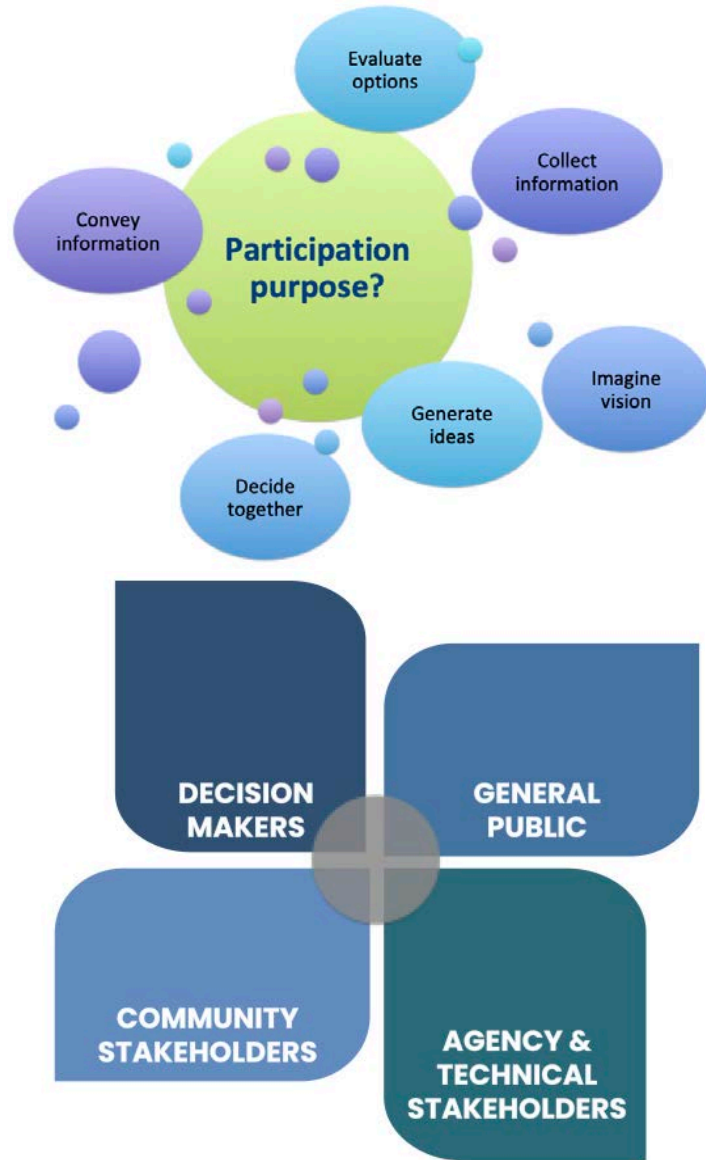
# INDUSTRIAL MARKET ANALYSIS

- Aged Hotel Supply -- Of the existing State College hotel market supply, 64.3% of the room inventory was built before 2000, 21.6% of the room inventory was added from 2000 to 2009, and 14.1% has been built since 2010.
- Of the five profiled hotels, the Dale Summit's only hotel offering is performing below its competitors.

OPERATING HOTEL PERFORMANCE										
STATE COLLEGE, PA										
Operating Comp	1		2		3		4		5	
Hotel	Best Western Plus University Park Inn & Suites		Fairfield Inn & Suites State College		Holiday Inn Express State College at Williamsburg Square		SpringHill Suites State College		Hampton Inn & Suites at Williamsburg Square	
Period	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
Number of Rooms	79		83		106		72		71	
Chain Scale	Upper Midscale		Upper Midscale		Upper Midscale		Upscale		Upper Midscale	
Occupancy	61%	49%	67%	49%	72%	67%	67%	67%	73%	65%
Average Rate	\$83	\$59	\$101	\$53	\$101	\$72	\$117	\$76	\$109	\$76
RevPAR	\$51	\$29	\$67	\$26	\$72	\$48	\$79	\$51	\$80	\$49
OPEX Ratio	65%	64%	69%	79%	92%	101%	71%	81%	80%	83%

Source: CoStar, Survey by Weitzman Associates, LLC

## HOTEL MARKET ANALYSIS



**TASK 4: PROJECT SCHEDULE & ADJUSTMENTS**

## Community Engagement:

- **Pre-Charrette:**
  - Restart the Steering Committee
  - Advertise for charrette
  - Conduct pre-charrette presentation
  - Reach out to the community
- **Charrette:**
  - 5-day collaborative workshop (meetings & presentations)
- **Post-Charrette:**
  - Conduct public hearings
  - Make presentations, as needed



**Charrette**  
**Public Meetings**  
**June 19 - 22**

Meeting Location  
Township Building,  
2nd floor meeting room  
1481 E College Ave, State College, PA

# DALE SUMMIT AREA REDEVELOPMENT PLAN

**SCHEDULE**

Monday, June 19th  
10am - 12pm : Open Studio  
5:30 - 7pm : Opening Presentation

Tuesday, June 20th  
10-10:30am : Open Studio  
10:30am-12pm : Marketability  
1-2:30pm : Transportation & Infrastructure  
2:30-4pm : Parks, Trails, & Schools  
4-5:30pm : Open Studio  
5:30-7pm : Work-in-Progress Open House

Wednesday, June 21st  
10-10:30am : Open Studio  
10:30am-12pm : Land Use & Zoning  
1-7pm : Open Studio

Thursday, June 22nd  
5:30-7pm : Closing Presentation

**Your Input Matters!**  
*During the charrette, we will explore big ideas for the future of Dale Summit.*

*We have many different ways for you to engage. The Opening and Closing Presentations and the Work-in-Progress Open House are public meetings where you can get an overview of the whole project and hear about the developing ideas. The topic meetings give a chance for people interested in specific topics to discuss the issues and provide input. The open studio hours are drop-in times where you can stop by to speak one-on-one with team members and see the designers at work.*

### **Stakeholders:**

- Transportation & Infrastructure
- Marketability
- Zoning & Land Use
- Parks, Trails and Amenities

### **Questions:**

- Likes & dislikes about Dale Summit Area
- Issues for consideration
- Places you like / dislike
- What kind of place can be envisioned?
- Barriers to redevelopment

## **Gateway Town Center**

- Strong interest in Dale Summit evolving to serve as Gateway Town Center for Township
- Strengths of area: 1) Its location and regional accessibility (1/3 major entrances); 2) Infrastructure can support a high level of commercial development
- Weaknesses of area: 1) Currently not an attractive or inviting gateway; 2) Development too disjointed.
- Potential for “downtown for adults” as downtown State College caters mostly to students.

## **Bus system's potential**

- Robust (3rd highest ridership in state). Better than expected, but struggling to recover post-pandemic
- Focus currently on getting people to downtown State College, so driving still easier for most.

## **Need for workforce housing**

- Need for more “market-rate affordable”, “workforce” and “starter” homes
- Lack of diverse housing is significant enough to affect employee recruitment

## **Commercial market issues**

- Difficult for entrepreneurs and non-profits to find affordable commercial spaces
- Currently, only a few commercial landlords, vacancy is low and constructions costs are high

## **A desire of walkability**

- Desire for, by skepticism, about walkability
- Hard for people to envision Dale Summit's transformation into a walkable place
- Broad support for walkability and need for Dale Summit to evolve into a "park once" location

## **Strong connection to outdoor recreation**

- Strong local identity connected to the outdoors (hiking, fishing, biking)
- Identity not reflective in the development pattern or retail offerings of Dale Summit Area

- There is strong interest in Dale Summit evolving to serve as a Gateway Town Center for College Township.
- There is a desire for more walkability, but skepticism that it can happen here.
- There is a recognized need for workforce housing.
- State College has a strong local identity connected to the outdoors - hiking, biking, fishing, etc.
- It is difficult for entrepreneurs and nonprofits to find affordable commercial spaces.

