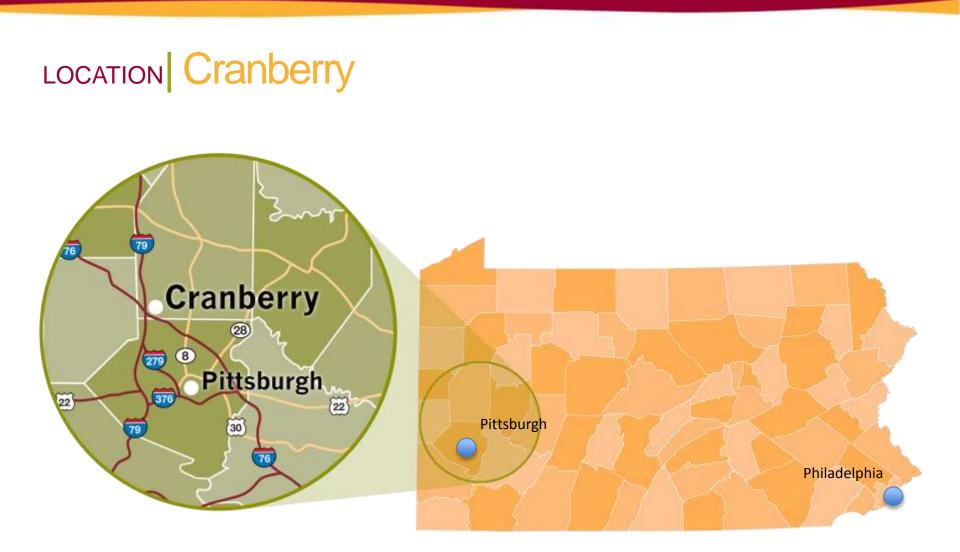
From Sprawling to Thriving

Cranberry Township's growth spurt continues, but it looks a whole lot different.

