

Annual Report

Centre Regional Planning Commission

2009

Centre Regional Planning Commission

Annual Report

Director's Message

The CRPA is focused on balancing the needs of the Centre Region municipalities to provide cost effective services that address both regional and local planning and zoning needs. We strive to:

- Provide planning services that municipalities in the Centre Region value.
- Build accountability and strengthen working relationships with our planning partners.
- Anticipate, identify, and solve problems.
- Balance regional and municipal needs and perspectives.
- Focus on planning activities that can achieve desired results.

At the regional level, we helped facilitate an amendment to the Centre Region Building Safety Code that establishes regulations regarding the grouting of new groundwater wells and boreholes for geothermal systems in the region. This was a joint effort of the CRPA, Centre Region Code Agency, and the Spring Creek Watershed Commission. This effort will help to strengthen the protection of the regional groundwater supply. We completed two Development of Regional Impact (DRI) reviews. The DRI process continues to be an important tool to assess the potential impacts of proposed development plans or ordinances that expand the Regional Growth Boundary (RGB) or increase the number of dwelling units in the RGB.

Transportation funding remains a critical issue in the entire Commonwealth. The CCMPO has prepared a number of documents to identify transportation infrastructure investments in the region that are threatened by the funding shortfall. In addition, staff worked with PennDOT District 2-0 to prepare an application for funding from the ARRA's Transportation Investment Generating Economic Recovery (TIGER) discretionary grant program for the I-99/I-80 Exit 161 High Speed Interchange and the I-80/Route 26 Exit 163 Local Access Interchange. We have also worked to strengthen our relationships with our transit partners, the Centre Area Transportation Authority (CATA) and the Centre County Office of Transportation Services (CCOT).

We are encouraged by the progress we have made in many of the initiatives highlighted in this report to maintain and improve the quality of life in the Centre Region. The ability for us to move these initiatives forward is the result of the strong support we receive from the COG General Forum. We appreciate and respect the leadership, guidance, and support that these local elected officials provide to the success of the region. We are also grateful to the volunteers who serve as representatives to the CRPC in addition to their duties as members of their municipal planning commissions. We would also like to thank the residents who volunteer their time to participate in the planning process and those that serve on authorities, boards, and commissions. We are grateful that you take the time to help shape the future of the Centre Region. We look forward to working with you in 2010 as we continue to make progress for the future of the region.

James J. May, AICP
Director

MISSION

The Centre Regional Planning Agency is responsible for promoting the health, safety, and general welfare of the Centre Region by providing comprehensive community planning services to the six municipalities in the Centre Region.

WHO ARE WE?

The Centre Regional Planning Agency (CRPA) provides professional planning and zoning services to the six Centre Region municipalities. Long range planning services include the development and maintenance of the *Centre Region Comprehensive Plan* and the *Centre Region Act 537 Sewage Facilities Plan*, land use projections, mapping, and specialized studies in areas such as workforce housing. Local Planning services include providing staff support to municipal officials and local planning commissions, reviewing land development plans and zoning changes, and drafting or revising municipal ordinances that relate to land use regulations. In providing local planning services, the CRPA fulfills the responsibilities of the Centre County Planning and Community Development Office as defined under the Pennsylvania Municipalities Planning Code.

Coordinated long range and local planning dates to 1960, with the establishment of the Centre Regional Planning Commission (CRPC), a regional advisory planning body comprised of a representative from each of the municipal Planning Commissions and The Pennsylvania State University. CRPA staff provides support services to the CRPC and the COG's Transportation and Land Use Committee.

The Centre Regional Planning Commission (CRPC) is the advisory body to the General Forum, the municipalities, and the CRPA. The CRPC reviews and comments on regional planning issues in the Centre Region and encourages cooperative regional planning initiatives between the Centre Region municipalities.

In addition, the CRPA provides staff support to the Centre County Metropolitan Planning Organization (CCMPO). The policy-making body of the CCMPO is the Coordinating Committee, which is responsible for the transportation planning and programming activities mandated in federal laws and regulations. The Technical Committee provides advisory comments and recommendations to the Coordinating Committee. Both committees are composed of representatives from planning regions in the County, PennDOT staff, and staff representing the Federal Highway and Transit Administrations.

