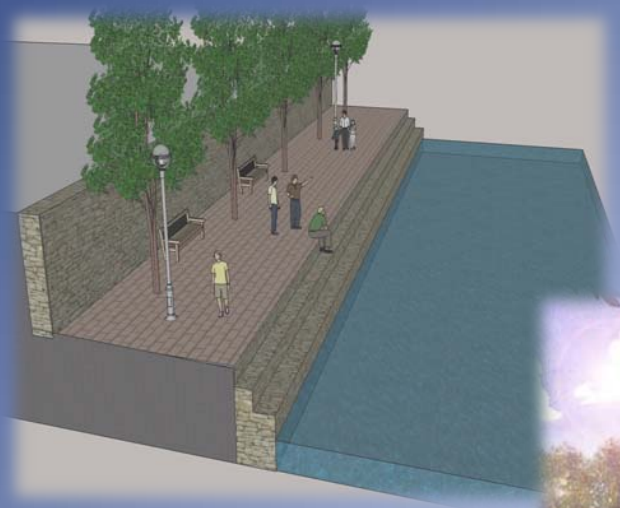
Bellefonte Industrial Development Authority
Centre County, Pennsylvania



Request for Letter of Interest/Information
Waterfront Redevelopment Project
February 2011

PART ONE: BACKGROUND INFORMATION

INTRODUCTION

The Bellefonte Area Industrial Development Authority (IDA) is seeking Letters of Interest and Information from qualified development companies for the redevelopment of a key site in the Waterfront Business District located in downtown Bellefonte.

The Waterfront Redevelopment Plan calls for mixed-use development on approximately 4.3 acres of land in the Borough of Bellefonte. The site is strategically located adjacent to four key assets of the Borough: Downtown Bellefonte, Talleyrand Park/Match Factory Complex, Gamble Mill Restaurant, and Spring Creek. Spring Creek is also a significant feature of this redevelopment area. Together with the open space of Talleyrand Park, these two features create a focal point for development opportunities.

The Planning Study conducted in 2009 suggests a mixed-use project to include the following:

- Boutique hotel
- Restaurant/Retail
- Office/Commercial space
- Residential units
- Public space

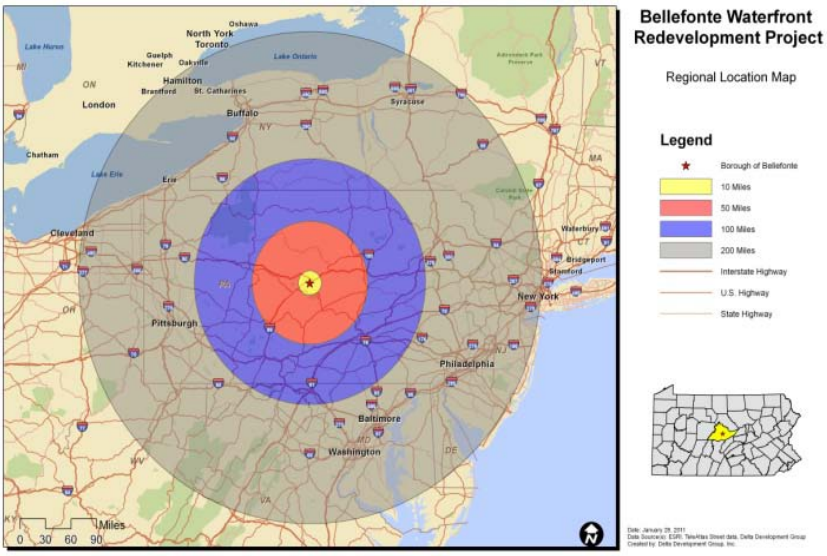
The IDA is also open to discussions regarding the reuse of the property. Although developers are encouraged to explore ways to incorporate the above uses into an overall redevelopment plan, the IDA is also looking for creative proposals that may include uses not identified in the list above.

HISTORY OF BELLEFONTE

Bellefonte's initial settlement traces back to 1745, with the first recorded land being purchased from Native Americans and the layout for the town in completed in 1795. While iron works were responsible for the rapid growth and development for the town's first 60 years, it was political influence garnered during that time that enabled it to survive the decline of the iron industry. Bellefonte became the county seat for Centre County, and by 1849 had the distinction of being the home of seven governors from three states.

This era of great prosperity was accompanied by the construction of architecturally significant Victorian houses, hotels, and a variety of industrial establishments. Many of the Victorian residences in Bellefonte have been restored, providing an inviting ambiance and historic character throughout the community.

INFORMATION: CENTRE COUNTY



Bellefonte is located in Centre County, Pennsylvania. Centre County is located in the approximate geographic center of Pennsylvania.

Bellefonte's distance to major cities:

- Harrisburg – 90 miles
- Pittsburgh – 145 miles
- Baltimore – 170 miles
- Philadelphia – 190 miles
- Cleveland – 235 miles
- New York – 240 miles

POPULATION PROJECTIONS

Centre County continues to grow in population; the 2008-2013 annual rate will be .53%. This is considerably higher than the rate for the Commonwealth of Pennsylvania.

POPULATION (2000, 2008, 2013 PROJECTIONS) AND ANNUAL RATE				
	BELLEFONTE	CC	PA	US
2000 Population	6,395	135,758	12,281,054	281,421,906
2008 Population	6,236	145,103	12,631,267	309,299,265
2013 Population	6,197	149,009	12,836,126	328,770,749
2008-2013 Annual Rate	-.13%	.53%	.32%	1.23%

MEDIAN HOME VALUE

Centre County median home values are higher than those in the Commonwealth of Pennsylvania; the older housing stock in Bellefonte accounts for the community's slightly lower median home values.

MEDIAN HOME VALUE				
	BELLEFONTE	CC	PA	US
2000	$99,067	$109,434	$94,817	$111,833
2008	$165,720	$180,810	$167,832	$182,960
2013	$176,633	$191,106	$178,582	$192,192

CENTRE COUNTY ECONOMY

The largest area employer in Centre County remains the Pennsylvania State University (Penn State), which has a total of 24,025 employees. Economic growth and stability of Centre County are based on several factors:

- The impact of Penn State's 44,000 students, faculty, and employees
- Penn State's attraction to technical industries to locate within Centre County
- Attraction of environmental amenities to industry personnel and to the large "retirement segment"; the natural setting, recreational, cultural, social, and educational opportunities of the area

Top 10 Employers – Centre County		
#	**Name of Employer**	**Number of Employees**
1	Pennsylvania State University	24,025
2	State College Area School District	1,395
3	State Government	1,165
4	Glenn O. Hawbaker	1,100
5	County Government	877
6	Walmart	815
7	The Meadows Psychiatric Center	515
8	Ratheon	502
9	Weis Grocery Store	456
10	HRI	450

PART TWO: DEVELOPMENT SITE

PROPERTY DESCRIPTION

The project site includes three key properties located in what is known as the Waterfront District. The properties lie adjacent to Spring Creek, a beautiful natural asset that can be used to complement development in this target area.

PARCEL ONE AND TWO

Parcel One: Parcel Code: 32-302-87
Land Area: 29,185 SF
Location: West High Street
Current Use: Vacant

Description: Mostly rectangular in shape and contains an area of .67 acres. Access is available along West High Street and Dunlap Street. The property is bordered to the east by Spring Creek.

Parcel Two: Parcel Code: 32-302-84
Land Area: 53,143 SF
Location: Dunlap Street
Current Use: Commercial/Light Industrial

Description: The site is mostly rectangular in shape and contains an area of 1.22 acres. The property is bordered to the east by Spring Creek.

PARCEL THREE

Parcel Code: 32-302-83
Land Area: 106,655 SF
Location: 129 Dunlap Street
Current Use: Light Industrial

Description: The site is rectangular in shape and contains a total area of approximately 2.45 acres. The site is bordered by Spring Creek to the east, West Lamb Street to the north, Dunlap Street to the west, and private property to the south. The site has approximately 100 lineal feet of frontage along West Lamb Street.

PROPERTY OWNERSHIP

The Borough of Bellefonte is in the process of acquiring all three parcels.

ZONING

The properties are located in a zoning district identified as the Waterfront Business District (WBD). Exhibit B includes zoning regulations for the Waterfront Business District. The following permitted uses are included within the WBD:

- Amusement enterprises
- Banks
- Community centers
- Eating and drinking establishments
- Essential services
- Government offices
- Hotels and motels
- Museums
- Schools
- Repair establishments
- Offices
- Medical/Dental offices
- Parks

Developers are encouraged to suggest zoning changes that may be required to achieve redevelopment goals and objectives.

Bellefonte National Historic District. The project site is located in the Bellefonte National Historic District. The Historical and Architectural Review Board (HARB) uses the Secretary of the Interior's Standards for the Treatment of Historic Properties to review all of its projects. New construction within the historic district should fit the character of the neighborhood in terms of scale, materials, massing, proportion, size, and set back. While the new development will not be historic, it should relate to the buildings around it. It should fit in without seeming to be falsely historic. A similar design, similar material, similar setback from the street should be considered. Traditional window and door openings, designs, and materials as well as similar roof shape to those around it also help new buildings to blend in with their older neighbors.

