



## CENTRE REGIONAL PLANNING COMMISSION

131 South Fraser Street

State College, PA 16801

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# 2002 ANNUAL REPORT

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## Our Mission...

The Centre Regional Planning Agency (CRPA) provides comprehensive planning assistance to six Centre Region municipalities and staff support to the Centre Regional Planning Commission. The agency employs a full time staff comprised of a Planning Director, eight Senior Planners, and a Senior Secretary. It is functionally organized to provide regional, local, and transportation planning services.

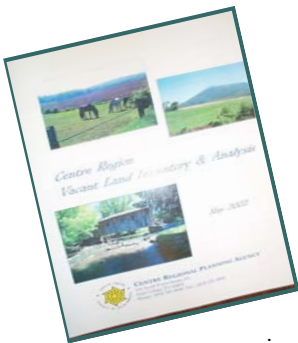
**Regional planning** services involve the preparation of the regional comprehensive plan, and special studies and planning activities related to sewer, water, land use, open space, recreation, environmental, public service or transportation issues. The agency promotes dialogue among the member municipalities to develop cooperative solutions to regional challenges. The CRPA also monitors demographic and development trends within the community. All six Centre Region municipalities participate in the regional planning program.

**Local planning** services involve the provision of staff support to individual municipalities to address more localized planning issues. These services include the review of subdivision and land development plans, preparation of ordinances and regulations to implement the regional comprehensive plan, and

*The CRPA is responsible for promoting the health, safety and general welfare of Centre Region residents by providing comprehensive community planning services to the Region's municipalities.*

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## Vacant Land Inventory & Analysis



In 2002, the CRPA initiated an inventory of vacant land available for development within the Regional Growth Boundary. This valuable planning tool identifies the number of vacant land acres by zoning district within each municipality. The CRPA will use this information to determine the development potential for the region and the strengths and weaknesses of each municipality's current zoning. A draft of the Vacant Land Report was presented to the COG General Forum in April 2002, and comments were provided back by all municipalities by September, 2002. A final report, incorporating municipal comments, will be published early in 2003.

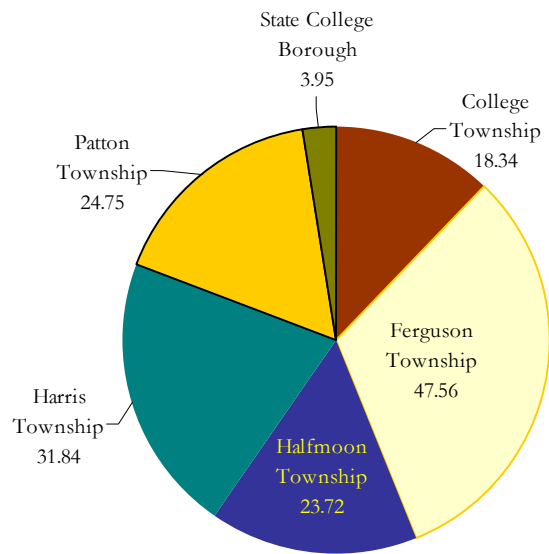
The Vacant Land Report offered several recommendations for proceeding. One recommendation was that several municipalities should evaluate the advantages of inter-municipal or "shared" zoning opportunities, now allowed as a result of amendments to the PA Municipalities Planning Code (MPC). The pilot project for this approach is presently underway with College and Patton Townships. In 2003 the regional planning staff hopes to achieve the following "next steps" with the vacant land data:

