

**Meeting Minutes
State College Borough Planning Commission
September 5, 2018**

The State College Borough Planning Commission (PC) met on Wednesday, September 5, 2018, in the Municipal Building, 243 South Allen Street, State College, PA. Chairman Boniface called the meeting to order at 12:00 p.m.

Members Present

Zoe Boniface, Chairman; Anita Genger, Vice-Chairman; Charles Dumas; Scott Dutt; Jon Eich; Richard Kalin; and Michael Roeckel

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; John Wilson, Zoning Officer; Denise L. Rhoads, Administrative Assistant; Robert DeMayo, Neil Sullivan, and Richard Manning, Penn State University (PSU); Albert Drobka, Architect, and other interested parties

Approval of Minutes

A motion to approve the August 18, 2018 minutes as submitted was made by Mr. Dutt and seconded by Mr. Dumas. The vote was unanimously in favor.

Chair Report

Chairman Boniface had nothing to report.

Public Hour

No one was in the audience who wished to discuss items not on the agenda.

Land Development Plans

Final Plan, 721 North Atherton Street, Parking Lot Expansion, The Pennsylvania State University, Owner, R2 Zoning District

Mr. Manning's presentation included:

- Renovation to the existing parking lot at the College Heights School.
- The configuration of the parking lot needed reconstructed.
- The access to the existing sidewalk exceeded access slopes.
- Proposed moving access 75 feet to the east.
- Added parking spaces with a net decrease of impervious area of 1,000 square feet.
- Moved access parking closer to the new entrance on the east side.
- New access to the sidewalk coming up Hillcrest Avenue, and bicycle racks.

- All storm water drainage went through the existing parking lot with a small rain garden flowing back into Hillcrest Avenue.
- Landscape plan would be a mix of plant, and rain garden species.
- Proposed lighting the parking lot with five pole mounted lights with a dimmer switch tied into motion sensors. Lighting would still meet the Borough requirements. Poles would be at a reduced height compared to what PSU used.

PC comments included:

- Mr. Dumas asked if the expansion on Atherton Street, and the bus stop would affect this proposal. Mr. Manning stated it would not. He asked if there was any input from the neighborhood. Mr. Manning stated there had been some.
- Mr. Eich asked if the entrance would remain facing Atherton Street. Mr. Manning stated it would.
- Ms. Boniface asked if the lighting could be shielded facing downward. Mr. Manning stated they would use LED lights. Ms. Boniface commended PSU on maintaining the appearance of the front of the building. She asked the developers to consider all egress onto Atherton Street.
- Mr. Dumas asked staff if the zoning rewrite would affect the lighting. Ms. Messner stated the Borough had ordinances on uses in the neighborhood, and if the light level was met at the property line, they met the requirements. Mr. Dumas also stated he would like to see a bench placed at the bus stop.

Planning staff noted a street tree would be impacted, and the developers were working with the Arborist toward meeting the requirements.

Ms. Messner noted the Design and Historic Review Board (DHRB) stated they were appreciative of the plant material and were curious about lighting.

A motion was made by Mr. Dumas and seconded by Mr. Eich to approve the final plan with the Commissions' comments included. The vote was unanimously in favor.

Preliminary Plan, 430 West Irvin Avenue and Vacant Lot, Mixed-use Development, CP3 Zoning District, Albert Drobka, Architect, PennTerra, Inc., Engineer

Mr. Drobka's presentation included:

- The lots would be consolidated, and the building would be torn down.
- He stated the CP3 zone was a new zoning district which used to be the old CP2 district with the difference being that density went down with a requirement for commercial on the ground floor.
- It would be a 3-story building with a stair tower, and elevator.
- There would not be a basement.
- They plan for five three-bedroom apartments, and one two-bedroom per floor.
- Bicycle storage would be included in this plan.
- Materials would consist of vinyl siding on all three floors with a flat roof with screened HVAC systems.
- It would be 27,000 square feet with 10,000 square feet for commercial.

- The developers opted to pay the fee-in-lieu.

