

BOROUGH COUNCIL FEEDBACK:

October 9, 2017 | Borough Council Work Session

On September 26, 2017, Council met with the Planning Commission for a joint meeting to received an update on the comprehensive revision of the Borough's Zoning Ordinance. At that meeting the results of Phase I of the project were reviewed and participants were provided with copies of the draft Zoning Assessment developed by Clarion Associates.

Council was asked to discuss the major themes, and content of the Zoning Assessment and provide any comments or requested revisions to staff so that they may be transmitted to the consultant team in advance of the October 20, 2017 comment deadline. Below are the comments Borough Council provided to staff during their October 9, 2017 Work Session.

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- Neighborhood meetings—have been overlooked in the past, neighborhoods need opportunity to talk directly with and influence developer—developer responsibility
 - Need planning staff to mediate meetings so doesn't become contentious between neighborhood and developer
 - Reduction of height from 7 to 6 stories (unsure if bad or good)
 - What can be done about UPD—concerns Penn State can do whatever they want with UPD, would like to know what kind of control can be exercised over the district, concerns about Hammond building
 - UPD is a shared district so changes must be addressed on regional basis
 - Should look at the overall picture—does the system cover the things we want and think are important, does it reflect the ordinances?
 - Good general structure, comfortable with most of it
 - Like green building practice and support—improve community, attract people, make it a safer/more beautiful place to be
 - Concerns over changing of commercial districts—getting rid of CP2/CP3 in favor of general commercial district which fails to recognize neighborhood commercial districts
 - Clearer distinction between general commercial district and downtown commercial district → language is unclear to Borough Council
 - Concerns about consolidation of commercial districts, which don't reflect nuance within districts
 - Want a suburban character commercial district (like CP1/CP2/CP3)
 - Green building practices—really good (from 2 members)
 - How are the neighborhoods defined? Projects affect individuals in more than one neighborhood, zoning needs to reflect effects of new projects on many people not just those in the defined “neighborhood”
 - Assessment does a good job of defining and clarifying things
 - Feels boilerplate and doesn't fit the town as well as they would like (from 2-3 members)
 - Districts and subdistricts not distinct, may cause confusion
 - Concerns over codification of document causing Council to just generically approve action down the road
 - Dislikes height/density of buildings downtown – wants to be able to approve
 - Not a change of height/density requirements, we need to get rid of overlays because they are confusing

- Don't want to increase density/height
- Confused by new labels of districts and subdistricts—need to understand where old zoning ordinance fits into new one
- Adaptive reuse for fraternity houses—need to address (from 2 members)
 - Boutique hotels—might be nice
- Framework for neighborhood conservation overlay district—should seriously consider, very good idea, good way to protect historic character of districts
- Careful about cooperative housing—beneficial to students, but must consider how this fits into fraternity housing in the future
- Strongly in favor of inclusionary housing
- Explore possibility of entrepreneurial incentives—inclusionary retail/office space for start-ups with some thresholds for definition of “start-ups”; incentives to reduce rental rates
- Get rid of administrative adjustments—these should be addressed by the legislation
- Doesn't like that Council's approval of lot consolidation was taken out
 - Currently Council doesn't have a role in this right now
- Doesn't like that Planning Department can do things and not tell Council about them
 - Wants notification about Planning Department action within a month
- Concern over “best practice” term and how “best practices” fit into State College's context
- Co-ops--don't have to be undergraduate co-ops, allowing people to live together and learn to be adults is a good thing
- Should be looking at housing for young professionals in addition to everyone else
 - Adaptive reuse of fraternities for young professionals?
Should *not* turn frats into rooming houses
- Important to include use of single and two-family homes operating as small hotels in residential districts
 - This may address short term rentals, but unsure
- Administrative adjustment procedure – reasonable topic for further discussion, should consider
- Concern over use of language such as “in the region” throughout documents—too generalized, makes it seem like Borough has control over areas outside the State College Borough; reference to this language was used in regards to appendix addressing plans in the region but there's still concern
- Grandfathering must be addressed
 - Ordinance will address; must be included by law
 - Grandfathering is the same as pre-existing non-conformities
 - Doesn't say anything about use, only discusses lots and buildings as nonconforming—should discuss *use*
- Neighborhood Conservation Overlay—question of if this is related to HARB or not
 - HARB and NCO—overlap but trying to keep the two processes separate

MEETING DAYS:

Zoning Revision Advisory Committee | [Planning Commission](#) | [Fraternity Focus Group](#)
October 10, 2017 **November 2, 2017**
November 3, 2017

All comments were received prior to the October 20, 2017 deadline. Staff has compiled all the notes received on the Assessment into one document for Borough Council to review. These notes have been copied and pasted into this document verbatim.

Zoning Revision Advisory Committee | [Planning Commission](#) | [Fraternity Focus Group](#)

INTRODUCTION & OVERVIEW:

- The statement “The Borough has changed” is an understatement, and I am concerned we are working with plans that are already outdated and/or that did not foresee the amount of development that was unleashed as a result of large zoning changes made around 2010, and unanticipated lot consolidations. Are “Plans” “Planning Documents”? I have heard Council say ‘plans are plans’, similar to the CIP, and I am concerned we are taking these outdated plans to the next level without an updated, current Borough strategic plan, that incorporates a cohesive vision for the future.
- It is stated the rewrite will facilitate high quality development, but there is little mention of expanding non-student housing, affordable housing for working households, and owner occupied housing in the Borough. In fact, rather than integrating and diversifying various populations, this assessment feels as if it is compartmentalizing differing populations into separate areas. Segregation in any form is destructive. Communities don’t survive without workers to support them, and opportunities for car-free modern living should be made available to a wide range of residents. Not feeling that in our current mode of operation or in the rewrite.
- I-4 | *“Protect the quality and character of established neighborhoods”* This is code phrase for **income segregation**.
- I-4 | *“Support the Borough’s existing character”* Character has never been defined.
- I-4 | *“Support...commercial corridors to places with a greater mix of uses”* Please define mix.
- I-4 | *“Support sustainable and green build”* What standards?

THEME 1:

- Streamlining review procedures is a positive endeavor. Making processes transparent and publicly available will help.
- Clarification of the zoning code is needed. The use of flow charts and illustrative diagrams and drawings will be helpful. However, those examples have a way of going from illustrative to code in the eyes of those seeking approvals. Caution is the better part of valor in these instances.
- The user-friendly format is much very appreciated. This will drastically increase the accessibility of the ordinances, along with the number of people who will actually reference them.
- It will be important to plan on updating the illustrations periodically in order to reflect more modern styles. It will also be important to avoid including elements that would cause confusion about what is being permitted (e.g. dog, hot-dog cart).

-Section 1.2.1

- Graphics are good, but I agree with comments made at the meeting: they need to be clear and we need to use caution...hot dog carts, etc.
- If using graphics or pictures, they should be as up to date as possible.
- This section on graphics and illustrations mentions communicating “desired intentions” and demonstrating “preferred and discouraged development forms”. While these methods would be very helpful communication tools, as a zoning ordinance shouldn’t this be more about “permitted” and “prohibited” classifications in order to clarify and enforce specific requirements.

-Section 1.5

- Utilize graphics in definitions as much as possible.

-Section 1.6

- I think a procedures manual would be very helpful for all parties and would clarify processes and reduce administrative time and confusion. It will need to be clear that this document doesn’t supersede any part of the zoning ordinance and is not a policy document.

-Section 1.7

- Will staff procedures be standardized?

-Section 1.7.2—Table II

- Clarify the Role of the Historic Resources Commission. Clarify Historic buildings, districts, etc.
- Consider having the Borough Engineer issue the driveway permit.
- Often due to delays from outside agencies (DEP, PennDOT, etc.) the recording of a plan exceeds the 90 day limit. Include provisions for extensions of time to record plans.

-Section 1.7.2 (A)

- Modernize notification procedures for LDPs to address concerns and possibly avoid expensive ZHB proceedings.
- Neighborhood Meetings | Strongly agree, the Borough should dictate the format and set agenda for any such meeting.
- Still not sold on the Neighborhood Meetings, if they have no relevance or bearing on a proposed development. Developers see their rights, but not those of property owners already near a proposed development. Give this some teeth or take it out.
- Their needs to be a smart, balanced approach for resident input. This approach should be well-thought out with clear guidance on what the input. The approach should balance the interest of the developer and resident.
- Page II-12 -- Neighborhood Meetings -- Is there authority to compel developers to conduct Neighborhood Meetings in the MPC? How do these meeting impact the time allowed for the review of plans? Do the meetings take place before or following the completeness review for a plan? Who is allowed to attend (residents of the neighborhood? borough residents? business owners? Anyone?). More specifically, who would be the audience for the Downtown District Neighborhood meeting? I gather Neighborhood meetings are intended for conditional uses only (is that accurate, if so, it should be highlighted in this early discussion of on page II-12) Again, if so, what about plans that seek approval as special exceptions or those that require an amendment to the zoning ordinance?
- I believe that neighborhood meetings will be important. Sometimes small changes and conversations can increase the odds of arriving at an understanding between developers and residents. At the very least, it gives developers an idea of how their plans are going to be received.

And it certainly increases the sense among residents that they are being heard and that they have a voice in the development of their community.

- Neighborhood meetings should be required above a certain impact threshold. If they are left to be purely optional, then they are unlikely to be used in the most important circumstances.
- One challenge for neighborhood meetings will be to clearly communicate to participants what is up for discussion, and what is not. This distinction won't be obvious to most residents, and treading into the rights of developers will make the conversation unproductive for all sides.
- I support the requirements for neighborhood meetings for new development and extensive redevelopment in commercial and multi-unit residential zones. Such meetings should be required.
- We should be careful when **requiring** a neighborhood meeting that there are no requirements with respect to reaching consensus or gaining approval from a neighborhood. Also, that it is perfectly clear how the meeting is to be advertised and arranged and run in order to meet the requirement.
- I believe the approach to Neighborhood meetings requires further development and clarification. How "affected land owners" is defined and when the engagement is required are among some of the issues to be worked out on this. Will it be limited, as recommended in the assessment, to conditional use applications?
- Neighborhood meetings to resolve development issues can be good or result in conflict.
- While in theory, this process can be constructive, it also has the potential to deteriorate into an unproductive confrontational event. If the Neighborhood group does not have a positive view of the project, the developer has the risk of the group approaching Council to express their negative views of the project prior to the project being submitted. If these meetings are going to be required I would recommend:
 - The meeting occurs after the official submission of the Preliminary Plan
 - The Borough Staff must be present at the meeting. Having Borough staff present to explain regulations, procedures, etc. is necessary to have the meetings be productive.

- Section 1.72 (B)

- II-13 | Appreciate the addition of a Completeness Review to the beginning of the plan review process. The MPC governs the maximum number of days for this process (30?). Also, incomplete plans aren't "considered withdrawn", they must be returned to the developer or the review clock keeps running.
- There should be a procedure for processing of applications that are "incomplete" for reasons beyond the control of the applicant, one can imagine that there may be circumstances where an application is technically "incomplete" because it lacks X, however X cannot be obtained until/unless the application moves forward, a procedure for processing of "incomplete" applications would solve this chicken/egg problem
- If a project is determined to be incomplete, a time period should be established to address deficiencies or the project will be considered withdrawn. If the deficiencies are addressed in the time period, when is the date of the official submission, the original submission date or the date of the supplemental submission?
- While it is noted that staff has a set time to make a completeness determination, applicants would need assurance that this ruling couldn't be used as a mechanism to delay a review process or project implementation.
- The items required for completeness of an application should be clearly defined and contained in a checklist.
- The items required should be reasonable to ask for at the beginning of the land development process.

- A real life example of what to try and address is a situation where we submitted plans for a LEED Silver certified building and asked for staff to determine whether or not our plans complied with zoning.
 - Having a full LEED plan in place at such an early stage is not reasonable, and it is also not reasonable for staff to evaluate whether or not the building was designed to achieve LEED certification, as that is not their expertise. Also, LEED certification comes once a building is actually built.
 - We had a neighbor object to our plans. While they noted everything they could as objections, they made a big fuss over there not being enough evidence that the building would be LEED certified and therefore the building application was not complete.
 - So, putting an item on the checklist saying something along the lines of “A statement that the building intends to seek LEED certification” might actually help avoid such a challenge in the future.
 - Be careful that taking time to review an application for completeness doesn't conflict with the MPC. I believe the MPC covers what a landowner must submit in order to ask for an opinion from staff. Landowners have certain rights here under MPC.
- Section 1.73 (A) – Administrative Adjustments
- These can be a very important tool if parameters are clearly defined, such as adjustments for site constraints such as mature trees and topography, or address minor dimensional standards.
 - There should be a way for administrative adjustments to be included. Any adjustments should be transparent, very prescribed, and, of course, be clearly documented.
 - This concept is smart and should be welcome to staff and greatly reduce time spent on nonsense. Ultimately, communities should hire great people and give them some discretion within defined limits to make decisions
 - Crucial/critical for inclusion
 - Administrative Adjustments have to be very clearly defined, limited, and reported publicly at PC or BC prior to a recommendation or vote.
 - I support the administrative adjustment recommendations to streamline minor changes in plans. However, the latitude for this authority for the planning department should be limited to changes that do not affect issues of FAR, height, parking, and other major sections of plans. This authority should be carefully delineated in the rewrite.
 - Could Administrative Adjustments be viewed by the public as arbitrary?