> John Trant, Jr., AICP, Esq. Ronald Henshaw, AICP Thomas Comitta, AICP

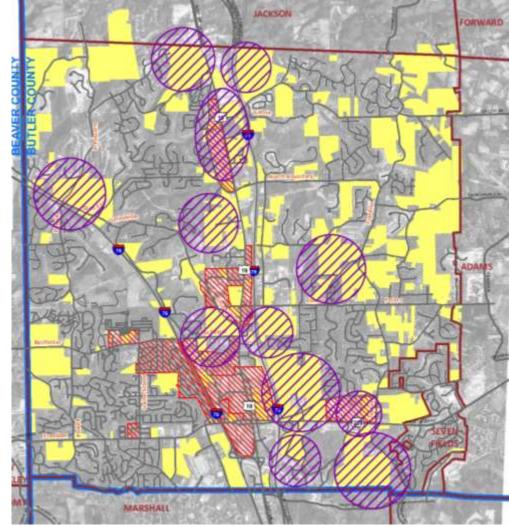






THE CRANBERRY PLAN Preferred Growth Scenario

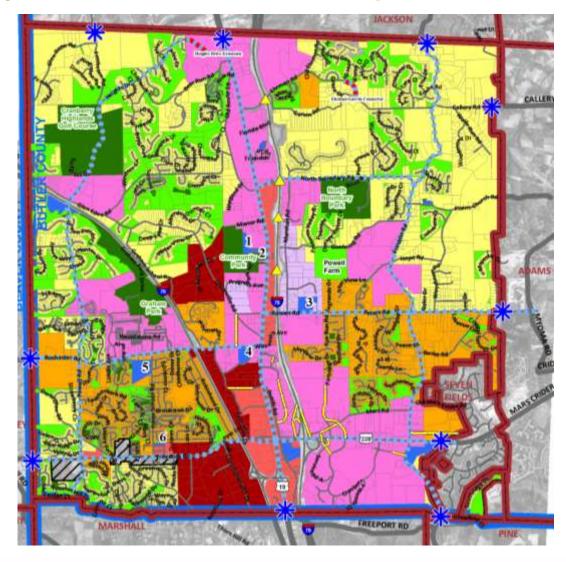




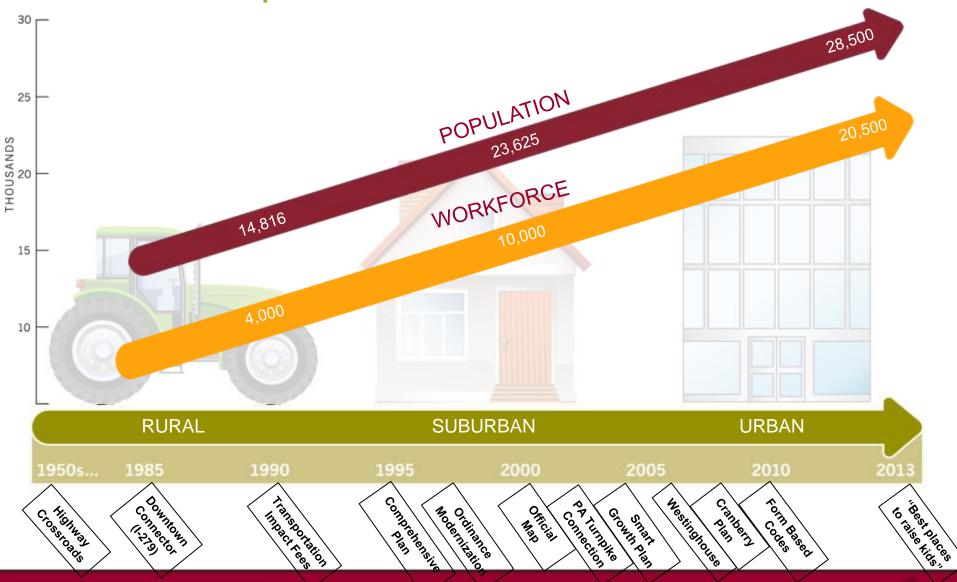


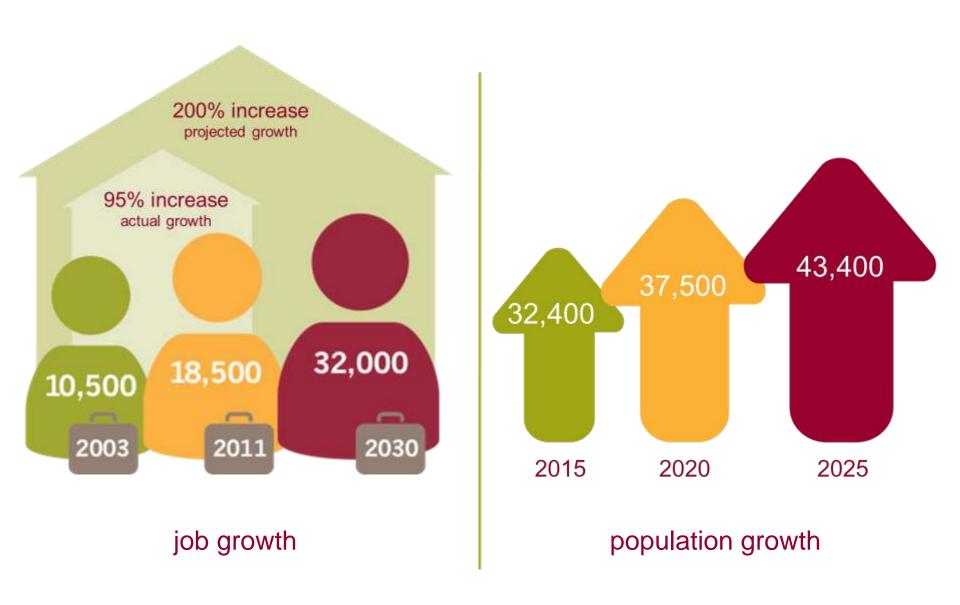
THE CRANBERRY PLAN Future Land Use Map







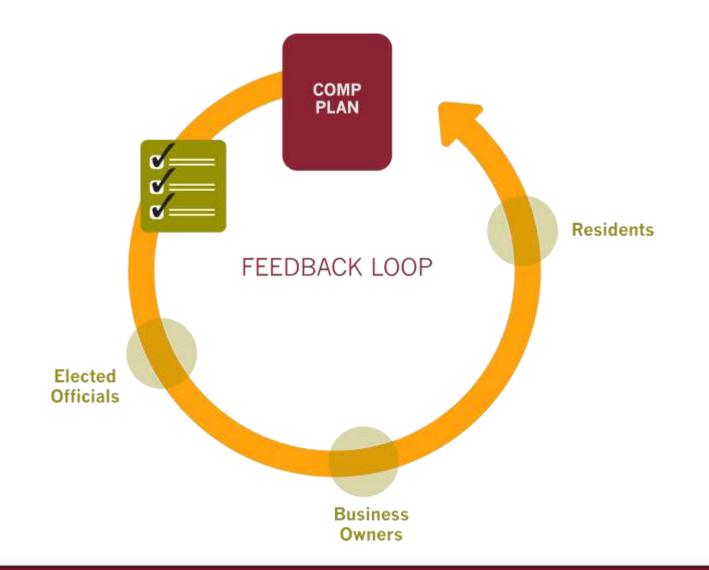








SUBURBAN TRANSFORMATION Cyclical Process





SUBURBAN TRANSFORMATION TOOLOOX

DESIGN GUIDELINES

- Zoning Ordinance
- Subdivision and Land Development Ordinance
- Public and Private
 Improvements Code (PPIC)
- Community Character District Zoning Overlay (CCD)
- Planned Residential Development

- Streetscape Enhancement
 Ordinance
- Official Map
- Transportation Impact Fee
- Recreation Impact Fees in Lieu of Dedication

FORM BASED CODES

SUBURBAN TRANSFORMATION Staffing

DEPARTMENT OF COMMUNITY DEVELOPMENT

- Director of Community Development 1
 - Also serves as liaison to Public Safety
- Community Planner 1
- Codes Manager 1
- Code Administrators (Building Inspectors) 2
- Building Plans Examiner 1
- Administrative Assistants 2
 - 1 full time, 1 part-time

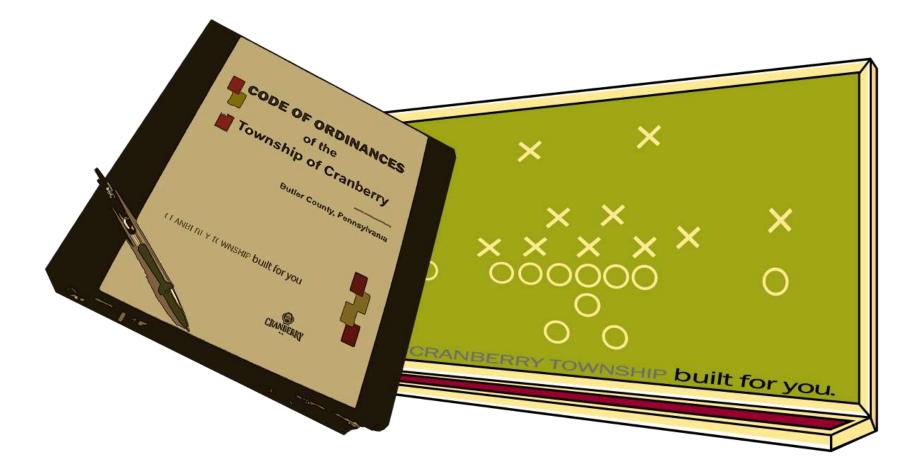
