

## APPENDIX B: BACKGROUND MATERIALS

### Borough Council Documents

- **Borough Council Strategic Plan:** October 2009. Includes a community-wide SWOT analysis, goals, review of operations and an appendix describing how the Council came to their goals.
- **2009 Strategic Plan Goals Summary:** Two page document summarizing Borough Council Mission and a chart of the goals from the plan.
- **2011 Annual Report:** Summarizing Borough actions from 2011
- **2013-2017 CIP:** Adopted by Borough Council June 2012
- **TIF Policy and Procedure Manual:** 2008 by the State College Redevelopment Authority. Establishes procedures for establishing a TIF and agreements as well as a project application.

### Centre Region Documents

- **2000 Centre Region Comprehensive Plan:** Centre Region Planning Agency is currently in the process of updating this plan.
- **2012 Regional Development Capacity Report:** Future development potential within the Regional Growth Boundary (RGB) and Sewer Service Area (SSA)/ sewer capacity of the water treatment plant. Also discusses beneficial reuse at UAJA and new residential, commercial, etc. growth potential within the RGB.
- **Centre County Long Range Transportation Plan**
- **COG\_EDA Final Report 06/11:** Economic Development Assessment for the Centre Region. Recommendations and implementation actions to define a cohesive regional economic development policy for the 6 Centre Region municipalities. Includes stakeholder interview summaries, Target Market Analysis and many other appendices.
- **State College Land Area Plan:** Most recent draft of the policy document for the Future land use patterns for

State College.

- **SCLAP Draft Map May 2012:** Map that accompanies SCLAP document. Adopted by Borough Council May 2012 with the following exceptions for future study: Pugh St. Corridor, properties along N. Atherton with the College Heights neighborhood, former College Heights school property.

### Downtown Plans

- **1990 Downtown Economic Development and Urban Design Plan**
- **2002 Downtown Vision and Strategic Plan:** recommended downtown sub areas and priorities for them.

### West End\_Urban Village

- **West End Final Plan:** Completed in 2007. Includes map indicating West End Area, a vision and planning strategies for the area. References the ERA Market Analysis study below.
- **2005 Urban Village Market Assessment:** Completed 2005. Looks at impact of student spending in the study area as well as many other potential retail and other opportunities for the West End of downtown.
- **West End Subdivision Ordinance:** Draft: Establishing the Traditional Neighborhood Development and Design requirements for the West End area.
- **West End Zoning Ordinance:** Draft: Establishing the Urban Village Zoning District and applying height, setback and density allowances for various streets within the district.

### Design Guidelines

- **1992 Design Guide**
- **2008 Design Guidelines:** Prepared by the State College Design Review Board
- **1998 State College, Managing the Future:** Discusses

ways of viewing State College, an inventory of assets and articulation of problems and threats to the vitality of the Borough at the time of the document. Also includes recommendations.

### Other Plans & Docs

- **1994 Highlands Area Plan:** The Highlands neighborhood is the neighborhood immediately adjacent to downtown to the south. Report discusses issues of high density student housing and the conversion of single family owner occupied to rentals trickling into the neighborhood, impact of through traffic and parking on the neighborhood and the need for zoning changes to promote reinvestment in historic structures. Planning Commission is in the process of updating this plan.
- **2007 Municipal Tree Plan**
- **Bench Spec:** For the Borough (PSU ones are in the Penn State Docs folder)
- **Bid Tabs\_Example Cost Estimate:** Example cost estimate for W.Beaver/Fraser St. project
- **Funding Sources List:** List of funding sources that have recently been utilized for Borough projects.
- **Downtown Parking Review:** Study that was shared with the Borough, completed by a property owner in Downtown regarding reduced parking in order to accommodate redevelopment opportunities for his site.
- **Arts Fest 2012 Survey Results:** Data collected during the community engagement activity that the Borough held on Kid's Day of Arts Fest 2012 regarding visiting downtown State College. Note: There were 60 respondents; the chart does not include any analysis/synthesis, just the data entered from the survey sheets.
- **Green Planning Guide:** Established in 2011 as a guide for municipal decision making and outlining future goals for environmental sustainability Borough-wide.
- **Resolution 944 Tasks & Updates:** These goals were established by the Borough's Sustainability Committee following the adoption of Resolution 944. The Sustainability Committee is currently in the process of

preparing a 5 year update, which is investigating the progress made on these goals and revising for the next 5 years. These should be completed by late fall of 2012.