PART THREE: PUBLIC IMPROVEMENTS AND FLOOD ABATEMENT

REFERENCE TO THE WATERFRONT REVITALIZATION PLAN

The Borough retained the services of Delta Development Group, Inc., to prepare a revitalization plan for the Waterfront. The plan provides pertinent information that should be reviewed before responding to this Request for a Letter of Intent and Information. Selected information has been provided as Exhibit A.

DEALING WITH THE FLOODPLAIN

In order for any development to occur within the Waterfront District, the challenge of the flood plain needs to be addressed. Flood abatement will be required in order to allow the Waterfront District to be redeveloped. The existing stone wall has become deteriorated, and for public safety purposes needs to be replaced. The project should also provide public amenities to capitalize on Spring Creek, and to minimize the impact of redevelopment on Spring Creek. Lastly, the project must provide on-site flood abatement improvements to protect the public and private investment.

BOROUGH OF BELLEFONTE FLOOD ABATEMENT IMPROVEMENTS

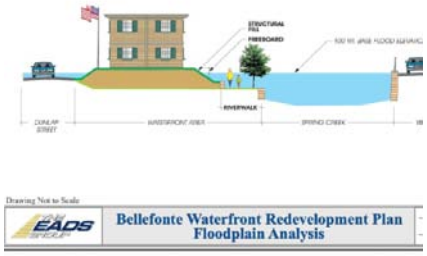
The Borough of Bellefonte has secured funding from the Commonwealth of Pennsylvania through the Redevelopment Assistance Capital Program to construct the new river wall. These funds will also provide a river walk to accommodate pedestrians and enhance development opportunities within the Waterfront District. It is the intention of the IDA to begin discussions with possible developers prior to construction of these public improvements; the developer may have additional insight and any suggestions that may prove to be helpful in the design of these improvements.

ON SITE FLOOD ABATEMENT IMPROVEMENTS

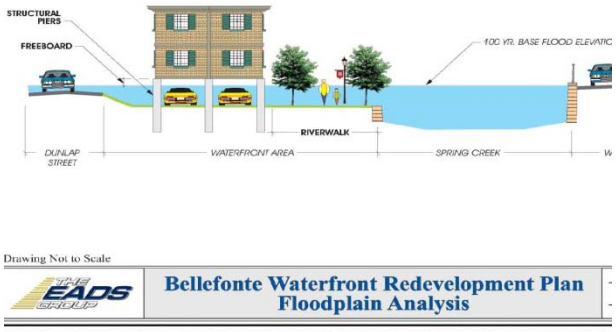
The Waterfront Revitalization Plan provided two on site options for dealing with the Flood Plain.

Option 1. Placement of Fill.

The placement of fill within the 100-Year floodplain was the first option provided as part of the waterfront redevelopment plan. The proposed structures will be placed on a prepared filled pad, which has been placed to an elevation equal to one foot above the 100-Year Base Flood Elevation (BFE) at the most downstream point of the building or surveyed metes and bounds description of the property to be removed from the floodplain



Option 2. Structure Elevation



The second option is the elevation of the structures using a system of piers, posts, piles, columns, or shear walls. The bottom of the elevated structure would then be required to be at an elevation equal to or above the 100-Year BFE with freeboard. With the structures elevated the bottom elevations could be utilized for parking. During periods of anticipated high flood flows, the parking areas would be closed and vehicles moved.

Note: These options are examples of the improvements that can be used for flood abatement. Developers are encouraged to submit their own ideas on developing within the waterfront business district.

PUBLIC/PRIVATE PARTNERSHIPS

The IDA and the Borough of Bellefonte are familiar with the variety of financial tools and development incentives being used by other communities to redevelop urban areas. The IDA is interested in forging a public/private partnership with the selected project developer and exploring creative financing and development incentives as presented by the selected candidates.

Developers should provide comment on the public improvements to be made by the Borough, as well as the on site flood abatement methods previously presented.

VISIONS AND CONCEPTS

The IDA encourages candidates to be creative but cognizant of the historic nature of the Borough of Bellefonte. The developer's vision for the site should include smart growth concepts to promote the project as a vibrant, pedestrian-friendly mixed-used attraction while linking seamlessly into the historic fabric of downtown Bellefonte. The following principles should be considered in the redevelopment plan:

- Encourage pedestrian-oriented connections
- Promote context sensitive design
- Provide integral parking
- Create a "sense of place"
- Promote linkage to downtown Bellefonte and Talleyrand Park
- Promote mixed-use development with ground floor retail/restaurant uses
- Consider upper-story housing and office uses
- Encourage connectivity to Spring Creek
- Provide public space

PART FOUR: SUBMISSION REQUIREMENTS

PRE-SUBMITTAL MEETING

A pre-submittal meeting will be conducted to assist developers in the preparation of the Letter of Interest/Information. The meeting will be held at the Bellefonte municipal building, in council's chambers.

Location: Bellefonte Municipal Building, Council's Chambers
Address: 236 W. Lamb Street, Bellefonte, PA 16823
Date: March 9, 2011
Time: 4:00 p.m.

A walking tour of the site will occur after the presentation.

QUALIFICATION FOR DEVELOPER/DEVELOPMENT TEAM

In an attempt to limit developer time and commitment to expressing an interest in the project, a two-step process has been adopted to help the IDA gain an understanding of the development team's qualifications and intentions.

STEP ONE

Requests for Letter of Intent and Information will consist of a solicitation of interested developers to submit collateral materials outlining their company's interest in becoming the developer for the Waterfront District Redevelopment Project. The package should be sufficient in content to provide the IDA with enough information to determine the credentials and capabilities of the developer.

Developers are encouraged to limit their submission to the requirements listed below. Please reserve more specific design/development programs, information, or solutions for Step 2 of the process.

Submission Format

- Development company and/or partnership description, history, and background
- List of similar projects completed or in process
- Past experience with downtown development projects
- Past experience with waterfront redevelopment projects
- Organizational structure and credentials of key personnel
- Primary contact person representing the development entity's interests

- A preliminary understanding of the Bellefonte Waterfront Redevelopment Project
- Brief outlined approach to the development of the project
- Suggestions for dealing with the Flood Plain
- Financial incentives required to support the development of the project
- Public-Private partnership structure
- Financial condition/strength of the company or partnership
- Development program (intended uses for the project)

STEP TWO

Having received and evaluated developer submissions in Step 1, Step 2 will allow the IDA to invite several candidates to provide a more detailed proposal for consideration, in response to a Request for Proposal (RFP). This step will include a formal interview with the IDA, allowing the developer to present its concept and approach to the development in detail. It is anticipated that up to three development entities will be invited to submit a detailed RFP. A suggested list of submission requirements are listed below:

Submission Format

- Full development program
- Preliminary site plan illustrating building locations, parking, and amenities
- A general description of the project character and qualities
- Development team members (financial, design, development, leasing, construction, etc.)
- Preliminary development pro-forma
- Anticipated public/private partnering conditions/demands
- Preliminary development schedule
- Correspondence from the developer's primary lender certifying the financial capacity of the developer to perform the specific development program

CRITERIA FOR REQUEST FOR INFORMATION EVALUATION

The IDA will use the submission requirements (Step One) as a means to evaluate all of the proposals received, using a numerical points system with variable degrees of importance per category as shown below:

Development Entity History, Background, and Experience	20%
Proposed Organizational Structure and Key Personnel	10%
Understanding and Preliminary Development Approach	30%
Proposed Public/Private Partnership Structure	20%
Financial Capacity to Perform	20%

SUBMISSION REQUIREMENTS

Please submit 10 copies of the Request for Information package to the IDA no later than 3:00 p.m. on April 6, 2011. The IDA will develop a short list of developer candidates who will then be invited to submit a formal proposal.

Bellefonte Area Industrial Development Authority
236 West Lamb Street
Bellefonte, PA 16823

FLOODPLAIN

BACKGROUND

In order for any development to occur within the waterfront district site, the challenge of the flood-plain needed to be addressed and possible solutions to address this challenge explored. The project site was a once active part of the Bellefonte commercial district. The Bush House, which once hosted a number of hotel rooms and a restaurant with an outdoor café, burned to the ground in 2006. Redevelopment has not occurred on this site due to flooding issues. The project will provide flood abatement in order to allow this site to be redeveloped. The existing stone wall has become deteriorated, and for public safety purposes needs to be replaced. The project will also provide a river walk intended to minimize the impact of redevelopment on Spring Creek. Lastly, the revitalization plan will also provide on-site flood abatement improvements to provide pad-ready redevelopment sites.