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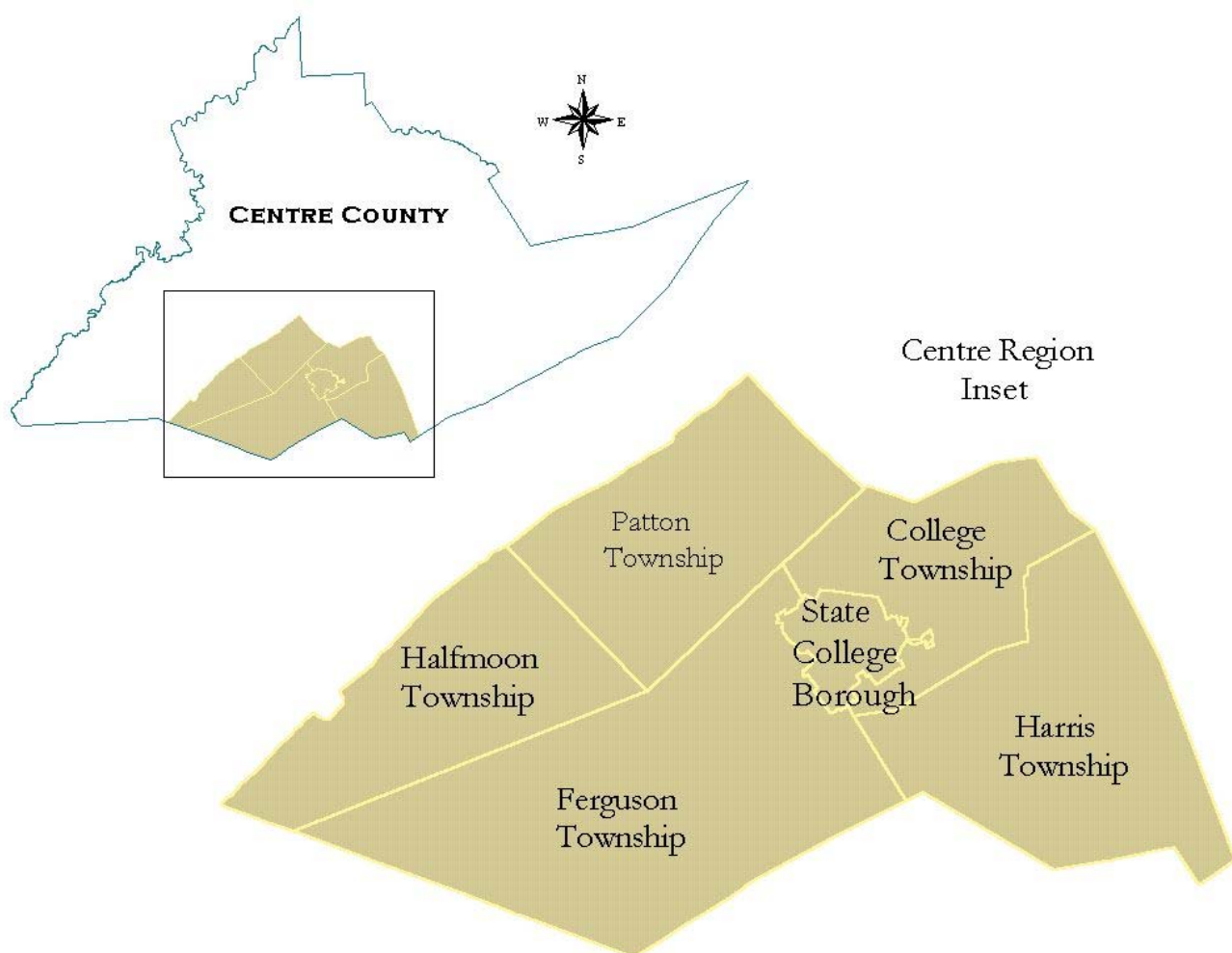
## Member Municipalities

The Centre Regional Planning Agency serves the following six municipalities of the Centre Region:

- College Township
- Ferguson Township
- Halfmoon Township
- Harris Township
- Patton Township
- State College Borough



% of Land Area by Municipality



## 2002 Accomplishments

- Provided staff support to the Regional Fire Protection Committee and presented the **Regional Fire Protection Report** to the Centre Region municipalities for review and comment. The report recommends approaches to ensure that fire protection issues, such as water supply and access, are adequately addressed in the review and approval of subdivision and land development plans..
- Reviewed the School District Master Plan and provided comments to the Centre Region municipalities.
- Prepared **Demographic Profile Sheets** on the population, housing, economic, and educational characteristics of the Centre Region municipalities, based on the 2000 U.S. Census.
- Initiated an update of the **Centre Region's Land Use Survey**. The survey will be used by CRPA staff to analyze future land use change and by Centre County staff in the preparation of the Centre County Comprehensive Plan. (see page 1)
- Provided analysis of two potential sites for acquisition by the Centre Region Council of Governments as future recreational facilities. The CRPA assisted the Centre Region Parks & Recreation Agency in preparing a grant application requesting funding for two properties: one near Whitehall Road, and one near Oak Hall, for community parkland.
- Prepared a report entitled **Cooperative Zoning Opportunities for College and Patton Townships**. The report explores inter-municipal zoning opportunities that have become available as a result of recent amendments to the Municipalities Planning Code. Recommendations for College and Patton Townships focus on cooperative approaches to address multi-family and industrial zoning.
- Completed the **Centre Region Vacant Land Inventory & Analysis**. This report identified the location, zoning designation, and size of vacant parcels of land within the Regional Growth Boundary.