PC comments included:

- Ms. Genger asked if the driveway had ever been part of an official street. Mr. Drobka stated it had been a restaurant. Ms. Messner stated her preliminary conversation with the Borough Engineer showed no changes would be needed. Ms. Messner stated PennDOT would need to be involved since this was a non-conforming property, and partially fronted an old right-of-way (ROW).
- Mr. Eich asked what the provisions would be between the owner, and developer regarding the ROW. Ms. Messner stated staff would investigate this.
- Mr. Eich asked if height was a controlling factor. Mr. Drobka stated he preferred a sloped roof, and yes, it was a factor.
- Ms. Boniface asked if he had any thoughts on signage. Mr. Drobka stated there would be a sign board location above the entrance door at this time, and he had not thought further than that regarding signage. Ms. Boniface asked what type of businesses would be located there. Mr. Drobka stated they had thought about a daycare, but there were too many issues regarding parking.
- Mr. Eich asked if the current fire hydrant locations were suitable with the Borough. Ms. Messner stated they would be asking for another hydrant.

Ms. Messner stated the DHRB discussed colors and approved of the cream and white to be used along with the contrasting materials.

Ms. Messner stated any comments made by the Commission would be incorporated into the review letter.

Pennsylvania State University Parking and Transportation Programs Presentation

Mr. DeMayo's presentation of a Parking and Transportation update included:

- He noted the goal was to provide parking at the right place, and the right time.
- Parking allocations were for non-traditional users.
- Student residential spaces were one space to one permit. He also noted on-campus storage for vehicles had gone down in recent years.
- Some Borough residents who worked on campus stored their cars there.
- Installed video coverage for 24-hour customer service through a call center for two out of four parking decks.
- He discussed student/faculty versus Borough parking prices, and options.
- Price points can change the modes of transportation.

Mr. DeMayo's discussion on sub-districts included:

- Sub-district four was west of Atherton Street.
- Sub-district five was fifty percent of their parking inventory.
- Sub-district eight had no student parking, and there were 646 spaced adjacent to the Arboretum for faculty, and staff.
- Sub-district 9 – thirty-one percent of their parking inventory was in College Township with 5,400 parking spaces using non-traditional hours. Mr. LeClear

asked if vehicles were being stored in this area and Mr. DeMayo stated they were not.

- Sub-district 11- North Park Avenue included agriculture, and research areas.
- See Mr. DeMayo’s parking program overview (excluded football parking) chart below:

Parking Program Overview

Pricing	Student Permit	\$/Semester	SC Borough Options	\$/Month
Other Permits	Commuter	\$45	Commuter	\$45
	Residential	\$320	Open Parking Lots	\$75
Enforcement	On Campus Storage	\$158	McAllister - Roof	\$85
	Off Campus Storage	\$199	McAllister - Reserved	\$100
	Faculty/Staff Permit	\$/Month	Other Garages	\$100-115
	Commuter	\$10	Example SC Private Options	\$/Year
	Core	\$37	Local Realty Company	\$840-1440

- See Mr. DeMayo’s Faculty/Staff student inventory chart below:

F/S & Student Inventory

Visitor spaces/hybrid lots	F/S	Student	Total
Service spaces			
Sub District 4	1112	383	1495
Sub District 5	5765	2827	8592
Sub District 6	31	0	31
Sub District 7	78	0	78
Sub District 8	644	0	644
Sub District 9	2391	2973	5364
Sub District 10	74	0	74
Sub District 11	925	4	929
Sub District 14	40	0	40
Total	11060	6187	17247



- See Mr. DeMayo's Faculty/Staff and Student Permits chart below:

F/S & Student Permits

Innovation Park	F/S	Student	Total
Other parking demands			
Sub District 4	1221	276	1497
Sub District 5	5756	2525	8281
Sub District 6	20	0	20
Sub District 7	19	0	19
Sub District 8	267	0	267
Sub District 9	1887	4989	6876
Sub District 10	38	0	38
Sub District 11	583	4	587
Total	9791	7794	17585



Mr. DeMayo noted there was a difference between the permits, and the demand.

- In 2017, PSU had consultants conduct a Transportation Demand Management (TDM) study. The results showed a vast number of students walked. It also showed a vast number of faculty and staff drove their own vehicles.