The CRPA provides the following staff to perform these services:

Planning Director	(85% CRPA/15% CCMPO)
Principal Transportation Planner	(CCMPO)
Five Senior Planners (Land Planning)	(CRPA)
Two Senior Planners (Transportation Planning)	(CCMPO)
Office Manager	(50% CRPA/50% CCMPO)
Administrative Assistant, Part-Time	(50% CRPA/50% CCMPO)
Senior GIS Analyst*	

**The GIS Analyst is a contract employee through the Penn State University Land Analysis Lab for Geographic Information Systems.*

The CRPA provides the majority of services in three areas: land planning at the regional and local level, and regional transportation planning.

Regional Planning services include preparing and updating the *Centre Region Comprehensive Plan* and the *Centre Region Act 537 Sewage Facilities Plan*; and preparing special studies and planning activities related to water, wastewater, land use, open space, recreation, demographics, environmental, community facilities, and transportation issues. The CRPA promotes and facilitates dialogue among the municipalities to develop cooperative solutions to regional issues. All six Centre Region municipalities participate in the Regional Planning program.

Local Planning services include staff support to individual municipalities, addressing more localized planning issues. These services include the review of subdivision and land development plans, preparation of ordinances and regulations to implement the *Comprehensive Plan*, and special studies related to specific issues or concerns within a municipality. CRPA staff also provides support to the municipal Planning Commissions.

College, Halfmoon, Harris, and Patton Townships participate in the CRPA's Local Planning program. College and Patton Townships each fund one full-time local planning position, and Halfmoon and Harris Townships each fund one-third of a local planning position.

Transportation Planning (CCMPO) services include preparation of a *Long Range Transportation Plan (LRTP)* [minimum twenty-year horizon], development of a short-range *Transportation Improvement Program (TIP)*, preparation of a *Coordinated Public Transit-Human Services Transportation Plan*, and adoption of an annual *Unified Planning Work Program (UPWP)*.

The CCMPO approves funding for highway and public transit projects through the adoption of the *TIP*, which details the expenditure of federal funds and some state capital funds for specific projects over a four-year period, within specified limits of fiscal constraint. The *TIP* is updated every two years. The CCMPO works closely with municipal officials, CATA, and PennDOT to develop the *TIP*. The *TIP* is identical to the "First Four Years" of the Commonwealth of Pennsylvania's *Twelve-Year Transportation Program (TYP)*, which is developed concurrently with the *TIP* and adopted by the State Transportation Commission.

Centre Regional Planning Commission Activity

The CRPC is responsible for reviewing and commenting on regional planning issues in the community and for encouraging cooperative regional planning initiatives among the Centre Region municipalities. The CRPC is advisory in nature and is comprised of one representative from each Centre Region municipality and The Pennsylvania State University.



THE 2009 CENTRE REGIONAL PLANNING COMMISSION

Top row: Janet Sulzer (College Township)
Larry Fennessey (Halfmoon Township)
Don Epp (Patton Township)
Charles Gable (State College Borough)

Bottom row: Ron Buckalew, Chair (Harris Township)
Steve Watson, Vice-Chair (Penn State University)
Bill Keough (Ferguson Township)

COMPREHENSIVE PLAN UPDATE

In the fall of 2009, the CRPC reviewed the work program for the Centre Region Comprehensive Plan Update. Work on the update was initiated in 2010 and is anticipated to continue into 2011. The CRPC will continue to play an important advisory role as this project moves toward completion.

DEVELOPMENTS OF REGIONAL IMPACT

One of the CRPC's primary duties is to review applications for Developments of Regional Impact (DRI). These applications are required for any request to either expand the Regional Growth Boundary/Sewer Service Area (RGB/SSA) or to increase density within the RGB/SSA by 50 dwelling units or more. The Commission's responsibility is to provide comment on the DRI applications to the COG General Forum and the host municipalities from a regional planning perspective.

During 2009, the CRPC reviewed the following Development of Regional Impact Applications:

- College Township proposal to amend its zoning ordinance to encourage the development of workforce housing by permitting single family homes to be built on smaller lots than currently permitted for the purpose of encouraging the construction of workforce housing units.
- Borough of State College proposal to create new zoning regulations for the West End Neighborhood to provide incentives for redevelopment of properties in the West End Neighborhood, and therefore allow additional density within the Regional Growth Boundary and Sewer Service Area.