THEME 2:

- Although this comment is not within the scope of zoning, it provides important context for the limitations of what we can do here: not enough vision has been presented on precisely how student needs and long-term resident needs will mesh.
- There is an inherent tension between the needs of students downtown vs the needs of most residents. In theory, there is a lot of overlap in terms of standard services that downtown would provide. In practice, subtle but fairly rigid differences of preference in terms of eating, drinking, shopping, noise levels, atmosphere, and transportation mean that you can wind up with an uncomfortable oil-and-water mix that suits neither audience well. The truth is that downtown suits students far better than it does residents at this point. While the borough has done an admirable job of hosting individual events that are extremely family friendly, there is not as strong of a lasting draw to downtown as there is for students.

- As to how the comments above can relate to zoning, I believe that one of the most significant things that can be done to improve the audience diversity of downtown is to encourage much larger safety zones for pedestrian and bicycle traffic. There are few sidewalks or thoroughfares where a pedestrian or bicycle is neither within a couple paces of 25mph traffic, or potentially crammed with other pedestrians on a relatively narrow walkway. This is almost unworkable for a parent with small children or toddlers; it's too intimidating for the elderly or disabled; and it dissuades all but the most experienced cyclists.
- Section 2.1
- I found the Appendix 1 and the Policy Summary helpful in understanding what is meant by Theme II, Implementing Local Plans. However, I think the summary contains a number of terms that will need to be defined in this process as local planning documents are interpreted. There were 8 themes in the appendix, some begging further clarification. Our marching orders are to implement local plans, but to be frank, there is some real ambiguity in them. This offers the opportunity to refine intent without starting a planning effort from scratch. But, it also holds a potential pitfalls which are obvious. I'll provide some examples, but it might be a good idea to create a list of definitions needed to further guide the rezoning effort as we seek to implement plans. Doing this might help. So, a debate that could potentially be 'student housing or no student housing', could instead be 'how do we define the east end that is already home to much of the student housing?'. That could be a big difference.
 - Under Land Use, Theme 1 –
 - 'Encourage Student Housing, especially in the EAST END'. What is the EAST END?
 - 'Allow for increased FAR in the target area'. What is INCREASED FAR? And what is the TARGET AREA?
 - 'Encourage Future High Density Mixed Use at EASTERN GATEWAY SITES' What are EASTERN GATEWAY SITES?
 - 'Develop Mixed Use Zoning districts to allow APPROPRIATE redevelopment of strip commercial'. What is APPROPRIATE?
 - Theme 3, Downtown Development –
 - 'Adopt Cohesive set of DESIGN ELEMENTS' What does this mean??
 - 'Emphasize a mix of uses that reinforce...'. Is there a location for this emphasis??
 - Theme 4, West End Revitalization
 - 'Encourage Live/Work Residential in-fill'. What does live-work mean? Where is this infill to happen?
 - 'Focus sensitive scaled in-fill development'. What is Sensitive Scale?
 - Should we be considering Accessory Dwelling Unit promotion through zoning in order to provide housing for workforce? This is something that is really big in other communities and it's surprising we don't really discuss it here. It could work really well in the west end, which needs more density if it is to have restaurants, etc, but needs to keep a certain character too.
 - Theme 5, Neighborhood Protection
 - 'Reinforce single-family home ownership on Beaver and between College and Beaver'. Where is this? West End only? Conflicts with Live/Work or more density. If we want single family homes, then we're not getting any coffee shops, etc. We need clarity on where we should be heading here.
 - Theme 6, Sustainability
 - 'Increase Tree Canopy'. If find the goal of INCREASING tree canopy in the Borough bordering on absurd. If there is one thing that is going great here, it's tree canopy. It's

awesome. Let's keep it. But INCREASING it as a goal? Not sure that can happen without literally removing buildings and/or streets.

- Theme 8, Development Review
 - 'Best Practices for Review' – What does that mean?
- Theme 2 on page II-15 says there are 8 themes that were identified, but only 6 bullets were listed. What are the other two themes?
- Appreciate the use of headers, titles and illustrations- also with definitions ie: monopole.
- This is an excellent addition. Can it also apply to lot sizes for larger projects? For example, if the Signature Building requires a 30,000 sf lot, will an existing lot having an area of 29,500 sf qualify?
- I will again and continually advocate for the State College Land Area Plan to be included in these discussions. Student Housing located in appropriate places: where is that...and where is that not? Will workforce housing receive the same high quality design, and other amenities? New development, redevelopment, reuse, and revitalization: I look forward to these discussions. Will we be making more use of Certified Redevelopment Areas to accomplish these goals? Will we be defining "neighborhoods" and redrawing the boundaries? I think that is a discussion that needs to be had, transparently, while modernizing.
- Combining R-3A and R-3B makes sense as does renaming CP-1, -2 and -3.
- We do need to address Fraternity reuse.
- II-12 | Commercial and Mixed uses—Preserve and reuse the existing stock. Strongly agree, Borough should move past "sustainable" towards regenerative thinking and action.
- I am generally in favor of restructuring and modernizing the current zoning districts. To be effective and reflective of current and future conditions, I believe existing boundaries will need to be changed.

- Section 2.2
 - NC – Could this be mixed-use if more than one story? (no residential on ground floor). It seems like this would be important, especially if being used to make existing neighborhood parcels conforming, such as The Bicycle Shop on Beaver.
 - Agree with suggestion to nix R-3A
 - Is there a reason why R-3 and R-3B cannot be consolidated? It is my understanding that the vast majority of the areas that are already classified as either R-3 or R-3B are multifamily and resemble one another. The density requirements vary between the two, but not so substantially that it makes sense to carry both designations forward.
 - Given that the Borough is already substantially built out, I am having a difficult time envisioning when/where NC and MU would be relevant.
- II-16 -- I am concerned about the elimination of some districts and will need to see how their provisions are incorporated in to new districts before concurring to the concept. Specifically:
 - The CP-3 district was designed to assure that the borough's shopping centers could not be converted to exclusive multi-family developments by requiring mixed use and reserving the first floor for commercial uses.
- The Collegiate Overlay was designed to include incentives for good design.
- II-17 | (and elsewhere in the document) How is the term "high quality design" defined? (and regulated or enforced) Seems like apple pie and baseball – who would be opposed?
- II-17 | It should be noted that the UP district is a multi-municipal district.
- II-17 | Need more info about the Proposed MUO district.
- II-17, II-22 & II-33 | I prefer that the Floodplain district is based on soils rather than FIRM maps. An individual review of each development proposal that encroaches on floodplain soils is a prudent measure for protecting sensitive environmental features, and assuring development is sustainable.

- Section 2.2.1 (A)

- II-18 | The number of Zone Districts doesn't seem to be consistent between the table and the narrative.
 - I absolutely disagree R2 consists primarily of one- and two-family dwellings, and we need to be more realistic about its use. Included in R2 are multi-family dwellings, rooming houses, fraternity houses, and Student Homes, which rarely operate as 'family' dwellings. The use of R2 is, in some areas, an outdated attempt to control conversions of dwellings to student rentals, but it has failed. R3H includes many business uses on S. Burrowes. RO should be expanded, and perhaps, combined with NC. I think the College & Allen Sub district needs more discussion – not sure if it is appropriate given all the other development happening downtown. Elements of the WE District should be expanded to the northern Highlands. I have no opinion on reviewing UPD, unless the University intends to be a real partner in planning and development.
 - II-20 | The Urban Village narrative does not explain why the district was ineffective in achieving its stated goals. I believe it is because the building height and lot coverage and/or FAR standards were in direct conflict with each other.
 - II-21 | Related to industrial uses:
 - Are standards for mitigating the impacts of traditional industrial uses (noise, light, odors, smoke, traffic, hazardous materials) sufficient?
 - Will standards be developed to encourage leading edge businesses to locate in the borough?
 - II-21 | Residential Zone Density Table -- add two columns: Numbers of acres in each type of district, and % of borough land area dedicated to each type of district.
- Section 2.2.2
- II-25—Footnote 2 | I think using terms such as “suburban” in the district names can be useful if the standards reinforce the concept. In that regard, would it be useful to actually differentiate in the single family districts between traditional and suburban. Related to existing context, there are areas with narrow deep lots and alleys vs. shallow wide lots that are frontloaded, that have the same zoning (and perhaps comparable lot size/density) but have very different character and dimensional standards as built. This separation/distinction might be one way to clean up many historic non-conforming residential lots.
- Section 2.2.2 (A)
- II-27 | Photo for R-3; There need to be some form controls for apartments in this district, whether or not there is a conservation overlay.
 - II-28 | R1, R2 & R3—Differing minimum lot sizes for districts is income segregation, and does not promote COMMUNITY
 - II-30 | it is not clear that co-space/live work uses can be permitted in the R-O District. In addition, we should consider adding galleries and live/work artist spaces as permitted uses in this district (perhaps with some limits).
 - II-30 | The Downtown District -- Parking standards -- other communities are trying to lower the number of parking units required to GET DOWN TO the standards in State College Borough. I am reluctant to go much lower at this time -- not less than one space per dwelling unit, even in downtown multifamily dwellings. Lack of parking is one of the primary reasons I moved out of downtown years ago, and the building where I lived continues to be plagued by parking issues that have spilled over onto neighboring properties, where entire back yards have been converted to parking lots. I would favor an approach that allows excess spaces to be converted to other uses -- parking for non-residents; AV maintenance facilities, storage areas, etc.

- II-31 | This section ends without mention uses not found in the borough (ag, forestry) even though there is extensive reference to policies on these topics in the Appendix. In addition, there is no discussion of the use of Intergovernmental agreements to implement to Borough's Goals, Plans, Policies, and zoning ordinance.
 - II-32 | "A much **stronger emphasis on building form and design** will be applied in both subdistricts, while modifying the dimensional standards and **allowing more flexibility**;" The bolded sections of this statement need clarification, as they may be seen as contradictory.
 - I strongly support an emphasis on building form and design in development and redevelopment. The authority for this, whether it is the Design Review Board, or other Borough agencies, should not be advisory, but mandatory to the degree that it is legal.
 - Section 2.2.2 A(3); II-32 | The use of neighborhood commercial districts (NCD) should not be permitted close to R1 and R2 zones.
- Section 2.2.2 (B)
 - "The new NCO provides a framework that allows individual neighborhoods to request" is income segregation, and does not promote COMMUNITY
 - Areas of Nolin Soils should not be classified as flood plain
 - Section 2.2 Restructure & Modernize Current Zone Districts
 - Not a fan of Institutional Zoning as I'm not really sure what it's trying to do. The P and PA zones that make it up are defective to begin with. Why is Community Field a PA and not Park right now. It has the same zoning as the stormwater collector on Easterly – are there activities happening there? Why is the parklet by memorial field PA and not Park? It's a park. And the Borough facility on Corl is Public? It's not really public though. I don't think this zone is needed.
 - Residential Zones
 - First, I'm wondering if more of town shouldn't be zoned R-1. R-2 is vastly more common as far as zoning goes, but really doesn't look very different from R-1? I know that's a map issue more than a zone issue, but if we are only having a small sliver of R-1 and it really looks no different than most R-2, why have both zones?
 - I think these Residential zones should be consolidated into three or four flavors.
 - R-4 allows 85' height? That's more than C. Parkway Plaza as an example of an R4 that comes forward doesn't make a lot of sense. If our downtown zones don't allow that density, should R4?
 - Downtown Districts
 - The height restrictions of the two proposed zones within the downtown must be examined to understand the economic impact and feasibility of growth in the future. There are many unintended consequences for such regulations and the impact of these restrictions must be thought through as this process continues.
 - College and Allen – on 100 block of Allen and College and 'wherever else appropriate'. We need a better definition of this
 - Downtown –There needs to be some discussion of how to implement the local planning docs by using a single downtown zone. This assessment presents a homogenous downtown zone for much of what we consider downtown, but the downtown plan distinctly directs student housing in one area, civic in another, etc.
 - I am similarly concerned with the GC, NC, MU and WE districts. These tend to be generic and the explanations of intent really are not clear in their goals. I am sure that there will be much discussion on these flavors of zoning and we need to be very careful we are encouraging desired outcomes.