Mr. DeMayo discussed what would get students, and faculty and staff out of vehicles:

- Additional bus stops, lower prices, more bicycle facilities, preferential parking for rideshare, carpool, and van pool, more real time arrival/departure information for transit, and improved pedestrian infrastructure.

Mr. DeMayo noted the TDM study looked to see how PSU compared with other university's and looked at carpool, ride share, vanpool, bicycle share, and night/weekend share. His discussion included:

- The bicycle share program in place on campus was very successful.
- The ride share program contracted with a rent-a-car company and had 2,600 active members.
- The car share program provided six cars for use around campus and had 284 members.
- The vanpool program through Centre Area Transportation Authority (CATA) included PSU paying for the emergency rides home fee and had 357 members.
- The RIDEpass program was a reduced fair pass for \$15.00 per month for full-time faculty, and staff or graduate students.
- PSU paid for the "Loop and Link" rides.
- The campus shuttle went through downtown with 70,000 riders per year at no charge.
- He noted PSU wanted to expand the bicycle share program on campus and was working with Borough staff.
- Some challenges were the density of adjacent parking and Uber and Lyft traffic.

Mr. LeClear asked how many spaces were coming off the Red A lot on the west campus deck. Mr. DeMayo stated approximately 783.

PC's comments included:

- Mr. Kalin asked how demand was determined. Mr. DeMayo stated it was based on historical information.
- Mr. Dumas asked if there were other spaces not listed on the map presented. Mr. DeMayo stated there were.
- Mr. Dutt suggested looking at increasing the frequency of LOOP rides for cold weather travel.

Mr. LeClear asked if rideshare went up in cold weather. Mr. DeMayo stated it depended on the year.

- Ms. Boniface asked if vehicle traffic been decreased on campus. Mr. DeMayo stated they do not do traffic counts, they looked at permits.
- Mr. Eich noted PSU rocketed to the top with their bicycle share program usage. Mr. DeMayo stated they used 85 bicycles to start with and they were the number one in the state for 2017. But, this type of usage would require more maintenance costs.
- Ms. Genger asked if PSU had an overall plan to improve the connection between campus and the Borough for pedestrian and bicycle safety. Mr. DeMayo stated he would not want to speak for PSU on this issue. Mr. LeClear stated the Borough had asked developers for contributions to CATA, but it was not enforceable issue.

Mr. LeClear asked if price points caused a dramatic increase in the growth of off campus storage. Mr. DeMayo stated it was from a price point view.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC would be making the final decision on the KFC conditional use request. They would look at reorienting the Design Review Board, the Historic Resources Commission and the new Historical and Architectural Review Board (HARB) groups. The HARB was passed, the design guidelines adopted, and a fee of \$50.00 per application was established. The effective date of the ordinance would begin October 1, 2018.

Land Development Plans: Ms. Messner reported a couple of plans were in the queue such as the PSU waste water treatment plant and a small infill project on Old Boalsburg Road.

Staff Updates:

Mr. Dumas noted the Martin Luther King, Jr. Plaza committee held an event on August 28, 2018 that was well attended and well done.

Mr. Dutt asked what the posting in his neighborhood was regarding a Zoning Hearing Board meeting. Mr. Wilson stated it was a variance request for 220 Hillcrest Avenue to add a bedroom on the third floor and the vote had not taken place yet.

Centre Regional Planning Commission (CRPC): Mr. Eich noted the CRPC would meet September 6, 2018. He also noted a Peer-to-Peer training was scheduled for October 4, 2018 at 6 p.m. This training would focus on how to use the existing regional comprehensive plan and what would happen for the next comprehensive plan using the 2020 Census information. He noted they would also be looking at a 5-year review on the regional growth boundary and sewer service area agreement, and next spring there would be a proposed bus tour for the governing body and Planning Commission members on projects of regional interest.

Upcoming Meetings

Thursday, September 20 at Noon (PC/BC Lunch & Learn – University Planned District)
Thursday, September 20 at 7 p.m. regular meeting
Wednesday, October 3 at Noon
Monday, October 8 at 7 p.m. (BC/PC Work Session – Zoning Revisions)

Adjournment

With no further business to discuss, Mr. Kalin adjourned the meeting at 1:41 p.m.

Respectfully submitted,

Denise L. Rhoads,
Administrative Assistant