



Multi-Municipal Planning: Successfully Navigating Competing Interests, Shifting Priorities, and Hidden Agendas

Pennsylvania Chapter of the American
Association of Planners

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Our objective

Share with you our collective experiences in making a multi-municipal planning effort work, including-

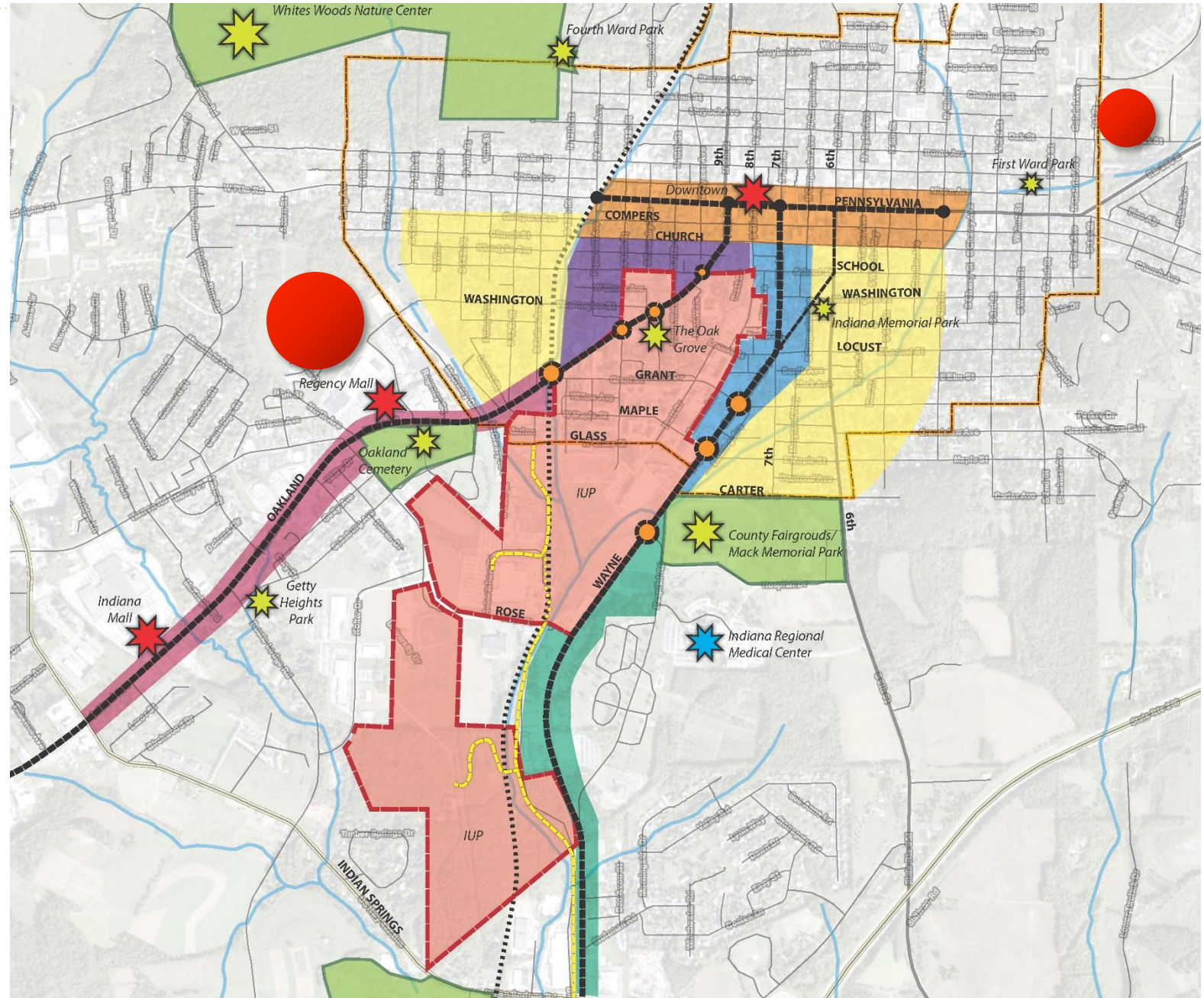
- What led to the collaborative partnership?
- What were our expectations going in?
- How do our elected and appointed “bosses” perceive and participate in the study?