- Section 2.2.3
 - Inclusion of info graphics as suggested would be a big improvement over current
- Section 2.3
 - This section states that some of the fraternities are privately owned. I believe that they are all privately owned, including those within the UPD that are surrounded by University property.
 - Given the 20+ year window that the zoning ordinances are intended to cover, it would be prudent for us to plan for the potential scenario where there is a reduction in the number of fraternities located in downtown. This could come about due to a change in university policy, or a change in culture over time.
 - Currently, there is little to no treatment of how these properties could be used if they did not house a fraternity chapter. We should plan for transition periods, and decide on what types of uses would be tolerated, encouraged, or even incentivized.
 - If we wish to see more diversity in downtown residents, say for young professionals, families with children, young entrepreneurs, or the elderly, then we could create incentives for this type of housing.
 - Likewise, if we would wish to see more alternate forms of innovative office space, incubator space, or educational space, then these could be encouraged as well.
 - Regardless, we should all take the time to present a clearer vision for what could be done with these valuable properties should the climate change around fraternities in the decades to come.
 - Frat houses are found within a variety of zoning districts. If a fraternity is disbanded and/or the frat house cannot longer be used for such purpose, why not have the zoning revert to that which is applicable for the zoning district where the parcel is located?
 - Add the frat house located on the southeast corner of Beaver and Pugh to DT (downtown district). This would streamline redevelopment if/when the property is no longer used as a fraternity house.
 -all fraternity uses are required to be recognized by Penn State to be considered a fraternity use. **Comment:** Penn State has lost (never had) its ability to control the conduct and community inclusion (acceptance) of fraternities. Penn State should compile an annual comprehensive report on each fraternity including complaints, investigations, disciplinary actions, police actions, community service logs, etc., for Zoning Board to review. The Zoning Board makes action recommendations to the Council based on that information which might include reissuance, probation term, suspension or denial of occupancy permits.
 - Fraternity reuse rules are critical to the survival of the Highlands as a single family residential neighborhood. I don't have any specific recommendations, but the use of the buildings as large group student housing would be a disaster because they would not be operating under any restraints applied by the university. Any decisions on fraternity house reuse should prioritize the interests of the neighborhood rather than the interests of the property owners.
 - The vast majority of the fraternities are located in R2 currently. The practice of allowing fraternity houses to convert to rooming houses is a disaster and Ordinance 1961 should be eliminated entirely. I will defer suggestions for positive reuse until feedback from the fraternity group has been received.
- Section 2.4

- The 1959 definition of tourist home (“... a dwelling in which... continuous practice for compensation.”) is problematic in that it doesn’t reflect the reality of what’s actually happening in the community.
 - The vast majority of the properties that are being used as small hotels are being not being used in “continuous practice.”
 - Rather, property owners are using online platforms (IE: Airbnb) to convert their property into a hotel on an intermittent/temporary basis. This problem is found in R-1, R-2, R-3 and R-3B. None of these zone districts are noted in the areas of permitted use.
 - Enforcement of the current ordinance has been sporadic and inconsistent. The rewritten zoning ordinance should help to remove some of the ambiguity as to what is acceptable and where. This will allow for better enforcement and community/neighborhood preservation going forth.
 - Accumulated data indicates short-term or event rentals do not present problems in neighborhoods, but they are an inequitable form of revenue generation and the policies regulating them need to change. Either outlaw them entirely (which will never happen/be enforced properly), or allow them and regulate them like regular rental properties. Require rental permits at 1 day rather than 7, with all the regulations and inspections that accompany rental permits. Regulate parking, eliminate the Homestead Exclusion, and require registration as a home-based business. Limit the number of days rental is allowed. The revenue generated by regulating rather than prohibiting this use could pay for the enforcement, increasing safety and equity for everyone in the Borough.
 - Football rentals and AirBnb type uses should be required to meet at least minimum safety and licensing requirements.
- II-37 | Too vague...needs specifics. I am in favor of reducing Special Exceptions but need more information.
 - Section 2.5.2
 - Inclusion of the proposed table would be a big improvement over current.
 - II-38 | I like this idea, but similar to the suggestion about Council modifying graphics by resolution, this table should be a living document and should be able to be updated frequently as new uses are devised. Finding the correct mix of specificity and staff flexibility will be important in this section.

THEME 3:

- As stated above, continuing to make the downtown more walkable and more bikeable should be a top priority. This means more separation of both from traffic. If we want more integration of young professionals and families, this makes a world of difference -- both quality of life and safety with children.
- II-40 | paragraph 2, be cautious about changing standards for right-of-way width. The ROW is three dimensional. There are essential uses that occur below the and above the ROW surface (water, sewer, stormwater, phone, cable, electric power, high speed internet, etc. In addition the Borough should be installing empty conduit in the row whenever a road is built/ rebuilt so that fiber optic cable can be installed). In addition, with the adoption of a completer streets policy, the demand on the surface use of the ROW becomes more intense, serving a wider range of users. There has to be sufficient room for autos and trucks, transit vehicles, bikes, pedestrians, an increasing volume of delivery vehicles, emergency vehicles, on-street parking in some areas, buffers between uses, pedestrian islands and bump outs, not to mention snow storage in the winter months. A skinny ROW cannot accommodate all of these uses safely. look at the 200 block of South Pugh as an example, where the sidewalk on the east side of the street is wide enough to accommodate (or

perhaps 2) pedestrians, forcing many people on foot to walk in the street when meeting pedestrians moving in the opposite direction.

- Section 3.2
 - I support a thorough revision of the parking requirements. There should definitely be different parking standards for downtown and the rest of the Borough. Because we are built out, most development will involve renovation of existing properties or their replacement. I favor any measures that discourage the warehousing of more cars in the Borough, either in underground facilities or surface lots. With the emphasis on green building that is reflected in the proposal, the new parking standards should be written to comply. Special care should be taken to assure that any reduction in parking requirements in the commercial districts do not result in increased parking in the residential districts.
 - Commercial properties, specifically retail and dining, within a “denser” area does not need independent parking of its own; there is a need to load efficient parking within appropriate walking distance of the site.
 - Agree with proposed changes as stated in the zoning ordinance assessment
 - Unfortunately the proposed changes wouldn’t do much to address the most egregious existing issues within the Borough
 - Most of the Surface Parking Lots outside of the Downtown area will be redevelopment of commercial tracts along Atherton Street and Westerly Parkway. Placing restrictions on “large parking lots (100 stalls or more)” and specifying the location of the lots may not be practical for redevelopment of existing sites. Proposed parking requirements should be evaluated on existing sites such as Hamilton Plaza, Westerly Plaza, Keller Williams, etc.
 - Placing as much flexibility as possible in the required number of parking stalls should be considered
- II-41 | This section seems to be in conflict with the Parking Study. With so many out-of-state student residents, we need more vehicle ‘storage’, rather than traditional parking (daily trips). Also, where are all of the guests/visitors supposed to park? Where would the parking flexibility provisions be accommodated? Where will the fee-in-lieu cars go?
- II-41, II-41, II-61, III-21 & V-22 | Modernize Off-Street Parking and Loading, And Add Bicycle (Parking) Standards
 - I applaud the addition of requirements for providing bicycle parking for residents (within structures) and visitors (in the ROW, and perhaps in certain types of buildings).
 - I believe State College is far ahead of most communities in modifying parking standards. For now, I can't see allowing less than one vehicle parking space per housing unit in multifamily dwellings. That is based in part on personal experience and in part witnessing how lower requirements impact surrounding properties.
 - >>>It would seem that a more reasonable approach would be to provide for the adaptive reuse of parking spaces once they are no longer needed. Examples include rental to non-residents, location for automated vehicle maintenance and storage, conversion to storage units, and if parking is designed properly (such as in the Pugh Centre -- above ground, w possible windows) conversion to affordable housing. Conversion from resident parking to other uses should be based on specific milestones (say % of AV registered in the county, Centre Region, or the state).
- II-43 | Landscaping standards -- Prohibit riverstone from being used as a landscaping material adjacent to sidewalks. Without curbs, this material migrates onto the sidewalk posing safety and ADA hazards. Also, during times of "rambunctiousness" the stones are a ready source of projectiles.
- II-43 | Include less impervious coverage in the standards for parking areas.
- Section 3.3 | Agree with proposed changes as stated in the zoning ordinance assessment

- Unfortunately the proposed changes wouldn't do much to address the most egregious existing issues within the Borough
- Section 3.3 | We have often had issues with strict buffer yards in other municipalities. Insure flexibility and clarity is included in any buffer yard requirements including:
 - Allowances for existing vegetation.
 - Allowances for variable widths
- Do not require buffers for like uses
- Section 3.4 | Fences can often be located in utility easements and not interfere with the functioning of the utility. If a fence would need to be replaced due to utility repair work, the property owner would be responsible for replacing the fence. Likewise, landscaping and paving should be permitted in utility easements
- Section 3.5 | Lighting limits should take existing lighting into account. For example, spillover lighting from a site is not permitted onto Borough Streets, however, Borough Street lights may be present adjacent to the property.
- II-44 & II-45 | Concur with refining exterior lighting standards.
- II-45 & II-46 | Concur with adding Form & Design Standards, however:
 - (Residential) Building orientation & configuration -- We have numerous townhouse developments in the borough where the front is oriented to the street, but those front doors are rarely used by the residents. Residents typically access their home by the back door which is adjacent to parking.
 - Design standards may also want to encourage that garages are not the most prominent feature of the portion of the structure that faces the street. Perhaps recessing the garage door or putting it along the side of the building would help achieve this goal.
 - The monstrosity on the 200 block of South Pugh, where a building addition on the front of a building created a 3 story blank wall can not be allowed in the future. if nothing else, these blank walls should be broken by pseudo window frames of similar size and placement to the rest of the building.
 - We need to begin to think of roofs in different ways, including solar access, green roofs to mitigate stormwater, as sites of storage and drone deliveries.
- Section 3.6—II-45 | Should apply to all zoning districts, particularly with regard to infill development.
- Section 3.6 | How will design standards be enforced? Some of the requirements seem subjective. Can some of the standards be incentives?
- Section 3.6 | Placing these requirements on smaller projects may not be practical (such as locating parking behind the building)
- Section 3.6.1 | If the building meets all other existing requirements (setback, density, parking, etc.), then additional regulations on "Building Size" (IE: footprint) seem to be redundant and unnecessary
- Section 3.6.1 | "Building Size" is not noted in 3.6.2 (Nonresidential and Mixed Use)
- Section 3.6.1 | I am generally supportive of these, but would want to make sure they are context sensitive—not one-size-fits all across all base districts. However, required "wall offsets" are not the best articulation – they create arbitrary "nervous facades" with minimal design benefit.
- II-47 | (Commercial) Building Orientation and Configuration and on Page II-48 Parking Placement and Configuration -- While I am encouraging the Updated Zoning Ordinance to contain provisions for AVs and Drones, there is one type of Commercial development where I am concerned that development standards will push parking to far from the front door -- Grocery Stores. And this concern is tempered with the conditional phrase, "for now". For now, I am concerned about people being required to push grocery carts long distance to their cars. For seniors, someone with two kids in tow, the physically challenged, a long haul from the exit of the grocery store to their vehicle (or transit) will create disincentives to using stores located within the Borough.
- II-48 | "Open Spaces....encourage provision of outdoor gathering spaces" Specify percentage of open space

- Section 3.7 | It is of utmost importance to maintain the current student home requirements. Nothing is more important to the quality of life and financial stability of the Borough.
- Section 3.7 | Does the term one family development apply to a neighborhood or a single home? There may be cases in which implementing design standards due to the proximity to one building may not meet the intent of this section. Perhaps consider using a distance rather than the term adjacent?
- Section 3.7 | We need to clarify and sharpen the definition of the words 'character' and 'neighborhood', so we understand exactly what we are working to preserve. The population of the Borough is growing, and we need more affordable housing options for everyone, not just PSU students, near downtown and campus, where the jobs are located. I am glad the Student Home provision will be carried forward. Eligible uses and development at the edges of neighborhoods is important, particularly on arterial roads and near public transit. Zoning maps are useful, but getting out and seeing the current uses, what is working and what is failing, will be instrumental in formulating tools to add.
- Section 3.7.1; II-50 & II-51 | Neighborhood Compatibility Standards -- Where is this used in Pennsylvania?
- Section 3.7.1 | These standards should include building footprint (to address overall scale) not just density for multi-family properties.
- Section 3.7.1 | I support neighborhood compatibility standards for new development. This goes hand in hand with an emphasis on building form and design.
- Section 3.7.2 | Again, what is the definition of 'character'? Does this apply to structures exclusively, or use as well?
- II-52 | Neighborhood Conservation Overlay District -- Where is this used in Pennsylvania?
- II-53 & II-54 | Inclusionary Housing Provisions -- The two paragraph discussion does not do justice to the importance or impact of the Borough's inclusionary housing requirements. The Borough needs to think about what it is trying to achieve with these requirements and which tools and techniques are most effective in achieving those goals. We should examine if scattering affordable housing on all floors of a building will affect who chooses to live in those units (will it only be people similar to the occupants of other units on that floor (e.g. student-aged residents on student floors). Will clustering some affordable housing units create a community of people in the "neighborhood" of affordable units -- complete with informal support networks. If so, how is weighted against to concept of a "poor floor" or a "poor door"?
- Section 3.9 | We are getting many new units of inclusionary housing built, but all are in student-oriented developments that may not be appropriate for families with children, people with substance abuse issues, for the elderly, or for general workforce housing. Currently there is no parking requirement for inclusionary units, and expensive parking could make affordable rents unaffordable. There is no requirement for developers to work with local shelters or related orgs when seeking eligible tenants. Leasing by bed, not by unit, may exclude related tenants or households. I do not think the ordinance is working as intended and needs discussion and updating.
- Parking standards -- other communities are trying to lower the number of parking units required to GET DOWN TO the standards in State College Borough. I am reluctant to go much lower at this time -- not less than one space per dwelling unit, even in downtown multifamily dwellings. Lack of parking is one of the primary reasons I moved out of downtown years ago, and the building where I lived continues to be plagued by parking issues that have spilled over onto neighboring properties, where entire back yards have been converted to parking lots. I would favor an approach that allows excess spaces to be converted to other uses -- parking for non-residents; AV maintenance facilities, storage areas, etc.
- Vehicle/bike parking at rear of buildings - need easy, lighted access to building from the rear, especially after dark.
- Parking lot landscaping- should not reduce parking space.