## COMMUNITY ENGAGEMENT: KEY INITIAL TAKEAWAYS

# **PHASE 2:** **Sale Summit Master Plan** **& Draft Form-Based Code**

# TASK 5: DRAFT MASTER PLAN





## TASK 5: DRAFT MASTER PLAN CHARRETTE

# TASK 5: MASTER PLAN CHARRETTE

## Dale Summit Charrette Schedule

Week of: **June 18**

	6/18 SUNDAY	6/19 MONDAY	6/20 TUESDAY	6/21 WEDNESDAY	6/22 THURSDAY	6/23 FRIDAY	
9:00 AM	<i>Team Travel</i>	<b>Charrette Kick-Off</b> [8:00am - 10:00am]	<b>DPZ Team Briefing</b> [9:00am - 10:00am]	<b>DPZ Team Briefing</b> [9:00am - 10:00am]	<b>DPZ Team Briefing</b> [9:00am - 10:00am]	<b>Next Steps</b>	
9:30 AM		Design [Open Studio]	Design [Open Studio]	Design [Open Studio]	Design [Closed Studio]		
10:00 AM			Meeting 1: Marketability	Meeting 4: Land Use & Zoning			
10:30 AM			Meeting 2: Transportation & Infrastructure	Meeting 3: Parks, Trails, & Schools			
11:00 AM		Design [Open Studio]			Design [Open Studio]		
11:30 AM			Design [Closed Studio]				
12:00 PM		<i>lunch break</i>		<i>lunch break</i>	<i>lunch break</i>	<i>lunch break</i>	<i>Team Travel</i>
12:30 PM		Design [Closed Studio]	Meeting 3: Parks, Trails, & Schools	Design [Open Studio]	Design [Closed Studio]		
1:00 PM						Meeting 2: Transportation & Infrastructure	
1:30 PM							
2:00 PM			Design [Open Studio]				
2:30 PM						Design [Open Studio]	
3:00 PM	<b>Studio Setup</b>		Design [Open Studio]				
3:30 PM	<b>Site Tour</b> [4:00pm - 6:00pm]						
4:00 PM		Design [Open Studio]					
4:30 PM			Design [Open Studio]				
5:00 PM	Design [Open Studio]						
5:30 PM		Design [Open Studio]					
6:00 PM	Design [Closed Studio]		<b>Charrette Opening Presentation</b> [5:30pm - 7:00pm]	<b>Work In-Progress / Open Studio</b> [5:30pm - 7:00pm]	<b>Charrette Closing Presentation</b> [5:30pm - 7:00pm]		
6:30 PM							

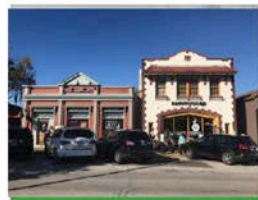
# TASK 5: MASTER PLAN CHARRETTE

- A multi-day series of interactive meetings, transparent design sessions and presentations builds trust.
- The various design disciplines work in concert to produce a set of polished documents.
- Input from all the players is collectively organized and presented.
- Planning in the presence of the stakeholders and decision makers.
- Charrettes produce feasible & detailed solutions.





## Frontage Analysis



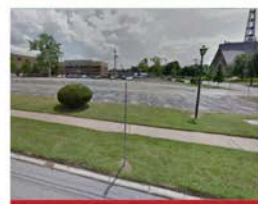
- Continuous sidewalk
- Pedestrian scaled buildings
- Active Frontage

**Good**



- Human scaled buildings
- Removed from the frontage
- Constant Curb Cuts

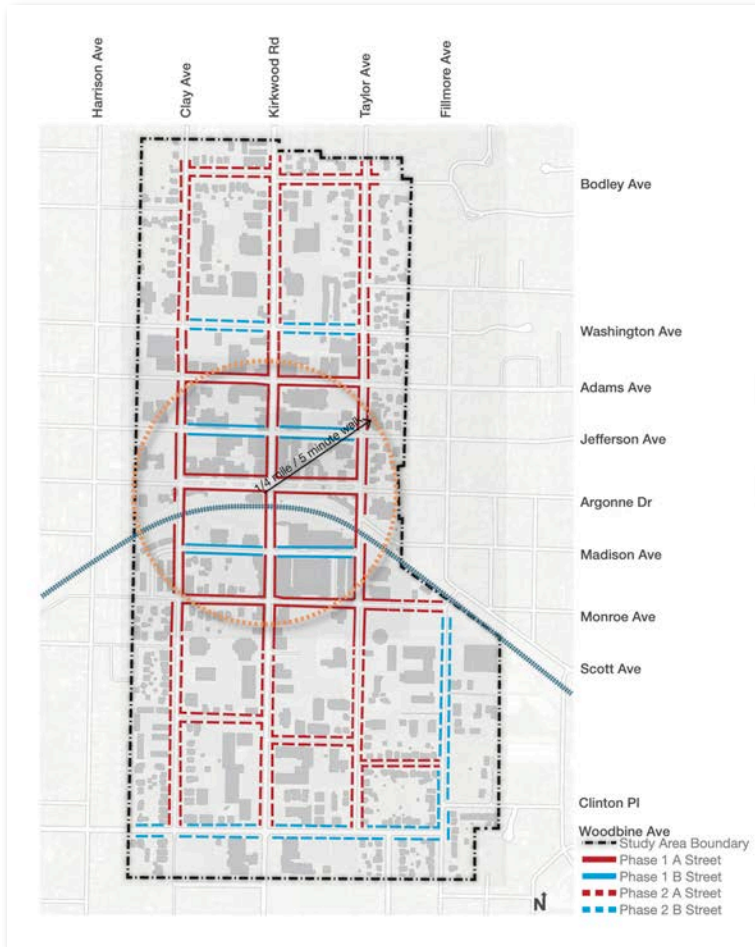
**Fair**



- No active frontage
- Principally surface parking
- Constant curb cuts
- Inconsistent lighting

**Regrettable**

DPZ  
CODESIGN



## A & B Grid, Phased

- Prioritize redevelopment in the downtown core

**A-Grid:** Excellent pedestrian experience

**B-Grid:** Functional

DPZ  
CODESIGN

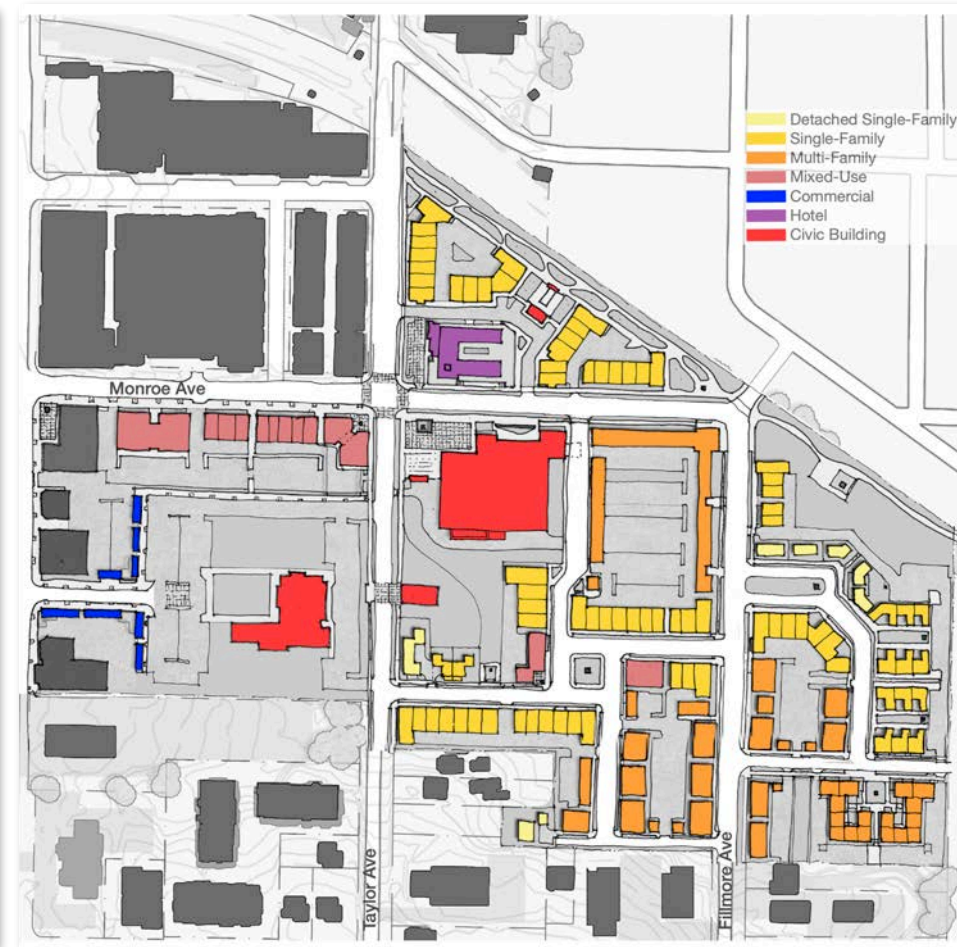
# TASK 5: MASTER PLAN + CODE (EXAMPLE)



## Illustrative Master Plan

- Incentivize small-scale redevelopment in downtown core between Adams & Monroe
- Create “kirkwalks” (cross-block passages), wherever possible
- Activate land along rail-line and infill along Kirkwood Road.
- Augment open space network
- Support the bicycle and pedestrian network throughout as a top priority
- Evaluate options for Jefferson Ave abutting St. Peter’s properties