Bob Crum, Senior Planner

### Did you know?

More than 700 acres were added to Patton Township's Agricultural Security Area Program in 2002. Harris Township may recommend an additional 815 acres for inclusion in its Agricultural Security Area Program in 2003.

## Land Use Survey

During 2002, the CRPA conducted field work, verification and mapping related to the update of the Centre Region's detailed Land Use Survey, which is undertaken every five years. The Land Use Survey is a planning tool that is used by the Centre Region municipalities to identify changes in land use, to evaluate the ability of existing zoning districts to meet future needs, and to determine whether amendments are needed to the Regional Growth Boundary. When completed, the survey will illustrate land use trends in the community, such as the amount of land consumed by residential, commercial, or industrial uses, the number of acres of agricultural and forest land that have been developed, and the distribution of various land uses over the six municipalities. The Land Use Survey is a visual as well as a statistical document.. The CRPA has field checked aerial photographs and digital mapping and will complete a final report and analysis in Spring 2003. The completion of the Land Use Survey is an integral part of the county-wide transportation and land use planning effort currently underway.



## Director's Message

This annual report captures a one-year window of accomplishments of a commission that has helped to shape the Centre Region over the last 40 years. This past work forms the foundation for current planning initiatives and those that will assist the region's residents to shape their future. For successful regional planning, it is important to view the six contiguous municipalities as a whole. Many of the 2002 accomplishments of the commission and staff reached this level of planning, and we should focus on future work in this light.

Much work is needed to carry out the policies and action strategies identified in the Centre Region Comprehensive Plan adopted in 2000. Some change is coming to the community, either through expansion of business, industry or Penn State University or through improved access regionally and locally. We must be further prepared to address this change and hold to, or refine as necessary, the goals espoused in the Comprehensive Plan. We anticipate that some discussion will soon occur relating to significant components of the Comprehensive Plan, such as the regional growth boundary. It will be exciting and challenging to gain the perspective of the region for future development and land use near this boundary.

The CRPA looks forward to this challenge, representing a planning process that is cognizant of numerous natural or built elements and anticipated change, while helping the Centre Region to maintain its quality of life.

*Steven Suder*



*CRPA Planning Director, Steve Suder, with Transportation Planner Tom Zilla, and PENNDOT Secretary Brad Mallory and District 2-0 Engineer George Khoury*

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## Beneficial Reuse

Groundbreaking for the University Area Joint Authority's Beneficial Reuse Project occurred in the Spring of 2002. The ***Centre Region Act 537 Sewage Facilities Plan*** recommended this project to address the community's future wastewater treatment and disposal needs. The project will involve construction of advanced water treatment facilities at the University Area Joint Authority's wastewater treatment facility. The high quality water produced as a result of this project will be reused in the community for beneficial purposes, such as agricultural irrigation and industrial operations and replenishing headwater streams and groundwater resources within the Slab Cabin Run Basin.

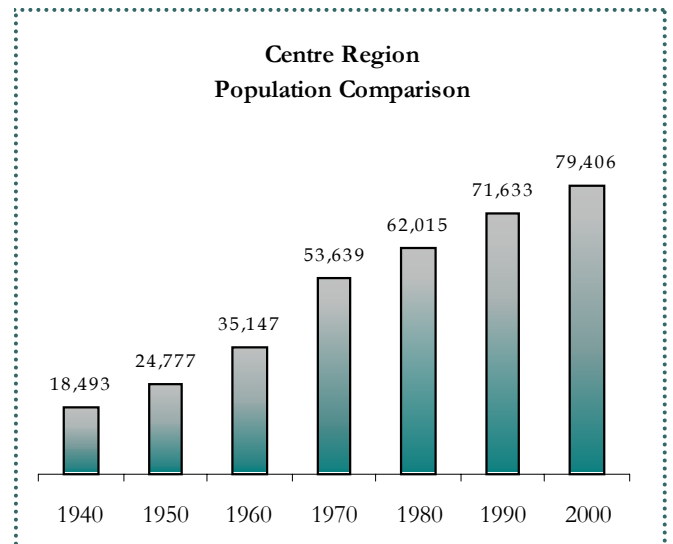


## Census Update

The Centre Region has experienced a relatively stable increase in population over the past 30 years, adding approximately 8,000 residents each decade. From a municipal standpoint, however, the period between 1970 and 2000 saw rapid growth in Ferguson Township and Patton Townships. In Halfmoon Township the population more than tripled between 1980 and 2000.