- Lighting- keep in mind there are many pedestrians after dark.
- 3.2 | It should be noted that the within the UPD zoning district that there are provisions for campus-wide parking management and that parking spaces are not tied to individual building projects. This has been a critical tool in enabling the development of a pedestrian-focused campus core with a strong multi-modal transportation system (bus, shuttle, bike, commuter lots, etc.)
- 3.6 | While the encouragement of quality design and construction is fully-supported, the use of design standards should focus on spatial and contextual impact and be careful not to go too far into “*design by ordinance*”. This has the risk of both becoming too subjective and restricting potentially innovative development
- 3.7.1 | Several aspects of the potential neighborhood compatibility standards may be in conflict with existing permitted uses and allowances within the UPD, most notably along Park Avenue where R1 adjoins the UPD. Further investigation of potential conflicts is required to understand how this may impact permitted uses within the UPD.
- 3.8 | Is a revision of the sign regulations (substantive changes) part of this zoning ordinance rewrite scope?
- Section 3.9 | Consider how this requirement can work better by encouraging off site development or redevelopment. Consider allowance on site inclusionary housing be located in one location of a building if the building will likely be student oriented. This allowance may be beneficial to the inclusionary families living in the building.
 - Continue using incentives for providing on site or development of off-site inclusionary housing.

THEME 4:

- Consider developing green building standards as an alternate to LEED. The LEED process adds another outside agency (such as DEP and PennDOT) to the approval process and can be lengthy and cumbersome.
- State College has made green building a priority. Therefore if we want to achieve that vision, we will need more than simply options and incentives. I believe we’ll need to introduce requirements as well, if we want to see actual change. It’s understood that too much requirement can cause certain developers to not build. But State College’s decision to make green building an explicit priority indicates a willingness to make that tradeoff.
- The importance of this theme being included and incentivized in the rewritten zoning ordinance cannot be overstated.
- We should be careful we do not impose too many green-building requirements to discourage uses that we do want.
- I believe we should enhance and expand green building requirements, but not necessarily incentivize the use of green practices. I agree we should define terms, remove barriers and adopt reasonable regulations to increase energy efficiency, decrease water use, and lessen the impact development has on the infrastructure and the environment.
 - II-55 & III-21 | Green Building Practices:
 - Both the CP-3 District and the Collegiate Overlay contain provisions that encourage green building practices.
 - It is important for Green Building Practices to be incorporated into the standards of the UPD district.
 - The updated ZO should include a base level of green building practices that all new/substantially remodeled are required to meet (perhaps w/some exemptions for NR properties).
 - II-57 | Remove barriers (second set of bullets) -- Applaud the concept of removing barriers, but would like to see the new regulations go one step further to “achieve resiliency”. Gas stations, grocery stores, and perhaps pharmacies should be able to operate when power from the grid is not available.

- Local Sheetz stores already provide a range of alternative fuels, including rapid charging stations for electric vehicles. The Unimart at Whitehall and West College already provides natural gas fueling stations.
- I understand that Sheetz is designing stores with "transfer switches" that allow its stores/gas pumps to plug in a generator and keep operating when the grid fails. The generator is not built on site, but there is a fleet of portable generators to power a number of stores in the Sheetz system (which works if the whole grid system hasn't failed).
- Can we offer incentives to stores that provide basic necessities to install rooftop solar with battery back up to would keep their stores operating when the grid fails?

THEME 5:

- This is the Theme that concurrently interests and concerns me the most. Again, what is 'character'? If, in this case it applies to quality of life, then neighbors have every right, as original investors in an area, to voice concerns. Yes, the Borough seems genuinely interested in redevelopment, but thus far it has served a single population: students. And contrary to what is written, development approval is most often granted, regardless of any "NIMBY" concerns raised.
- What is good or desired redevelopment? We need a strong strategic plan to determine what we want and where we want it. At the very least, surveying actual current uses, not just property lines on a map, must be part of the process.
- Section 5.1 | A "no brainer"
- Section 5.1 | There are some 'suburban' areas in the Borough, but there are more 'urban' areas than just the downtown. Where will the parking go? Remember, there are numerous events and visitors require parking...we cannot just take residents into account when planning parking changes.
- Section 5.2 | I am hopeful this exercise will include a zoning map update that reflects current and desired future uses, and does not rely solely on current zoning which is in some places woefully out of date.
- II-61 | Nonconformities -- I'd like to see a map of non-conforming lots and structures to see what adjustments to regulations might be needed.
- Section 5.3 | Is this a derivative of Form Based Code?
- Section 5.3 contextual compatibility seems rather subjective. It is unclear what the intent here is.
- Section 5.4 | As mentioned elsewhere, Admin Adjustments need to be specific and transparent.
- Section 5.5 | Vague. This section does not contain enough information to support it.

PART A:

- III-2 | This would be a good place to include a discussion of Intermunicipal agreements to implement the ZO. The Borough has the UPD, other Centre Region municipalities have agreements covering manufacturing and multi-family housing. Could the Borough use this type of agreement to address agriculture uses? Manufacturing uses?

PART B:

- III-6 | Table -- Why wouldn't the Planning Commission review a proposed Zoning Ordinance amendment proposed by the staff?
- III-9 | Paragraphs A and B state "The Borough Council makes a decision on the application AT a public hearing. If Council will make a decision AT the hearing, why hold the hearing? There is no opportunity for staff, the Planning Commission, or Council to digest comments made at the hearing

or to build a public record. It seems necessary for some time to pass between the hearing and a decision. FOLLOWING a public meeting seems like a more appropriate time for Council to act.

PART C:

- III-13 & III-14 | The case has not yet been made for eliminating the CP-3 and Collegiate Housing Overlay districts. Need to see if, how, and where to features of these districts are being incorporated into newly proposed districts.

PART D:

- III-19 | Accessory Use/Structure Table -- This seems like a place to provide for AV-related and Drone-related businesses and uses. Outdoor storage should also include rooftop storage, with suitable access. **THERE HAVE BEEN A NUMBER OF DEVELOPMENT PROPOSALS THAT HAVE SOUGHT TO QUALIFY ACCESSORY USES THAT SERVE ONLY THE TENANTS OF A BUILDING, BUT NOT OUTSIDE CUSTOMERS AS COMMERCIAL USES TO QUALIFY FOR INCENTIVES. THE ORDINANCE SHOULD BE CLEAR THAT THIS IS NOT PERMITTED.**

PART E:

- Section E.8 | I believe that this requirement should be removed from the Zoning Section and placed in the SALDO. This is more of an engineering requirement than a zoning requirement and the need should be evaluated on a case by case basis.
- Section E.8 | The methodology of traffic studies should be reviewed. Using the ITE manuals for traffic generations often overestimate the traffic generated by Downtown projects.

ANNOTATED OUTLINE OF THE REWRITTEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE—PART A:

- IV-2, IV-5, IV-6 & IV-8 | MPC mandated role of County Planning Agency is omitted from review of SALDO ordinance, amendments, and plans.

ANNOTATED OUTLINE OF THE REWRITTEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE—PART B:

- IV-7 | Advisory Board Review -- Need a process where the staff's review is a development plan is routinely included in the presentation to the Planning Commission (right now, only the developer's presentation is routine provided, staff comments must be requested).
- IV-8 | Conditions of Approval, Notification of Decision, Expiration -- Standards are set for these in the MPC. The Borough must comply with MPC requirements, and I cannot see good reason to set more stringent requirements on the Borough than those in the MPC.
- IV-8 | Amendment -- this seems to apply to amending the plan, but there needs to a section on amending the ordinance as well.

ANNOTATED OUTLINE OF THE REWRITTEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE—PART C:

- IV-10 | SALDO Standards -- What can be done to have a uniform set of standards throughout the Centre Region? See previous comment on standards typically included in SALDOs that are missing from this section -- not even included by reference if they are found elsewhere in Borough ordinances.
- Section C.7—IV-10 | Clarify transformer locations. Transformers may also need to be located in side or front yards depending on the lot location.

ANNOTATED OUTLINE OF THE REWRITTEN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE—PART D:

- IV-12 | Access to property during the review process can be an issue. Application form should have two places for the applicant to sign -- one that specifically grants permission for borough personnel to access property during the plan review/implementation process.

APPENDIX:

- V-6 | Parking -- I cannot support unbundling parking from housing development.
- V-11 | Action 10H -- What is "woodshop infill"?
- V-12 | Policy 3.2.1 -- Industrial land uses seem like a good candidate for intermunicipal agreements.
- V-15 | Policy 2.3.1 -- Complete Streets policy -- the borough has adopted one.

APPENDIX 2—CURRENT USE TABLE

- Agriculture: Include "Farm Café" (Patton and Ferguson Township Ordinances) and other farm auxiliary income producing initiatives as a conditional use
- Commercial Eating and Drinking: Define Restaurant as a business that derives at least 60% of income from food sales. Add a NIGHTCLUB category for R-licenses with less than 60% food sales. NIGHTCLUB use is conditional.

OVERALL:

- Reading of the consultant's Zoning Ordinance Assessment. I found it to be an excellent summation of the problems with the current ordinance accompanied by a number of sound recommendations for revisions and updates. I particularly liked the recommended format for the revised ordinance in all its aspects, as well as the consolidation of districts where overlap and duplication exist.
- Do not place restrictions on the amount of office uses in pedestrian oriented uses
- Though we all hope that the borough will flourish in the years to come, currently there isn't any analytic data to support the need for construction of commercial office space or a large development of professional housing. As such, creating construction incentives for these sectors to new development will likely not have the desired effect of growing diversification in the borough as many envision.
- Review Zoning Hearing Board Cases over the last five years to identify cases that could have been resolved by ordinance revisions.
- I wish I knew what the Borough wants to be in the next 5 to 30 years, and have so many unanswered questions.
- Are we trying to be a real place, welcoming to everyone, or are we here solely to serve the interests of the university and its customers? Are we trying to grow business and our working community (EIT), or are we slaves to what the market will bear? Are we purposely segregating different populations or is this an effort to create exclusive 'safe zones' for non-student residents? What are neighboring townships doing that affect our boundaries and the zoning there? There are many fine places for non-students to live in the Borough, but they are expensive and not near downtown. What are we doing for the elderly, people with children, Borough employees or hospital employees or PSU staff who would love to walk/bike or take public transit to work? We are not serving the entire population and we are losing working households to neighboring communities (and their tax \$\$), while increasing stresses on the environment and roads. Will aging infrastructure and increased public safety demands break us fiscally? Is anyone concerned about gentrification? Do we still revere independent business downtown? Food for thought: <https://nextcity.org/features/view/san-marcos-fastest-growing-city-texas-state-university-affordable-housing>
- This assessment is fine, as a start. I tend to agree with various statements regarding the feeling of it being boiler plate and perhaps, non-specific to this community. Here, until you get well away from

downtown, use patterns can differ block by block, regardless of the base zoning. If we intend to move forward without an overarching plan that is current and forward thinking, our best hope is to modernize the Code to reflect current use patterns and make it easier for more development to occur.

- Some thoughts on the zoning districts:
 - Should stay w/in existing parameters
 - Clear demarcated boundaries
 - Clear definition of areas
 - Emphasis on growth, revitalization, habitability, sustainability, and high-quality design
 - Need to ensure how downtown development will impact surrounding areas.
 - Ensure character and legacy of districts
 - Clear definition of live/work
- The review process is flawed. The reason I agreed to be serve was the promise to BUILD COMMUNITY not to further define and protect NEIGHBORHOODS.

"Community is a way of relating to other persons as brothers and sisters who share a common origin, a common dignity, and a common destiny. Community involves learning to live in terms of an interconnected "we" more than an isolated "I". It involves making choices which reinforce the experience of relatedness and foster the sense of belonging and interdependence. Community begins, but does not end, in our face to face relationships with the persons who are closest to us. ..."from Making Life Choices by Margaret Betz

- The suggested Clarion rewrite of the existing ordinance verbiage and nomenclature is orderly and clear.
- Lot consolidations: I think this should be a more open process. At the very least, go through PC.
- Overall, the ZO Assessment is a nice balance between:
 1. State College planning objectives
 2. Techniques used by other communities to implement similar goals and objectives.
- I am underwhelmed by the reference to/inclusion of affordable housing in the discussion of the zoning ordinance update. Perhaps we need to amend the list of plans governing the growth and development of the Borough to include the affordable Housing Ordinance. That ordinance was not included in the ZO review conducted by the Planning Commission in 2015 and I was blindsided by the Rise development proposal that used its provisions to add height to to building. The Affordable Housing Ordinance is an important document shaping development/redevelopment with the Borough and its impact should be fully recognized in the ZO rewrite.
- Unless things have changed, the role of the county planning office in zoning, subdivision, and land development needs to be recognized. It used to be that the MPC did not recognize the Centre Regional Planning Agency as a review agency. The MPC recognizes county planning agencies. There was a delegation agreement between the county and Centre Regional Planning, however copies of development plans, planning documents, ordinances, and amendments still were required to be submitted to the county planning office. County planning would typically provide a one page letter acknowledging receipt and indicating the CRPA would be conducting the review. This satisfied the MPC requirement for a review by the county planning agency.
- Looking forward (but not too far, when the ordinance drafting/review/comment/adoption process is taken into account), the Assessment is silent on rules/uses related to automated vehicles (AVs) and drones. AVs will generate new uses that need to be taken into account (for example, if the taxi/Uber fleet is converted to AVs, where will those vehicles go for routine cleaning between rides?). Drones and package delivery may create a new demand for roof-top storage in commercial districts.
- The ZO Assessment does not discuss making the ZO more accessible by posting the entire ordinance on the Borough website, with active links in both the table of contents and the document text.