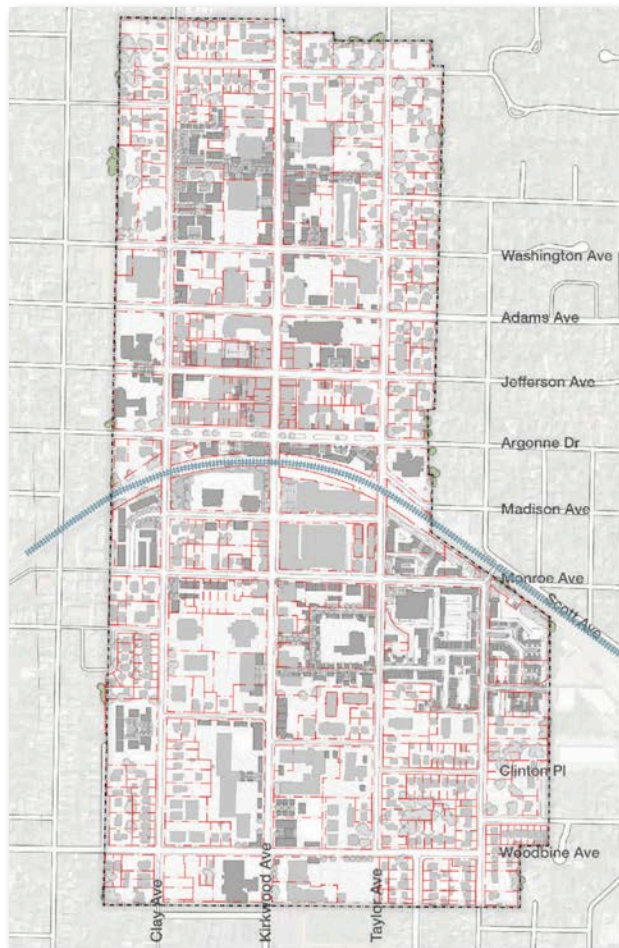
DPZ  
CODESIGN



## Midtown

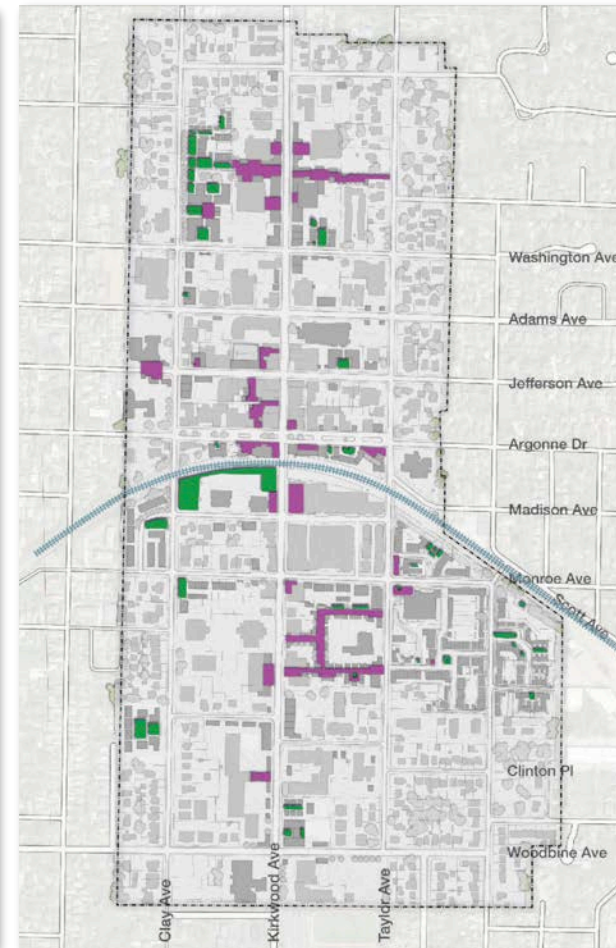
DPZ  
CODESIGN

**TASK 5: MASTER PLAN + CODE (EXAMPLE)**



Parcel Lines

DPZ  
CODESIGN



Open Space

Green Open Space  
Hardscape Open Space

DPZ  
CODESIGN

# TASK 5: MASTER PLAN + CODE (EXAMPLE)

# Potential Redevelopment Sites



DPZ  
CODESIGN



# Westside

## Townhouse Plan



25 townhomes & 22 stacked townhomes

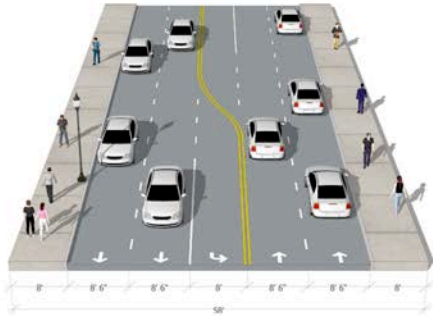


39 Towerhouses

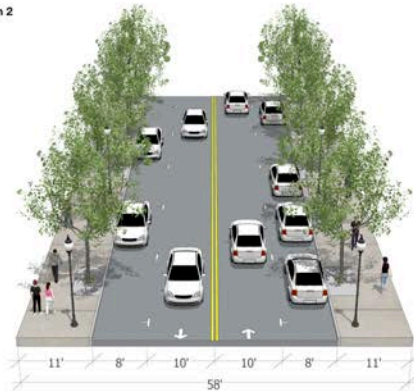
DPZ  
CODESIGN

# Kirkwood Rd (North & South)

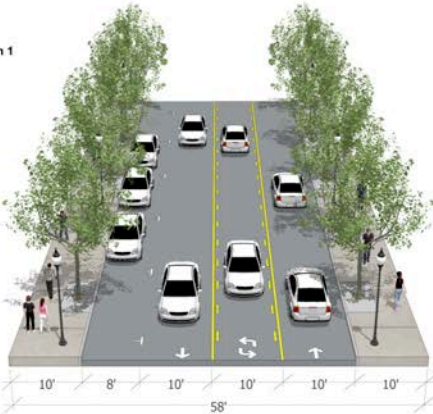
Existing Section



Proposed Section 2



Proposed Section 1



▲ **Proposed section 2 characteristics**

- Remove the center left-turn lane.
- Convert the two outside lanes to parking.
- Increase the sidewalk width by 3 feet on both sides to allow for continuous street trees.
- During rush hour the outside lanes could convert to travel lanes and back to parking once rush hour ends.

◀ **Proposed section 1 characteristics**

- Convert the left turn lane to a full center lane, which could be used as a convertible lane during rush hour.
- Convert one lane to parking
- Increase the sidewalk width by 2 feet on both sides to allow for street trees.



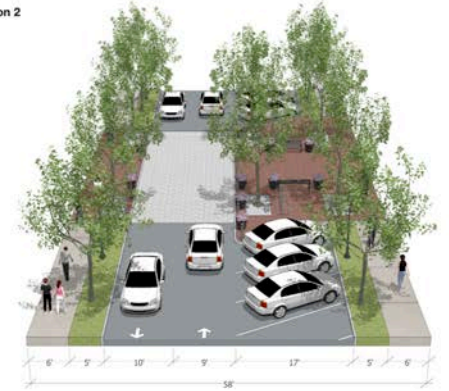
DPZ  
CODESIGN

# Jefferson Ave

Existing Section



Proposed Section 2



Proposed Section 1



▲ **Proposed section 2 characteristics**

- Narrow the very wide lanes to slow traffic.
- Add angled parking on one side of the street to act as a buffer to pedestrians and slow through traffic.
- Implement a raised table (paved) crossing to help slow cars and give ample space to pedestrians for a safer crossing. The crossing distance would be reduced by more than double. The raised table area in between the angled spaces could be detailed as a plaza with seating.
- Widen the sidewalk and narrow the planter strip to give space to the very narrow sidewalk.

◀ **Proposed section 1 characteristics**

- Narrow the very wide lanes to slow traffic.
- Add parallel parking on both sides of the street to act as a buffer to pedestrians
- Implement a raised table (paved) crossing to help slow cars and give ample space to pedestrians for a safer crossing. The crossing distance would be reduced by more than double.
- Widen the sidewalk and planter strip to be more useful.



DPZ  
CODESIGN

A form-based code is a land development regulation that fosters **predictable built results** and a **high-quality public realm** by using **physical form (rather than separation of uses) as the organizing principle** for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

*(Form-Based Code Institute)*

WHAT IS A FORM-BASED CODE

**Minimum Parking** Conditional Use  
Landscape **Building Use** Parking Location  
Process **Signage** Streetscape **Density**  
**Screening & Buffers** Building Setbacks  
Building Entrances **Building Height**

**Vision**  
**Parking Location** Building Use **Process**  
Landscape **Building Setbacks** Minimum Parking  
**Frontage** Screening Signage **Building Height**  
**Streetscape** Conditional Use  
Density **Building Entrances**