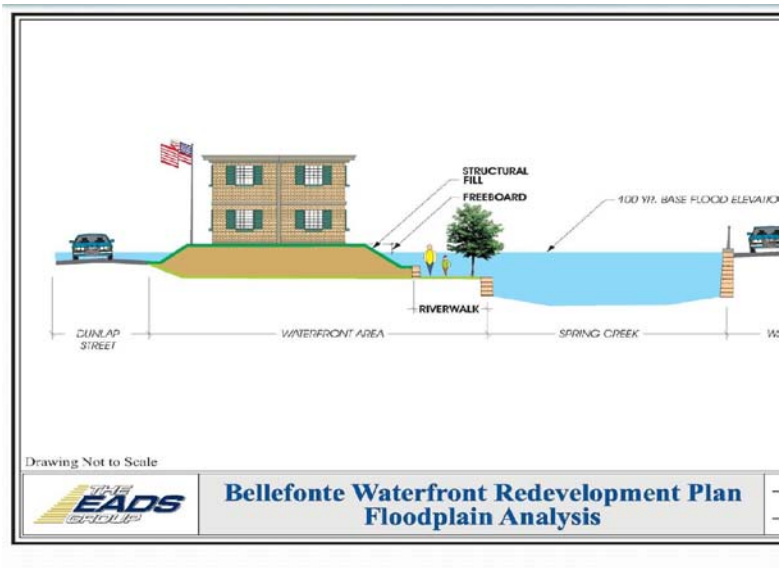
The proposed project is located along Spring Creek in the Borough of Bellefonte, Centre County, Pennsylvania. The waterfront redevelopment site is comprised of three separate parcels, two of which have existing structures located on them. The analysis presented in this report will consider each parcel separately; however, the options presented herein can be utilized for each.

The Federal Emergency Management Agency (FEMA) has a Flood Insurance Study (FIS) for Centre County (Exhibit B). The FIS was most recently updated May 4, 2009, which replaced a study dated August 1976. FEMA has a detailed study of Spring Creek and has mapped the majority of the waterfront redevelopment site within its designated Special Flood Hazard Area (SFHA), which includes a regulatory floodway and the 100-year and 500-year floodplains. The project is located on two FEMA Flood Insurance Rate Maps (FIRM), 42027C0366F, and 42027C0367F, both dated May 4, 2009 (Exhibits C & D).

FLOOD ABATEMENT OPTIONS

For the purposes of this analysis, several options were considered for flood abatement within the project location. These options include the placement of structural fill to elevate structures, elevating future structures by the use of structural support members, a floodwall or levee system, a system of removable floodgates, and the flood-proofing of existing and proposed structures.

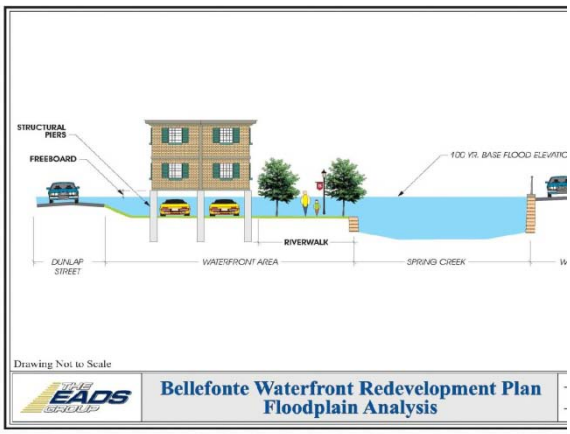
PLACEMENT OF FILL



The placement of fill within the 100-year floodplain was the first option analyzed as part of the waterfront revitalization plan. The proposed structures will be placed on a prepared filled pad, which has been placed to an elevation equal to one foot above the 100-year Base Flood Elevation (BFE) at the most downstream point of the building or surveyed metes and bounds description of the property to be removed from the floodplain. A graphic depiction of fill placement is included in Exhibit E. For more detailed information see *FEMA Technical Bulletin 10-01 – Ensuring That Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding*. Exhibit A (http://www.fema.gov/pdf/fima/tb1001.pdf)

STRUCTURE ELEVATION

The second option is the elevation of the structures using a system of piers, posts, piles, columns, or shear walls. The bottom of the elevated structure would then be required to be at an elevation equal to or above the 100-year BFE with freeboard. With the structures elevated, the bottom elevations could be utilized for parking. During periods of anticipated high flood flows, the parking areas would be closed and vehicles moved. A full graphic depiction of structure elevation is included in Exhibit F.



FLOODWALL / LEVEE

The third option is the construction of a series of floodwalls and/or levees that would eliminate the ability of Spring Creek to flood the waterfront development area. The floodwall/levee would require substantial resources to ensure that the area was reasonably safe from flooding, including a detailed hydrologic and hydraulic study and years of federal, state, and local government involvement throughout the process. This option was eliminated in the preliminary stages of this analysis due to cost, agency coordination, and lack of public support. For more information about levees and FEMA levee certification, review the Levee System Information Resources at http://www.fema.gov/plan/prevent/fhm/lv_intro.shtm.

FLOOD-PROOFING/FLOODGATES

The last option considered for the waterfront redevelopment area was a system of floodgates and/or flood-proofing of the structures. Several floodgate/flood panel manufacturers and associated flood protection systems were investigated as part of this analysis. While potentially cost-effective in the short term, long-term maintenance and implementation of the protection systems would be problematic. Additionally, the necessary appurtenances that would be required to implement the flood protection measures would severely impact the aesthetic appeal of any potential development.

Flood-proofing of any existing structures can be a way of mitigating the flood impacts without large structural modifications. Flood proofing can be used as a way to preserve the existing buildings in the redevelopment area that may have historic or other intrinsic values. Flood proofing may only be applied to non-residential structures. FEMA allows a new or substantially improved non-residential building to have a lowest floor elevation below the BFE provided that the building has been designed, constructed, and certified to be flood proofed and to meet established criteria. Additional information can be found in FEMA Technical Bulletin 3-93 Non-Residential Flood proofing – Requirements and Certification (http://www.fema.gov/pdf/fima/tb1001.pdf)

CONCLUSION

It is recommended that the developer request a Conditional Letter of Map Revision (CLOMR-F) from FEMA to ensure the proposed development will meet all FEMA regulations prior to construction, regardless of the option or combination of options of flood abatement that are chosen. Upon completion of the project, the property owner and/or developer will request a Letter of Map Revision (LOMR-F) to indicate whether the filled land is outside of the SFHA. After FEMA has revised the FIRM, the community is no longer required to apply the minimum National Flood Insurance Program (NFIP) floodplain management standards to any structures built on the land, and the mandatory flood insurance purchase requirements no longer apply. The CLOMR-F and LOMR-F process requires the use of FEMA's MT-1 Application Forms for Conditional Letters of Map Amendment (CLOMAs), Final Letters of Map Amendment (LOMAs), Letters of Map Revision Based on Fill (LOMR-Fs), and Conditional Letters of Map Revision Based on Fill (CLOMR-Fs), which can be found at http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm#1.

WATERFRONT DISTRICT VISION

A vision of the Waterfront District Revitalization Plan evolved during the planning process by a combination of data analysis, evaluation of physical conditions, and gathering input from property owners, residents, municipal officials, and other interested community members. A recurring theme expressed throughout the planning process was the desire to create a destination that will attract visitors from outside of the community as well as from Bellefonte. It will be a place that is a vibrant mix of commercial and residential uses, open space, and tourism-related activities that complement and connect the waterfront district to the downtown commercial core.

WATERFRONT DISTRICT CONNECTION TO THE DOWNTOWN COMMERCIAL CORE

A critical element in establishing a vibrant waterfront district is the integration of the uses and activities promoted within the District, with the established commercial core along High and Allegheny Streets. The key to success will be to create a symbiotic relationship between the two areas that will promote the greater Bellefonte downtown experience. While each area will undoubtedly attract uses that differ from each other, the Borough should actively recruit uses and activities that will be complementary to the two districts.

Development of the waterfront district will include, among other uses, both a mix of office/residential construction and a hotel (discussed below). These particular uses will provide the necessary ingredient for an effective redevelopment strategy: people. Both the transient population created by the hotel and offices and the permanent population created by the mixed use development bring people to the area. In both instances, these people will have needs that will be served by establishments both in the immediate area as well as the core business area.

The primary physical connection between the waterfront district and the commercial core lies at the intersection of High and Water Streets. An inviting gateway to both areas can be created at this location with the use of streetscape enhancements such as lighting and improvements to the pedestrian crosswalks at the intersection.

STREETSCAPE ENHANCEMENTS, INTERSECTION OF HIGH AND WATER STREETS

The image to the left is an example of the recommended streetscape treatment for the intersection of High Street and Water Street. The streetscape enhancements would include a circular crosswalk, pedestrian lighting, benches, and other amenities that not only provide a safe and appealing intersection, but would also serve to connect the Waterfront District and the core business area of Bellefonte.

PEDESTRIAN RIVER WALL AND RIVER WALK

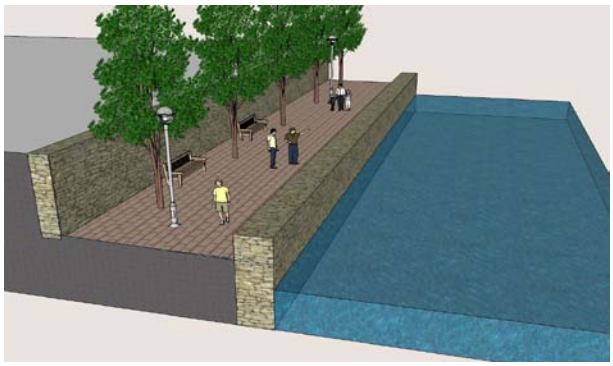
The presence of Spring Creek within the waterfront district provides a focal point to attract activity and people to the site. This amenity can be used to maximize the market potential in the district. However, this amenity also brings the challenge of incorporating physical design elements that address the periodic flooding of the creek. Two solutions are recommended that will improve the safety and image of the waterfront district, making it more appealing for development.