- When the Borough creates a separate Subdivision and Land Development Ordinance (SALDO) as part of this process, the Borough and Centre Region Townships should work to develop a uniform a set of development standards as possible. The SALDO does not need to wait for completion of the ZO rewrite to be drafted and adopted. It can proceed on its own time line. I was surprised about the standards that were NOT contained in PART C Subdivision and Land Development Standards on pages IV 10 and 11 (even by reference). Omitted standards include:
 - Error of Closure on surveys;
 - Street Standards (including ROW width, connection with existing streets, street naming, public streets/private streets/private driveways, dead end streets, cul-de-sac, service streets/alleys, design standards, constructions standards, max/min grade, space between intersections, block length, monuments/markers);
 - Sewage disposal;
 - Stream encroachment;
 - Utility easements (in and outside of the ROW)
 - Stormwater management;
 - Soil erosion & control (during construction)
 - Page I-1, bullet 3, talks about the opening of I-99 as something that will occur in the future. The impacts related to I-99 probably already have been felt since the portion of the road in the Centre Region was completed 10+/- years ago. Only the I-99/I-80 interchanges (one of three MISSING LINKS in Centre County), need to be completed. Completion of the US 322 MISSING LINK between Boalsburg and Potters Mills is likely to be the next road major road project that has a significant impact on development on the Borough and Centre Region.
 - Multiple tables have **Design Review Board** and **Historic Resources Commission** listed; they were consolidated into one Board—**Design and Historic Review Board**.
 - What can we do in the ZO to encourage the development of a downtown conference center large enough to accommodate conferences with 500- 1,000 attendees
 - Where does a development like Hunters Ridge (at the intersection of Blue Course & Stratford) , which features SFD arranged in buildings with 4 attached units, fit into the proposed ZO? This is an affordable SFD concept.
 - There no discussion of what the Borough will do to attract the "Silicon Valley" type, creative engineering and manufacturing firms/startups to locate in the Borough.
 - Can't find page -- I believe the Assessment indicates that SFD are permitted in the CP-3 district. My recollection was that this use was not permitted in the district. Did that change from the drafts to the adopted text for the CP-3 district?
-

NARRATIVE FEEDBACK:

Hello All; This is coming from the perspective of a commercial real estate practitioner that makes his living by finalizing commercial real estate transactions, primarily in our community.

I feel the need to admit that I have not read many of the vision/planning documents that have been mentioned at the meetings. It would be helpful have a summary of the visions that have been suggested for the town. It would be more helpful to know findings and conclusions relative to the general goals such as: building height, parking strategy, and definitions of what re-development is sought. There have been discussions of quality and "nice" development. Do we have guide lines anywhere that define what that means?

It seems obvious that clearer and easy to use zoning regulations are positive. As I have discussed with others and reflected on zoning in the Borough and other townships it seems to me that the procedures for decision making and allowing progress or not, is an important part of the discussion.

Many of my clients have made comments to me about frustrations. (they want to remain anonymous) They have requested that I point out that zoning cannot completely direct what someone does with their property. What drives most decisions is an expected return for the risk taken to do it. It is simple economics

What drives tenants to go into a location is not solely what is envisioned by community members. A primary driver is what the business owner or office tenant envision relative to how the location will support or work against their probability of success. Simply put, if parking is a requirement for a tenant to believe they will succeed, and there is no parking available or it is too costly, that potential tenant will seek a location outside the core of the Borough. There seems to be some sentiment that cars and parking are undesirable. For those in walking distance I can see that as being reasonable. For those outside the area who want to come and shop or use a professional office, this conclusion seems less reasonable. For retail businesses or professional offices who want to occupy in the borough this can be a decision point for them to look elsewhere.

Additionally, If the community has certain goals e.g. green construction, these goals should be considered including additional costs the goals will create. There have been success stories in other communities who have provided economic incentives for developers to conform their construction to a community vision. This usually involves some incentive being provided to the developer. This strategy has the additional costs that are needed being born at least partially, by the community that wants a certain result. I understand that this is beyond the scope of this conversation but working on regulations without an overarching strategy and philosophy seems almost backward.

Comments:

- User Friendly
 - The zoning ordinances should be included on a 360-web site, as is available in other townships. Currently, it is possible to get to the zoning ordinances on line through the Borough website, but we have found that it is much less cumbersome to find appropriate zoning regulations with the other local townships.
 - There is a lot of non-conforming uses downtown. At a minimum, there should be a system in place that allows a **very timely** answer as to use restrictions. In some cases, different blocks have different rules apply. When trying to make a commercial real estate situation work, time is of utmost importance, in some cases. If the non-conforming status protocol is to remain, there should be a system set up that has a timely response time built in, with someone who has the authority to make decisions.
 - There should be some flexibility built into the system that allows safety or some modest non-compliance to be allowed, without having to do a long and costly process. If this can't be considered, then a pre-approval process should be allowed that does not have the need to spend a lot of money before it is determined. A preliminary conversation could be helpful to ascertain if something will even be considered. When I am in transaction situation that has a question, it is VERY hard to find anyone who will invest the required money and time to study something, without having any idea of the results. This resistance to invest is found on both the owners and the tenant sides of the conversation.
 - I would support including in the preamble of the zoning ordinance, a reflection of the underpinning principle of trying to encourage businesses with government cooperation, and a "Can Do" mentality. I understand that rules are needed, but there are clients of mine who will not even try to discuss something because they see the government as "an enemy of progress". I don't necessarily see it that way, but I also can't control how clients will act or react. I love this town and would never try to hurt it. A "let's work together to become better" as a town should be our collective mantra. My feeling is that at times a practical solution should be applied that promotes business success.
 - Signs should enhance businesses and safety. Drivers should not have to "squint" to find where they are going. Again, understanding that rules need to be in place, it also should be recognized that different real estate has different architecture shape, size, and proximity to the street. There are also different speed limits in place, which has impact on sign readability. I would support a zoning/sign officer or potentially a joint agreement would be necessary between two individuals who together have the authority to use "safety and sensibility" to be able to decide that something offered is within the spirit of the regulations. Signage done tastefully can bring vibrancy to a business, and an area. If you can't read a sign then you might as well not have it.
 - We have found almost every year that someone comes in with a use that is not included in any zoning. We would like to see some process that allows acceptance of uses that have not been contemplated, without a prolonged discussion. For example, there are a lot of places now that deal with non- traditional ways of keeping people healthy. These range from Yoga studios to chiropractic/nutrition spas. They have different licensing and we can't conclude if they would be medical. Additionally, we have also had a range of requests from private sonogram services to branches of non-traditional church's. I understand the ideal is to contemplate everything in advance, but even cell phone towers would not have been thought of 20 years ago. Could we put a system in place that would allow a timely ruling on something being allowed or not?
 - Code interaction - I am appreciative of the Code office and that they enforce rules to keep our community safe. I have also been in situations where strict compliance with code rules have cost new businesses months and months of expensive time. Is there any way that if a certain defined amount of time should go by that the Borough could step in to help resolve an issue? We all have the same goals of having new businesses succeed. Excessive delays at the beginning can be harmful and works against this result.

- B through F: General observations made above. No additional comments.
 - Encourage and Support Redevelopment- This is a whole subset of discussions by itself. One of the difficulties is that profitable re-development is hard under current regulations. An underpinning of any discussion on this is that developers who take the risk to do re-development, are hoping to profit from it. I have had conversations where there are specific conclusions that with limitations in place it is preferable to keep a structure in place rather than “be down” for a period during re-construction, and then not be able to gain much with a new building. The vision of what our town wants to be is unclear to me. Maybe our vision is to keep things as they are.
 - Is it possible to think differently about downtown and encourage commercial and office growth South rather than working to make the town longer by extending West College commercial? Again, this is probably not something for this discussion but the core of our town is limited, and if there is desire for change then some fundamental assumptions may have to be challenged.
-

I approve (in principle) all the 'editing' changes proposed to our current zoning, including matters such as: reformatting, clearer language, use of graphics and tables, simplification of zoning types, etc. I assume this editing effort will identify and eliminate discrepancies derived from 200+ individual zoning amendments. As a member of the Planning Commission I personally will benefit from any measures that will make it easier to understand ordinances.

I see that attention is given to smart-growth foci such as walkability, stormwater management, off-street parking needs, etc.

So far, this is all good.

However, the current draft seems not to address the major concern I have with our current zoning: what can we do via zoning to address the problems and concerns of a *college town*? In particular, nearly all of our new development near campus has been for undergraduate housing – including in areas we had hoped to get projects that would serve non-undergraduate populations. In pursuit of this goal, everything we have done to date has *failed*.

I grant that State College is an extreme example of a college town. The undergraduate population on the main campus (40,000+ and still growing) is roughly equivalent to the entire population of State College Borough. It represents nearly half the population of the 6 municipalities that comprise “State College”. If you include the 6,000+ population of graduate students, students make up *half* the population of “State College”, about a *third* of the population of the Centre County (our Metropolitan Statistical Area), and about a *fifth* of the population of our Combined Metropolitan Statistical Area, which extends all the way to Dubois, PA. I have attached an analysis I did in January 2016 that compares State College to other towns and identifies those most likely to share the problems we face.

And I grant that State College Borough’s situation may be more complicated than those of our ‘peer’ towns, due to the fact that “State College” is composed of 6 municipalities.

And I grant that zoning is only the crudest tool for addressing the specific concerns of a college town.

And I grant that there might not be much research or experience out there that we can learn from.

Nevertheless, I am hoping that some college towns have made progress in solving the college-town problems that can be addressed through zoning. And I am hoping that the consultants will have ideas – new or adapted – that we could be the first municipality to try.

What are my specific concerns?

Zoning is the major tool available to municipalities to achieve the development they desire. The Borough through various community exercises and master plans has identified that we want development along College and Beaver, up to about Pugh Street, to serve residents/renters other than undergraduate college students. All our zoning efforts to encourage redevelopment to date have *failed* to supply a significant amount of housing for other populations, notably in the parts of the Borough where we *want* to serve other sectors of the population. In the past decade or so, the only new downtown housing NOT intended primarily for undergraduate students is the Fraser Center. In the same period of time, in the areas that town residents DON'T want undergraduate high-rises, developers have built the Palmerton and the Metropolitan. And we are going to get 2 other huge high-rises for students - on the NE corner of College and Atherton, and the SE corner of Beaver and Pugh. We would have had more such developments, had Borough Council not suspended the zoning that allowed these buildings.

I understand that developers of downtown high-rises want to build only undergraduate student housing in State College because that is where they expect to achieve the highest return-on-investment. But given that PA municipalities are highly dependent on the earned income tax, that cumulatively the undergraduate student pay little of earned income tax, and that they require certain expensive services (such as police protection, particularly on the weekend of a football game), sooner or later the Borough tax base will be unable to support the services that students need. What then happens to our town?

Failure to get the development we want *matters*. Every time we get a high-rise designed for undergraduates, we lose the opportunity to build something else on that lot for at least 2 generations.

I would like our consultants to provide some guidance on how to achieve development close to campus for purposes other than undergraduate housing. Our Planning Commission and Borough Council are composed of intelligent, community-minded citizens who are not experts in urban planning. Whatever we have done to date to pursue our housing-diversity goals in new building stock, the developers have *outfoxed* us. We end up with more of what the Borough taxpayers don't want. Taxpayers who have not served on the PC or BC berate us for foolish decisions. I am hoping the consultants understand the urban design needs and the economics of high-rise development in a college town well-enough to help the PC and BC make ordinances that achieve what we intend them to achieve.

In the absence of such guidance (with attendant hope for a better future), I believe that the residents of Holmes Foster neighborhood will vociferously oppose any new development in the West End. Why should we change zoning that will reduce the health and sustainability of the HF neighborhood? My neighbors would prefer that West End buildings continue to degrade, rather than to have new, denser undergraduate housing built there. That is why our 'West End' plan, upon which we spent a great deal of money, volunteer and staff time, never was enacted. In similar fashion, I believe that many non-student residents of other neighborhoods would opt to have *no* development, if the only development we get is undergraduate high-rises. If that happens, residents will ask why we have paid hundreds of thousands of dollars for yet another zoning effort that they would rather not enact.

Today urban planners have developed a repertoire of smart-growth tools that can be codified into local ordinances. Likewise, there are zoning and urban design tools to calm vehicular traffic. Are there any such tools for ameliorating or preventing unwanted student behaviors, that we could require a new high-rise to use? Or that the Borough could use to shape the town, using public funds? What are other college towns doing to address the problems peculiar to college towns?

Problematic student behaviors do not hurt just the permanent residents. Student health (both mental and physical) suffers when students get raped, fall out of buildings, get into drunken fights, or just get such high blood alcohol levels that they need to have dialysis as well as get their stomachs pumped. There are known design methods for creating safer urban environments. Which ones are suitable for protecting the health and safety of students? If not, what other tools are out there?