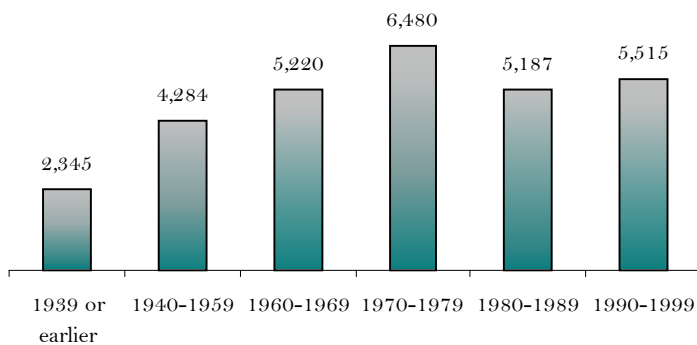
**Municipal Population Comparison**

	1970	1980	1990	2000
College Township	4,889	6,239	7,677	8,489
Ferguson Township	6,531	8,105	9,368	14,063
Halfmoon Township	543	717	1,469	2,357
Harris Township	3,504	3,415	4,167	4,657
Patton Township	4,394	7,409	9,971	11,420
State College Borough	33,778	36,130	38,981	38,420



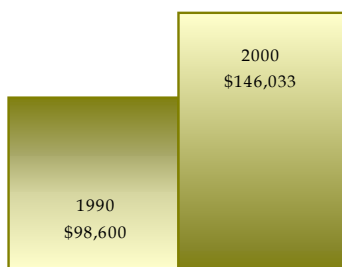
## Housing Characteristics

**New Housing Units**



New home construction has been relatively steady in the Centre Region in the past 30 years, beginning with a spike in the development of Toftrees and Park Forest Village in Patton Township during the 1970s. Nearly half of Ferguson Township’s housing stock was constructed in the last 15 years. Halfmoon Township has also seen a significant increase in new housing units, adding over 500 of its 802 total housing units in the past 20 years. By comparison, State College Borough has seen a decline in the number of new houses constructed in the past 20 years, while College and Harris Townships have seen relatively stable growth.

**Median Value of Owner Occupied Housing in the Centre Region**



**Housing Unit Comparison**

Municipality	1990	2000
College Township	2,689	3,213
Ferguson Township	3,789	5,699
Halfmoon Township	503	802
Harris Township	1,654	1,855
Patton Township	4,335	4,974
State College Borough	11,623	12,488
<b>Centre Region</b>	<b>24,593</b>	<b>29,031</b>

## Long Range Transportation Plan

The CRPA is working with Centre County, the Centre Region Metropolitan Planning Organization, Centre Area Transportation Authority, and PENNDOT to complete a new Long Range Transportation Plan for Centre County. A Long Range Transportation Plan serves as the official plan for a metropolitan area and directs transportation decision making for at least a 20 year period. Federal regulations require that long range plans be updated every three to five years, for a metropolitan area to be eligible for Federal transportation funds. The Plan will also serve as the transportation element of the new Centre County Comprehensive Plan.



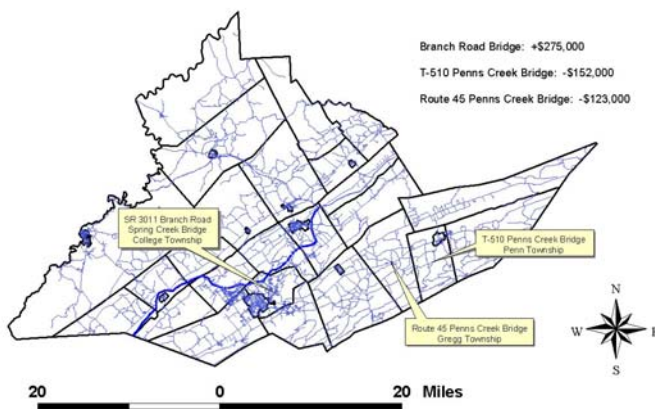
The Long Range Transportation Plan will identify transportation improvements needed to provide continued mobility of people and goods while ensuring the quality of life throughout Centre County. The Plan will meet Federal requirements by addressing transportation needs and identifying projects to the year 2030, and it will also include policy findings, observations, and recommendations about transportation issues and solutions for a long-term (50 year) time horizon. The Plan will be based on and consistent with land use strategies in the County and municipal land use plans and will respect socioeconomic factors, environmental resources, and fiscal constraints.