RIVER WALL

A river wall currently exists along the bank of Spring Creek in the waterfront district. The structure is old and is showing signs of significant deterioration. The appearance and effectiveness of the existing wall are both well below what is needed at the site. It is recommended that a new wall be constructed along the stream from High Street to the upper point at the intersection of Water and Lamb Streets. It is important to understand that the wall will not be a flood protection device and that it cannot and will not provide protection from periodic flooding. It will, however, when combined with the proposed riverwalk, be designed to accommodate overbank flooding without causing serious devastation to the surrounding properties.

RIVER WALK

It is recommended that a river walk be constructed along with the river wall. The river walk will be designed to provide dual benefit to the borough. First, the river walk design will work with the river wall to further facilitate conveyance of floodwaters without causing major damage to adjoining properties. Additionally, the presence of a river walk in the waterfront district can serve as a pedestrian link along the waterfront and to connect with the downtown commercial core and Tallyrand Park. It will be a focal point of interest which will attract people and activity to the area.



HOTEL DEVELOPMENT

Research has validated that the Bellefonte market will not support a large hotel. It can, however, support a hotel facility that will accommodate community needs and visitors who are attracted to Bellefonte. The primary sources of visitors to Bellefonte include those who participate in activities related to the presence of Spring Creek, including fly fishing and kayaking, and visitors to the American Philatelic Society. In addition, there is a market opportunity to take advantage of the overflow of visitors coming to the area for Penn State-related activities, and other events such as the Central Pennsylvania Festival of the Arts, held in State College each summer.

The type of hotel that will best meet these needs is a boutique hotel that provides adequate meeting space to meet local needs, accommodates the needs of visitors to Bellefonte, and is designed to reflect the historic character of the community.

EXISTING SITE

BOUTIQUE HOTEL

OFFICE AND RESIDENTIAL DEVELOPMENT

It is recommended that the Waterfront District encourage a vibrant mix of both office and residential construction. Generally, this mixed residential development has office space along the street level or lower floors of a structure and accommodates residential development in the floors above. The advantages of such development are two-fold. The office development provides daily workers who will shop and support the businesses of Bellefonte, and the residences will provide a permanent resident body that will not only support area businesses but will also add the human touch to the waterfront district and contribute to a more vibrant area.

EXISTING SITE

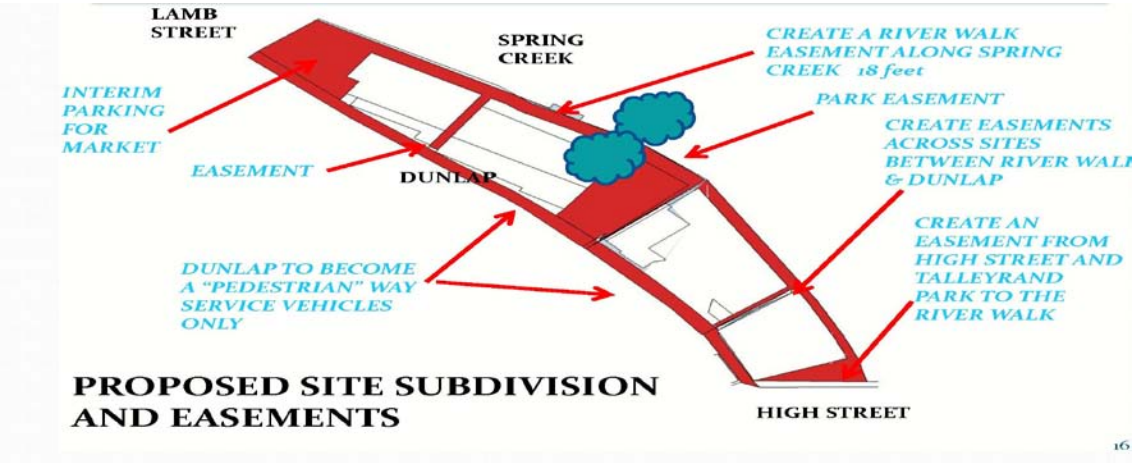
MIXED USE – OFFICE, RESIDENTIAL, RETAIL

IMPLEMENTATION AND FUNDING STRATEGY

Based upon the analysis of the existing conditions within the waterfront district, market assessment analysis, and public input gathered during the planning process, the following recommendations have been developed to help guide Bellefonte Borough in its ongoing efforts to implement and achieve the vision to create a vibrant, economically viable waterfront district that will provide the opportunity to create jobs and contribute to the quality of life for residents of the community.

IMPLEMENTATION STRATEGIES

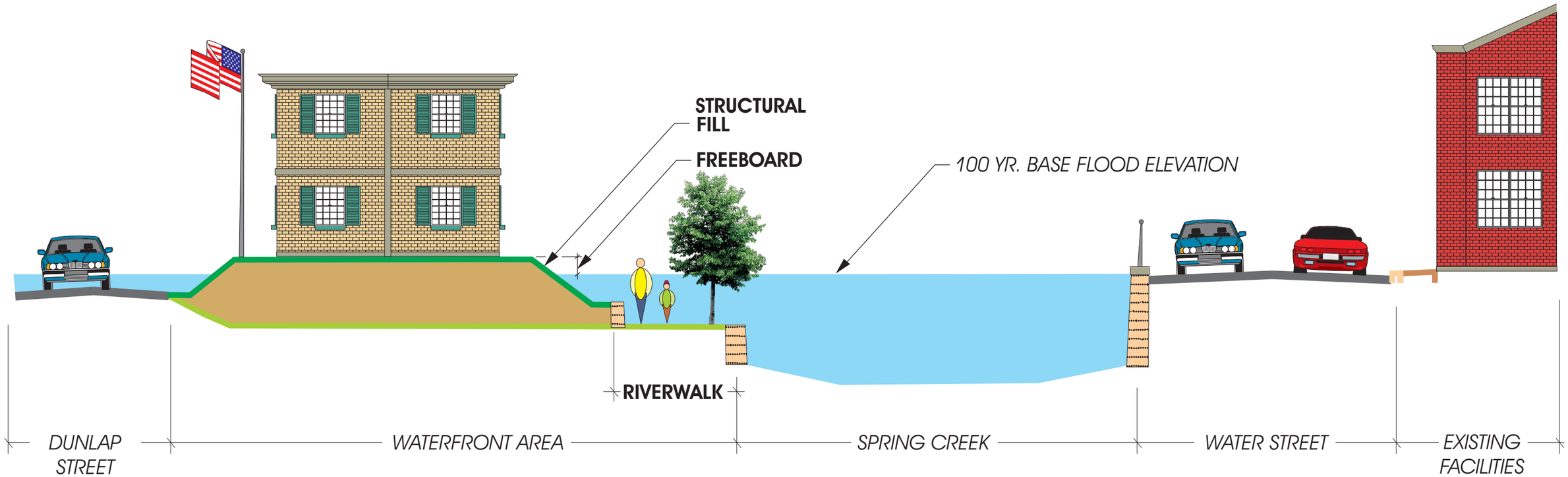
BELLEFONTE BOROUGH MUST ACQUIRE PROPERTY FOR A RIVER WALL, A RIVER WALK, A POCKET PARK AND MAINTENANCE EASEMENTS FROM CURRENT PROPERTY OWNERS.



The primary concern facing private development within the waterfront district is its location within the floodplain. Overcoming this challenge will cost potential developers significant investment of time and money. If the Borough has control of the required sites and easements to construct the flood wall, river walk, and pocket park, it will be able to more effectively market the opportunity to the development community.

BELLEFONTE BOROUGH SHOULD WORK WITH LOCAL, STATE AND FEDERAL FUNDING AGENCIES TO SECURE PUBLIC FUNDING TO ACQUIRE PROPERTY AND TO CONSTRUCT THE RIVER WALK AND OTHER PEDESTRIAN AMENITIES WITHIN THE WATERFRONT DISTRICT.

Property acquisition and construction represent significant investment that is necessary to achieve the vision for the waterfront district. In order to leverage the efforts the Borough has made to date and to implement the Waterfront District Revitalization Plan, it will be necessary to leverage public investments into the project for infrastructure improvements. The planning team has prepared a funding matrix as part of this report that outlines potential state and federal funds that may be accessed to support these infrastructure projects.