Transportation and Land Use Committee Activity

In 2008, the Centre Region Municipalities agreed to rename the existing COG Transportation Committee to the Transportation and Land Use Committee and charged it to coordinate major land use and transportation planning in the Centre Region. The Committee serves as a regular forum for deliberation among elected policy-makers, appointed officials, and professional staff about values shared regionally and about the ensuing actions needed to shape the best possible future for the Centre Region.

Specific tasks of the TLU Committee from the COG Articles of Agreement are:

- i. To study and prepare recommendations on coordinating major land use and transportation plans.
- ii. To discuss, as appropriate, matters considered by the Centre County Metropolitan Transportation Organization (e.g., Centre County Long Range Transportation Plan, and Centre County Transportation Improvement Program).
- iii. To meet semi-annually with the Centre Regional Planning Commission to discuss regional planning issues of common interest.
- iv. To provide input to Centre Area Transportation Authority on an annual basis about proposed changes in service.
- v. To study and prepare recommendations on transportation policy, issues, or projects as requested by the Executive Committee.

CRPA staff worked with the TLU Committee on several initiatives in 2009:

INTEGRATION OF LARGE LAND PLANNING AND TRANSPORTATION PLANNING PROJECTS

During 2009, CRPA staff reported on activities regarding the Long Range Transportation Plan and the Centre Region Comprehensive Plan Update, as well as other planning activities. This effort informs members of the TLU Committee of the major work activities of the CCMPO and the CRPA and provides opportunities for members of the TLU committee and staff to discuss the relationships between major land planning and transportation planning projects.

JOINT TLU COMMITTEE AND CRPC MEETINGS

In 2009, the CRPA facilitated two joint meetings with the TLU Committee and the CRPC. These meetings were used to coordinate activities between the two groups and to discuss several projects, including the Regional Growth Forecasting Project, the Centre Region Comprehensive Plan Update, and the Long Range Transportation Plan Update.

INITIATION OF THE CENTRE REGION ECONOMIC DEVELOPMENT ASSESSMENT

During the first half of 2010, the CRPA worked with the COG Transportation and Land Use Committee to prepare the scope of work, complete the consultant selection process, and initiate the Centre Region

Economic Development Assessment. One goal of this project is to identify strategies to revitalize and redevelop aging retail centers in the region. This project will provide municipalities with a series of strategies to implement for municipal redevelopment projects. CRPA staff will work with the selected consultant during the remainder of the year to complete the Centre Region Economic Development Assessment.

Regional Planning

CENTRE REGION COMPREHENSIVE PLAN UPDATE

The Pennsylvania Municipalities Planning Code requires that the *Centre Region Comprehensive Plan* be reviewed at least every ten years. During the past year, CRPA staff has completed portions of the *Comprehensive Plan Update*, including the various chapters that will be included in the Inventory and Assessment of Existing Conditions. At its May 24, 2010 meeting, the COG General Forum authorized the CRPA to submit a HUD Sustainable Communities Grant application for consulting services, not to exceed \$150,000, to complete work on the *Centre Region Comprehensive Plan Update*. If the grant is not awarded, CRPA staff will continue to work towards the completion of the Update in 2011.

An internal draft of the *Vacant Land Inventory and Growth Forecasts Report* has been completed. This document identifies the location and amount of available land that remains for development by zoning category within the community's Regional Growth Boundary. The information in this report will be used in the *Comprehensive Plan Update*, and it will also be useful to the municipalities in evaluating rezoning requests and the need for various types of zoning districts within the community. This data is tabulated and mapped for each municipality and for the Centre Region as a whole. In addition, the CRPA's regional and local planners have prepared parcel-based growth forecasts outlining the location, type, amount, and timing of the growth that is anticipated to occur within the region from 2009 to 2040. These growth forecasts were prepared with significant input from municipal staff members, Planning Commissions, and elected officials. The forecasting process included analysis of development capacity, based on existing zoning, physical and environmental characteristics, utility location, transportation access, development trends, and input from developers and real estate representatives. The forecasts may also be utilized for land use, transportation, sewer, water, and school district planning activities.

