

**Meeting Minutes
State College Borough Planning Commission
February 8, 2017**

The State College Borough Planning Commission (PC) met on Wednesday, February 8, 2017 in the State College Municipal Building, 243 South Allen Street, State College, PA. Chairman Roeckel called the meeting to order at 12:00 p.m.

Members Present

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

Others Present

Ed LeClear, Planning Director; Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; John Wilson, Zoning Officer; Denise Rhoads, Administrative Assistant; Barry Gordon, OGP Architects, LLP; Herman Slaybaugh, consultant for Collegiate Development Group (CDG); Brandt Stiles, CDG; John Sepp, PennTerra Engineering; Brian O'Connor and John Harding, Cube 3 Studios, and other interested parties

Approval of Minutes

A motion was made to approve the January 19, 2017 minutes as amended by Mr. Kalin and was seconded by Mr. Dutt. The vote was unanimously in favor.

Chair Report

Chairman Roeckel stated, this past Monday evening, the proposed changes to the Signature Development District was heard by Council. He noted there was no discussion at that time. Council stated they would review and discuss this item at their next meeting. Chairman Roeckel stated he spoke against allowing a Signature Development project on Beaver Avenue.

Chairman Roeckel noted, with the upcoming workload, it might be more feasible to go back to having three PC meetings per month.

Chairman Roeckel also noted, with regards to the land development plan on review for today, the proposed was for 10 percent of the bedrooms and 10 percent of the floor area. He stated "it worked out".

He next discussed the Penn State University (PSU) smoke stack. He stated it was not certain whether it would be safe for the residents of this proposed land development plan.

Public Hour

David Stone of 539 East Foster Avenue stated he supported Chairman Roeckel's position regarding this proposal. Mr. Stone asked what staffs' position was.

Mr. LeClear stated this was a matter for the solicitor to address.

Land Development Plan

312, 322, 324, 332, 338 West College Avenue and 109 and 113 South Atherton Street Preliminary Plan/Conditional Use Permit Application, Commercial Incentive District with Signature Development Project, Collegiate Development Group, Developer, Cube 3, Architect, PennTerra, Engineering

Mr. Kalin recused himself at this time.

Mr. Gordon's presentation included:

- He gave a brief overview of where the site was and discussed the overall site plan.
- The building will be 450,000 square feet with inclusionary housing onsite.
- Services will be fed off Calder Alley.
- There was a change in location of the mid-block connector.
- There will be three levels of underground parking.
- They will include a plaza out front with bench seating and entrances will be ADA accessible.

Mr. O'Connor's presentation included:

- The developers looked at the relationship to Metropolitan, The Rise and the Fraser Centre.
- What they noticed was contemporary design language emerging in window patterning, parapet conditions and clean lines/clear representation of use.
- There will be a 25-foot setback from the curb on South Atherton.
- The proposal will be 236 units with 725 beds.
- The plan included 24,000 square feet of retail on the ground floor and 20,000 square feet of office use on the second floor.
- Mr. O'Connor explained the reason for the mid-block connector change was they were trying to create a balance to the sky and protection from the elements.
- The mid-block connector allowed them to modify some of the setbacks.
- Access to parking will be along the alley which included services for loading and unloading.
- The first floor will be for office and amenity space for residents only.
- Mr. O'Connor noted there will be a series of tiered stairways.
- They are compliant with the required corner setback(s).
- They will be coordinating with the Atherton Street Corridor Project.
- He noted there was some "playfulness" with the windows to make it feel more residential.
- He discussed the green coloring on the windows and stated the coloring will coordinate to living spaces.
- He noted the materials that will be used: 1) fiber reinforced rain screen panels, 2) a wood textured panel system and 3) storefront glazing.
- Mr. O'Connor spoke briefly about the elevations of the building.
- He stated they would be bringing all the lighting down to the pedestrian level.

The Commissions' comments included:

- Mr. Eich asked what the setback on College Avenue would be. Mr. O'Connor stated it would be 25 feet as well.
- Chairman Roeckel asked what the Design and Historic Review Board's (DHRB's) comments were. Mr. O'Connor stated the DHRB wanted the retail portion developed in more depth. Their goal was to make the project model more in keeping with the

Signature Development District. Ms. Messner stated the DHRB noted the design presented met the standard of the ordinance and asked the design team continue to refine the plan. There was also interest in bicycle parking and charging stations for electric cars.

- Mr. Eich also asked what the LEED status would be. Mr. O'Connor stated they were not pursuing LEED certification. Mr. Eich stated he appreciated the parking below grade and the Inclusionary Housing (IH) units onsite. He asked about some of the businesses that would be displaced and their historic nature. Mr. Stiles noted two of the properties are historic properties and they would need a review before being demolished.
- Vice-Chairman Genger asked if the developers would consider relocation of the two historic properties. Mr. Stiles stated they committed to allowing a reasonable amount of time for demolishing those buildings. They did not commit to relocating them.

Ms. Messner noted the conditional use hearing is scheduled for Monday regarding this issue.