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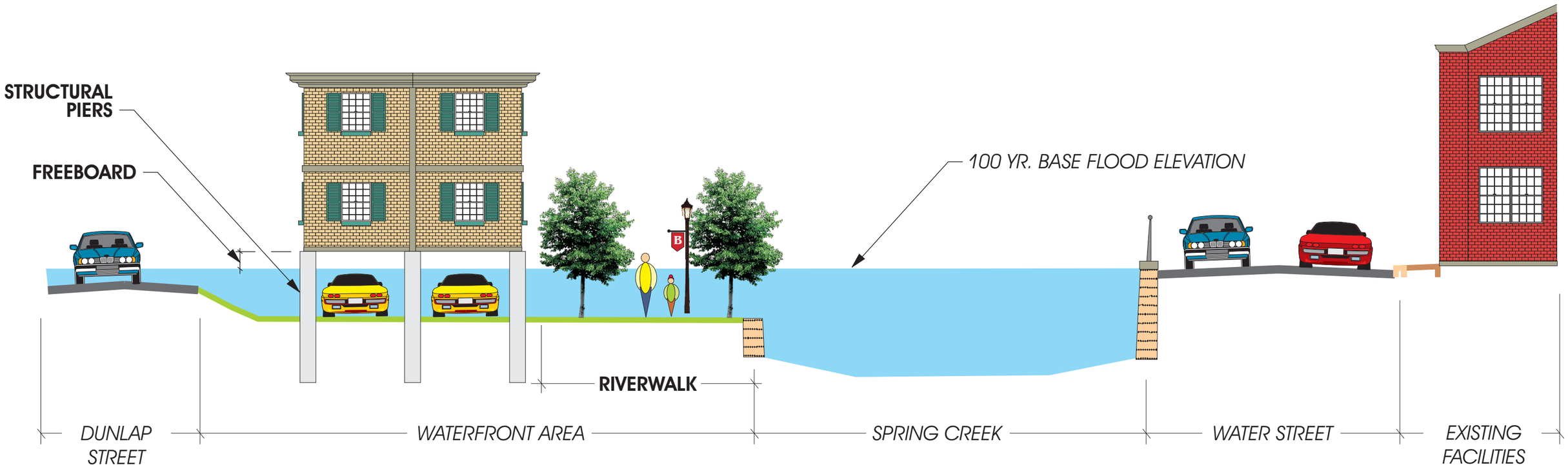
THE EADS GROUP

Bellefonte Waterfront Redevelopment Plan Floodplain Analysis

SKETCH 3

CONCEPTUAL DEVELOPMENT TYPICAL SECTION

JANUARY 2010



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THE EADS GROUP

Bellefonte Waterfront Redevelopment Plan
Floodplain Analysis

SKETCH 4

CONCEPTUAL DEVELOPMENT TYPICAL SECTION

JANUARY 2010

HOSPITALITY

The following analysis reviews the trends in the Centre Region Hotel Industry to understand the hospitality market in the Centre Region. It should be noted that the figures below do not include the two newest hotels added to the Centre Region market.

Centre Region Hotel/Motel Occupancy Rates

	Jan 2009	Feb 2009	Mar 2009	Apr 2009	May 2009	June 2009	July 2009	Aug 2009	Sept 2009	Oct 2009	Nov 2009
% Hotels Reporting	100%	96.29%	93.04%	96.75%	96.75%	100%	100%	93.18%	96.75%	96.75%	95.74%
Percentage Occupancy	32.68%	51.36%	53.33%	58.22%	61.04%	66.16%	68.87%	71.51%	61.28%	71.85%	51.21%
Minimum Reported ADR*	$38.43	$43.74	$47.15	$45.44	$49.70	$43.36	$42.63	$42.66	$53.06	$46.08	$50.41
Average Reported ADR	$77.26	$87.73	$88.36	$95.82	$105.57	$88.18	$96.71	$95.82	$146.32	$121.50	$130.54
Maximum Reported ADR	$160.11	$160.04	$169.06	$189.67	$221.19	$193.19	$207.26	$200.78	$314.71	$243.32	$259.09
Revenue Per room	$25.25	$45.05	$47.12	$55.78	$64.44	$58.34	$66.41	$68.52	$89.67	$87.29	$66.85

* ADR – Average Daily Rate

Source: Centre County Chamber of Business and Industry

The strongest months in the hotel industry in the Centre Region are June through October, when the percentage of occupancy is highest. This is largely due to the following factors:

- Commencement (May/August) at Penn State University (PSU); move-in weekend at PSU
- PSU sports camps (June through August)
- PSU home football games (September through November)
- Central Pennsylvania Festival of the Arts (July)

Bellefonte's Target Market

Bellefonte could benefit from the overflow of visitors and tourists to the Centre Region on high-volume weekends, but it must also strive to create its own niche and serve the needs of another primary market. Bellefonte should capitalize on its prime location and natural resources such as Spring Creek to attract and serve a market separate from that of the Centre Region.

Business Travelers

Business travelers could represent a large portion of the lodging demand. They include people traveling on business representing commercial, industrial, and government organizations.

The American Philatelic Society (APS), located in the six-acre Match Factory Campus, has over 44,000 members in more than 110 countries. The APS is the largest, nonprofit society in the world for stamp collectors. According to director Ken Martin, the APS attracts both Centre County residents and nonresidents. Over 1,000 nonresidents visit the APS each year. These guests spend at least one night in Centre County, using the hotel facilities in the Centre Region or a bed and breakfast in Bellefonte. These guests have requested better accommodations while visiting.

The Match Factory Campus also offers meeting room space that could be used to attract small conferences to Bellefonte. A large 2,500-square-foot main meeting room, and a number of small meeting rooms, could host conferences for 50 to 75 people.

Tourism

Along with the APS, genealogical researchers account for 6,000 to 7,000 visitors per year to the Centre County Library and Historical Museum. Bellefonte is also host to a number of special events:

- Victorian Christmas Arts and Craft Show
- Family Fall Festival
- Jazz Festival
- Summer Sounds from the Gazebo
- Arts and Crafts Fair
- Car Cruise

Sports and Leisure

Fly Fishing

Noted as the Best Fly Fishing Town In Pennsylvania for 2009, by the members of FlyFish.com, Bellefonte is positioned to capitalize on this target market. Bellefonte, with its easy access to Routes 80, 220, and I99, can market itself to fly fishing enthusiasts New York, New Jersey, Maryland, Ohio, and West Virginia. According to the American Sportfishing Organization, these states have anywhere from 376,000 anglers to over 1,000,000 anglers. The chart notes the number of freshwater fishing days for both resident and nonresident anglers.

State	Total Anglers	Nonresident Angler	Total Fishing Days	Total Nonresident Fishing Days	Freshwater Anglers	Freshwater Fishing Days
Pennsylvania	994,000	164,000	17,967,000	839,000	914,000	14,456,000
New York	1,153,000	221,000	17,060,000	2,100,000	741,000	10,994,000
New Jersey	654,000	197,000	8,820,000	984,000	243,000	3,646,000
Maryland	645,000	242,000	8,223,000	2,470,000	364,000	4,799,000
Ohio	1,256,000	112,000	16,318,000	1,178,000	982,000	12,827,000
West Virginia	376,000	86,000	6,885,000	443,000	376,000	6,885,000
United States	29,952,000	6,494,000	470,594,000	52,380,000	25,035,000	419,547,000

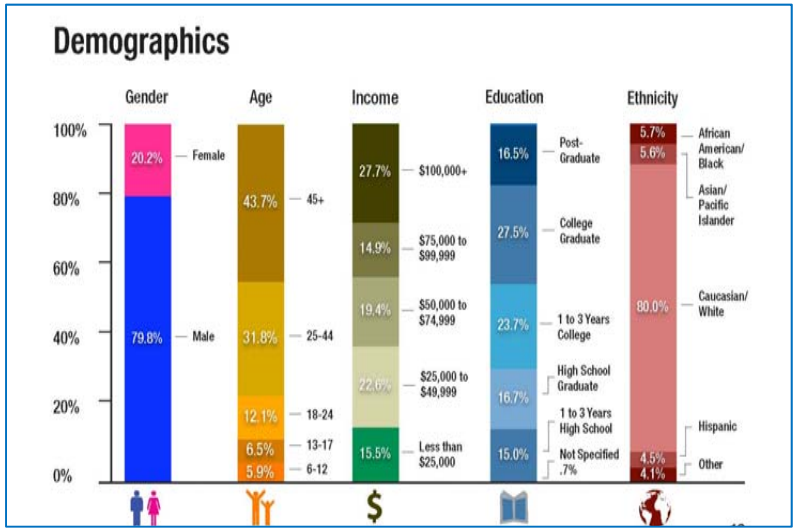
The American Sportfishing Organization also provides details on U.S. angler expenditures by category (2006 figures). All anglers spend a total of $1,975,434,417 on lodging. Taking into account that there are a total of 29,952,000 anglers in the United States, each angler is therefore spending $65.95 for lodging.