In the current document, I see two topics that address needs particular to college towns. They are:

- Alternative uses for fraternity houses
- Building standards for fences and walls

One could argue to include a third topic:

- Regulation of private homes being used as small hotels

I have a few rough ideas for zoning to serve the concerns of a college town:

1. For long-term urban health that we might enact through zoning: require an undergraduate high-rise to be built in a manner such that it could easily be converted to serve another population. Current developers seem not to believe that the downtown housing market ever will fill the need for undergraduate housing. Is there any way to measure unmet need? How big is the unmet need? When we meet that need and undergraduate-high-rise vacancy rates start increasing, what else can a landlord do with the building? I understand that it is cheapest to build a high-rise with immovable internal walls. So to date we have gotten housing stock that cannot easily be repurposed to house young professionals, empty-nesters, those who need affordable housing, seniors and the disabled.... If we require developers to invest in flexibility that they currently believe they don't need, the town will be better equipped to adapt to market change.
2. Regarding affordable housing: existing incentives – that developers get extra height in return for dedicated affordable housing units or in-lieu payments: By current definitions, these affordable housing spots can be filled with undergraduate students whose parents are not supporting them. It is commendable to help such people achieve a college education. However, is there any benefit to the municipality to provide affordable housing to the undergraduate student population? Such students likely do not pay earned-income tax. Many of them likely engage in the behaviors that require a notably safe municipality to spend a huge proportion of its revenue on police services. Could we adjust requirements for affordable housing to better-serve the populations we want to live in the borough? For example:
 - Target a mid-range of affordable housing need, excluding undergraduates who earn little or no income
 - Require affordable-housing units to be built to suit the demand for non-undergraduate student housing, most notably 2-bedroom units
 - Require affordable-housing units to be separated from undergraduate units, so that such residents are sheltered from aspects of the undergraduate lifestyle that they find noxious or unpleasant.
 - Could we, should we, tweak the schedule of incentives and in-lieu fees to alter the ratio of undergraduate to non-student apartments in new high-rises? How far can we push it? Do the consultants understand the economics of undergraduate housing enough to tell us how far we can push it?
3. Should we offer incentives for developers to provide the sort of apartments that would appeal to young professionals and entrepreneurs? For example, what about a floor of studio apartments with small square footage but extra-high ceilings, designed to be 'loft' apartments?
4. Regarding civic lighting: In most cities, street lights mean extra safety. In State College, generally considered a safe place to live (if you are not a drunk college student), some residents don't want

streetlights. They feel that lights encourage (drunk) college students to congregate and loiter. We should not necessarily follow common urban planning practice regarding placement of street lights, but rather should carefully think things through. Perhaps it is worthwhile to test street light options, by way of a 'traffic study' about how street lights affect students' travel patterns and behavior.

5. Regarding balconies and window openings: perhaps we should require design standards that minimize the likelihood a college student could fall from a balcony or window, or their ability to throw items out of windows. Perhaps the standard would include a maximum number of inches that a window can open, or strengthened glass that can better withstand the weight of someone falling into the window. If this seems a little extreme, please study the case of Paige Roque. What standard for windows might have saved her from falling out of a 5th-floor window?

6. Regarding design of building exteriors and public spaces: Could we analyze where fights, illegal urination or defecation, etc., tend to occur, and design public spaces that discourage such behavior? I am thinking of a recent design for a building extension to a church: the design called for a below-ground-level outdoor café space. I felt the space as designed would allow people to engage in unwanted behaviors if they were out of sight at the street level. Also, is there a way we could provide public bathrooms that are safe even on Saturday night after a big football game? If people had a proper place to urinate, perhaps the amount of public urination would decrease.

These are a few rough thoughts. They need professional analysis for legality, likely effectiveness, likelihood to be supported or opposed by students; and public vetting. The public vetting should include input from college students in a manner that makes them feel respected. Perhaps we could provide things they want, needs they perceive – ones that we don't yet know about.

I look forward to hearing what the consultants can offer – ideas, or zoning examples from other college towns – that address the needs peculiar to college towns.

FRATERNITY FOCUS GROUP FEEDBACK

OVERALL

1. Preserve historic properties
 2. Protect neighborhoods—residential feeling; diversity
 3. Financial viability to property owners
 4. No student rentals if no oversight (IFC, Nationals, etc.)
- Expand the groups that could move into a fraternity house (social clubs recognized by PSU, business fraternities, etc.)
 - Allow for flexibility of new uses; while allowing that house to be able to be converted back into a fraternity (if they have historically been run as a fraternity)
 - Not expanding the overall 'fraternity' district—don't want to allow any other buildings to be converted to fraternity uses within R-1, 2, or 3 districts

1. How should the Borough accurately distinguish between a Fraternity and a Rooming House, Boarding House, or other multi-tenant/occupant use?
 - a. As we interpret the question, it is addressing how to accurately distinguish between a Fraternity *house* from a rooming or boarding house, or other multi-tenant use.
 - b. A fraternity house itself would be distinguished by significant common area space shared by the tenants for communal purposes and a common kitchen facility. It also would be permitted to have more than 3-5 unrelated tenants and may have the capacity to function on one single rental permit rather than individual permits for each tenant.
 - c. As to distinguishing between a fraternal organization versus a multi-tenant rooming house, boarding house, etc., a fraternal organization is a group of students who come together for a common purpose and have a recognized status from a national organization and or University recognition, as well as a clearly established internal system of governance.
2. Most buildings currently housing fraternities were built specifically as a fraternity use. The current ordinance has a list of uses for conversion. The original list of possible conversions was approved in 1974 and multi-family was included. Multi-family was removed as a use for possible conversions in 2000. Today there are 41 buildings wherein reside Penn State University-recognized fraternities. What are the appropriate uses for possible conversions of buildings currently housing fraternities should the fraternity system face significant changes resulting in fraternities losing recognition?
 - a. We considered the current list based on practicality as well as impact on the neighborhoods, and here are our preliminary conclusions:
 - b. The following uses make good sense to us:
 - Use as a fraternity house by another fraternal organization chapter (male or female, i.e. fraternity or sorority, or co-ed)
 - Use as a chapterhouse by another entity, not just a social fraternity (i.e. honors organizations or clubs) – however, we need a clear definition of clubs
 - Conversion to condominiums – with appropriate restrictions
 - Educational facility – although if part of the University would remove the facility from the tax rolls
 - Entrepreneurial groups
 - Day care center
 - Private/Charter School
 - Co-ops
 - Community arts groups
 - c. The following appear to us to be impractical:
 - Elderly housing
 - Hospital or clinic
 - We feel these uses would not necessarily be practical or enhance the character of the neighborhood – and would bring unwanted increased traffic
3. For most of the low-density residential zoning districts, fraternities are no longer a permitted use. Borough Council has consistently approved policies that limit the creation/conversion of properties to a fraternity use. Therefore, nearly all of the existing properties are non-conforming. This non-conforming status leads to significant issues when a fraternity loses recognition. Are there better ways to limit the conversion of properties to fraternity use, but allow flexibility of current fraternities to operate in their current properties?

4. Most of the current fraternity uses are clustered in Northern Highlands. Is there value in the creation of a specific Fraternity District, or overlay to address fraternity uses?
 - a. We find these two questions to be interlocked; before proceeding further we need clarification as to the differences in outcome between creating a specific Fraternity Zoning District versus an overlay. The question has been presented to Ed LeClear for our edification.

5. What about sororities? Currently they are included in the Fraternity use definition but are housed on Penn State's campus. Should the borough encourage former fraternity properties off-campus to convert to a sorority use?
 - a. Nearly all so-called sororities are actually chartered as fraternal organizations, so there is no legal difference between a national fraternity and a national sorority. The Borough legally cannot discriminate against these entities on the basis of gender, so technically there is already no barrier on the part of State College Borough to bar an existing recognized sorority at Penn State from moving into a vacated fraternity house. As to encouraging them to convert, the barriers to a sorority moving into the Borough as an entity have more to do with the rule on the part of PSU that if they ever choose to give up their suites in the dorms, the sororities are not allowed to return. An additional barrier is the total lack of institutional knowledge on the part of sorority chapters at PSU as to how to operate such a facility. While some PSU fraternities do better than others in managing their physical plants inside the Borough, all of them do have institutional knowledge as to how to do so. At other campuses, sororities are successful in operating their own facilities and it is possible for it to work, but that knowledge and experience does not presently exist on the part of the current sorority chapters at PSU. The consensus is that there should be no barriers to sorority chapters moving into a neighborhood facility which is zoned for same; there will be a learning curve for them to learn how to manage such facilities.

6. Years ago, Borough Council created a provision in the zoning ordinance to allow properties with former fraternity uses to become a temporary rooming house for up to two years. The ordinance was intended to reduce disincentives to property owners for managing negligent behavior of tenants. Is this ordinance working as intended? Are there other options that should be approached, or ways to approve this temporary use concept in a new ordinance?
 - a. There have been successes and there have been problems. The original intent of the ordinance as proposed was to provide an opportunity for a fraternity chapter alumni organization to maintain some income and therefore maintain financial stability as they moved through the process of closing their undergraduate chapter for cause, and the rebuilding a new chapter. Many of us have been through this process, some more than once. Most organizations find it prudent to only begin to rebuild once the last remnants of their prior chapter has left PSU, which is generally 4 years. We recommend maintaining the yearly re-approval process but to increase the upper limit of duration of temporary boarding

house status to four years, not two. This will increase the potential for effectiveness of the original intent of the ordinance. The benefits to the Borough in reduced police calls, reduced friction with neighbors, and improved relations are worth the extension. Several fraternities have taken advantage of the process and can be considered real success stories.

- b. At the same time, there have been problems with some of those houses which have been allowed temporary use. This is an argument for tighter controls over the facilities while they are in temporary boarding house use status. We suggest consideration of the following;
- Stronger penalties for violating occupancy limits
 - Reducing their occupancy limits during their temporary boarding house status
 - Greater liability for the person identified as facilities manager, the presence of that person already being required in the existing ordinance
 - Any additional restrictions to provide additional protection to the residents of the Borough, so long as these restrictions comport with the function of zoning ordinances
 - No member of a fraternity which is de-recognized should be permitted to move back into that chapter's facility
 - There have been problems with enforcement of existing ordinances; this needs to be revisited and enforcement procedures tightened up to be more effective.

SUGGESTIONS FOR FRATERNITY BUILDING REUSE | From Highlands Residents

- My idea has always been to turn the classic old ones into high end condos (4-5 per building) to sell for \$400-700K each which should start at the periphery of the frat zone. Obviously the ones in the middle of fratville are not candidates.
- Special interest residences also come to mind: tech, language, arts.
- On the idea of repurposing fraternity houses, I'm wondering about coops, community housing for intergenerational residents or for seniors—something that could be more affordable than an individual apartment and more engaged in terms of community. In Boulder, CO where I have lived, the town helps cooperative houses get set up. Our church owns one that I lived in (and was on the staff). It has 35 residents with mostly single rooms, shared bathrooms, living rooms, and kitchen. Seems to me it's a sustainable way to live.
- I think diverting these structures to medical offices, law offices, business offices, perhaps even some forms of retail, and the like would be a vast improvement. If zoning could facilitate this, I'm all for it.
- Besides the intergenerational, cooperative housing, I think that cooperative housing for independent (able) 50+ individuals in the Highlands is sorely needed for those who wish to live sustainably (minimal driving). Having grown up in the Highlands and being a senior (65), it saddens me that almost all the senior living options are on the edge of or outside the Borough, requiring use of car and lacking opportunities for "neighborhood" living. I read one suggestion on this listserv to convert frat buildings to high-end condos, which will over gentrify and does not add diversity or inclusivity to our area.



Foxd
Villa

A Quaker-Directed Continuing Care Retirement Community



Foxdale
Village

A Quaker-Directed Continuing Care Retirement Community

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October 20, 2017

Dear State College Borough Officials,

We understand that you have invited comments regarding upcoming zoning considerations in the Borough. Foxdale Village would like to provide the following comments regarding the proposed zoning update. Currently Foxdale owns and operates approximately 23 acres within the State College Borough. These properties are currently zoned Residence 2, Residence 3B, and Light Industrial. Based on information provided at the last zoning meeting the Light Industrial district is one of the districts that is under review. Foxdale would like to request that the two parcels, 36-21-61 & 36-21-60A, within this district, be rezoned similar to the rest of the Foxdale Village. Foxdale is currently working to add facilities to these lots to better serve the overall village and would like to request that the Borough also consider the following: continue to allow multiple buildings with different uses on one lot and shared parking within adjacent lots owned by the same entity. Allowing these practices would allow Foxdale to continue to provide top notch facilities to its residents and the community.

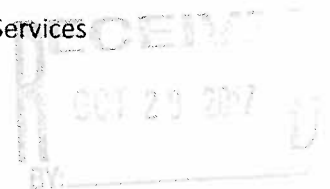
We also are generally asking that any future zoning changes consider flexibility in multiple combined uses for our existing retirement village as not to restrict potential future modifications and upgrades appropriate for retirement communities like ours.

Foxdale Village staff and residents thank you for considering these comments and look forward to a continued cooperative relationship between our organization and the Borough. If you have any questions or concerns regarding any of the above information please feel free to contact Adam Day, Foxdale's Director of Environmental Services, at 814-272-2143.