Vision

Use-based Code

Form-based Code



12 Story Building  
4.5 Acres  
100 Units  
8% Lot Coverage

**= 22 du/ac =**  
(55 du/ha)



2-3 Story Building  
0.09 acres  
2 Units  
80% Lot Coverage

**DENSITY & FAR: POOR PREDICTOR OF FORM**



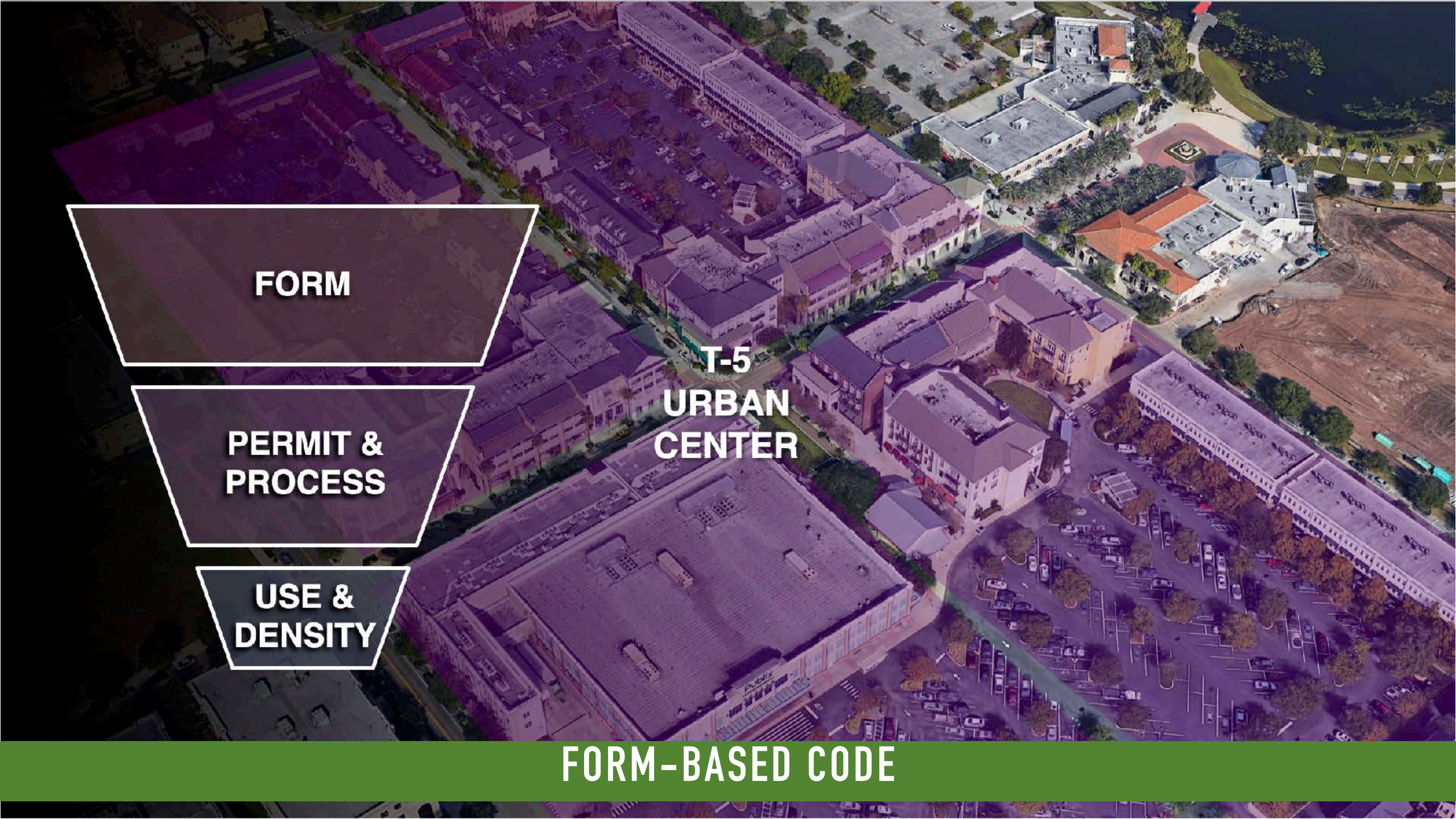
**USE &  
DENSITY**

**PERMIT &  
PROCESS**

**FORM**

**COMMERCIAL  
ZONE**

**CONVENTIONAL CODE**

An aerial photograph of an urban center, likely a downtown area, with a purple overlay. The image shows a dense cluster of buildings, streets, and parking lots. A baseball field is visible in the upper right. Three callout boxes are overlaid on the left side of the image, pointing towards the center. The text in the boxes is white on a dark purple background. The overall scene is a mix of old and new architecture, with a mix of building heights and styles.