DEPARTMENT OF ENGINEERING

- Director of Engineering (Township Engineer) 1
- Supervisor of Engineering Services (Sewer/Water) 1
- Project Engineer (Traffic) 1
- Waterworks Coordinator (Stormwater) 1





DEVELOPMENT | Predictable Playbook





PLACE MAKING Commercial

Conventional



Denny's

Lacking streetscape

Enhanced Character

IL COLUMN T

Freedom Square

- Enhanced Streetscape
- Pedestrian-oriented
- Building architecture





11-11

Streets of Cranberry

Central Plaza

- Pedestrian-oriented
- Building relationship

Piazza Plaza

Not pedestrian-oriented

PLACE MAKING Residential

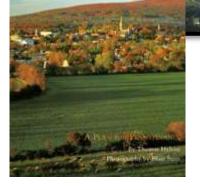
1980's/1990's

- Simple subdivisions
- PRD's



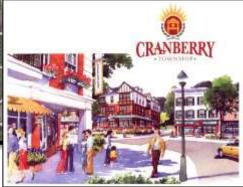


2000's • Residential Mixed Use (RMU) district



2010's • Form Based Code • CCD





BEST PRACTICES | Park Place

Examples of mixed use in other communities



Nemohaniz







Three-bep mised-use holiditys create a continuous fabric an dat streat in Savichles: Parsyshianta

Personages composition for a mosel save building in Senickley. Pennayl-ania Mhid-us chmicist in Senichig, Penngehanis Single minul-sca building with indisidual stanghouts on the ground floor in Sexiality: Penaghama