- Vice-Chairman Genger asked if there would be recycling opportunities in the building. Mr. O'Connor stated they will provide trash and recycling chutes going to one main area for collection.
- Vice-Chairman Genger asked if they had given any thought to traffic on Calder Way. Mr. Stiles stated there will be a scoping meeting with the borough to discuss this item.
- Vice-Chairman Genger asked if they had a marketing plan. Mr. Stiles stated they had submitted a plan to the borough.
- Vice-Chairman Genger asked about air quality and where the vents would be located. Mr. Stiles stated they are working with multiple consultants. They are also educating themselves regarding this issue.
- Vice-Chairman Genger commended the developers for a presentation in a clear and precise manner.

Mr. LeClear noted he had been approached regarding the possibility of a future cinema in the downtown.

- Chairman Roeckel asked if there would be bicycle racks along with lockers. Mr. O'Connor stated there would be areas in the plan to incorporate this request.
- Mr. Dumas asked if they had solicited student opinions. Mr. Stiles stated they had simple conversations with students regarding many concerns.
- Mr. Eich suggested utilizing the office spaces on the second floor for partnering with incubator companies and PSU. Mr. Stiles stated it was in their plans.
- Chairman Roeckel asked if there was a plan on how to turn trucks around in Calder Alley. Mr. Stiles stated the group discussed this issue last evening and believed they had a plan.

Public comments included:

- Susan Venegoni of 329 West Fairmount Avenue asked if the IH units being onsite met the definition of "scattered". Chairman Roeckel stated that would be a question for Council. Mr. LeClear stated staff would have to evaluate and review this. Ms. Venegoni was also concerned about pedestrian safety and suggested using fencing or landscaping on the opposite side of the Metropolitan.
- Mark Huncik of 505 East McCormick Avenue stated he was concerned about the project's effect on air quality due to the nearby West Campus Steam Plant and the "shadowing" of the building on the downtown (specifically College Avenue and nearby properties). Some of his points of discussion were: 1) air quality rules

between the Borough versus Pennsylvania (PA), 2) ground level pollution exposure risk, 3) prior mitigations agreed upon by PSU OPP department, 4) wind rose for State College, 5) height and proximity of the proposed building with respect to the PSU power plant stack, 5) shadow calculations during three different times of day due to sun angles.

Mr. Slaybaugh asked who made the slides for Mr. Huncik's presentation. Mr. Huncik stated he did and he had been in the air quality business for approximately 30 years.

Ms. Slaybaugh stated if the building deflects the pollutions down what would be the negative impacts to someone's health. Mr. Huncik stated Environmental Protection Agency (EPA) and PA set the standards for the public. Chairman Roeckel suggested Mr. Slaybaugh and Mr. Huncik get together outside of this meeting to discuss the issue.

Ms. Messner asked Mr. Huncik if there were other requirements by the EPA to come back and re-review the boilers/stacks. Ms. Messner stated if there are no changes to the facility that would not trigger a review. Mr. Huncik agreed.

Mr. Dumas asked if the possible solution would be higher stacks. Mr. Huncik stated there are emissions controls to take into consideration.

Mr. Eich asked if staff had a recommendation. Ms. Messner stated the group is working on meeting the ordinance requirements.

A motion was made to acknowledge the developers had chosen an option that met the ordinance requirements by Mr. Eich and seconded by Mr. Dumas. The vote was unanimously in favor.

After some discussion, the PC stated CDG met the standards and would like them to pursue LEED certification. Ms. Messner stated she would summarize all comments for Council as part of the record.

A motion was made by Mr. Eich to approve this proposal with the inclusion of all comments from the PC and seconded by Mr. Dumas. The vote was unanimously in favor.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported Council will have the conditional use hearing on Monday night. There will be a public hearing for the State College Area School Districts Corl and Radio Park Elementary Schools discussion on March 6. Staff will be presenting changes to the Homestead Investment Program (HIP) along with a suggested name change. Ms. Messner noted, last Monday, there was a hearing on the Signature Development change. There was also a presentation on visit ability and all new single-family homes would be required to have rental permits and ADA accommodations. Mr. LeClear noted the Historical Architectural Review Board (HARB) discussion was scheduled for April 3.

Design and Historic Review Board (DHRB): Ms. Messner reported the DHRB reviewed the same proposal the PC reviewed today. She noted they also reviewed two house plaques, discussed their 2017 Work Program and discussed a time change to their meetings.

Land Development Plans: Ms. Messner reported there were no new land development plans.

Redevelopment Authority (RDA): Mr. LeClear reported the RDA will be making the HIP recommendation at the March 6 Council meeting.

Centre Regional Planning Commission (CRPC): Mr. Eich noted they discussed the State College Borough Water Authority's (SCBWA's) 40 million-dollar project, the new water filtration plant in 2017 and the replacement filtration plant at the existing site in 2020. He also noted there will be a workshop for new planning commission members on March 18 at the Millbrook Nature Center. There was an update on the Slab Cabin Run Initiative and comments on zoning changes in Patton Township regarding a proposal like the Retreat that would be built in Toftrees.

Upcoming Meetings included:

Thursday, February 23, 2017 at 7:00 p.m.

Wednesday, March 1, 2017 at Noon

Adjournment

With no further business to discuss, Mr. Dutt made a motion to adjourn this meeting at 2:03 p.m.

Respectfully submitted by:

Denise L. Rhoads, Administrative Assistant