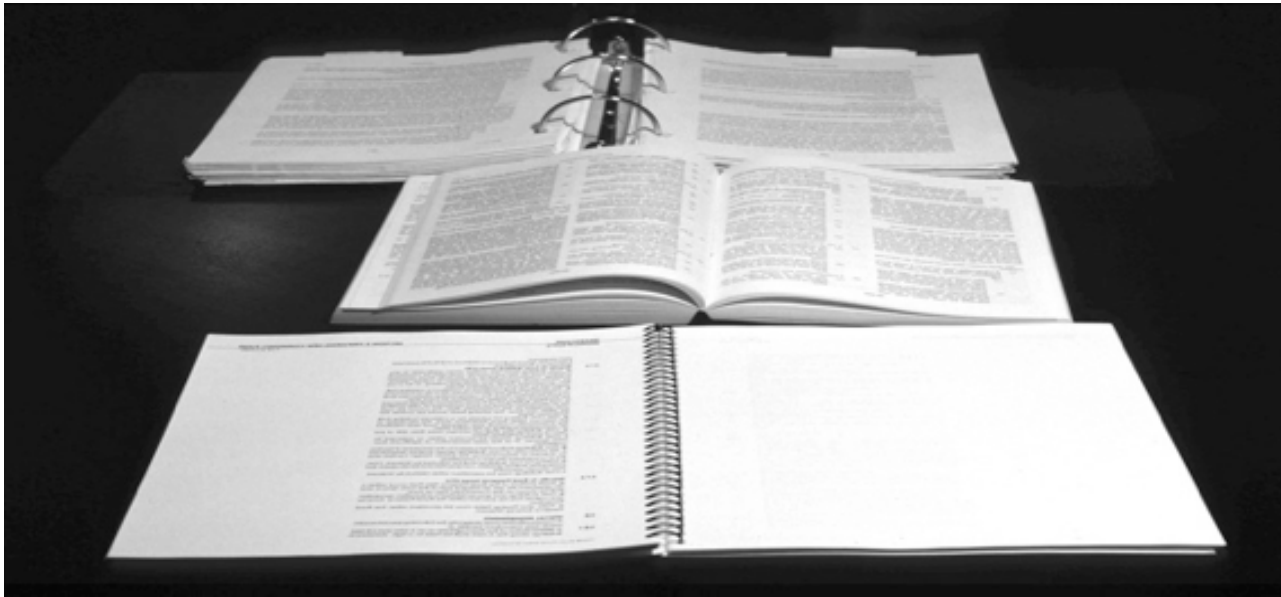
**FORM**

**PERMIT &  
PROCESS**

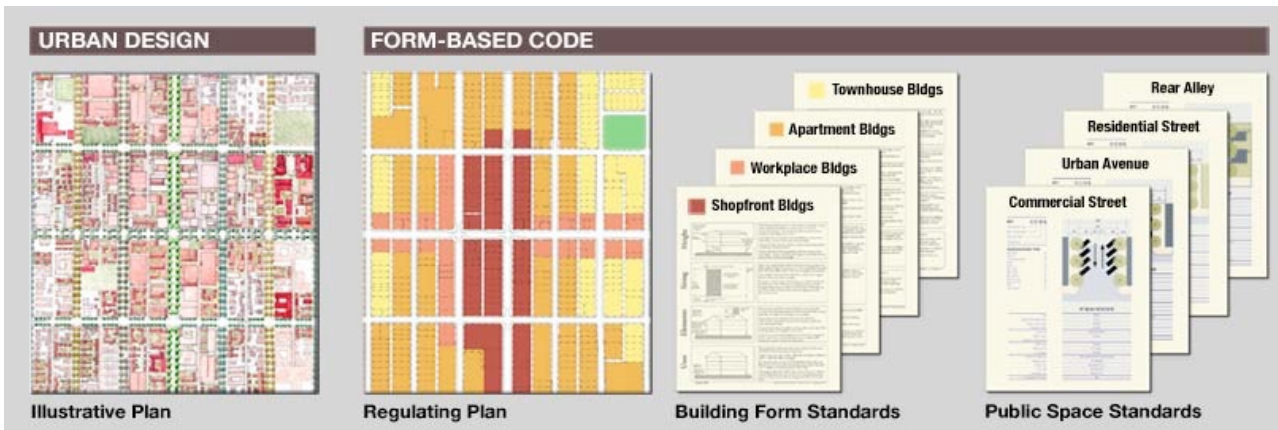
**USE &  
DENSITY**

**T-5  
URBAN  
CENTER**

**FORM-BASED CODE**



Conventional Zoning Code



FBC: Codes a Vision: Illustrated, easy to understand, transparent

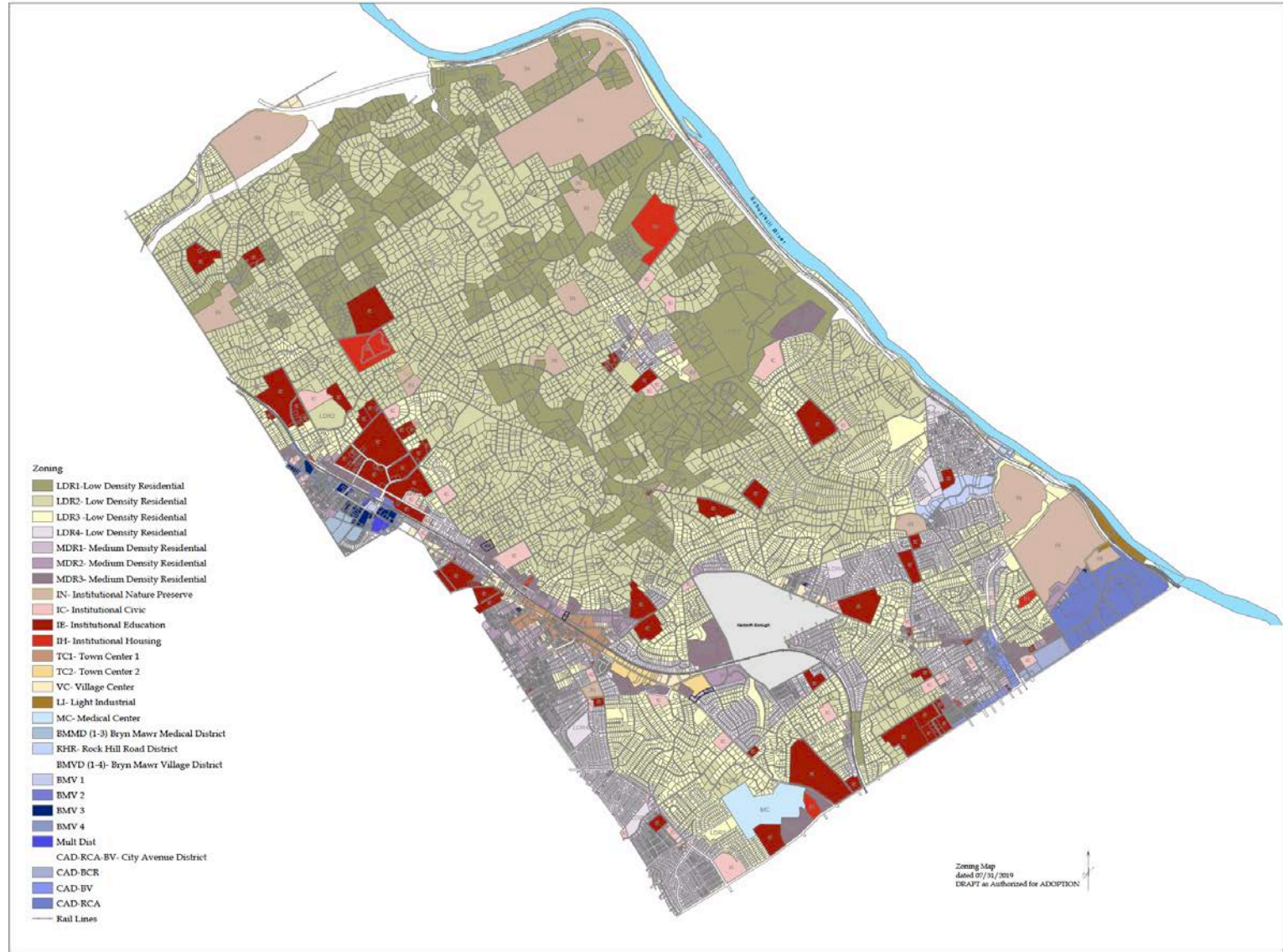
## Elements of a Form-Based Code

- Regulating Plan that codes for walkable, mixed-use neighborhoods
- Building form and use / type
- Open space location and standards
- Design and function of streets
- Characteristics of neighborhoods and blocks

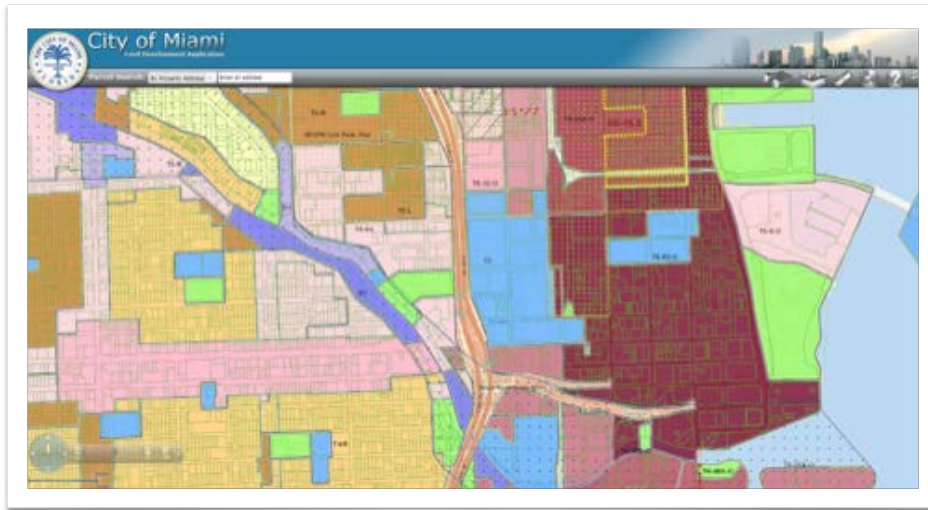
**FORM-BASED CODE**

## Main elements of an FBC

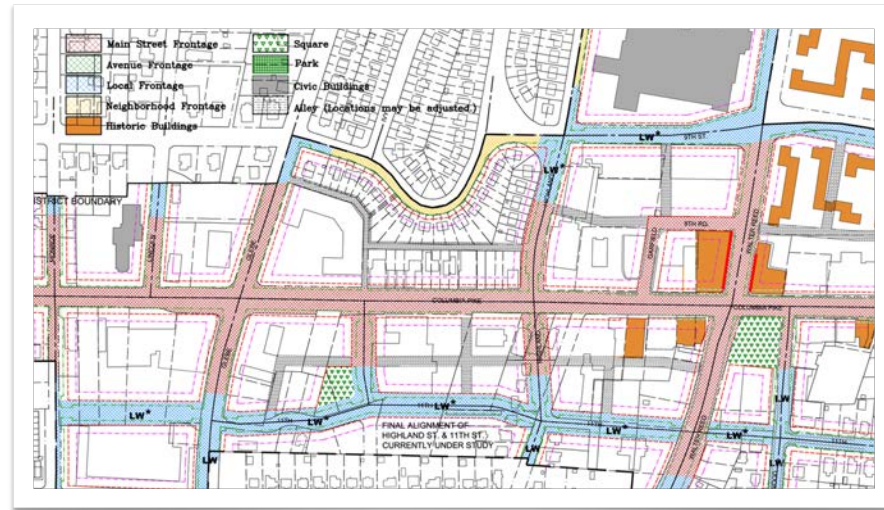
1. Regulating Plan & Zones
2. Building & Frontage Standards
  - Building form and placement uses, parking, signage, facade types, frontage yards, etc...)
3. Streets & Open Space Standards
4. Administration Standards
5. Definitions
6. *Subdivision Standards*