Our agenda-

1. We'll start with giving you some background.
2. Then we'll facilitate a discussion with our panelists.
3. And finally, give you a chance to ask some questions

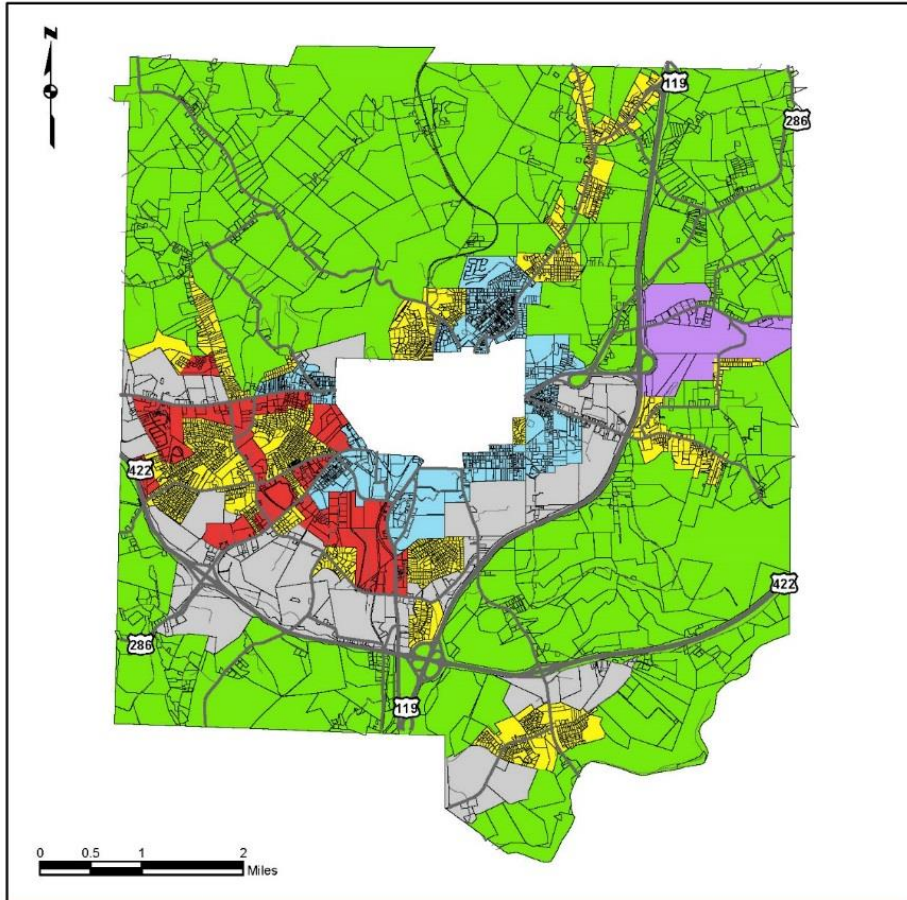
The Motivation

- The character and condition of the two major corridors through the community do not present a positive image to visitors and perspective residents
- New student oriented rental housing units have been developed in White Township, creating impacts to traffic, access, and parking.
- New developments near campus have raised concerns about the appropriate scale, placement and design of buildings.