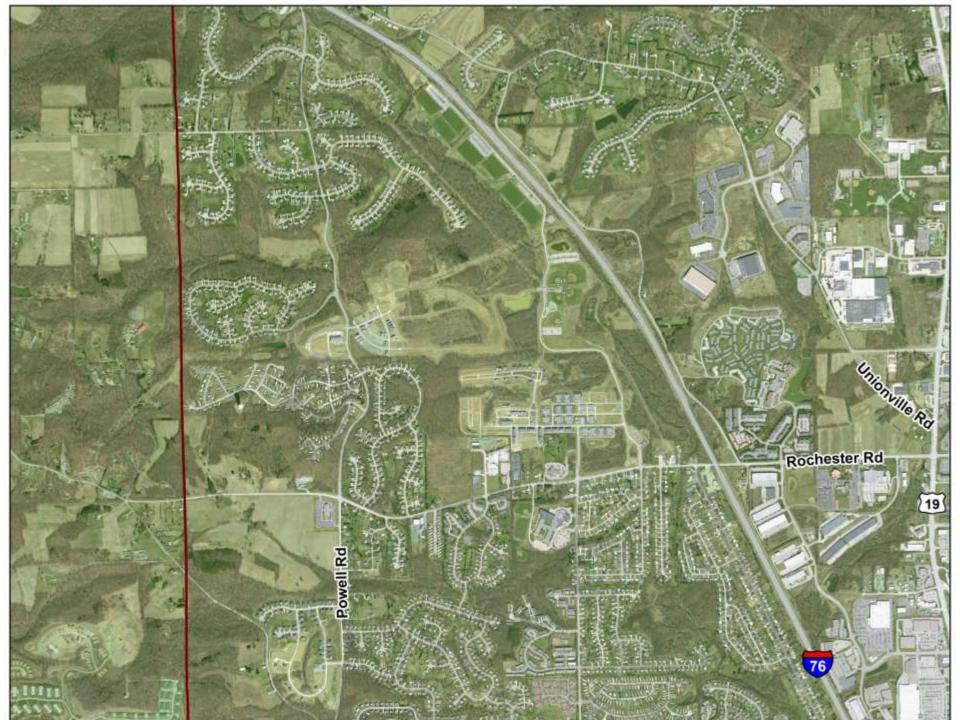
Wilaya Canter in Harmany, Pansayihania