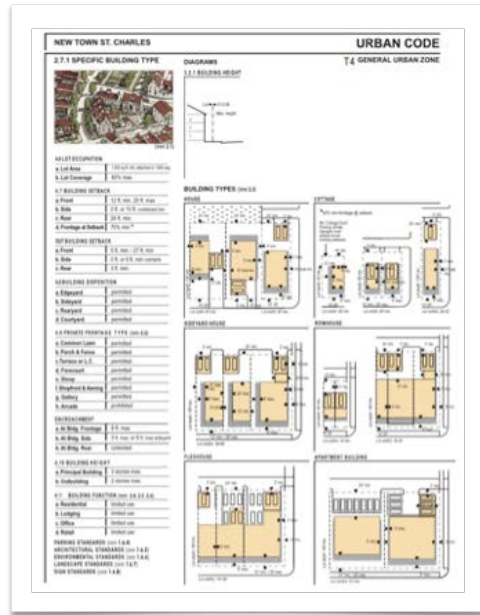
ELEMENTS OF A FORM-BASED CODE



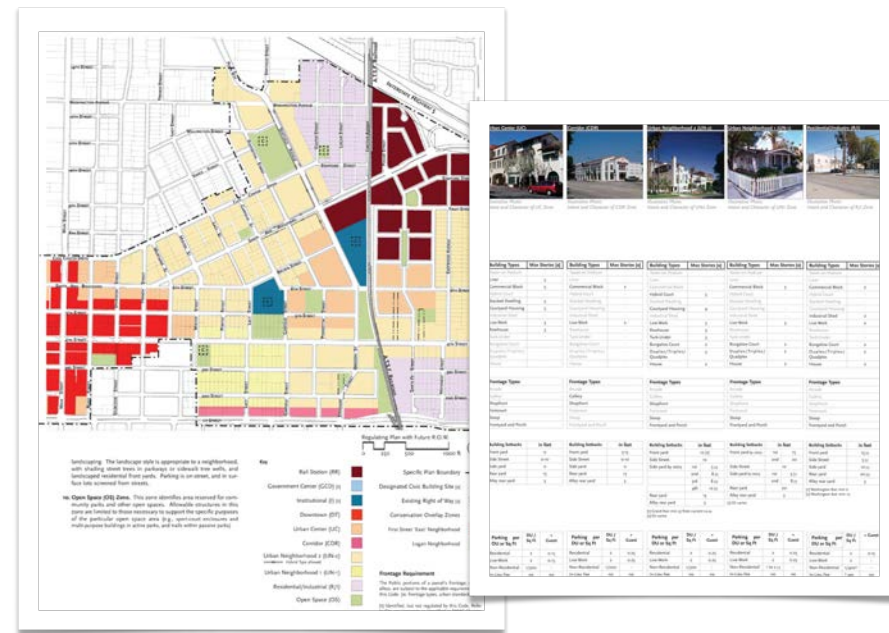
Transect or Character Zones



Street Type or Frontage Type

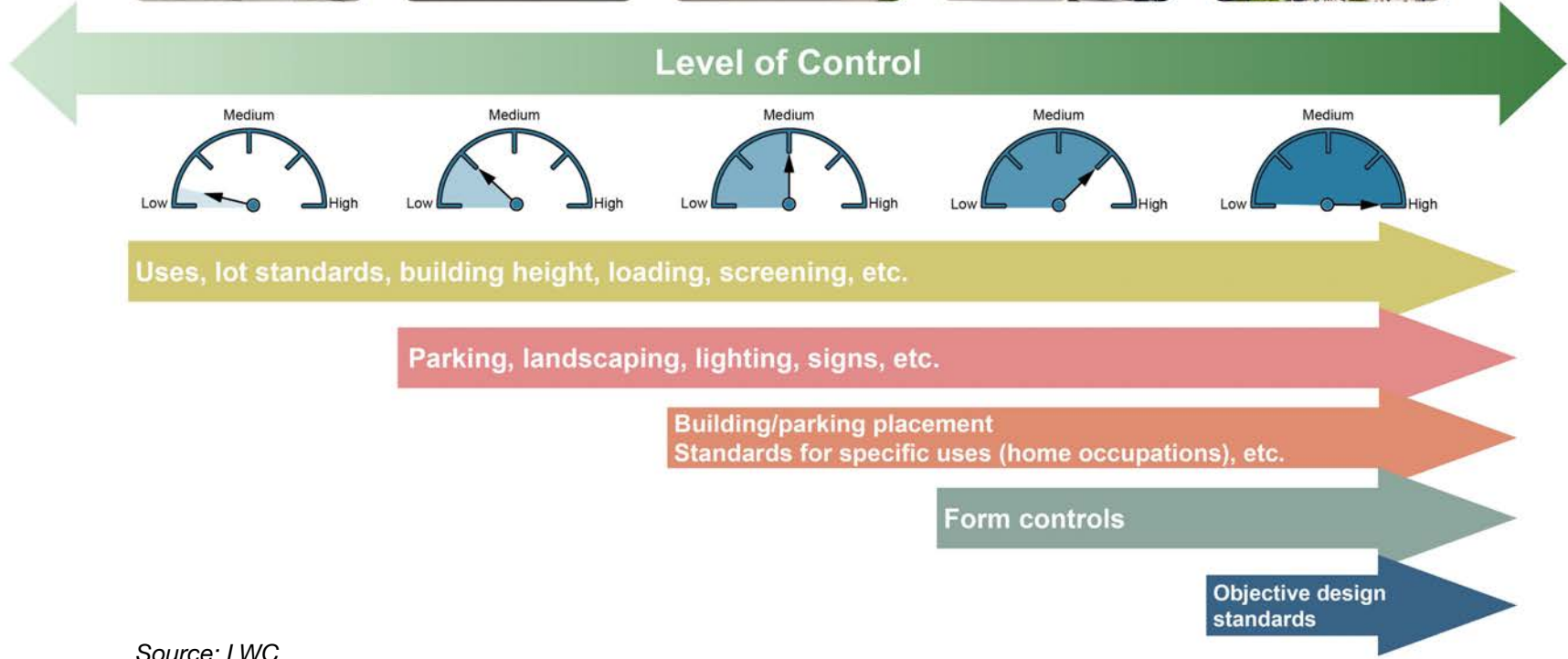


Building Type



Place Type

# TASK 5: WAYS TO CODE



Source: LWC

# CODE CALIBRATION

# Task 6: FINAL FBC

- **Of College Township:** local calibration / tailored to your history and vision;
- **Smart place-making:** adapted to your Comp Plan;
- **Concise:** no redundancies or inconsistencies;
- **User-friendly:** with clear and useful graphics;
- **Balanced:** consider all stakeholders & legally sound;
- **Tested, yet innovative:** Lean

## Kirkwood Rd (North & South)

**Existing Section**

**Proposed Section 1**

**Proposed Section 2**

**Proposed section 2 characteristics**

- Remove the center left turn lane
- Convert the two outside lanes to parking
- Increase the sidewalk width by 3 feet on both sides to allow for continuous street trees
- During rush hour the outside lanes could convert to travel lanes and back to parking once rush hour ends

**Proposed section 1 characteristics**

- Convert the left turn lane to a full center lane, which could be used as a convertible lane during rush hour
- Convert one lane to parking
- Increase the sidewalk width by 2 feet on both sides to allow for street trees

**DPZ CODESIGN**

### URBAN CODE

#### SPECIFIC BUILDING TYPE: HOUSE, GENERAL ZONE T4

**Fig. 1. BUILDING FOOTPRINT**

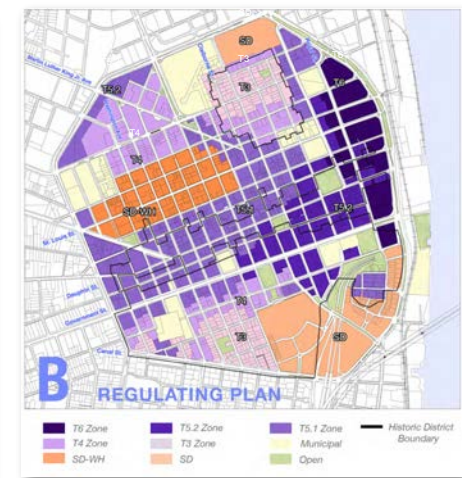
**Fig. 1a. BUILDING HEIGHT**

**Fig. 2. CRITERIA**

LOT OCCUPATION	Setback	Setback	Setback
Lot area	2,000 sq. ft. approx.	10' side	10' side
Front	5.0' min.	5.0' min.	5.0' min.
Side	5.0' min.	5.0' min.	5.0' min.
Back	5.0' min.	5.0' min.	5.0' min.
Front	5.0' min.	5.0' min.	5.0' min.
Side	5.0' min.	5.0' min.	5.0' min.
Back	5.0' min.	5.0' min.	5.0' min.

**Fig. 3. CRITERIA**

LOT OCCUPATION	Setback	Setback	Setback
Lot area	2,000 sq. ft. approx.	10' side	10' side
Front	5.0' min.	5.0' min.	5.0' min.
Side	5.0' min.	5.0' min.	5.0' min.
Back	5.0' min.	5.0' min.	5.0' min.
Front	5.0' min.	5.0' min.	5.0' min.
Side	5.0' min.	5.0' min.	5.0' min.
Back	5.0' min.	5.0' min.	5.0' min.



### CHAPTER 18.620 TIGARD TRIANGLE LEAN CODE

City of Tigard, OR

TABLE 18.620.05 Frontage Yard Types

#### FRONTAGE YARD TYPES

**YARD TYPE: FENCED**

**Planting:** 1 shade tree, 2 understory trees, or 10 shrubs per 600 sq. ft. landscape should shade the sidewalk.

**Surface:** 50% minimum must be landscaped with ground cover, shrubs, trees or understory trees. Planting is limited to walkways, driveways, and per setback.

**Walkways:** 1 per frontage providing access to building entrance.

**Fencing:** Permitted at or interior to the building setback line of the building setback line. Permitted at or interior to the building setback line. Permitted at or interior to the building setback line. Permitted at or interior to the building setback line.

**YARD TYPE: SHALLOW**

**Planting:** 6 shrubs per 500 sq. ft.

**Surface:** Must be landscaped in T4 and may be paved in T4D and T3.

**Walkways:** 1 per setback providing access to building entrance in T4.

**Fencing:** Permitted at or interior to the building setback line of the building setback line. Permitted at or interior to the building setback line. Permitted at or interior to the building setback line.

### CHAPTER 18.620 TIGARD TRIANGLE LEAN CODE

City of Tigard, OR

TABLE 18.620.06 Public Space Types

#### PUBLIC SPACE TYPES

**SQUARE**

Traverse District: T4, T5

Size in acres: 0.25 min. – 2.5 max.

Proportion: 1:5 max.

Edge conditions: Throughplains on a minimum of 2 sides, non-adjacent.

Surface: 50% minimum paved, pervious paving preferred.

Landscape: 1 shade tree per 800 sq. ft. of area min, rounded up.

**PLAZA**

Traverse District: T5

Size in square feet: 5,000 – 10,000

Proportion: 1:5 max.

Edge conditions: Throughplains on a minimum of 2 sides.

Surface: 50% minimum paved, pervious paving preferred.

Landscape: 1 shade tree per 1,000 sq. ft. of plaza area min, rounded up.

**POCKET PARK**

Traverse District: T4, T5

Size in square feet: 1,000 – 2,000

Proportion: 1:4 max.

Edge conditions: 1 side min. along a throughplains or pedestrian way.

Surface: May be paved or landscaped.

Landscape: 1 shade tree per 600 sq. ft. of area min, rounded up.

**PEDESTRIAN PASSAGE ON TRAIL**

Traverse District: T4, T5

Width: 12 ft. min.

Edge conditions: Active frontages in T5.

Walkway Width: 6.5 min., 12 ft. min. multi-use

Landscape: 3 ft. min. landscape buffer at side site lines in T3 and T4.

### SECTION 64.3.1

#### Subsection: Signage Placement

The illustration above demonstrates the regulations of this code as they apply to typical structures in T5.



