

**Meeting Agenda**  
**State College Borough Council**  
**Work Session**  
**Friday, February 18, 2011**  
**12 Noon**

The State College Borough Council met on Friday, February 18, 2011, in the State College Municipal Building, 243 South Allen Street, Room 304, State College, PA. Council Member Hahn called the meeting to order at 12:00 p.m.

Present: Elizabeth A. Goreham, Mayor  
Thomas E. Daubert  
Donald M. Hahn  
Theresa D. Lafer  
Silvi Lawrence  
Peter Morris  
James L. Rosenberger  
Absent: Ronald L. Filippelli, President of Council

Also present: Thomas J. Fountaine, II, Borough Manager; Amy R. Miller, Recording Secretary; Carl Hess, Planning Director; Roger Dunlap, Assistant Manager; Ben Pugh, UPUA Representative; Anne Messner, Zoning Officer; Charles DeBow, Parking Manager; members of the media; and other interested observers.

PUBLIC HOUR. There were no comments from the public.

PRESENTATION.

Penn State University Athletics Facilities Plans. Gordon Turow, Director of Campus Planning and Design, and Steve Watson, Landscape Architect, provided Council with an informational report on Penn State's Athletics Facilities projects being planned near the intersection of University Drive and Curtin Road. The overview incorporated a comprehensive description which included parking, transportation, utilities, and storm water.

Council questioned the use of the old ice arena; Mr. Turow responded that the building will be renovated and be put to other use.

Council then asked if hockey season overlaps with football. Mr. Turow answered yes; and added that the activities will be closely monitored. He said that some scheduling is not up to the University, but rather the Big Ten Conference as well as television schedules.

Council's last question was in regard to current parking lots and the existing outdoor pool. Mr. Turow said existing parking lots will be maintained and improvements to the drop offs for the outdoor pool will be improved.

GENERAL POLICY AND ADMINISTRATION

Verizon Building. In November of 2010 the Redevelopment Authority (RDA) recommended re-using the former Verizon Building at 224 South Allen Street and presented Council with a report explaining some of the recommendations as a mixed use project. Staff again reviewed these

options and asked Council to provide direction to staff and the RDA as to how to proceed on the recommendations. Vicki Fong, RDA Chair, was also present to address Council's questions.

Council questioned exploring partnerships and other opportunities. Staff said they have spoken with representatives from the bank; however, the bank wants to maintain a drive through. Some Council members felt that a drive through in the downtown was not necessary. Staff added they have not discussed the land with the post office.

Council Member Daubert said Highland Avenue should remain open no matter what is decided for the property.

Staff said there is also an option for renting the space; they added that the building was purchased with community use in mind.

Council concurred with staff recommendations; staff should draft an RFP for redevelopment through a partnership and the topic would be reported back to Council by September 1, 2011.

## PLANNING AND ZONING

West End Zoning Discussion. Council has discussed the West End on numerous occasions; therefore, no presentation was made. Planning Commission's recommendations for the West End include:

1. Keep the present language requiring mixed-use on corner lots along West College Avenue. It was the consensus of Council to eliminate this requirement.
2. Eliminate the 3 integrated surface parking diagrams at the end of Section 1931 and strike the written reference to them. It was the consensus of Council to eliminate these provisions from the amendment.
3. Change the rules along North Sparks Street to mandate commercial use on the ground floor of buildings on all lots north of College Avenue. Four members of Council agreed that this requirement be eliminated; two members of Council prefer to keep this requirement.
4. Eliminate "townhome" as a permitted use on North Sparks Street. It was the consensus of Council to allow a townhome as a permitted use. Staff indicated that "townhome" and "townhouse" are generally the same.

Staff explained if Council wished to proceed with the zoning amendment process; Council should provide staff with direction on any modifications to the current amendment it wishes to pursue. A second public hearing will be required if Council proceeds to enact the West End Zoning Ordinance with modifications. The earliest this will appear again on an agenda is April 18, 2011.

Ms. Lafer said she received an email prior to today's meeting from a group in the Holmes Foster neighborhood stating they hoped Council does not proceed with West End redevelopment.

Mr. Hahn said because a very important member of Council is absent today, he suggested delaying today's discussion.

Mr. Morris was in favor of permanently tabling the West End zoning, but liked the design guidelines and would vote in favor without the zoning changes.

Mr. Daubert agreed with tabling the zoning. He does not agree with the design guidelines.

Ms. Lafer said she is in favor of adopting some of the design guidelines.

Mr. Rosenberger agreed with Ms. Lafer. He is in favor of high density because students like to live in town. He also noted that he is in favor of what Ferguson Township is planning in the West End neighborhood. Mr. Rosenberger said tabling the zoning should be avoided.

Ms. Lawrence said too much effort has gone into the West End zoning and the plan should not be tabled.

Mr. Pugh asked if incentives were enough to get developers and businesses to develop the West End and suggested giving developers an option to not include parking. He added that inclusionary housing is good if residents don't mind living amongst the students and are willing to cooperate with students. Council Members Lawrence and Morris agreed with Mr. Pugh.

Staff agreed to discuss the West End on one additional agenda, but suggested including on a regular meeting to vote at the same time.

Ms. Fong spoke to Council as a resident and suggested to try to get young professionals, international families and graduate student families to live in the West End to preserve the diverse population. Ms. Lafer agreed and added that the West End zoning plans should not be abandoned.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 1:31 p.m.

Respectfully submitted,

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Sharon K. Ergler  
Assistant Borough Secretary

Prepared by Amy R. Miller