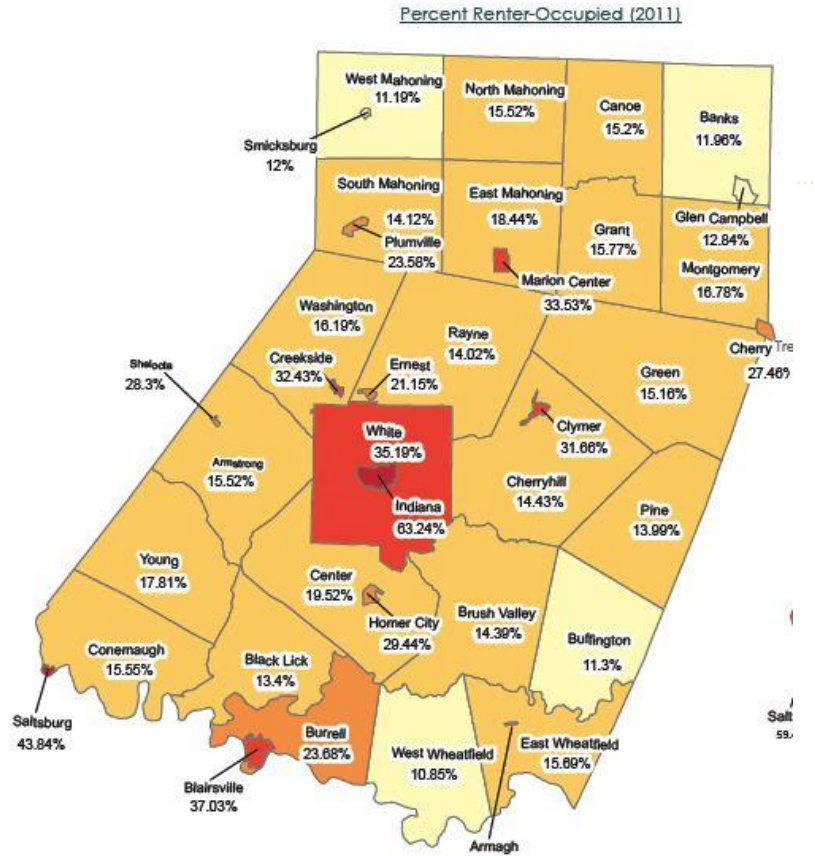
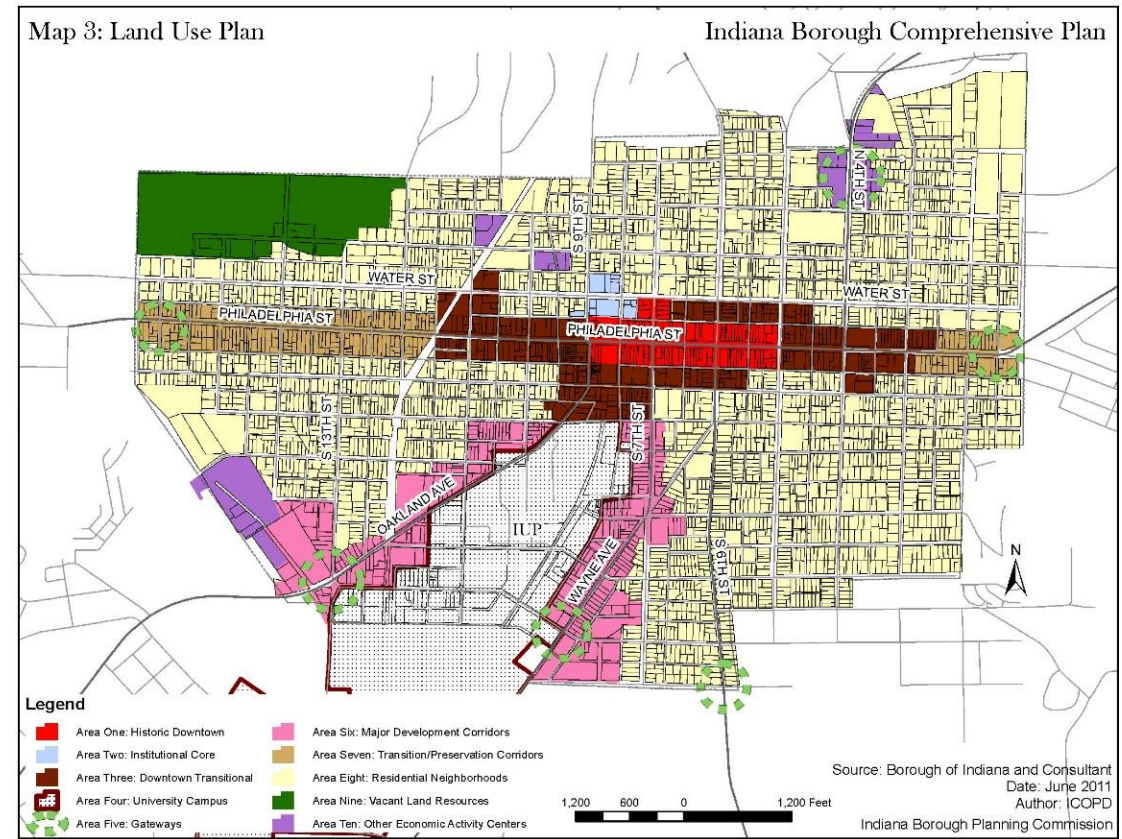
Everybody has a F

White Township Comprehensive Plan



Map 1
Community Development
Locational Objectives

- Area 1 - Traditional Neighborhoods
- Area 2 - Major Mixed Use Development Area
- Area 3 - Suburban Single Family Protection
- Area 4 - Business Park Target Non-Residential Area
- Area 5 - Future Development Target Area
- Area 6 - Rural Resource Area



How did we get there....