Currently the CRPA and Centre County Planning Office are preparing existing and forecasted population and employment information to begin the analysis of future transportation system needs. In the Spring, the planning staffs will attend municipal meetings to discuss the forecasts and the overall plan process.

For additional information please contact Trish Meek, Centre Regional Planning Agency, at [tmeek@crcog.net](mailto:tmeek@crcog.net) or (814) 231-3050; or visit the project website at [www.centrecountylrtp.org](http://www.centrecountylrtp.org)

*Planning staff will attend municipal meetings in the Spring of 2003 to discuss population and employment forecasts and to report on the plan*

**November 2002 TIP Amendments  
Location of Affected Projects**





## What is the CRMPO?

Federal law and regulations require local and state officials in all urbanized areas with a population of over 50,000 persons to have a cooperative, continuous, and comprehensive long-range transportation-planning program. Thus, the Centre Regional Metropolitan Planning Office (CRMPO) is responsible for coordinating transportation-planning efforts and is also responsible for programming funds for surface transportation projects in all of Centre County, working in cooperation with PENNDOT and the Centre County Planning Commission (CCPC).

*continued on page 12*

## Development Plans Reviewed in 2002

	Name of Development	Type	# Dwelling Units/ Square Feet
<b><i>College Township</i></b>			
	Rodgers Well Site	Land Development	--
	PSU Center for Sustainability	Commercial	954 square feet
	Wambold 4-lot Subdivision	Residential	4 lots
	Penn Stater Expansion	Commercial	99,287 square feet
	Sheetz Convenience Store	Commercial	4,700 square feet
	Dague, Ronald	Residential	3 dwelling units
	CBICC Technology Center	Commercial	22,000 square feet
	Stitzer, Nevin	Commercial	6,525 square feet
	Centre Community Hospital	Commercial	35,000 square feet
	Allegheny Power	Land Development	--
	PSU Innovation Park	Commercial	98,000 square feet
	Everhart, James	Residential	2 lots
	Stewart, Herbert	Residential	4 lots
	Niebel Subdivision	Residential	2 lots
	Rhodes Lane Townhomes	Residential	6 dwelling units
	Aamco Transmission	Commercial	5,511 square feet
	Premier Theatre	Commercial	32,648 square feet
	Reliance Bank	Commercial	2,223 square feet
	Verizon Wireless	Cell Tower	--
	Mixing & Mass Transfer	Commercial	8,800 square feet
<b><i>Ferguson Township</i></b>			
	Mario & Luigi's	Commercial	5,000 square feet
	Collegiate Pride	Commercial	1,000 square feet
	Hillside Farm Estates Phase I, II, III	Residential	144 dwelling units
	Atotech USA	Commercial	3 lot subdivision
	Saybrook Section 6	Residential	21 dwelling units
	Rider Auto	Commercial	5,598 square feet
	Haymarket Phase VIII	Residential	1 dwelling unit
	Maloney Properties	Residential	19 dwelling units
	Lexington Place	Residential	51 duplexes
	Highland Hills	Residential	16 dwelling units
	Greenland	Residential	4 dwelling units
	Haymarket Lot 801	Residential	52 condominiums
	PSU Land at Rockspring	Commercial	1 lot
	Gables at Foxpointe	Residential	64 dwelling units
	Ferguson Township Municipal Bldg	Commercial	3,600 square feet
	Nextel Partners Pine Grove Facility	Cell Tower	--
	Cato Park Lot 7BRR	Commercial	15,360 square feet
	611 Cherry Lane Office Building	Comm/Res	2,360 square feet
	Baileyville West Phase II	Residential	4 dwelling units