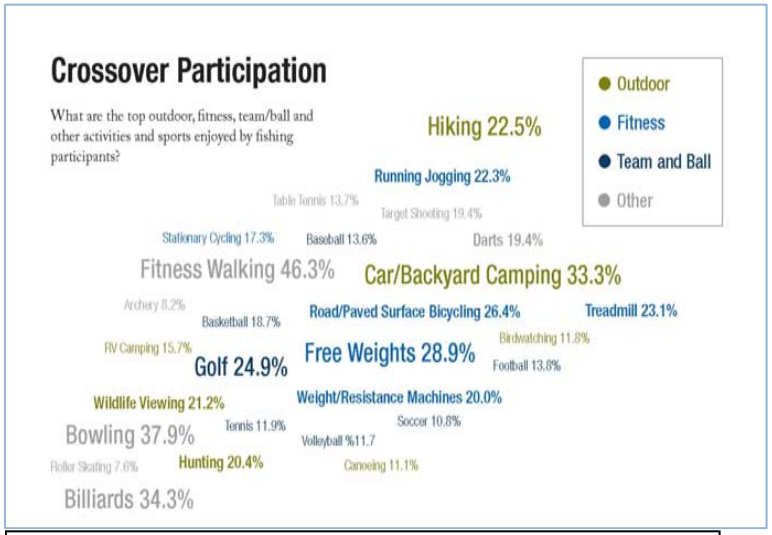
Travel Expenditure	All Anglers	Nonresident
Food	$4,327,090,008	$1,043,271,201
Lodging	$1,975,434,417	$1,006,056,956
Airfare	$406,896,869	$183,156,732

The Recreational Boating and Fishing Foundation reports that fly fishing attracts the smallest number of freshwater anglers, 5.9 million in 2008; or 20 percent of the total anglers. Taking all information into consideration, the following figures become evident:

Total Nonresident Anglers in Pennsylvania	164,000 anglers
Total Nonresident Fly Fishing Anglers in Pennsylvania	32,800 anglers
Fly Fishing Anglers Attracted to Bellefonte – 25%	8,200 anglers

Demographics of Anglers, Crossover Participation





Source: Recreation Boating and Fishing Foundation, 2008

The Recreation Boating and Fishing Foundation provides the demographic information of fly fishing anglers, the large majority of whom are white males over the age of 25. Anglers also participate in golf and hiking. Hotel packages that promote the golf courses and trails in the Region will attract this target market.

Crossover Participation Activity	Percentage
Fitness Walking	46.3%
Hiking	22.5%
Golf	24.9%
Wildlife Viewing	21.2%

Flat Bottom Kayaking, Slaloms, and Paddling Camps

Basic paddling camps are held in Bellefonte during the summer and fall months. These camps are directed by Dr. David Kutz, who has been instructing kayaking and canoeing for 54 years. He works as a trained regional coach for the USA Canoe/Kayaking organization, the representative in canoeing and kayaking for the U.S. Olympics team. He is a three-time National Doubles Canoe Champion in Slalom with Les Bechdel, and also a National Masters Kayaking Champion. He created the Sunnyside Paddling Park in Bellefonte in 1965, where many champions first honed their skills in paddling, and he continues to maintain the park as a top model training park in the United States. He is currently a member of the National Slalom Committee and is Chairman of the Junior Olympic Program in the United States.

The following events are held in Bellefonte:

- August Dog Days Slalom – Sponsored by Tussey Mountain Outfitters (www.whitewhaterslalom.us)
- October – Bellefonte Slalom (www.whitewaterslalom.us)
- Red Moshannon Down River Race – Acts as a qualifier for the Junior Olympics in Whitewater

Tussey Mountain Outfitters suggests that kayaking brings another 2,000 visitors to Bellefonte per year.

RESIDENTIAL MARKET

The demographic background for Bellefonte Borough shows that the population will decrease by an annual rate of .13 percent from the period of 2008 to 2013. In 2008, the estimated population was 6,236. By 2013, this number is expected to be 6,197. This population decrease is more than likely attributed to the existing housing stock, and the fact that housing choices are limited. In order to change the population trends, the Borough must make a concentrated effort to provide new and revitalized housing options.

Bellefonte Borough should capitalize on the increasing population trends for Centre County. Much of this growth has occurred in the Centre Region due to the influence of PSU, Mount Nittany Hospital, and other large employers. Bellefonte is positioned to capture a portion of this increasing population due to its location, downtown ambience, and the natural and physical amenities such as Talleyrand Park and Spring Creek.

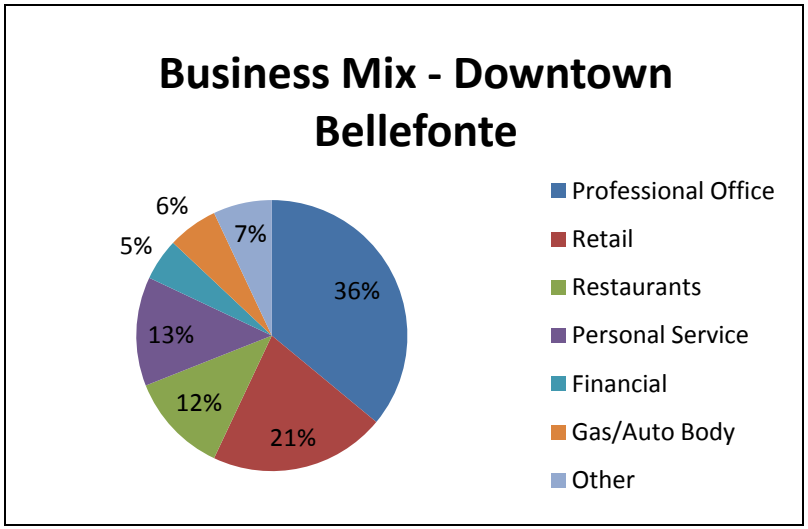
The new housing should be owner-occupied, condo housing, which is not currently offered in the Bellefonte housing market today. It should target the following households:

- Senior citizens who are looking to simplify their lifestyles
- 35-55 age group, work at PSU, and are searching for quality housing but do not wish to live in the Centre Region.

The units should be priced in the median home value range of $175,000 to $200,000. Unit size should be between 1,500 and 1,800 square feet. Adding units slowly to the market, to ensure their absorption, is recommended. The Waterfront Site and the Match Factory are key locations for these new residential units. The recommended number of units per site is 6 to 10 units.

CLASS A OFFICE SPACE

According to information prepared for the acceptance into the Pennsylvania Main Street program, Bellefonte reported the following business mix:



The report noted a total of 48 professional offices in downtown Bellefonte, representing 36 percent of the business mix, while restaurants and retail represent 12 percent and 21 percent, respectively. Although professional offices are important to the vitality of downtown Bellefonte, they should not be located on the street level of the downtown core. By redistributing these offices into a central location, it allows the retail space to be available to increase the retail/restaurant mix to a better level and increase the foot traffic for downtown Bellefonte. The replacement demand of relocating these offices into a central location would support approximately 15,000 square feet, with the assumption that the offices are currently occupying 300 square feet at a minimum.

Relocating office space to the Waterfront site could be challenging. According to *Getting Ready for Downtown Revitalization*, the average rent per square foot in downtown Bellefonte is $4.00 to $8.00. The average rent for new Class A office space would be closer to $12.00 to $15.00 per square foot.

RETAIL MIX

Retail Gap Analysis

The Retail Leakage and Surplus Analysis will provide the following information:

- What merchandise is meeting local demand
- What merchandise is missing in the market area, causing consumers to shop elsewhere
- The difference between actual and potential retail sales
- The extent to which the various commercial districts are capturing the retail spending potential of households residing both inside and outside the commercial districts drive-time trade areas

Retail Leakage

The loss in retail sales that occurs when people do not shop in the area where they live is referred to as retail leakage. Retail leakage suggests that there is an unmet demand in the trade area, and that the drive-time area can support additional store space for that type of business. In the retail analysis tables, retail leakage is shown as a positive number.

Retail Surplus

A retail surplus exists if the actual retail sales within the business district exceed the potential sales that could be generated by households living in the drive-time area. The surplus means the businesses within the drive-time area are capturing the local market plus attracting non-local shoppers. **A surplus does not necessarily mean the business district cannot support additional businesses. Developing a strong cluster of stores that have a broad geographic appeal can draw customers from outside the trade area.** In the retail analysis tables, retail surplus is shown as a negative number in red.

Five-Minute Drive Time Area

The 2009 population of the five-minute drive time market area is approximately 8,523. The 2009 median disposable income is $37,260. There are a total of 96 retail trade and food and drink businesses in the five-minute drive time market area; 74 are retail trade, and the remaining 22 are food and drink establishments. Overall, the total retail potential is $78,700,486 (demand) and the retail sales are $240,345,842 (supply), resulting in a retail surplus of $161,645,356.

Industry Summary	Demand	Supply	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	$78,700,486	$240,345,842	$-161,645,356	-50.7	96
Retail Trade	$67,309,560	$228,276,349	$-160,966,789	-54.5	74
Total Food and Drink	$11,390,926	$12,069,493	$-678,567	-2.9	22

Although the Total Retail Trade and Food and Drink Industry summary depicts a retail surplus, there are subcategories within a few of the industry groups that do have leakage. These categories could represent small retail opportunities in Bellefonte.