1. Build a True Partners

- Indiana County
- White Township
- Borough of Indiana
- Indiana University of Pennsylvania



2. Involve the public!!

- A public workshop in September attended by **150** residents to define community needs
- A 4 day workshop in October attended by **250** residents to explore ideas
- A public open house/workshop in February attended by **120** residents to review the recommendations
- On the street interviews with **280** residents.



Phase I:

DISCOVERY

Phase II: IDEA

GENERATION

Phase III:

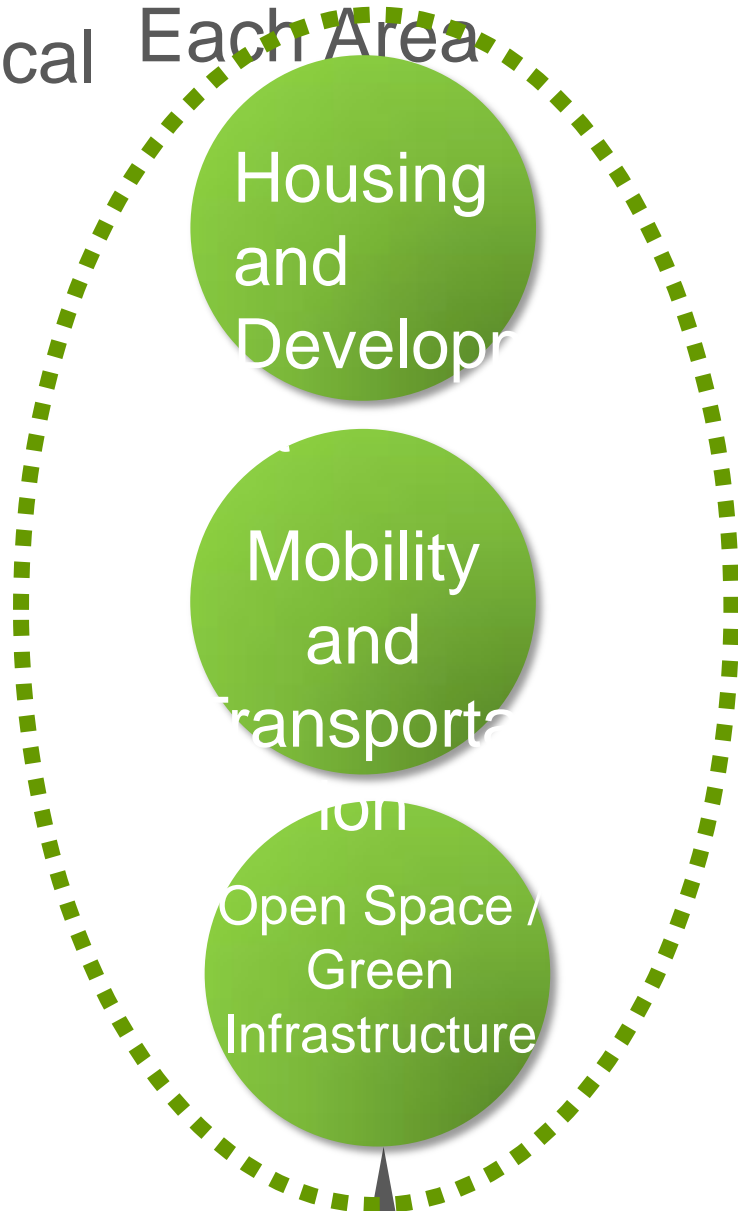
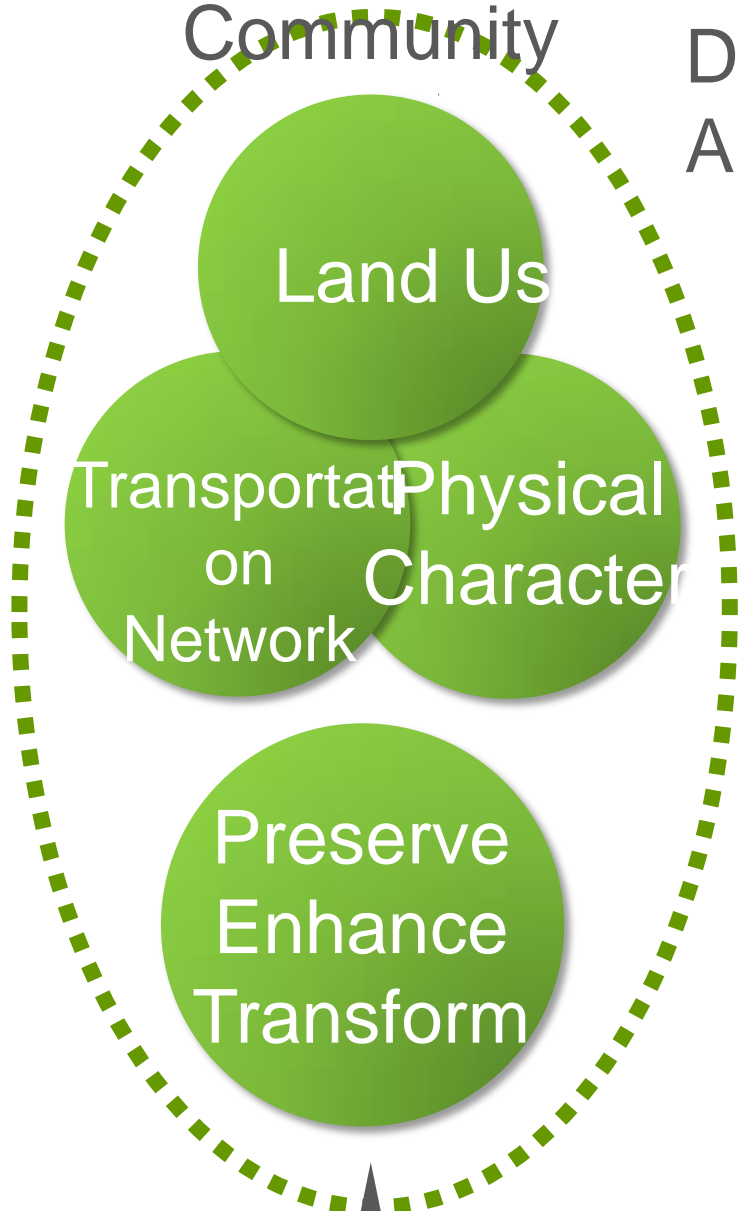
RECOMMENDATION