Sincerely,

Richard D. Lysle
Executive Director
Foxdale Village

Adam Day
Director of Environmental Services
Foxdale Village



American College Towns, categorized by student enrollment proportion of the general population

Zoe Boniface, Draft of December 2015

State College Borough wants new housing for non-students in and near our downtown. Borough staff expect that a greater downtown resident population of non-undergraduates will both increase Borough revenues and strengthen the economic and social health of our downtown. However, private developers obtain the highest and least-risk return on investment from rental properties for undergraduate housing. Thus, that is what they invariably choose to build in the downtown. The Borough faces a peculiar circumstance wherein the private market builds housing only for a cohort of people who earn little or no income. Public/private partnerships may be able to 'correct' market conditions to produce the kind of housing we seek.

It is likely that other college towns share our peculiar housing concerns. Some might have used public/private partnerships to create housing that the private market on its own will not build. Assuming that the towns most likely to share our problem will be those whose population has a high proportion of students, I have constructed a table to identify and characterize towns that most merit further research.

College towns used for comparison with State College

A unified list of 159 possible peer college towns is compiled from existing lists as follows:

- Schools with the largest campus enrollment in the 2013-2014 school year [Wikipedia]
- The National Citizen Survey list of small municipalities (those populations between 25,000 and 99,999) which contain a college or university [used by Meagan Tuttle]
- College towns with comparable municipal General Fund expenditures per capita [used by Borough administration and CATA]
- Land Grant Universities, which often are large public schools located away from major urban areas. Some states have more

- than one Land Grant school; in most cases [18 of 22 states] the second school is historically black. [Wikipedia]
- The Big Ten, an athletic league of 14 large public universities [used by Penn State University as a benchmark for concerns such as library size, range of available majors, research grants received, etc.]
 - Blake Gumprecht's list of college towns, particularly those he classified "Flagship" or "Land Grant". Gumprecht wrote the definitive study The American College Town (1st ed. 2008 and 2nd ed. 2010). He identified 305 college towns "where four-year college enrollment in 2000 was at least 1,000 and enrollment was at least 20 percent of population [and] that also met additional requirements", i.e. a sufficient number of characteristics common to college towns. Ninety of his 305 towns are included in this list. The towns not included likely are small municipalities containing small schools.
 - Other schools with large student enrollments, selected from Barron's Profiles of American Colleges (32nd edition) [personal choice]

Data Sources

- Enrollment: Barron's Profiles (32nd edition) provided undergraduate and total student enrollments per school (part-time students are included as undergraduates).
- Population: The U.S. Census has calculated population estimates for 2013 (based on hard data from the 2010 Census). Given that Census data is collected during the school year, I have assumed that students are counted where they attend school, rather than the locales that they might consider to be 'home'.

Population measures

College towns differ greatly in their geographic environments, so several measures for population are provided:

- Municipal
- Micropolitan Statistical Area (MiSA): “an urban area with a population of at least 10,000 but less than 50,000”
- Metropolitan Statistical Area (MSA): “a geographical region with a relatively high population density at its core and close economic ties throughout the area”
- Combined Statistical Area (CSA): ‘ a combination of adjacent Metropolitan and/or Micropolitan Statistical areas... that can demonstrate economic or social linkage’. One measure of linkage is commuting patterns.

MSAs and MiSAs are mutually exclusive categories: a municipality cannot be part of both a MSA and a MiSA. MSAs or MiSAs each may or may not be part of a CSA. The US Census currently designates: 536 MiSAs; 381 MSAs; and 169 CSAs. All 3 statistical areas are ranked in order from largest to smallest.

State College is an unusually fractionated college town, having 6 local municipalities. Therefore I use 2 population measures: the Borough alone, and the 6 municipalities included in the Council of Governments (COG).

Ratios

Enrollment and population data are combined into 5 ratios that measure the proportion of student enrollment within the general population:

- Undergraduate enrollment / municipal population
- Total student enrollment / municipal population
- Total student enrollment / MiSA population
- Total student enrollment / MSA population
- Total student enrollment / CSA population

Following Gumprecht’s criterion, I classified a municipal population ratio of 0.2 or greater as large enough to create the character of a college town. I arbitrarily selected A MiSA, MSA or CSA ratio greater than 0.1 as possibly large enough for student population to affect the

character of the region. There is a maximum of 4 ratios per municipality.

Ratio Patterns

The table groups municipalities that share similar patterns of ratios. I offer my best guess for the meaning of a ratio pattern. The numbers in brackets denote: the number of towns in the pattern category, and the subset that Gumprecht considers to be college towns.

- A. 4 'large' ratios, where the municipality is in a MSA [11; 8]
The school is large and highly influences the municipality. The municipal population dominates both the MSA and the CSA, which are relatively small. These schools are most likely to share State College's peculiar housing issues.
[example: Bloomington, IN]

- B. 4 'large' ratios, where the municipality is in a MiSA [3;3]
The school is large. It greatly shapes the character of the region, which is not sufficiently populous to qualify as a MSA. The MiSA is a major portion of a relatively small CSA.
[example: Moscow, ID]

- C. 3 'large' ratios, where the municipality is in a MSA and a CSA, but the CSA ratio is small [16;15]
The school is large, in a region populous enough to be a MSA, but the MSA population is a small fraction of the encompassing CSA's population (which is larger than in Groups A and B). This may be a college town on the outskirts of a larger municipality.
[example: Athens, GA; its CSA is dominated by Atlanta, GA]

- D. 3 'large' ratios, where the municipality is in an MSA that is not part of a CSA [11;11]
The school is large enough to shape the character of the MSA, but the MSA is not part of a larger population center. Thus, these schools might be more influential within the region than those in Group C.

[example: Charlottesville, VA]

- E. 3 'large' ratios, where the municipality is in a MiSA and CSA, but the CSA ratio is small. [6;5]
The school is large enough to influence the MiSA, but the MiSA is a minor portion of the CSA. The municipality may be an exurb of a larger city.
[example: Statesboro, GA; its CSA is dominated by Savannah, GA]
- F. 3 'large' ratios, where the municipality is in a MiSA that is not part of a CSA [13;13]
The municipality is small and isolated from major population centers. A large school can exert an especially great influence on the MiSA.
[example: Athens, OH]
- G. 2 'large' ratios, where the municipality is in a MSA and a CSA [30;23]
A large school can greatly influence its immediate area, but is a minor player in the region. Student housing might dominate areas near the school, but it probably has little or no effect on the region's real estate market.
[example: College Park, MD; its CSA includes both Washington, DC and Baltimore, MD]
- H. 2 'large' ratios, where the municipality is in a MSA that is not part of a CSA [14;12]
A large school might have a greater influence on the region than in Group G, because the region is isolated from other centers of population. Nevertheless, the influence might not be big enough to shape real estate uses beyond the municipality.
[example: Binghamton, NY]
- I. 2 'large' ratios, where the municipality is in a MiSA [1;0]
There is only one example of this group: Ettrick, VA. It is a small municipality within the Richmond, VA MSA. There is

no CSA. The town hosts a historically black Land Grant school.

- J. 1 'large' ratio: the proportion of total enrollment within the municipality. [16;10]
If the proportion of undergraduate enrollment in the municipality is less than 0.2, it might be too small to shape real estate uses beyond the immediate vicinity of the school. All these municipalities are in MSAs, some of which are in CSAs.
[examples: Fairbanks, AK is in a CSA; Missoula, MT is not]
- K. small municipalities (population less than 150,000) with no 'large' ratios [28;5]
While we might think of these places as 'college towns', Gumprecht feels only a few of them have enough of the characteristics to merit classification as a college town.
[examples: Gumprecht counts Las Cruces, NM, but not Waco, TX]
- L. large municipalities (population of 150,000 or greater) with no 'large' ratios. [25;1]
These cities probably are not relevant in the search for public/private partnerships for housing.
[example: Columbus, OH]
- M. municipality not part of either a MSA or a MiSA. [1;1]
One municipality is so rural it is not in a MiSA: Morehead, KY. I have offered a second ratio that treats the county as if it is a MiSA. It represents many small U.S. college towns that contain small schools. This type of municipality probably is not relevant in the search for public/private partnerships for housing.
- N. Incomplete data [1;1]
I could not determine the statistical area for Kingston, RI. This small municipality hosts Rhode Island's Land Grant university.

The municipalities highlighted in yellow are those that Borough Manager Tom Fontaine once mentioned as possibly worth investigation. Most of the above categories contain at least one of Fontaine's towns. These municipalities offer one or another useful comparison to State College, but may or may not be good candidates in the search for public/private partnerships.

I believe that the municipalities listed highest on the table are the most likely to share our peculiar development issues, so these are the ones I would contact first when seeking examples of public/private partnerships for non-undergraduate housing.

Other Possible Selection Criteria

A few additional issues might contribute to a real estate market that favors building apartments for undergraduate students:

Regional Population Growth (or lack thereof)

One could argue that either regional population growth or its decrease could confer a preference for building apartment buildings for undergraduates. The table includes the MSA or MiSA estimated change in population between 2010 and 2013. Red numbers indicate a decrease in population. Gray and orange numbers denote small municipalities amid much larger regions, cases where the statistic may have no useful meaning.

Growth of Student Enrollment

A large or steady growth of student enrollment should increase the demand for undergraduate apartment buildings. I have not collected these data.

Relationship between campus and downtown

When a campus is adjacent to the municipality's historic downtown, the undergraduate population should have a greater influence on the character and the real estate market of the downtown than in towns where the downtown and the commercial areas around the campus are separate. I have not collected these data.