Five-minute Drive Time: Retail Industry Groups with Leakage

Industry Group	Demand	Supply	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Home Furnishing Stores	$678,583	$34,186	$644,397	90.4	0
Electronics and Appliance Stores	$2,227,689	$281,004	$1,946,685	77.6	2
Grocery Stores	$11,284,488	$4,402,276	$6,882,212	43.9	5
Clothing Stores	$2,457,419	$169,041	$2,288,378	87.1	3
Shoe Stores	$350,211	$0	$350,211	100	0
Book, Periodical, and Music Stores	$723,945	$0	$723,945	100	0
Full-Service Restaurants	$8,701,900	$4,751,853	$3,950,047	29.3	12
Drinking Places – Alcoholic Bev	$210,299	$0	$210,299	100	0

Ten-Minute Drive Time Area

The 2009 population of this market area is approximately 16,709. The 2009 median disposable income is $40,020. There are a total of 146 retail trade and food and drink businesses in the ten-minute drive time market area; 114 are retail trade, and the remaining 32 are food and drink establishments. Overall, the total retail potential is $152,594,156 (demand) and the retail sales are $288,927,447 (supply), resulting in a retail surplus of $136,333,391.

Industry Summary	Demand	Supply	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	$152,594,156	$288,927,447	$-136,333,291	-30.9	146
Retail Trade	$130,524,643	$272,006,538	$-141,481,895	-35.1	114
Total Food and Drink	$22,069,513	$16,920,909	$5,148,604	13.2	32

Again, the overall Retail Trade and Food and Drink Industry summary depicts a surplus factor, but there are industry groups that do provide opportunities for small retail expansion. Those with the highest potential are cited in the table below.

Ten-Minute Drive Time: Retail Industry Groups with Leakage

Industry Group	Demand	Supply	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Electronics and Appliance Stores	$4,316,999	$425,649	$3,891,350	82.1	4
Grocery Stores	$21,777,947	$6,425,171	$15,352,776	54.4	8
Clothing Stores	$4,770,571	$2,011,578	$2,758,993	40.7	5
Shoe Stores	$670,343	$138,878	$531,465	65.7	0
Sports/Hobby Stores	$1,166,742	$531,723	$635,019	37.4	8
Book, Periodical, and Music Stores	$1,371,537	$278,752	$1,092,785	66.2	0
Full-Service Restaurant	$16,861,441	$7,807,819	$9,053,622	36.7	17

Fifteen-Minute Drive Time Area

The 2009 population of this market area is approximately 59,225. The 2009 median disposable income is $37,741. There are a total of 484 retail trade and food and drink businesses in the 15-minute drive time market area; 368 are retail trade, and the remaining 116 are food and drink establishments. Overall, the total retail potential is $419,509,141 (demand) and the retail sales are $705,890,420 (supply), resulting in a retail surplus of $286,381,279.

The 15-minute drive time includes the areas of the Centre Region, which provides big box retail, the Nittany Mall, and a large number of restaurant establishments. Bellefonte should focus on the 0- to 10-minute drive time area as the target market; the Centre Region should be viewed as the secondary market.

Industry Summary	Demand	Supply	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	$419,509,141	$705,890,420	$-286,381,279	-25.4	484
Total Retail Trade	$358,037,783	$596,712,945	$-238,675,162	-25.0	368
Total Food and Drink	$61,471,358	$109,177,475	$-47,706,117	-28.0	116

WATERFRONT REDEVELOPMENT MIX

Based on the information obtained from the market assessment, the redevelopment of the Waterfront should include the following mix:

- Mixed-Use Building – Retail, Office, and Residential

  Retail:

  Internet Coffeehouse/Café – 1,500 square feet with outdoor seating
  Ice Cream Parlor – 2,500 square feet with outdoor seating
  Full-Service Restaurant/Bar – 6,000 square feet with outdoor seating facing Spring Creek
  Adventure Sports Apparel with Juice Bar – 4,000 square feet, two-level with juice bar/seating
  Boutique Electronic Stores – 1,500 square feet.

  Office:

  5,000-square-foot office

  Residential:

  6 market rate, owner-occupied lofts, 1,500 to 1,800 square feet

- Boutique-Style Hotel. While the definition of a boutique hotel varies, in this case the boutique hotel is defined as an unbranded, smaller hotel that targets business and recreational travelers as its specific market. The hotel should be designed to be unique yet casual. The layout, lighting, colors, and furnishing should appeal to the recreational traveler. The hotel should include 50 to 75 hotel rooms. A partnership with the Match Factory Campus should be forged to capitalize on business travelers, wedding receptions, reunions, and other events currently taking place at the Match Factory.

- Indoor Farmer's Market. The goal of the Waterfront Farmer's Market is to bring families, neighbors, visitors, and local food producers together to create a sense of community and a social gathering place, enhancing the quality of life and strengthening the local economy.

ARTICLE 9: WATERFRONT BUSINESS DISTRICT (WBD)

1. Intent. The intent of the Waterfront Business District is to promote the following:

   A. To complement the Central Business District
   B. To make efficient use of the existing historic buildings located within the Borough and retain any historic character of the area by providing adaptive reuse opportunities;
   C. To develop properties with uses that contribute to the economic vitality of the Borough;
   D. To encourage uses that are sized and designed to compliment the desired theme of the WBD and can be adequately housed within the existing/proposed facilities;
   E. To minimize the detrimental effect on existing sensitive and natural features and improve compatibility with adjoining uses;
   F. To participate in the provision and use of pedestrian access throughout the WBD;
   G. To ensure that adequate vehicular circulation and parking are part of the proposed use;
   H. To, wherever practical, make use of shared amenities with other nearby uses for parking, loading, vehicular access, signage, stormwater management, etc.

2. Development Standards. All construction, alteration, and/or demolition of buildings located within the Waterfront Business District and the boundaries of the Historical Architectural Review Board District shall be subject to the guidelines, standards, and approval processes of the Bellefonte Historic District and the Historic Architectural Review Board.

   To maintain the unique character of historic Bellefonte, buildings should not be branded using an architectural style of a company. Therefore, franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) shall not be permitted.

3. District Regulations. Only uses listed below shall be permitted in the Waterfront Business District. All uses must conform to the lot, yard setback, and maximum height requirements stipulated herein, as well as other appropriate requirements of this Chapter. Adult oriented businesses shall not be permitted within the Waterfront Business District.

   Permitted Uses

   Amusement enterprises
   Art, dance, and photography studios
   Bakeries
   Banks
   Boat houses
   Clubs, lodges, and fraternal organizations
   Community centers (includes senior centers and youth centers)
   Dry cleaners and laundromats

Eating and drinking establishments
Essential services
Farmers' Market
Florist with or without greenhouse
Government offices
Health and fitness centers
Hotels and motels
Light industrial uses
Live/work units
Medical and dental offices
Motorcycle and ATV repair establishments
Multi-shop arcade stores[5]
Multifamily residential[6]
Museums, galleries, and libraries
Neighborhood retail stores[7]
Personal services
Professional offices
Public or private parks
Public or private schools
Public or private surface parking lots
Radio and television studios and transmitters
Repair establishments (including small appliance, shoe, and electronic) but excluding automotive
Research, engineering, or testing laboratories
Transportation terminals

Accessory Uses

Customary

All uses customary to the uses listed above

Residential

Residential uses shall be permitted on the upper stories of mixed use buildings (ground floor residential development shall not be permitted) or on the upper stories of accessory structures (e.g. garages). The construction of new accessory buildings, out-buildings, or other accessory units shall not be permitted for a primary residential use.

[5] The development of multi-shop arcade stores shall be limited to the adaptive reuse of existing buildings.

[6] Multifamily residential development shall not be permitted on the ground floor of any structure, except for those units developed within residential condominiums by conditional use.

[7] Neighborhood retail shall be defined as individual retail establishments of less than 20,000 total square feet.

Outdoor Cafes. Outdoor seating may be provided as an accessory use to eating and drinking establishments subject to the following:

A. At a minimum, a sidewalk width of 6 ft. must be maintained between the limits of the outdoor seating area and the roadway edge of the sidewalk, if applicable.
B. At a minimum, for properties along the Waterfront, a pedestrian walkway width of 10 ft. with an improved width of 5 ft. must be maintained between the limits of the outdoor seating area and the edge of the stream bank or stream bank fence. The pedestrian walkway may be located within the required stream bank setback.
C. The applicant shall secure a permit annually from Bellefonte Borough prior to providing outdoor seating.

Youth Day Care

Youth day care facilities shall be permitted as an accessory use to churches, health and fitness centers, or in adaptive reuse of existing buildings.

Conditional Uses

Residential condominium
Public or private parking structures

4. Lot Requirements

Minimum lot size – The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this Chapter.

Maximum Impervious Coverage: 75% (any combination of buildings and impervious surfaces).

Building height – To encourage architectural detailing and features consistent with the historic character of the Waterfront area, the height of buildings within the Waterfront Business District shall be measured from the average of the ground floor elevation to the finished ceiling of the highest habitable space.

Minimum building height – 20 feet

Maximum building height (primary structure) – 50 feet

Maximum building height (accessory structure):

The maximum building height of any accessory structure constructed within the Waterfront Business District shall be 20 feet; however the

highest point of the accessory structure shall be no taller than the highest point of the primary structure.