The CRPA is also updating the Centre Region's *Vacant Structure Inventory*. This project involves collecting data on the location, type, and size of vacant structures within the community. One of the policies of the *Centre Region Comprehensive Plan* is to encourage infill development and the adaptive reuse of vacant structures. This report will help the community target these opportunities and will allow trends related to different building types to be monitored. A strategy is being developed for updating the *Vacant Structure Inventory* and the *Vacant Land and Growth Forecasts Report* on a regular basis to monitor development trends, particularly with relation to economic and community development activities.

STATE COLLEGE LAND AREA PLAN

CRPA staff has been working with State College Borough Council to complete the Future Land Use Map for the *State College Land Area Plan*. A series of draft Future Land Use Maps and other tools have been prepared to help facilitate its completion. When finalized, the Future Land Use Map will be presented to the municipalities within the study area for approval. The *State College Land Area Plan* will serve as

a guide for updating State College Borough's zoning regulations and for guiding future development in College and Ferguson Townships.

HALFMOON/PATTON LAND AREA PLAN

During the past year, CRPA staff has worked with the *Halfmoon/Patton Land Area Plan* Steering Committee to prepare a policy plan for the project. Staff has also initiated the preparation of a transportation study for the project, which will be completed with funding provided by the Centre County Metropolitan Planning Organization (CCMPO). The policy document and transportation study results will be used to recommend a future land use plan and transportation improvements for the study area. The recommendations will be presented to the Steering Committee for review and comment. A final version of the *Halfmoon/Patton Land Area Plan* and transportation recommendations will be presented to Halfmoon and Patton Townships for approval later in 2010.

AFFORDABLE WORKFORCE HOUSING

CRPA staff continues to serve on the Centre Region Housing Cabinet, the Centre County Affordable Housing Coalition, and the Workforce Housing Committee. During the past year, staff assisted the Coalition with organizing the 2nd Annual Affordable Housing Summit and assisted the Workforce Housing Committee with organizing educational workshops on developing and marketing affordable housing. Staff also facilitated meetings among the Centre County Housing & Land Trust, the Centre Region Municipal Managers and staff, and the Centre County Planning & Community Development Office to discuss the services that the Housing & Land Trust could provide to the municipalities as their affordable housing programs come on-line. During the remainder of 2010, CRPA staff will continue to provide support to the Centre Region municipalities in developing workforce housing ordinances.

WELL AND GEOTHERMAL BOREHOLE CONSTRUCTION STANDARDS

During the past year, the CRPA worked with the Spring Creek Watershed Association Work Group to develop model regulations for well and geothermal borehole construction standards. These regulations will result in consistent and uniform construction standards for wells and geothermal boreholes in the Centre Region. This program will protect groundwater from surface water contamination and assure consistency among all of the municipalities in the watershed. Regulations have been adopted in four of the Centre Region municipalities and are being considered by the other two.

The CRPA worked with the Centre Region Code Agency and the Chair of the COG Public Services and Environmental Committee to incorporate regulations into the Centre Region Building Safety & Property Maintenance Code. This enables inspection of well construction by the Code Agency. The CRPA also worked with the Code Agency to facilitate well construction training sessions for code inspectors, well drillers, and HVAC installers.

RIPARIAN BUFFER ORDINANCES

During the past year, CRPA staff continued working with the Centre Region municipalities to obtain municipal adoption of the model riparian buffer ordinance. A riparian buffer is a vegetated area next to a stream that serves as a natural protective filter. Properly designed riparian buffers protect stream water quality by intercepting, filtering, and reducing non-point source pollution and stabilizing stream banks. Streams and other water bodies that are protected by well-established riparian buffers tend to

be more resistant to the negative impacts of erosion, flooding, and pollution from nutrients, sediment, organic matter, pesticides and other harmful substances. Riparian buffers can also improve the health of animals and fish that live in or near the stream by providing food, shelter and clean water. To date, four of the six Centre Region municipalities have taken action to adopt riparian buffer regulations based on the model ordinance: State College Borough and Ferguson, Halfmoon, and Patton Townships have adopted ordinances. Harris and College Townships continue to work towards the adoption of ordinances in 2010.

CRPA staff has also presented the model riparian buffer ordinance and related materials to the Nittany Valley Joint Planning Commission and to the Spring Creek Watershed Commission for consideration by other municipalities within Centre County.