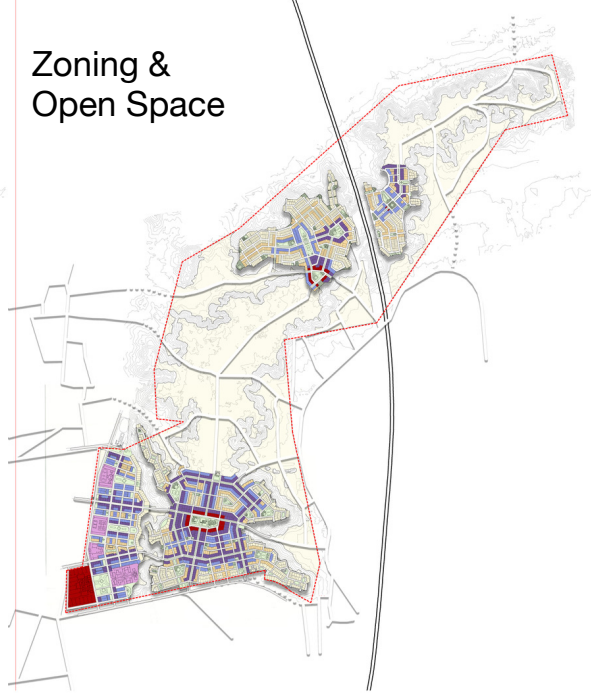
Neighborhoods & Districts



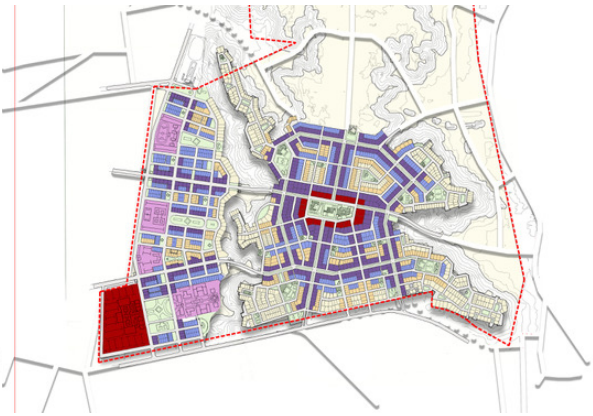
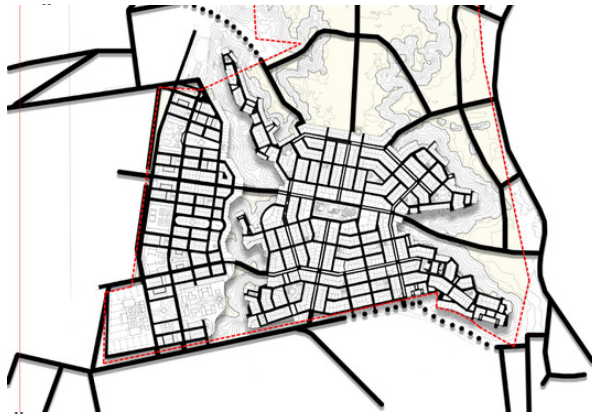
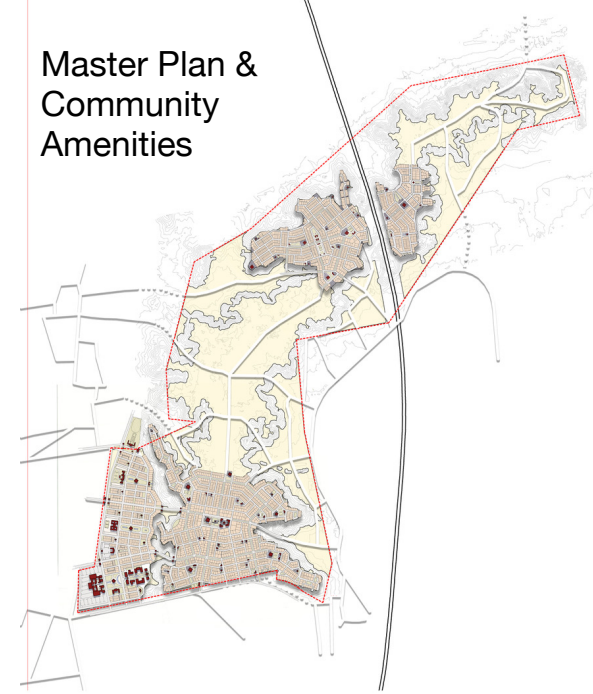
Streets



Zoning & Open Space



Master Plan & Community Amenities



# TASK 7: FINAL DALE AREA SUMMIT PLAN

# Task 8: FINAL PRESENTATION

## Public Presentations:

- Pre-Charrette Presentation
- Charrette Presentations & Open House
- Draft FBC Presentation / Public Hearing
- Final Draft FBC Presentation / Public Hearing



# PHASE 3: Adoption Process

# TASK 9: TECHNICAL SUPPORT

- Assistance with Short Term and Mid / Long Term Actions, such as interim code changes
- Assistance with Regulatory Implications



ARTICLE 155-4: DISTRICT SPECIFIC STANDARDS 104

TABLE 4.3.2 TC1 DIMENSIONAL STANDARDS

Lot Occupation (see section "155-3.4 Lot Occupation")		Notes
A	Lot Width: 16 ft. min. Lot Area: 1,600 sq ft min. Impervious Coverage: 80% Primary Frontage: 90% min.	
Setbacks (see section "155-3.5 Frontages")		2 Where a Lot Abuts a railroad right-of-way at the side or rear with a LDR district on the opposite side of the railroad, the VC or TC Lot shall include a Buffer of 15 feet in width.
Principal Building (feet)		
B	Front: 0 ft. min. / 6 ft. max. <sup>(1)</sup>	3 When there is a predominant setback established the setback shall be greater than or equal to the predominant setback.
C	Side: 0 or 5 ft. min. <sup>(1)</sup>	
D	Rear: none	4 Or equal to the abutting zone, whichever is greater.
Accessory Buildings & Structures (feet)		
E	Front (measured from rear of PB): 20 ft. min.	5 5 stories up to 65 feet (5) with a front setback of 15 feet after the 3rd floor or 40 feet, whichever occurs first.
F	Front Corner: 6 ft. min.	
G	Side: 0 or 5 ft. min.	PB Principal Building
H	Rear: none	
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal Building: 5 stories <sup>(1)</sup>	
	Accessory Building: n/a	
	Accessory Structure: 1 story up to 15 ft.	
Frontage Yard Types (see section "155-3.5 Frontages")		
	Common Yard: Not Permitted	
	Fenced Yard: Not Permitted	
	Cottage Court: Not Permitted	
	Shallow Yard: Permitted	
	Urban Yard: Permitted	
	Pedestrian Forecourt: Permitted	
	Vehicular Forecourt: Permitted	
Facade Types (see section "155-3.5 Frontages")		
	Porch: Not Permitted	
	Stoop: Not Permitted	
	Common Entry: Permitted	
	Arcade / Colonnade: Permitted	
	Gallery: Permitted	
	Storefront: Permitted	
Parking (see "Art		

## 5. Reduce side setbacks to incentivize middle missing housing in R5.



**IN PROGRESS**

### (3) Side yard:

- Multiple family dwellings, two family dwellings and attached row dwellings shall have a side yard of not less than twelve (12) feet or 50% of the building height, whichever is greater.
- On lots used for a church or similar place of worship, there shall be a side yard on each side of a building having a width of not less than thirty (30) feet.
- All other uses not identified in paragraph a or b above shall have a side yard on each side of the building of not less than eight (8) feet.
- When a lot of record having a width less than sixty (60) feet is to be used for a single-family detached dwelling, the side yard requirement on each side of the building shall not be less than five (5) feet.

- Multi-family dwellings of up to six units shall have a minimum side yard of five feet.
- Attached single-family dwellings (row houses) are permitted a zero side yard. End and corner units shall have a minimum side yard of five feet.