Analyze the Community

Define Typological Areas

Develop Big Ideas for Each Area

Establish Guidelines for Implementation



Guidelines include development parameters such as-

- Yard setbacks
- Building height
- Parking lot locations
- Maximum lot coverage

Implementation Strategies including-

- Zoning and Ordinance Amendments
- Establishing and Organizing Structure
- Funding

Opportunities
Priorities

Phase I Workshop

Phase II Workshop

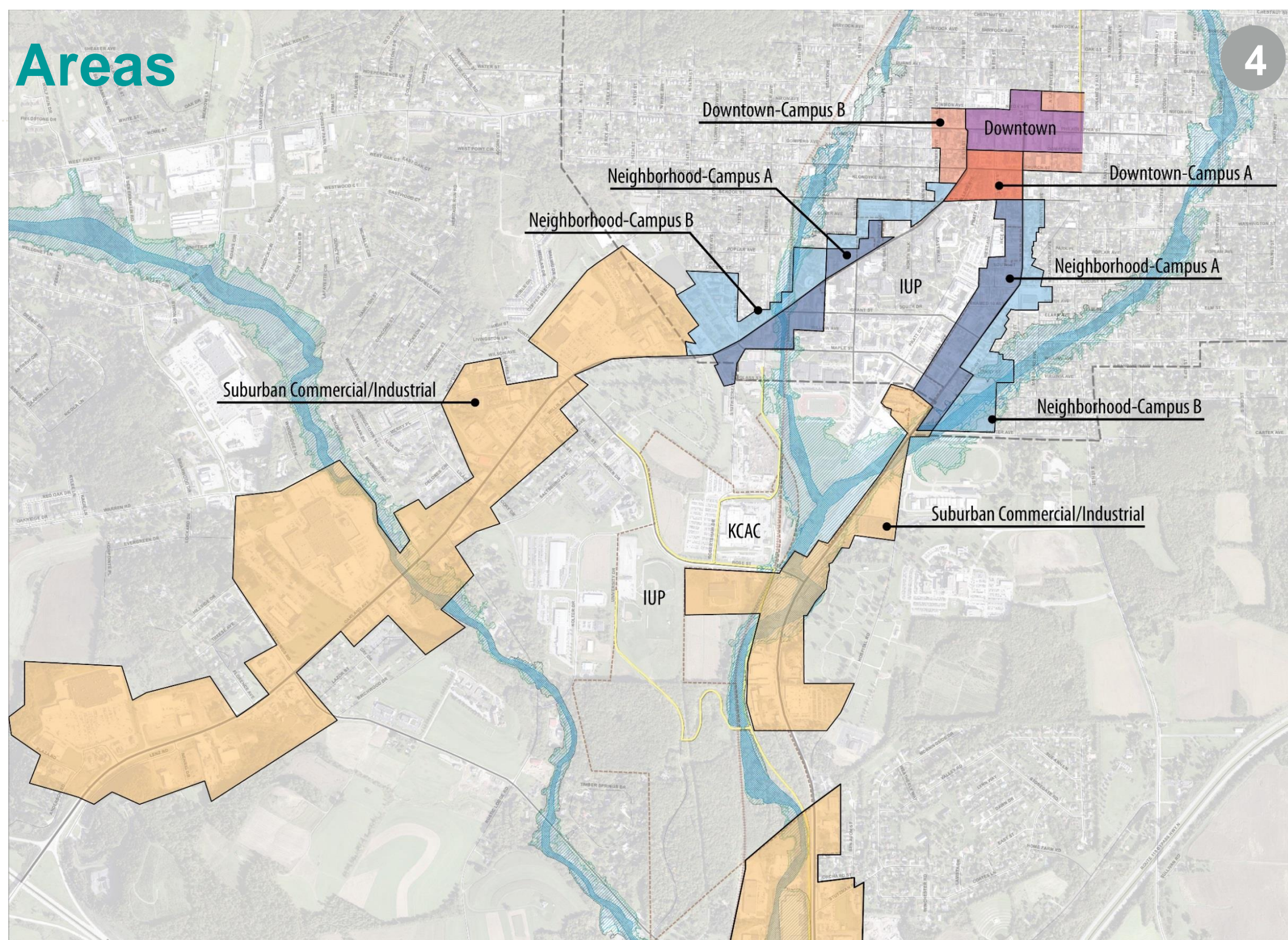
Phase III Workshop

Identify Character Areas

Downtown
Campus Interface

Neighborhood
Campus Interface

Suburban
Commercial &