- **Climate Protection Progress Report (and Progress Report 2011):** Information regarding State College's commitment to being a Climate Protection Community, including opportunities for reducing negative impacts, recommendations and updates on achievements.
- **Soul of the Community Report:** Knight Foundation study regarding people's perceptions of living in State College and opportunities for leveraging strengths of the community.
- **2012 National Citizen's Survey:** Survey of households in the Borough (data by neighborhood breakdown) regarding quality of life issues as well as ratings of public services and community/cultural amenities.
- **State College Coalition of Neighborhood Associations, October 9, 2012**
- **State College Borough Sustainable Neighborhood Report 2012**
- **"10 Solutions – Dangerous Drinking Crisis"**

### Traffic & Transportation Documents

- **2008 Comprehensive Pedestrian & Bike Program:** Completed by Stahl Scheaffer. Crash analysis and inventory of areas of concern.
- **Comprehensive Pedestrian & Bike Program Part II:** Completed by Stahl Scheaffer. Policies and priorities.
- **Vehicle Counts Data 2012-2015:** Traffic Counts for streets broken down by neighborhood
- **Vehicle Traffic Counts 2012:** Recently updated document from the above listed document. Please see Column A and view numbers 83-155 for 2012 data, again broken down by neighborhood.
- **2008 Traffic Calming Guidebook:** Street classifications and designated routes, development of a traffic mitigation plan and tools for implementation.

- *2012 Centre Region Bike Facilities Map*: Indicating, paths, streets and other routes in the Centre Region.
- *Penn State Bike Facilities Map*
- *CATA Bus Route Map*
- *State College Area Universal Access Study, Interim Report #2*

### Streetscape Plans

- *Pugh Street Streetscape*: Conceptual ideas for enhancements to 100 block Pugh St. Includes a PDF plan and two documents estimating construction costs.
- *Fraser Street Design Concepts*: Work by Dan Jones representing conceptual ideas for Fraser St/Beaver Ave corner. Represents feedback from two community input sessions. Alan Sam will provide any additional documents or plans for this project as they come about.
- *Atherton Street Pedestrian Fences and Streetscape Design*: Presentation given by Aaron Fayish at the Transportation Commission Meeting in July 2012. (Notes added by staff that were in attendance.) Alan Sam can provide updates and progress reports as the project progresses through various ABC's and into construction.
- *West College Ave Streetscape Case Study*: Ferguson Township is preparing a streetscape master plan depicting implementation of the new Terraced Streetscape Zoning District for W. College Ave. This document is a case study that consultant T&M Associates prepared as an example for the first open house. Alan Sam and Meagan Tuttle participate in the Steering Committee and can share information as it becomes available.

### Penn State Documents

- *Bicycle Master Plan*
- *2007 Campus Master Plan*
- *Land Development Plans along College Ave*: ongoing campus projects adjacent to downtown/College Ave.
  - HUB Lawn

- Henderson S. Building
- South Halls Renovations
- Shortlidge Rd Updates
- Burrowes St. Updates

- College Avenue Streetscape Inventory: produced by Office of Physical Plant, with photos of various materials and fixtures utilized on Campus and in Downtown State College. (Note: document not intended to be prescriptive; analysis only.)
- Campus furniture Specs
  - Ash Urn
  - Bench
  - Bike Rack
- Marketing Standards
  - [http://ur.psu.edu/stylemanual/graphic\\_identity/grothersymbol.html](http://ur.psu.edu/stylemanual/graphic_identity/grothersymbol.html)
  - <http://www.licensing.psu.edu/graphicartsheet.pdf>
- Way finding and signage manual is something that the Office of the Physical Plant can share at a later time.
- Atherton/College Gas Line project is evolving and details can be discussed with the Office of the Physical Plant as they become available.

### Downtown Improvement District Documents

- DID Member Retail Survey: PowerPoint presentation summarizing the conclusions that DSC gathered from speaking with representatives of the downtown businesses
- DID Downtown Parking Survey: DSC will be able to provide reports for a downtown parking survey that they maintain on their website. They have collected around 500 responses regarding downtown parking from people in the area and continue to solicit responses through that survey on their site.