## Development Plans Reviewed in 2002

	Name of Development	Type	# Dwelling Units/ Square Feet
<b><i>Halfmoon Township</i></b>			
	Glenn O. Hawbaker	Residential	1 dwelling unit
	Trotter Farm East	Residential	12 lots
	Barfarm Country Living	Comm/Res	5 lots
	Scott & Virginia Pirmann	Residential	1 dwelling unit
	Gray/Knorr Replot	Residential	4 lots
	Paul B. Smith Phase XII	Residential	11 lots
	Paul B. Smith Phase VIII	Residential	2 lots
<b><i>Harris Township</i></b>			
	Oelbermann Subdivision	Residential	1 dwelling unit
	Andrews Subdivision	Residential	1 dwelling unit
	Bailey Lane Subdivision	Residential	1 dwelling unit
	Kerry & Lydia Sheerin	Residential	1 dwelling unit
	Brouse Cell Tower	Cell Tower	--
	Springfield Commons PRD	Residential	90 dwelling units
	Harvest Fields	Subdivision	3 lots
<b><i>Patton Township</i></b>			
	Northbrook Greens	Residential	84 dwelling units
	Rearick/Chronister	Residential	3 lots
	Lohr's Garage	Commercial	2,026 square feet
	Applebee's Restaurant	Commercial	4,850 square feet
	Echo Hills Phase I & II	Residential	21 lots
	Village at Penn State	Residential	62 lots
	Price's Saw Mill	Residential	37 lots
	Georgetown	Residential	20 dwelling units
	Patton Center	Commercial	2,300 square feet
	Colonnade Retail L	Commercial	18,000 square feet
	GW Auto Collision	Commercial	1,800 square feet
	Gray's Woods	Master Plan	--
	Marywood Phase 3, Section A	Residential	49 lots
	Cedar Cliff	Residential	1 lot
	Oakwood Apartments	Residential	40 dwelling units
	Northwest Savings Bank	Commercial	3,960 square feet



## Development Plans Reviewed in 2002

	Name of Development	Type	# Dwelling Units/ Square Feet
	<i>State College Borough</i>		
	Eastview Terrace	Residential	750 dwelling units
	Hill Alley Company	Residential	5 dwelling units
	Waypointe Bank	Commercial	3,375 square feet
	Nittany Landscape Depot	Commercial	8,393 square feet
	Waupelani Heights	Residential	35 dwelling units
	Centre Hills Country Club	Commercial	4,030 square feet
	119 Wren Alley	Residential	5 dwelling units
	Creekside Plaza	Commercial	17,000 square feet
	MacIntyre Hall	Commercial	11,000 square feet
	PSU East Subcampus	Commercial	924,000 square feet
	YMCA Expansion	Commercial	18,360 square feet
	139 North Gill Street	Residential	2 dwelling units
	Balfurd Dry Cleaning	Commercial	1,948 square feet
	713-717 South Allen Street	Residential	6 dwelling units
318 West Nittany	Residential	1 dwelling unit	