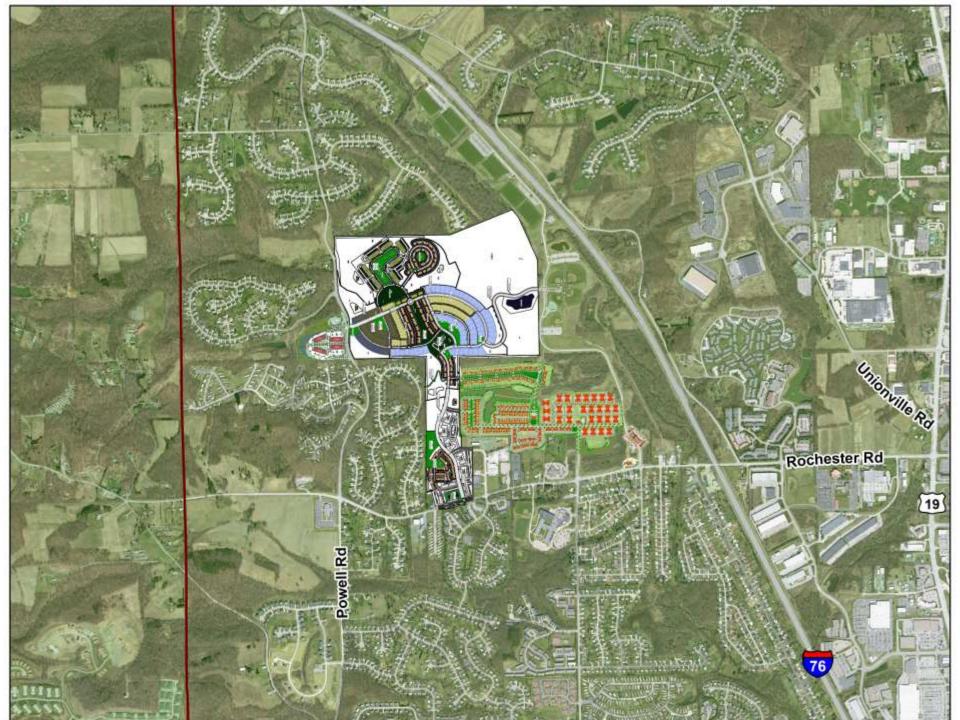


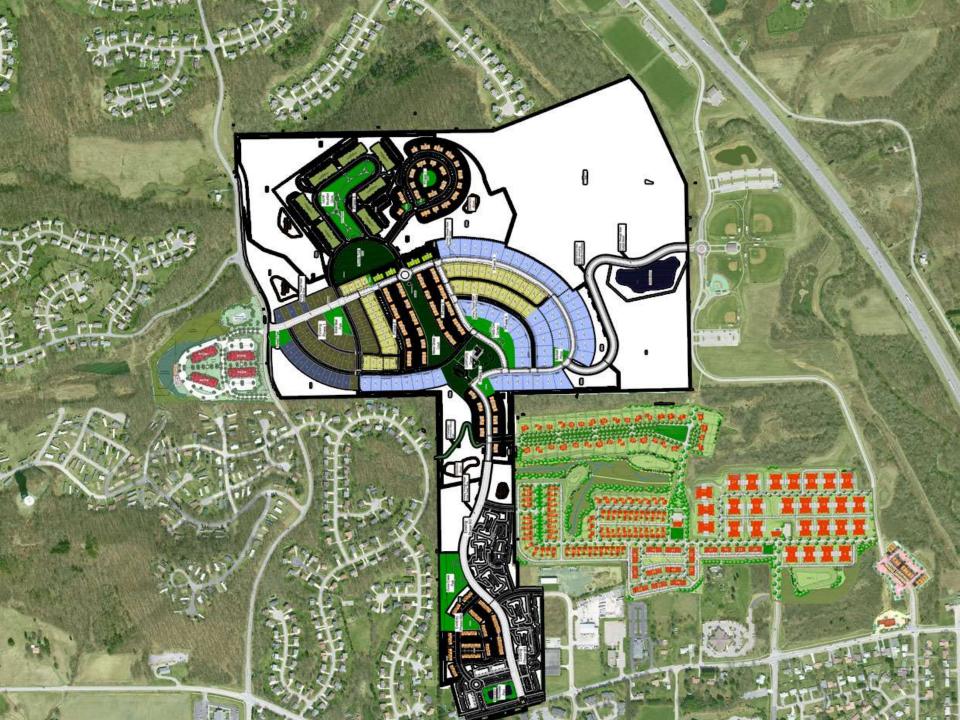
CRANBERRY TOWNSHIP built for you.