Front yard setback: The front yard setback of any building constructed within the Waterfront Business District shall be, at a minimum, 0 ft. from the interior edge of the sidewalk and, at a maximum, within 10% of the average setback of all buildings along the shared street front of the block within which the building is to be constructed.

Side yard setback – no minimum (except for properties bordering the Waterfront)

Stream setback (properties bordering the Waterfront) – A minimum setback area of 20 feet shall be maintained. This setback area shall be measured from the top of the stream bank and/or the stream bank fence (if applicable) and the nearest edge of the building or any improved or occupiable space (e.g. patio, outdoor seating area, etc.).

Rear yard setback – no minimum

5. Use and Performance Standards. The following use and performance standards shall apply to all developments within the Waterfront Business District:

   A. Outdoor sales and storage of merchandise and/or materials shall be permitted in accordance with Chapter 1020.03.

   B. The dispensing of and retail sale of gasoline products for vehicular use shall not be permitted.

   C. Adult businesses shall not be permitted

   D. Buildings shall be spaced appropriately to ensure privacy and sufficient light and air. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancements of property, the privacy of its occupants, the screening of objectionable views, and the reduction of noise.

   E. Land use buffers shall be required when an industrial land use abuts a non-industrial land use (see Supplemental Regulations – "Landscaping"). The required buffer between industrial and non-industrial uses may be waived by Council if the location of the buffer is an area developed as a parking lot to be shared between the industrial and non-industrial uses or where the buffer is impractical due to the location of existing structures.

   F. Pedestrian access shall be maintained along the stream bank.

   G. The minimum floor area for new dwelling units and/or live/work units shall be 750 square feet.

H. To protect health, safety, and welfare a stream bank fence may be required at the recommendation of the borough engineer.

I. New ground floor residential uses shall not be permitted (except for those developed by conditional use within residential condominium developments).

J. Street vendors shall be permitted as an extension of an existing business; by permit only with necessary permits: sales tax number, DEP food handlers permit, health permits, and/or insurance.

K. All applicable federal and state regulations regarding the situation of structures in floodplains shall apply. Evidence of compliance shall be required.

L. Speaker and/or public address systems used in external areas shall be designed to keep audible impact at ambient levels. (see Supplemental Regulations – Noise)

6. Conditional Use Criteria – Residential Condominium Development. The building height restriction may be expanded by 10 feet (to a maximum height of 60 feet), the maximum building footprint may be expanded by up to 20,000 additional square feet (to a maximum of 50,000 square feet), the maximum building width may be expanded by up to 150 additional feet (to a maximum of 250 feet), and/or the front yard setback may be extended, at the discretion of Borough Council, by conditional use subject to the following:

A. The project must meet the definition of a residential condominium which is hereby defined as a building dedicated for multi-family residential use within which each individual dwelling unit is owned by an individual person or persons with a requirement that the building itself and all related facilities and common areas are owned and maintained by a condominium property owners association.

B. The maximum number of residential units that can be constructed on the property shall be 35 units per acre.

B. The project must provide for various sizes of condominium living units.

D. Site design shall be sensitive to environmental concerns and shall minimize impervious coverage to the greatest extent possible. Blasting shall be specifically addressed and reviewed by Borough Council. Only upon determination of no adverse effect will blasting be permitted.

E. The design of landscaping, outdoor lighting, and outdoor space shall be a component of the plan.

F. Parking shall be provided at a minimum of 2 spaces per residential dwelling unit.

G. All required parking (surface, structure, and/or underground) shall be located on-site and subject to the borough subdivision and land development ordinance requirements. Preference will be given to parking located to the rear of the building, except as follows:

- Side yard or front yard parking may be permitted to provide connectivity to adjacent parking areas and allow for an overall improvement to the District's parking network
- Side yard or front yard parking that does not connect to adjacent parking areas may be provided through construction of an on-site parking structure.

I. If all required parking cannot be accommodated on site, the applicant shall provide 1.5 spaces per living unit on-site, include specific conditions on providing off-site parking, include design during the Subdivision and Land Development process for the required 2 spaces per unit, and post surety for the remainder (the number of parking spaces above 1.5 spaces per unit that cannot be built on-site) with the stipulation that a traffic study be done to evaluate need and establish the threshold for completion of the additional spaces. Upon reaching the established and agreed upon thresholds, the developer would be required to construct the additional spaces.

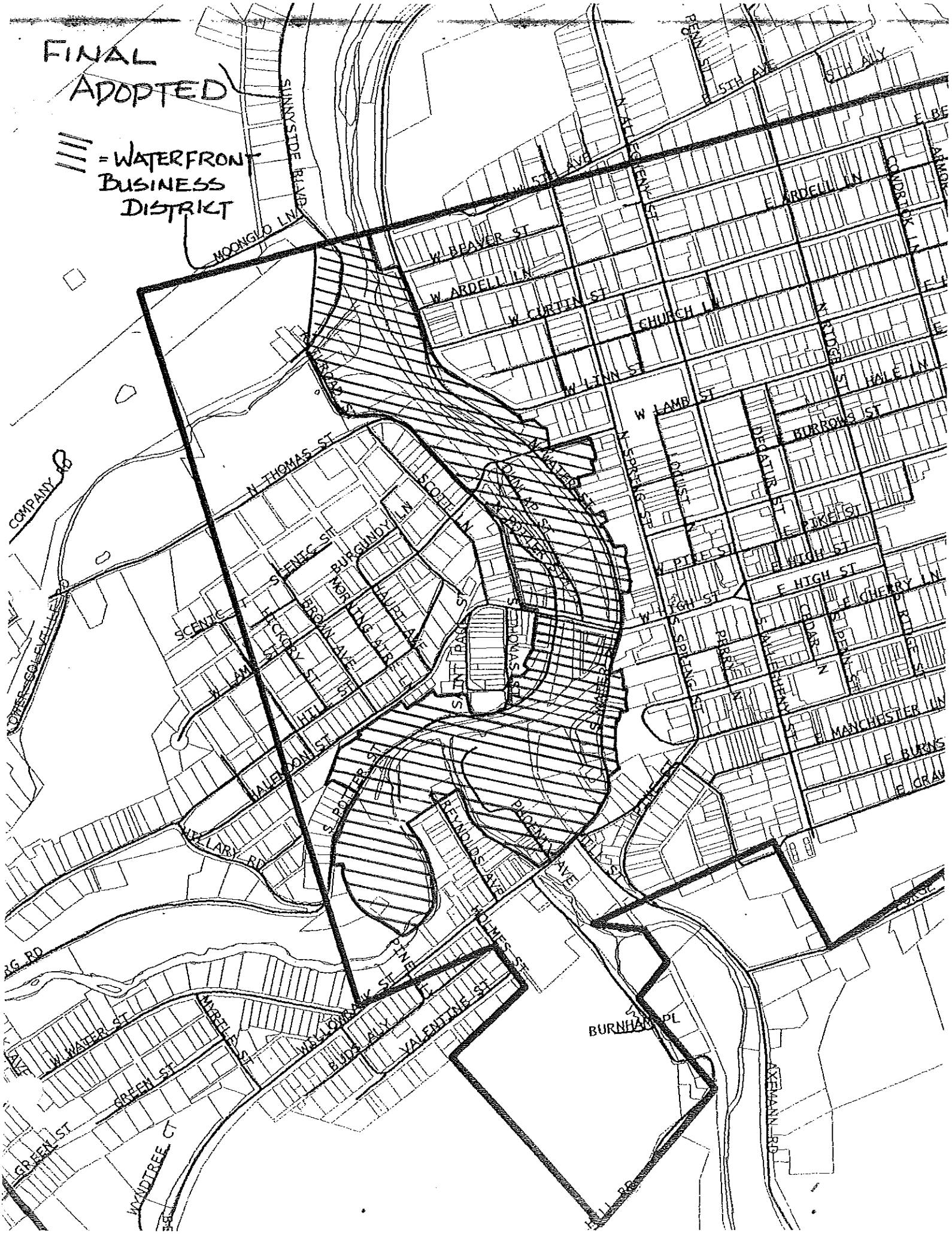
I. A condominium association shall be formed in accordance with the Pennsylvania Condominium Act and condominium documents shall be provided to the Borough and recorded with the Centre County Recorder of Deeds.

J. Other provisions as are determined by the Borough Council to be necessary to provide for the general public health, safety, and welfare.

7. Conditional Use Criteria – Public or Private Parking Structures. The maximum building footprint may be expanded by up to 20,000 additional square feet (to a maximum of 50,000 square feet), the maximum building width may be expanded by up to 150 additional feet (to a maximum of 250 feet), and/or the front yard setback may be extended, at the discretion of Borough Council, by conditional use subject to the following:

A. Parking structures shall include space for ground floor commercial or office development.

B. A traffic study shall be prepared to show the proposed number of parking spaces, proposed ingress and egress areas, and any associated impacts to the road network and local traffic flows.

FINAL
ADOPTED

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