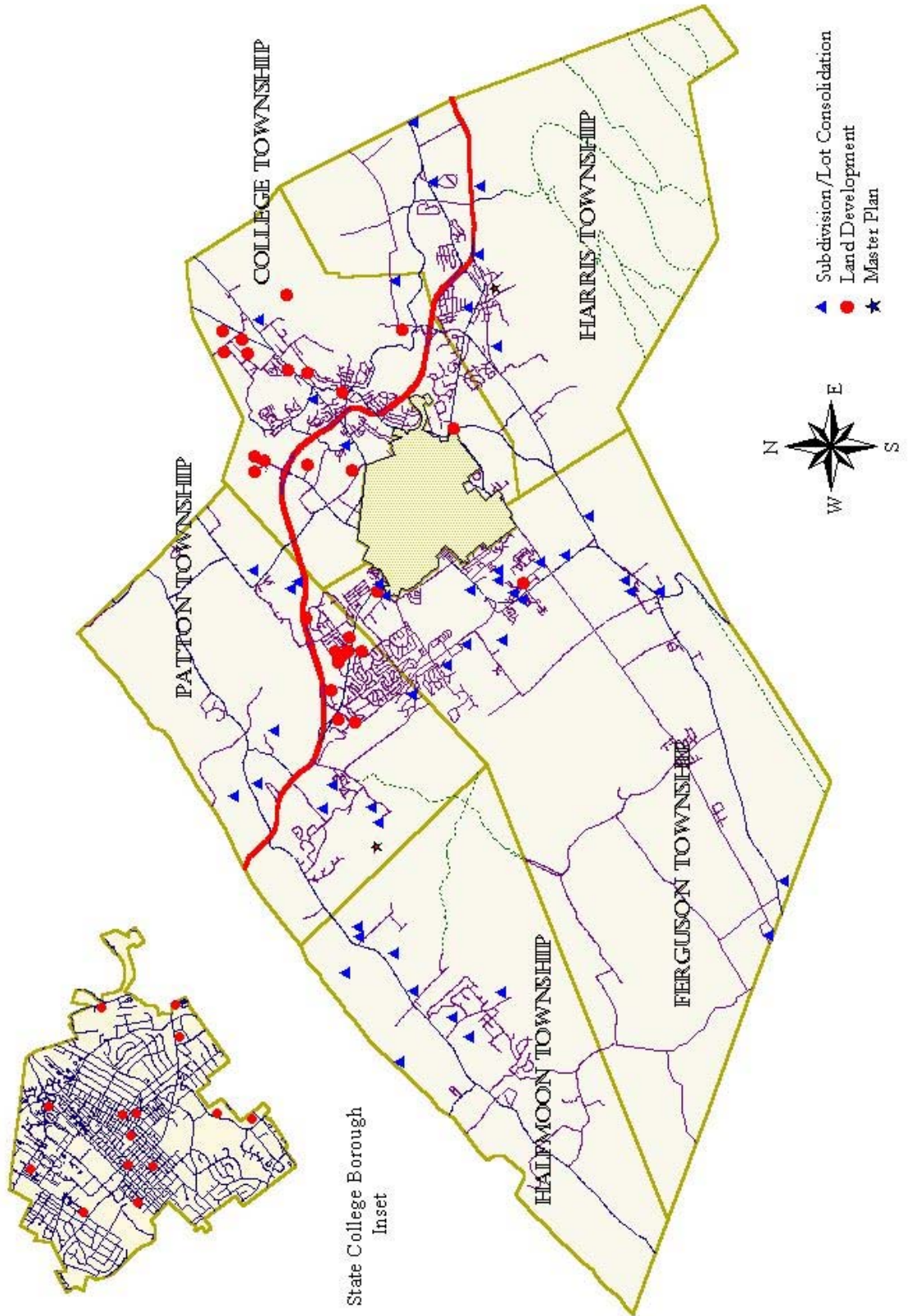
Municipality	Land Development Plans	Subdivision/ Lot Consolidations
College Township	16	4
Ferguson Township	2	17
Halfmoon Township	0	9
Harris Township	0	7
Patton Township	10	12
State College Borough	15	0
Centre Region	43	49

### CRPA is Moving...

The Centre Regional Planning Agency will be moving this Spring to the new Centre Region COG Office Complex at 2643 Gateway Drive in Ferguson Township. ➡



# Development Plans Reviewed in 2002



## 2003 Objectives

- Complete environmental constraint analysis on the vacant land parcels identified in the Vacant Land Report to determine build-out potential and to identify potential impacts/benefits of development.
- Complete Intermunicipal Agreement between College and Patton Townships for shared zoning and explore other similar opportunities among other contiguous municipalities.
- Complete Status Report on Implementation of the 2000 Comprehensive Plan and outline priorities for future comprehensive planning activities.
- Provide status reports, as needed, on the University Area Joint Authority's Beneficial Reuse Project, the Long Range Transportation Plan, and the Land Use Survey.



### Our Mission...

*continued from page 1*

special studies related to specific issues or areas within a municipality. College, Halfmoon, Harris and Patton Townships currently participate in the CRPA's local planning program.

**Transportation planning** services, while conducted under the auspices of the Metropolitan Planning Organization, consist of developing and maintaining the long-range (more than 20 years in the future) transportation plan and coordinating a transportation improvement program (TIP) that directs transportation funds to projects over a four-year period. While many improvements involve roadways, extensive work also occurs in coordinating other modes of travel, including bicycle, pedestrian, and bus transit. Staff is also actively participating in transportation studies that are implemented by the Pennsylvania Department of Transportation (PENNDOT).

## Vacant Land Inventory & Analysis

*continued from page 1*

In 2003 the regional planning staff hopes to achieve the following "next steps" with the vacant land data:

- ✓ **complete an environmental constraint analysis for all vacant land**, identifying steep slopes, flood plains, wetlands, and conservation easements
- ✓ **analyze existing subdivisions** to determine the average percentage of land area used in a typical development for road construction, sidewalks, parkland dedication, stormwater management
- ✓ **subtract the environmental constraints** and land area needs from the total parcel acreage to determine actual developable land and apply existing zoning density and required buffers to these acres **to determine build out potential** (number of residential units or commercial square footage)
- ✓ **prepare a matrix for all vacant parcels** indicating the socio/economic impact/benefit of development on issues such as traffic, water use, sewage disposal needs, and number of school age children.

