

Joint Meeting
State College Borough Council and
Ferguson Township Board of Supervisors
August 22, 2008
12 :00 pm
Ferguson Township Municipal Building

The State College Borough Council and Ferguson Township Board of Supervisors held a Joint Meeting on Friday, August 22, 2008 at the Ferguson Township Municipal Building. Board Chairman Richard J. Mascolo and Council President Elizabeth Goreham called the meeting to order at 12:00 noon.

From the State College Borough, the following attended: Bill Welch, Mayor, and Elizabeth A. Goreham, Council President; Council members Theresa D. Lafer; Ronald Filippelli; Silvi Lawrence; James L. Rosenberger; and Donald M. Hahn, Also present from the Borough were Thomas J. Fountaine, Borough Manager and Carl Hess, Director of Planning.

From Ferguson Township, the following attended: Richard Mascolo, Board Chairman, Board members Steve Miller; Cecil Irvin; and Richard Killian. Also present from Ferguson Township were Mark Kunkle, Township Manager; Trisha Lang, Planning and Zoning Director; and David Modricker, Public Works Director. Also in attendance was Marsha Buchanan, Recording Secretary.

The following Planning Commission members attended: Mike Roeckel, Ann Bolser, and Cindy Carpenter from the State College Borough; and Bill Keough, Harry Marshall, Donald Suit, and Richard Wade from Ferguson Township.

In addition, the following attended: DJ Liggett and Tom Zilla, CRPA; John Walsh, Educational Property Group and Apex Development; Alex Belavitz, Facility Design and Development; Matt Harlow, ELA Group; and M. John Lew, Project Architect.

Seven other people signed in, attending the meeting as part of the audience.

There were no comments from citizens during the public hour.

PRESENTATION OF DEVELOPMENT CONCEPT FOR PROPERTIES ON WEST COLLEGE AVENUE – EDUCATIONAL PROPERTY GROUP – MR. JOHN WALSH

John Walsh, Educational Property Group (EPG) and Apex Development, introduced Alex Belavitz, one of the principals with Facility Design and Development who manages the Wilkes-Barre and Scranton offices; Matt Harlow, ELA Group; and M. John Lew, Project Architect, and provided background on the project. Mr. Walsh is based out of Exton, PA. This concept for development in the West College Avenue corridor began

with a conceptual plan for redevelopment of 1000-1006 West College Avenue, which is a site EPG has under agreement. After studying the site details and opportunities and becoming more aware of previous studies completed by the State College Borough and Ferguson Township over the past several years, EPG decided to take a step back and look at a much larger area than their own specific site.

Mr. Walsh pointed out that not all things that would be presented are things they are in control of; rather, they are all individually-owned properties. Ideas will be presented to stimulate conversation about what can be done in this area. Educational Property Group does not claim to know what is best, but simply to act as a catalyst for the community.

Alex Belavitz presented the West College Avenue Corridor Redevelopment Plan. Mr. Belavitz was encouraged by the parameters and guidelines in the plans already in place by Ferguson Township and the State College Borough. The overall project, and the intent of this proposal, are to introduce market-driven, mixed-use development and to identify anchor sites and proposed streetscape improvements.

EPG's recommendation is to propose higher density and larger buildings closer to the West College Avenue corridor, a possible hotel along Atherton Street with a parking garage behind, with a mix of market-rate housing with commercial office space and retail. Those present asked several questions about the zoning in place and how that would meet the needs of the development, the residence halls supporting Penn State University, the timeline for the project, traffic impacts, the impacts on the homeowners in the area, and tax exempt status of the parcels.

The joint meeting between the State College Borough Council and the Ferguson Township Board of Supervisors was adjourned at 1:41 pm.

Respectfully submitted,

Cynthia S. Hanscom
Assistant Borough Secretary