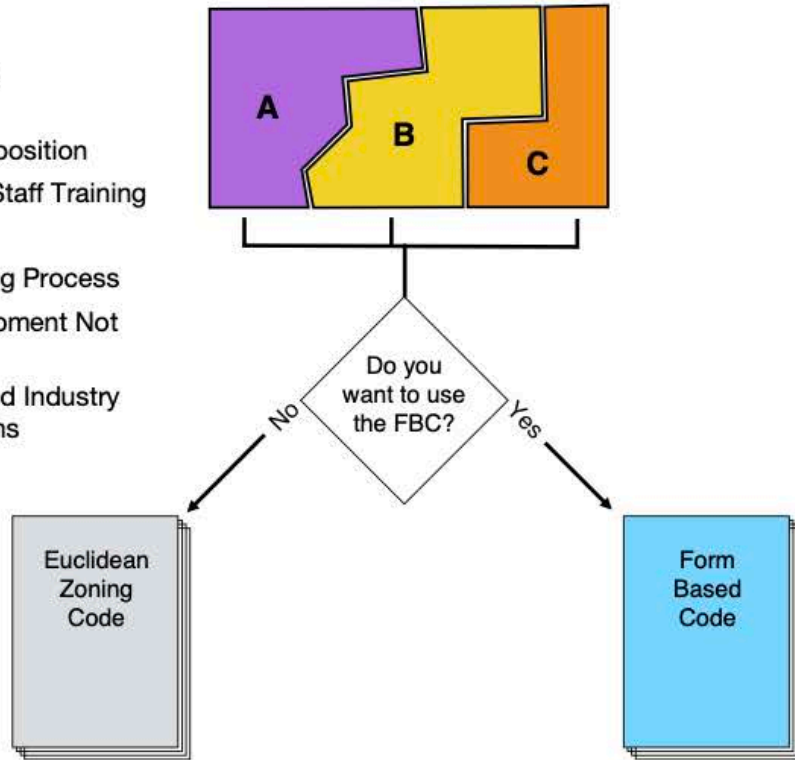
## Integrating a Form-Based Code: Optional

### PROS

- Permits Desirable Development
- Little Political Opposition
- Allows Time For Staff Training

### CONS

- Requires Rezoning Process
- Desirable Development Not Required
- Staff, Officials, and Industry Have Two Systems



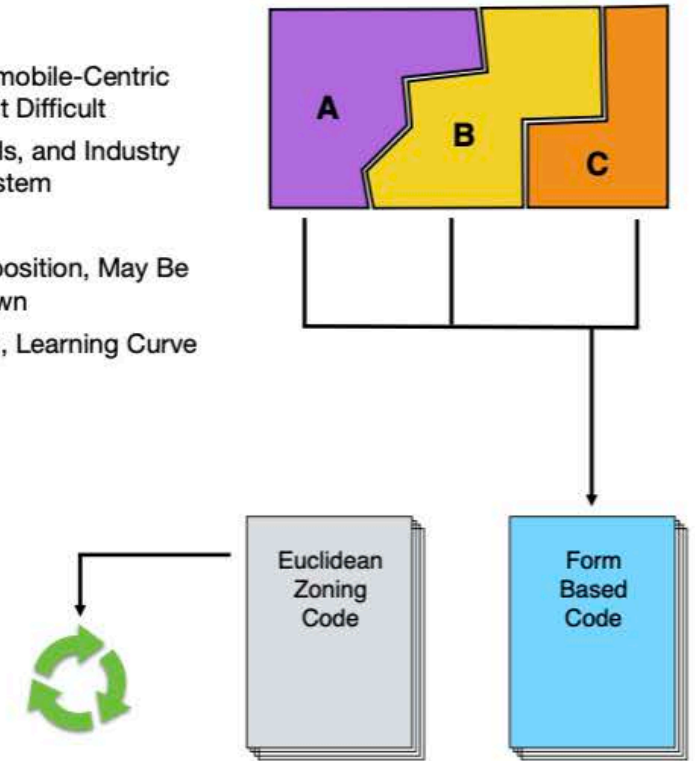
## Integrating a Form-Based Code: Replacement


### PROS

- Makes Automobile-Centric Development Difficult
- Staff, Officials, and Industry Use One System

### CONS

- Political Opposition, May Be Watered Down
- New System, Learning Curve



F. VEHICULAR FORECOURT	
ILLUSTRATION	
SURFACE	Driveway shall be paved at sidewalk grade. The remainder of front setback may be paved or landscaped. Pervious paving is <del>permitted</del> <b>recommended</b> and shall not count towards impervious <del>coverage surface</del> .
FENCING	A low frontage facade wall, a maximum 24 inches high, of either brick or stone is permitted.
AREA	Forecourt: 4,200 sq. ft. maximum.
ACTIVATION	Shall be lined with habitable space <del>on two sides along vehicular forecourt</del> .

G. FRONTAGE YARD TYPE SUMMARY				
	LDR	MDR	VC, TC, RC (RESERVED)	TC
COMMON YARD	P	P		
FENCED YARD	P	P		
SHALLOW YARD		P	P	P
URBAN YARD		<del>P</del>	P	P
PEDESTRIAN FORECOURT		<del>P</del>	P	P
VEHICULAR FORECOURT				P

1. MDR3 Only

- 3.5.5 Landscaping in frontage yards is subject to the requirements of "Chapter 128 Shade Tree requirements," ~~Table 3.5.1 Frontage Yard Types" and the following:~~
- ~~3.5.5.a. Where the minimum number of required trees cannot be reasonably planted, they may be accommodated as additional streetscape improvements or at an off-site location; the cost of providing and planting those trees that cannot be accommodated on-site shall either be contributed as additional streetscape improvements or paid to the Township as a fee in lieu thereof.~~
  - ~~3.5.5.b. Tree trunks shall be a minimum of five feet from street lights, underground utilities, utility meters and service lines, fences, walls, and other ground level obstructions at maturity.~~
  - ~~3.5.5.c. Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians, bicyclists, or vehicles are prohibited within two feet of walkways at maturity.~~

- 3.9.3 Exterior wall materials, including building, streetscreens and garden walls and fences, windows and doors, ~~and~~ shall be of a quality that ensures longevity and resilience. ~~Building walls shall minimize variety and number of exterior materials shall be limited to four, not including glass. Materials shall change along a horizontal or vertical joint and the change shall correspond to a change in the plane of the wall. Additionally, the following restrictions/regulations apply. Materials that change along a horizontal line shall place the heavier material below the lighter. Additionally, the following restrictions apply.~~
- 3.9.3.a. ~~In IDR, MDR, VC, TC, II, RHR, CAD, and I Districts; exterior wall materials of new construction shall only include native stone, cast stone, brick, stucco over masonry, wood, cementitious board, metal or glass. Vinyl Siding is permitted in LDR and MDR districts.~~
    - 3.9.3.a.i. ~~Building walls shall minimize variety and number of exterior materials shall be limited to four, not including glass.~~
    - 3.9.3.a.ii. ~~Materials shall change along a horizontal or vertical joint and the change shall correspond to a change in the plane of the wall.~~
    - 3.9.3.a.iii. ~~Materials that change along a vertical line shall reflect a building rhythm such as a historic building or storefront or narrow property width.~~
    - 3.9.3.a.iv. ~~Materials that change along a horizontal line should place the heavier material below the lighter.~~
  - ~~3.9.3.b. Materials that change along a vertical line shall reflect a building rhythm such as a historic building or storefront or narrow property width.~~
  - 3.9.3.b. Windows shall not be flush mounted and shall be inset from the exterior wall a minimum of three inches.
  - 3.9.3.c. Roof materials shall be of a quality that ensures longevity and resilience. When used, sloped roofs shall consist of ~~include~~ slate (natural or synthetic), clay tile, concrete tile, shingle (wood, fiberglass or asphalt composition), and metal standing seam. ~~Additionally, the following restrictions apply.~~
  - ~~3.9.3.d. In MDR2, MDR3, VC, TC and I Districts; where used, flat or low sloped roofs shall be entirely or a combination of a white finish, a green roof, or decked with a walkable surface.~~
- 3.9.4 Storefronts:
- 3.9.4.a. Storefronts shall comply with the facade Type requirements in "Table 3.5.2 Facade Types", ~~which includes the requirement for a minimum of 50% of the ground floor frontage to be glazed.~~
  - 3.9.4.b. Additionally, Storefront elements such as windows, doors, signage, awnings, and lighting shall be designed as a unified composition, and shall be made of masonry, wood, metal or glass.

FIGURE 3.9.1 STOREFRONT CONFIGURATION



# PHASE 4: Implementation



Pensacola CRA Overlay Checklist (For New Construction Only)

A	Zoning (select zoning district)	Yes	No	n/a
1	R-1AA (See Table 12-2-25.3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	R-1A (See Table 12-2-25.3 for single-family detached or 12-2-25.5 for single-family attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	R-1B (See Table 12-2-25.4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	R-NC and R-NCB (See Table 12-2-25.6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	C-1 (See Table 12-2-25.6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	C-2 or C-3 (See Table 12-2-25.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	C-3 along C3C FDOT Context Zone (See Table 12-2-25.8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B	Building Type (select building type)	Yes	No	n/a
1	Single-family detached unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Two-family attached unit (duplex)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Single-family attached unit (townhouse)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Multi-family building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mixed-use building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Commercial or non-residential building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C	Building Height	Yes	No	n/a
1	For single-family detached and two-family attached, is the minimum floor to ceiling height 9 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	For single-family detached and two-family attached, is the maximum height 35 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	For single-family detached and two-family attached, is the entry at grade a minimum height of 18 inches?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	For single-family attached, is the minimum floor to ceiling height 9 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	For single-family attached, is the maximum height 45 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	For single-family attached, is the entry at grade a minimum height of 34 inches?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	For multi-family building, is the ground floor a minimum height of 12 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	For multi-family building, is the ground floor a maximum height of 16 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	For multi-family building, are all other stories a maximum height of 14 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	For mixed-use and/or non-residential building, is the ground floor a minimum height of 12 feet in R-1AAA through R-2A, or 14 feet in all other districts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	For mixed-use and/or non-residential building, are all other stories a maximum height of 14 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	For mixed-use and/or non-residential building, do parking garages stay within permitted height allowance of the designated zoning district?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Is the main roof pitch between 6:12 and 12:12?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Is the shed roof pitch a minimum of 4:12?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# TASK 12: TRAINING SESSIONS & HANDOUTS



# THANK YOU & Q & A



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