SEWAGE MANAGEMENT PROGRAM

CRPA staff continues to work with the Centre Region Code Agency and municipal Sewage Enforcement Officers to identify properties to be notified of on-lot system maintenance requirements as part of the Sewage Management program. The program is in its third year and has resulted in regular pumping and routine maintenance of over 3,000 on-lot sewage disposal systems in the Centre Region to prolong the life expectancy of these systems.

Local Planning

COLLEGE TOWNSHIP

- Between May 2009 and May 2010, CRPA staff reviewed 29 land development plans, subdivision plans, minor plans, and sketch plans.
- CRPA staff prepared three amendments to the subdivision ordinance and zoning ordinances; two that were adopted and one that was not adopted. The Workforce Housing Ordinance was adopted in May 2009; the Utilities Ordinance was adopted in December 2009; and the Keeping of Chickens in Residential Areas was not adopted.
- A rezoning application was prepared for the State College Area School District (SCASD) to rezone 47 acres of land in the Panorama Village/Boalsburg area from Rural Residential/Agricultural to Single-Family Residential District. The rezoning was approved in February 2010.
- CRPA staff prepared three amendments to the College Township Official Map; all three were approved.

HALFMOON TOWNSHIP

- CRPA staff completed the preparation of the Rural Village District (RVD) zoning for the Township. This project will rezone approximately 1,000 acres in the eastern part of the Township. It is anticipated that the Halfmoon Township Board of Supervisors will take action on Rural Village District zoning during 2010.

- A draft Wind Generation Ordinance was developed to regulate wind turbines in Halfmoon Township. Work on the Wind Generation Ordinance will continue in 2010.
- An update to the Act 153 map was completed to accurately reflect participation in this agricultural preservation program.
- Staff assistance was provided for the development of the Township Parks, Sports Fields, and Recreation Plan.

HARRIS TOWNSHIP

- CRPA staff prepared a Workforce Housing Policies and Procedures Manual for implementing a workforce housing program in Harris Township. The document describes the purpose and intent of the program and provides clear guidelines on the process, obligations, standards, and monitoring procedures to ensure the development of workforce housing that will meet the needs of the community. The Policies & Procedures Manual was included in the Centre County Affordable Housing Handbook as a template for use by other Centre County municipalities.
- CRPA staff facilitated twice monthly meetings of the Harris Township Riparian Buffer Committee to prepare recommendations to the Planning Commission and Board of Supervisors. During 2010, CRPA staff will assist the Planning Commission and Board of Supervisors in the public hearing process for the riparian buffering regulations.
- CRPA staff assisted the Open Space Advisory Committee with developing criteria and identifying funding options to facilitate the acquisition of open space. Staff also worked with the Harris Township Planning Commission and Parks & Recreation Committee on amendments to the Parkland Fee-in-Lieu regulations and the preparation of the Parkland and Open Space Plan for the Township. This project will continue throughout 2010.
- An update to the Agricultural Security Area Program was initiated. CRPA staff assisted the Agricultural Security Advisory Committee in contacting potential property owners regarding their interest in the program and preparing a recommendation to the Board of Supervisors on the Agricultural Security Area Update. During 2010, staff will prepare a resolution for approval by the Board of Supervisors to accept properties into the Agricultural Security Area Program.
- A review of the Cultural Zoning District regulations was initiated to determine whether they are fulfilling their original intent of protecting cultural resources. CRPA staff worked with property owners, the Planning Commission, and the Board of Supervisors to make improvements. Recommendations will be presented to the Planning Commission and Board of Supervisors in 2010.
- CRPA staff completed routine land development and subdivision review, planning module review and recommendation, and zoning and subdivision ordinance revisions as needed. During 2010, staff will continue working with the Harris Township Planning Commission to identify opportunities for improving existing subdivision and zoning ordinances to incorporate elements of Neighborhood Design (compact development, transit-oriented, mixed use, income diversity).