Category	State	City	UG/muni	Tot/muni	Tot/MSA	Tot/MSA	Tot/CSA	MSA/MSA pop. Change 2010-2014	muni	MSA rank	MSA	MSA rank	MSA	CSA rank	CSA	Wikipedia - college towns	Town Gown Association	Gumprecht's 305	Nat. Citizen Survey	Largest Grant Universities	Largest campus enrollment 2013-14	Muni. GF Exp. per capita	Big Ten	Barrens - other large schools
A 4 large % - MSA	PA	State College COG	0.43	0.50	0.29		0.20	3.09%	3.00	257	158742			124	236577	1	F	1		1	1			
		State College Borough	0.94	1.10						42100.00														
	AL	Dothan	0.23	0.44	0.20		0.12	1.69%	68001	280	148095			120	248513			1						
	IL	Bloomington	0.36	0.42	0.27		0.1	2.26%	78902	225	190345			126	229253			1						
		Bloomington + Normal IL	0.28	0.32	0.23		0.19																	
	IN	Bloomington	0.41	0.56	0.28		0.22	2.98%	82575	251	164308			133	208933	1	F			1		1		
		West Lafayette	0.93	1.26	0.18		0.16	4.91%	30875	206	211697			123	241943	1	LG		1			1		
	KS	Manhattan	0.34	0.44	0.25		0.18	5.79%	56143	356	98091			149	135883	1	LG		1					
	MN	Mankato	0.30	0.38	0.16		0.12	1.80%	40641	354	98478			153	123892	1	R	1						
	MO	Columbia	0.23	0.30	0.20		0.16	6.19%	115276	235	172717			128	221374	1	F		1					
NY	Ithaca	0.47	0.72	0.21		0.14	3.08%	30515	345	104691			146	152593	1	pvt		1						
WV	Morgantown	0.71	0.95	0.21		0.15	5.81%	30666	293	137251			138	193001	1	F		1						
B 4 large % - MISA	ID	Moscow	0.35	0.48		0.31	0.14	3.13%	24534			333	38411	163	84648	1	F		1					
	MI	Mount Pleasant	0.79	1.09		0.4	0.25	0.43%	26185			97	70616	158	112404	1	R						*	
	WA	Pullman	0.68	0.88		0.59	0.33	4.58%	31395			235	46827	163	84648	1	LG		1					
		Moscow ID + Pullman WA					0.50716																	
C 3 large % - MSA	AL	Auburn	0.34	0.44	0.17		0.05	9.99%	58582	264	154255			89	501649	1	LG	1	1		1			
	CO	Boulder	0.24	0.29	0.1		0.01	6.37%	103166	160	313333			16	3277309	1	F	1						
	FL	Gainesville	0.75	1.01	0.1		0.09	3.44%	48,554	110	470485			83	536221	1	F		1	1				
	GA	Athens	0.22	0.29	0.18		0.01	3.36%	119980	219	199016			11	6162195	1	F		1					
	IL	Normal	0.32	0.38	0.11		0.09	2.26%	54664	225	190345			126	229253	1								*
	IN	Muncie	0.23	0.3	0.18		0.01	-0.51%	70316	326	117074			26	2336237	1	rel							*
	IA	Ames	0.35	0.44	0.29		0.04	5.06%	61792	364	94073			63	755200	1	LG	1	1		1			
		Iowa City	0.29	0.44	0.19		0.07	7.71%	71591	250	164357			95	423591	1	F	1					1	
	KS	Lawrence	0.2	0.3	0.23		0.01	5.20%	90811	327	116585			23	2393623	1	F	1			1			*
	KY	Bowling Green	0.28	0.33	0.12		0.09	4.50%	61448	248	165732			132	216546	1	R	1						
	LA	Hammond	0.57	0.74	0.12		0.01	4.92%	20337	309	127049			37	1467880	1	R							*
	MI	Ann Arbor	0.23	0.37	0.12		0.01	3.50%	117025	147	356874			12	5314163	1	F						1	
		Ann Arbor + Ypsilanti	0.31	0.48	0.18		0.01																	
		East Lansing	0.75	1.01	0.1		0.09	1.38%	48,554	110	470485			83	536221	1	LG	1	1	1	1	1	1	
	NC	Greenville	0.22	0.3	0.15		0.02	4.29%	89130	234	175354			39	1395624	1	R							*
	OR	Corvallis	0.39	0.52	0.33		0.01	0.86%	55298	367	86316			17	3022178	1	LG	1	1		1			
VA	Harrisonburg	0.34	0.39	0.15		0.08	4.33%	51395	302	130649			119	248661	1	R	1							
D 3 large % - MISA	GA	Statesboro	0.56	0.69		0.28	0.04	2.66%	29937			92	72087	86	518020	1	R							*
	KY	Murray	0.45	0.61		0.29		2.93%	335			335	38282	0		1	R							*
		Richmond	0.37	0.49		0.15	0.02	4.20%	32550			24	104166	68	708677	1	R							*
	LA	Natchitoches	0.5	0.67		0.31		-1.01%	18275			320	39166	0		1	R							*
	MI	Big Rapids	1.02	1.39		0.34		0.91%	10517			276	43186	38	1407323	1	R							*
	MS	Oxford	0.81	0.96		0.38		11.78%	20865			189	52930	0		1	F							*
		Starkville	0.63	0.82		0.41		3.66%	24775			215	49414	0		1	LG		1		1			*
	MO	Warrensburg	0.45	0.6		0.22	0	3.36%	19927			177	54326	23	2393623	1	R							*
	MT	Bozeman	0.265	0.34		0.139		8.71%	39860			33	97308	0		1	LG		1		1			*
	NC	Boone	0.83	0.97		0.33		2.90%	39860			194	52560	0		1	R							*
	OH	Athens	0.81	0.96		0.45		-0.07%	20865			122	64713	0		1	F							*
		Marion	1.15	1.56		0.87	0.02	-1.17%	36772			116	65720	25	2370839									*
	OK	Stillwater	0.4	0.54		0.32		3.77%	47186			65	80264			1	LG		1					*
	SC	Orangeburg	0.27	0.31		0.05	0	-2.61%	13910			46	90090	58	922242	1	B		1					*
	SD	Brookings	0.47	0.55		0.38	0	4.22%	22943			396	33314	0		1	LG		1					*
		Vermillion	0.53	0.96		0.73	0.06	0.49%	10692			532	13932	141	182649	1	F							*
	TN	Cookeville	0.24	0.33		0.1		1.62%				18	107761	0		1	R							*
	TX	Huntsville	0.34	0.44		0.21		1.90%	39795			59	84013	9	6508323	1	R							*
	Nagocdoches	0.3	0.38		0.2		1.20%	33868			118	65301	0		1	R							*	
WI	Whitewater	0.7	0.81		0.12	0.01	1.27%	14732			26	103527	29	2040498	1	R							*	
WY	Laramie	0.28	0.4		0.34		4.17%	31814			343	37811	0		1	F		1					*	
E 3 large % - MSA, no CSA	AL	Tuscaloosa	0.28	0.33	0.13			3.30%	95334	190	237761			0		1	F							
	AZ	Flagstaff	0.31	0.4	0.2			2.43%	68667	292	137682			0		1	R	1			1		*	
	IL	Carbondale	0.48	0.68	0.14			0.09%	26363	311	126685			0		1	R				1			*
		Champaign	0.26	0.36	0.19			2.31%	125176	191	237252			0		1	F		1		1	1		
	MS	Hattiesburg	0.26	0.35	0.11			4.07%	47556	277	148656			0		1	R							*
	MT	Missoula	0.15	0.21	0.13			3.10%	69122	336	112684			0		1	F							*
	ND	Grand Forks	0.2	0.27	0.15			3.43%	54932	348	101842			0		1	F							*
	TX	College Station	0.45	0.62	0.41			6.23%	100,050	189	242905			0		1	LG		1	1				*
	UT	Logan	0.39	0.57	0.21			4.72%	300	300	131364					1	LG		1					*
	VA	Blacksburg	0.68	0.87	0.21			1.89%	43609	228	181605			0		1	LG		1		1			*
	VA	Charlottesville	0.36	0.54	0.1			3.78%	44349	196	226968			0		1	F	1			1			*
	F 2 large % - MSA	CA	Berkeley	0.22	0.31	0.01		0	5.97%		11	4594060			5	8469854	1				1			

	IA	Cedar Falls	0.24	0.29	0.07		1.30%	40566	240	169993	0		1	R	1			
	ME	Orono	0.93	1.2	0.07		-0.33%	9377	266	153414	0		1	F		1		
	MD	Princess Anne	0.97	1.16	0.01		4.31%	3261	135	389922	0		1	B		1		
	NY	Binghamton	0.29	0.36	0.07		-1.79%	46444	188	247219	0		1	F				
	OR	Eugene	0.15	0.2	0.01	0.01	1.88%	159190	146	358337	0		1					
	TX	San Marcos	0.46	0.6	0.02		13.23%	54076	35	1943299	0		1	R		1		*
	VT	Burlington	0.24	0.3	0.06		2.32%	42284	202	216167	0		1	F		1		
	VA	Williamsburg	0.41	0.48	0.00	0.00	2.37%	15206	37	1716624	32	1810266	1	F				
I		one % over .2																
	AK	Fairbanks	0.15	0.27	0.09	0.02	1.82%	68667	292	137682	0		1	LG		1		
	FL	Fort Myers	0.17	0.21	0.02	0.01	9.82%		80	679513	54	1000757						*
		Orlando	0.17	0.23	0.03	0.02	8.76%	262,372	26	2,321,418	18	2975658	1				1	
		Pensacola	0.17	0.24	0.03		5.59%	52703	109	474081	0							*
		Tallahassee	0.17	0.22	0.11	0.1	2.27%	186411	140	375751	99	400614	1	Mix		1		*
	GA	Valdosta	0.17	0.22	0.09		2.67%	56481	286	143317	0		1	R				*
	ID	Pocatello	0.17	0.26	0.17	0	0.61%	54350	372	83347	0		1	R		1		
	IL	Evanston	0.11	0.28	0	0	0.99%	75570	3	9554598	3	9912730	1					1
	MT	Missoula	0.15	0.21	0.13		3.10%	69122	336	112684	0		1	F				
	OK	Edmond	0.15	0.2	0.01	0.01	6.69%	87004	42	1336767	40	1390835	1	R				*
		Norman	0.17	0.23	0.02	0.02	6.69%	118197	42	1336767	40	1390835	1	F				*
	SC	Columbia	0.17	0.23	0.04	0.03	4.26%	133358	72	800495	58	922242	1					*
	TN	Murfreesboro	0.18	0.22	0.01	0.01	7.29%	117044	36	1792649	31	1876933	1	R				*
	WI	La Crosse	0.18	0.2	0.08		2.31%	51522	294	136749	0		1	R				*
	WV	Huntington	0.18	0.27	0.04	0.02	-0.43%	51522	294	136749	0			R				*
	WY	Casper	0.17	0.21	0.16		8.18%	59628	376	81624	0					1		
		no statistical area																
	KY	Morehead - no MISA	1.1	1.64				6917					1	R				*
		Morehead - Rowan Co. as MISA			0.51													
		incomplete data																
	RI	Kingston	1.97	2.47				6709					1	F		1		
J		other small cities																
	AR	Jonesboro	0.12	0.18	0.1	0.08	4.74%	71551	310	126764	142	168730	1					*
		Pine Bluff	0.06	0.07	0.03	0	-5.53%	46094	363	94716	59	898683				1		
	CO	Fort Collins	0.14	0.18	0.08		8.17%	152061	152	324122	0		1	R		1		
		Greeley	0.1	0.13	0.05	0	9.83%	152061	152	324122	0		1			1		
	DE	Dover		0.18	0.036	0	5.96%	37366	237	171987	8	7146706	1		1	1		
	ID	Twin Falls	0.15	0.15		0.0065	0.03	4.14%	45980		25	103732	125	232740		1	*	
	IN	South Bend	0.04	0.05	0.03	0.02	0.00%	100886	154	319226	66	721543	1					*
		Terre Haute	0.13	0.17	0.06		-0.55%	61025	238	171480	0		1	R				*
	IA	Cedar Falls	0.08	0.12	0.04	0.02	2.30%	40566	240	169993	0		1	R		1		*
	KY	Frankfort	0.06	0.07		0.03	0	1.50%	27453		94	71768	68	708677			1	
	MD	Annapolis	0.13	0.13	0.002	0	2.78%	38722	20	2785874	4	9912730	1		1			
	MA	Cambridge	0.04	0.1	0	0	3.95%	107289	10	4732161	6	8041303	1			1		
	MN	Duluth	0.143	0.17	0.052		0.16%	86,128	164	280218	0		1		1	*		
	MS	Alcorn	0.07	0.1		0.1	0.87%	37189			350	37380	0				1	
	NM	Las Cruces	0.11	0.16	0.07	0.02	2.12%	101324	204	213676	52	1044496	1	LG		1	1	
	NC	Wilmington	0.04	0.05	0.05		6.93%	279639	174	272548	33	1619313	1					*
	ND	Fargo	0.1	0.13	0.06	0.06	9.35%	113658	195	228291	121	246386	1			1		*
	OH	Westerville	0.06	0.08	0	0	4.87%	37530	32	1994536	25	2370839			1			
		Youngstown	0.15	0.19	0.02	0.02	-2.21%	65184	98	553263	74	661399						*
	TN	Bristol	0.07	0.09	0.01	0	-0.47%	26626	161	308079	88	509249			1			
		Clarksville	0.06	0.07	0.04		6.80%	142357	168	278353	0							*
		Johnson City	0.145	0.192	0.062	0.025	1.20%	65123	217	201091	88	509249			1			*
	TX	Galveston	0.03	0.03	0	0	9.62%	48733	5	6490180	9	6508323			1			
		Waco	0.11	0.13	0.06		3.03%	129030	180	260430	0		1					
	VA	Fredericksburg	0.16	0.18	0	0	7.05%	28132	7	6033737	4	9443180	1	LG				
		Lynchburg	0.124	0.134	0.04	0	2.06%	78014	184	257835	0		1		1			
	WA	Bellingham	0.16	0.18	0.01	0	5.49%	82631	24	2348247	17	3022178	1					*
	WI	Eau Claire	0.14	0.16	0.06	0.05	2.40%	67545	249	165024	134	208692	1		1			
K		big cities (over 150,000 muni. pop.)																
	AL	Huntsville	0.02	0.03	0.01	0.01	5.63%	118	118	441086	70	683871				1		
	FL	Jacksonville	0.01	0.02	0.01	0.01	5.46%	842583	40	1419127	34	1518677						*
		Miami	0.07	0.11	0.01	0.01	6.56%	417650	8	5929819	10	6447610					1	
	HI	Honolulu	0.04	0.06	0.02		4.05%	337256	54	991788	0					1		
	KS	Wichita	0.03	0.04	0.02	0.02	1.61%	386552	84	641076	72	673598						*
	KY	Lexington	0.07	0.09	0.06	0.04	4.68%	308428	107	494189	68	708677	1		1			
	LA	Baton Rouge	0.1	0.13	0		2.87%	229426	70	825478	0		1		2			
		Lafayette	0.06	0.07	0.03	0.03	3.90%	230845	108	484974	78	616113	1					*
	MN	Mpls/St. Paul	0.05	0.07	0.01	0.01	4.37%	694943	16	3495176	14	3797883						
		Minneapolis														1	1	1
		St. Paul														*	1	
	MO	Springfield	0.09	0.12	0.04	0.04	3.57%	164122	112	452297	84	533616						*
	NE	Lincoln	0.07	0.09	0.08	0.07	5.56%	268738	155	318945	105	335468			1		1	
	NC	Charlotte	0.03	0.03	0.01	0.01	7.37%	792862	22	2380314	21	2493040						*
		Greensboro	0.03	0.04	0.01	0.01	3.15%	279639	74	746593	33	1619313	1		1			*
		Raleigh	0.05	0.08	0.03	0.02	9.95%	431746	46	1242974	30	2037430			1			
	NV	Reno	0.07	0.09	0.04	0.03	4.37%	233924	116	443990	81	590428	1		1			
	NY	Buffalo	0.08	0.12	0.03	0.02	0.07%	258959	50	1136360	44	1213007			1			
	OH	Akron	0.09	0.12	0.03	0.01	0.09%	198100	78	703825	15	3501538						*
		Columbus	0.05	0.07	0.03	0.02	4.87%	822,553	32	1994536	25	2370839	1		1	1		1
	OR	Eugene	0.12	0.15	0.07		1.88%	159190	146	358337	0		1					*
	TN	Chattanooga	0.06	0.07	0.02	0.01	3.11%	173366	99	544559	55	940299						*
		Nashville	0.01	0.01	0	0	7.29%	659042	36	1792649	31	1876933	1		1			
	TX	Austin		0.04	0.05	0.02	0	13.23%	885,400	35	1943299	0		1		1		
		Lubbock	0.09	0.12	0.09	0.09	5.10%	239538	162	305644	106	316303	1					*
	VA	Richmond	0.1	0.15	0.02		4.30%	214114	44	1260029	0							*
	WI	Madison	0.12	0.18	0.07	0.05	4.68%	243344	86	633787	61	851332	1	F		1		1