## What is the MPO?

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The policy-making body of the CRMPO is the Coordinating Committee, which is ultimately responsible for the transportation planning and programming activities mandated in Federal laws and regulations. A 15 member Technical Committee provides advisory comments and recommendations to the Coordinating Committee. Member-municipalities and organizations include:

Centre County Board of Commissioners	Bellefonte Borough
Benner Township	College Township
Ferguson Township	Halfmoon Township
Harris Township	Patton Township
Spring Township	State College Borough
Centre Area Transportation Authority	Pennsylvania State University
Centre Regional Planning Commission	PENNDOT Central Office
PENNDOT District 2-0 Office	

The Centre Regional Planning Agency (CRPA), CATA, Centre County Planning Office (CCPO), PENNDOT Engineering District 2-0 Office (Clearfield), and PENNDOT Central Office (Harrisburg) provide staff support for the CRMPO. These organizations work together to prepare transportation plans and programs, propose project priorities, and complete technical studies used by the CRMPO to fulfill its responsibilities.

The Centre Regional Planning Commission (CRPC) is responsible for executing legal agreements with PENNDOT that provide Federal and State funding for CRPA work activities performed on behalf of the CRMPO. The CRMPO, County and municipal elected officials, and representatives from other agencies and organizations in Centre County are considering expanding the CRMPO to a countywide organization. General support for expanding the CRMPO has been expressed by officials. Thus, a revised proposal for expansion was reviewed by member-municipalities and organizations in early 2002. The proposed expansion is expected to occur in 2003.

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## Local Planning Activities



### Conditional Use Ordinance

At the direction of the College Township Council, CRPA staff prepared the Township’s first conditional use ordinance. This ordinance seeks to mitigate the potential negative impacts associated with mining and quarrying activities. The provisions of the ordinance address buffering, setbacks, landscaping, and berming requirements as well as the implementation of noise and dust mitigation measures. After considerable public input, the College Township Council approved the ordinance in December 2002.

# Centre Regional Planning Commission

**MEMBERS:**

- Bryce Boyer, Chair  
Patton Township
- Ralph Wheland, Vice Chair  
Ferguson Township
- Stan Smith  
College Township
- Bob Eberhart  
Halfmoon Township
- Ron Buckalew  
Harris Township
- Peter Hulbert  
State College Borough
- Gordon Turow  
Penn State University

**STAFF:**

- Steven Suder, AICP, Director
- Robert Crum, Senior Planner  
Regional
- Sebastian DeGregorio, AICP, Senior Planner  
Regional/Halfmoon Township
- Tim Geibel, Senior Planner  
Transportation
- D. J. Liggett, Senior Planner  
Regional/Harris Township
- Trish Meek, Senior Planner  
Transportation
- Chris Price, Senior Planner  
College Township
- Sharmili Sampath, Senior Planner  
Patton Township
- Lori Shingler, Senior Secretary
- Tom Zilla, AICP, Senior Planner  
Transportation

*The Centre Region municipalities are served by CRPA staffers who have over 100 years of combined professional planning experience.*



First row: Trish Meek, D.J. Liggett, Lori Shingler, Sharmili Sampath.  
Second row: Sebastian DeGregorio, Chris Price, Steve Suder, Bob Crum, Tom Zilla (not pictured: Tim Geibel)

**TRANSITIONS:**

The Centre Regional Planning Agency said goodbye to three of its staff members in 2002:

- Robert Bini, Director- resigned January 18, 2002
- David Fowler, Senior Planner (Patton Township) - resigned March 26, 2002
- William Tobin, Senior Planner (Transportation) - resigned September 13, 2002

We welcome the following new staff members:

- Steven Suder, Director — hired July 15, 2002
- Chris Price, Senior Planner (College Township) - hired April 1, 2002
- Sharmili Sampath, Senior Planner (Patton Township) - hired November 1, 2002
- Tim Geibel, Senior Planner (Transportation) - hired February 10, 2003

In 2002, Sebastian DeGregorio and Tom Zilla obtained their national American Institute of Certified Planners (AICP) designations. To become a certified professional planner, applicants must meet certain education and experience requirements and pass a written examination. Messrs. DeGregorio and Zilla join only 16,000 national members who have obtained the coveted professional certification.