PATTON TOWNSHIP

- Amendments to the Food Handling Ordinance were prepared and adopted.
- Riparian buffer regulations, based on the Model Riparian Buffer Ordinance, were prepared and adopted as an addition to the subdivision and land development regulations.
- CRPA staff prepared an inventory of existing businesses in Patton Township.
- New regulations pertaining to and encouraging Consumer Supported Agriculture were prepared and adopted. This involved changes to both the A-1 Rural zoning district and the Rural Preservation Design Standards of the subdivision and land development regulations.
- CRPA staff began the preparation of a Bike and Pedestrian Path Plan for Patton Township. This project will continue throughout 2010

Transportation Planning

Federal law and regulations require local and state officials in all urbanized areas with a population of over 50,000 persons to maintain a cooperative, continuous, and comprehensive long-range transportation planning program. The Centre County Metropolitan Planning Organization (CCMPO), working in cooperation with PennDOT, is responsible for coordinating transportation planning and programming of funds for surface transportation projects in Centre County. As the lead staff support agency for the CCMPO, the Centre Regional Planning Agency (CRPA) works cooperatively with other agencies to complete planning activities on behalf of the CCMPO.

The policy-making body of the CCMPO is the Coordinating Committee, which is ultimately responsible for the transportation planning and programming activities mandated in Federal laws and regulations. A Technical Committee provides advisory comments and recommendations to the Coordinating Committee.

TRANSPORTATION PLANNING ACCOMPLISHMENTS

- During 2009, staff prepared testimony to the State Transportation Commission about the Commonwealth's new 2011-2022 Twelve Year Transportation Program (TYP), and worked with PennDOT and CATA to prepare the Preliminary Draft 2011-2014 Centre County Transportation Improvement Program (TIP), which represents the first four years of the TYP. The CCMPO Coordinating Committee approved the *Final Draft 2011-2014 TIP* and the *Draft 2010 Air Quality Conformity Analysis* at its June 22, 2010 meeting. The *2011-2014 TIP* will go into effect in October 2010.
- Staff worked with PennDOT District 2-0 to prepare an application for funding from the American Recovery and Reinvestment Act (ARRA) Transportation Investment Generating Economic Recovery (TIGER) discretionary grant program for the I-99/ I-80 Exit 161 High Speed Interchange and the I-80/Route 26 Exit 163 Local Access Interchange.

- Assistance was provided to sponsors of Transportation Enhancements (TE) Program projects, including the West Beaver Avenue/South Fraser Street Streetscape, Village of Boalsburg Streetscape, and Centre Hall Streetscape. Staff worked with PennDOT to allocate TE funds in FY 2011 for completion of the Centre Hall Streetscape, and developed a process to allocate TE funding in FY 2012, 2013, and 2014.
- The Centre County Long Range Transportation Plan (LRTP) 2030 was updated in 2009 to include the Old Gatesburg Road Extension project (Ferguson Township) using \$2.97 million in discretionary federal funding from the Pennsylvania Community Transportation Initiative (PCTI) and local funding from Ferguson Township.
- A project selection process was developed for the new Centre County LRTP 2040 that included revised project ranking criteria and a new method of soliciting candidate projects. Staff provided assistance to municipalities relative to the completion of forms for candidate projects and evaluated all candidate projects that were submitted.
- CRPA staff worked with the Centre County Planning and Community Development Office (CCPCDO) to complete the Centre County Growth Forecasting Project, which produced municipal growth forecasts used as data inputs for long range transportation planning. The forecasts outline the location, type, amount, and approximate timing of growth anticipated to occur by 2040.
- Staff administered the *Assessment of Public Transportation Services in Centre County* project, which provided recommendations about how to better integrate the demand responsive transit services provided by the Centre Area Transportation Authority (CATA) and the Centre County Office of Transportation (CCOT), including an extensive evaluation of alternatives for providing service in the future.
- Staff coordinated the execution of a revised long-term lease agreement between Potter Township and the American Legion Post 779 for the Old Fort Park and Ride Lot and worked with PennDOT and the CCPCDO to complete a land development plan and stormwater management easements for the project.



Centre Regional Planning Agency Staff

Jim May, AICP, Director
Tom Zilla, AICP, Principal Transportation Planner
Lyssa Cromell, Office Manager
Sarah Fournier, Staff Assistant
Sebastian DeGregorio, AICP, Senior Planner
Mark Holdren, AICP, Senior Planner
Greg Kausch, Senior Transportation Planner
D.J. Liggett, Senior Planner
Trish Meek, AICP, Senior Transportation Planner
Joe Price, AICP, Senior Planner
Eric Vorwald, AICP, Senior Planner
Steve Arnold, Penn State GIS Analyst

Centre Regional Planning Agency
2643 Gateway Drive, Suite 4
State College, PA 16801
(814) 231-3050
www.crcog.net
planning@crcog.net