Industrial



Finding the “Big Ideas

Underlying Principles

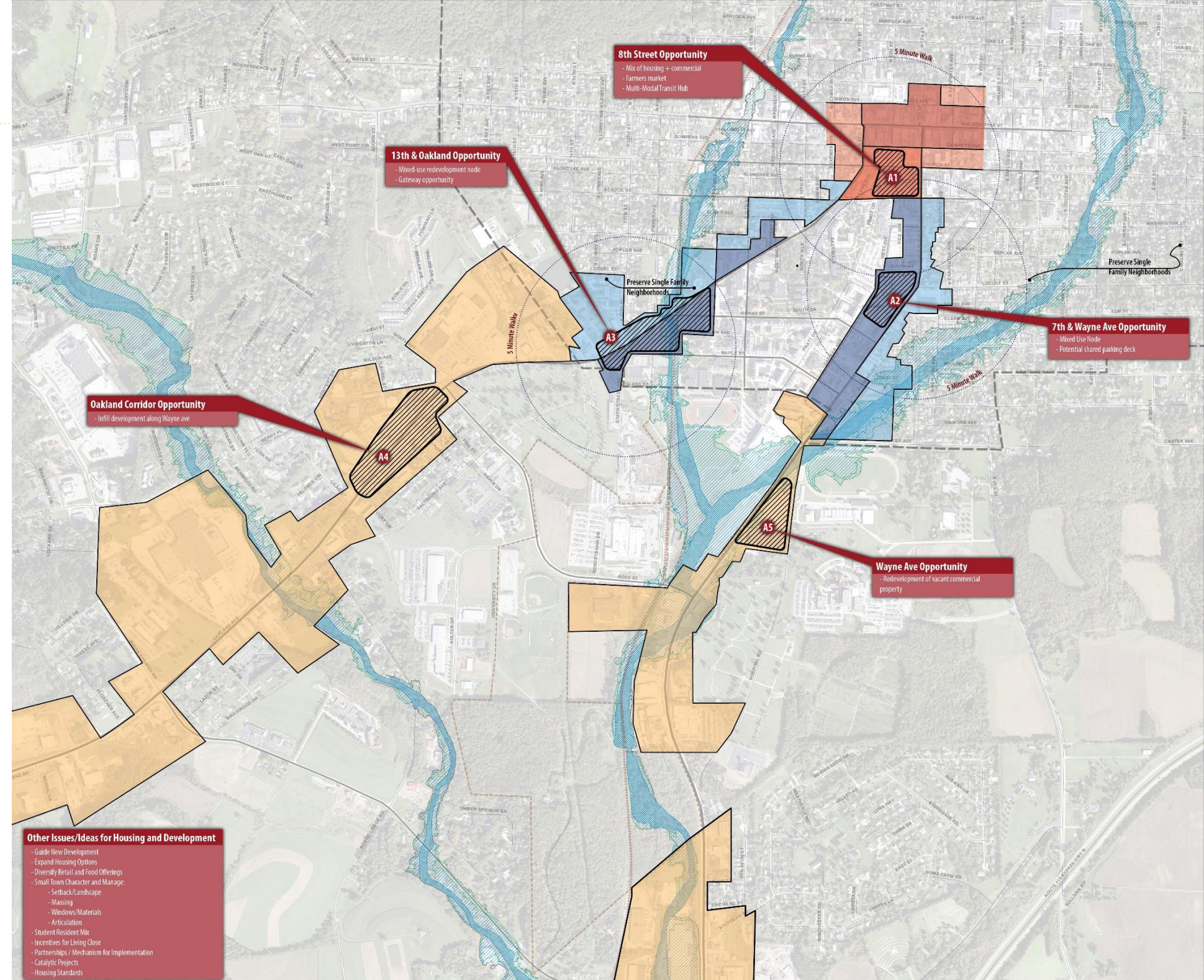
- Create **complete streets** that serve passenger and service vehicles, transit, bicyclists and pedestrians of all abilities.
- Encourage development in specific nodes or **neighborhood centers** that have their own identity.
- Improve development standards to more deliberately **create “place”**
- Strengthen **non-motorized** (e.g., **Multimodal Corridor**) and transit **connections** to key destinations—campus, open spaces, retail and **services**.



District Wide Ideas

HOUSING and DEVELOPMENT:

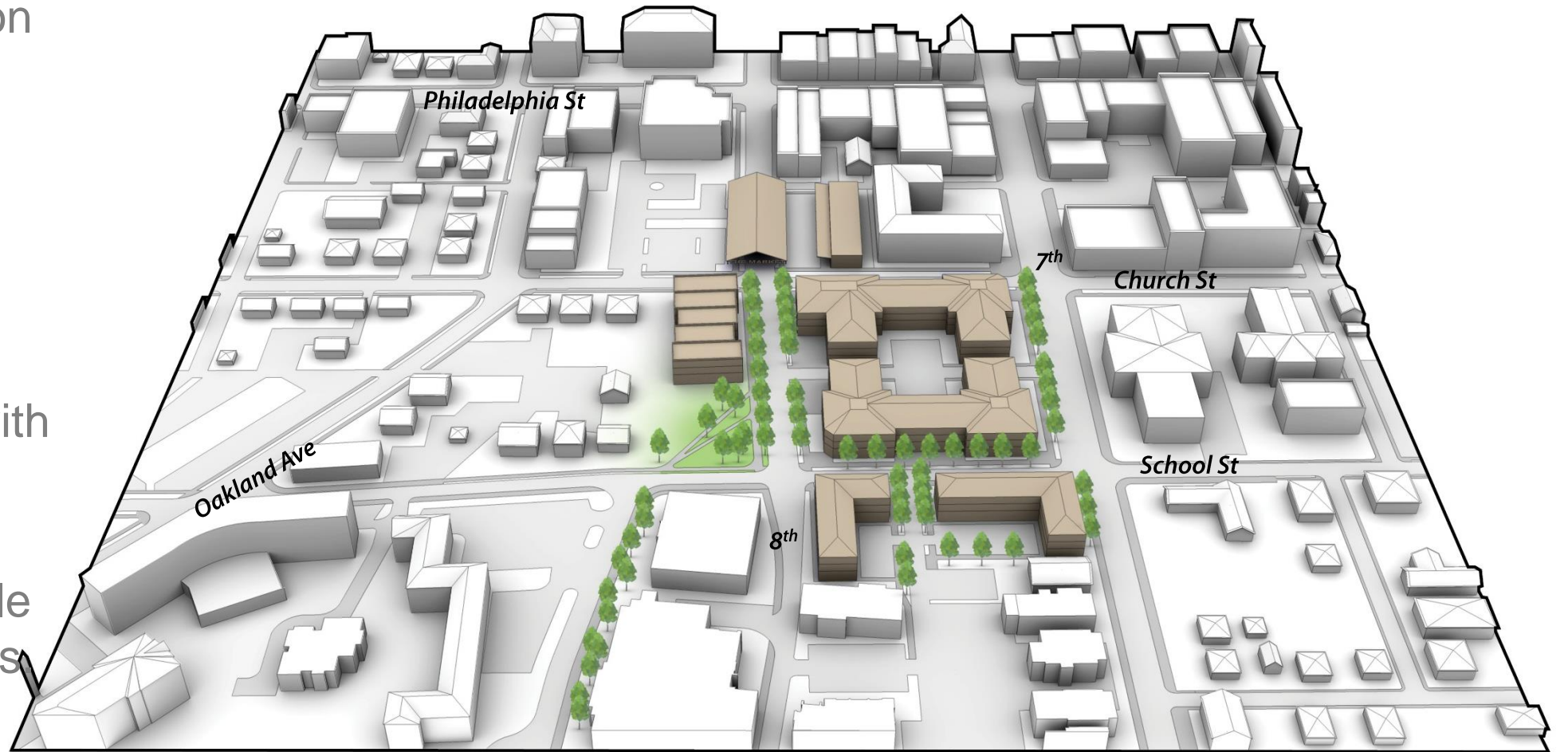
- Guide new development
- Improve the 8th Street connection
- Expand and diversify the range of housing options
- Strengthen downtown as a destination
- Preserve single-family neighborhoods
- Encourage a broader diversity in retail and food offerings



Downtown-Campus

Recommendations

- Create complete streets that multiple users; focused non-motorized and transit function on 8th connected to campus and Philadelphia St.
- Encourage mixed use re-development of underutilized parcels, creating housing opportunities for seniors and small households (consistent with Comprehensive Plan)
- Provide commercial and civic energy along 8th to draw people between downtown and campus
- Provide for new commercial development along 7th as a front door to downtown.
- Create a strong link to parking deck, and improve street crossings for pedestrians.



Final Report Includes:

Planning and Design Ideas and recommended projects:

- Specific non-motorized and transit projects
- Corridor enhancements
- Re-development projects
- Open space and recreation projects
- Infrastructure projects

Design Principles for physical improvements:

- Building siting and massing
- Public roads and streets
- Parking lots
- Open Spaces
- Greenways
- Green infrastructure

Implementation Recommendations for guiding development and public projects:

- Policy recommendations for land use and design guidelines
- Partnerships and coordination
- Action tasks and responsibilities
- Funding mechanisms and opportunities

Key Policy Recommendations

1. Establish priorities as a group.
2. Consider amending Zoning Ordinances and Development Regulations.
3. Establish a long-term organizing structure for the group.
4. Maintain links to key resources.
5. Continue engaging the community.
6. Seek funding for implementation priorities.



Panel Discussion