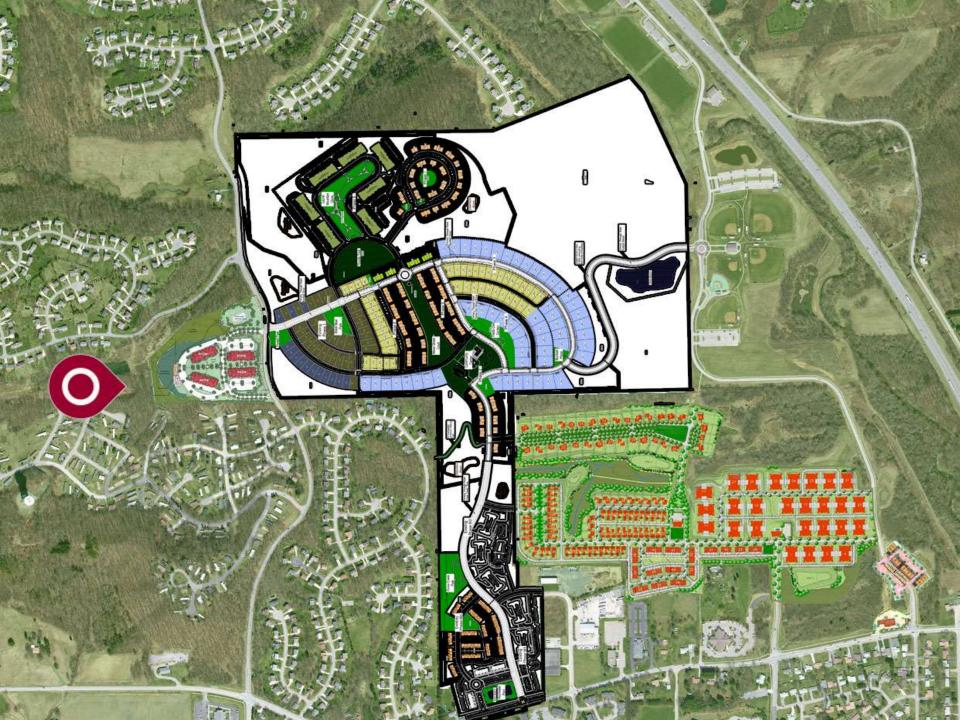
Design Guidelines

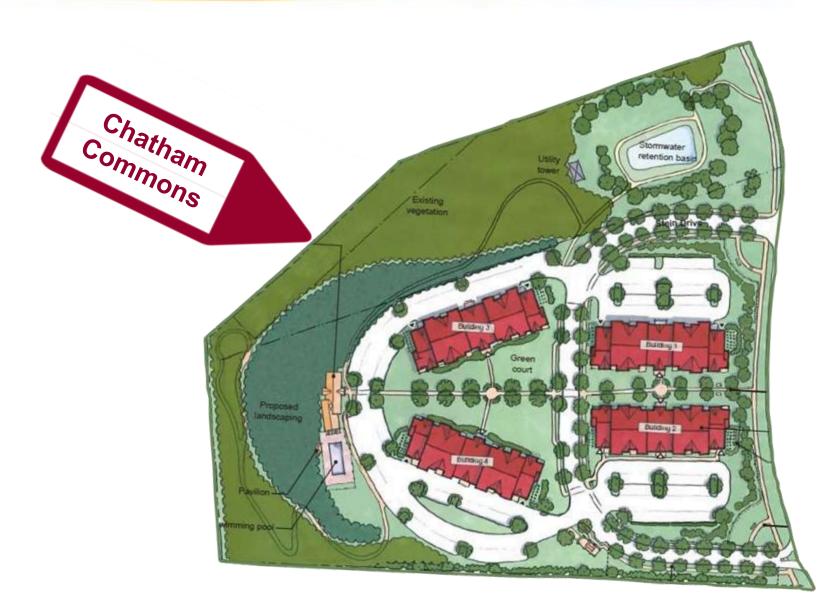




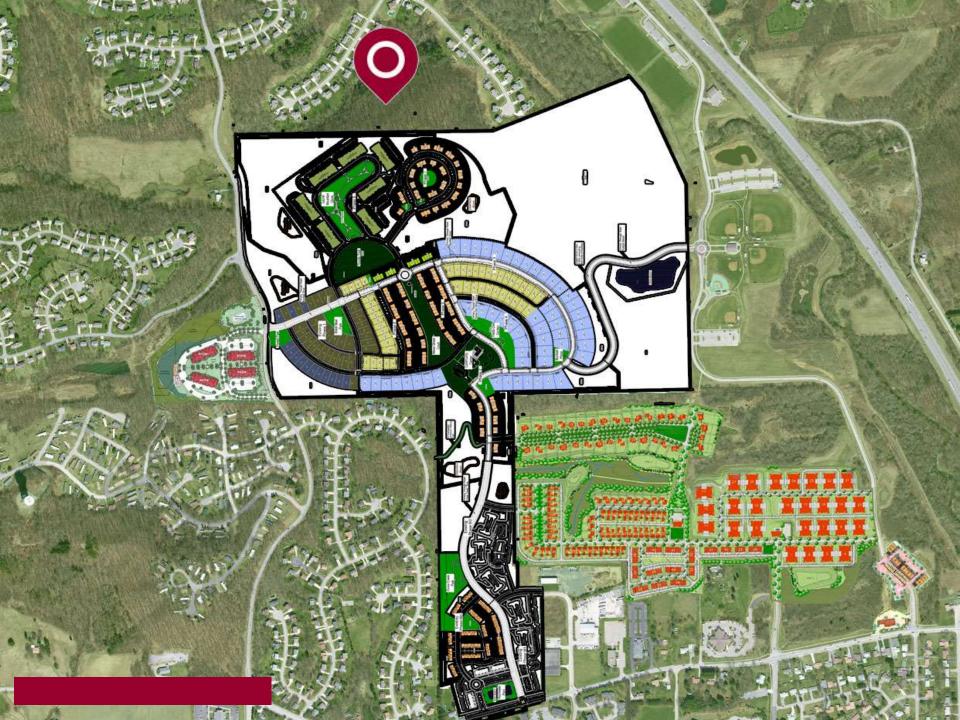


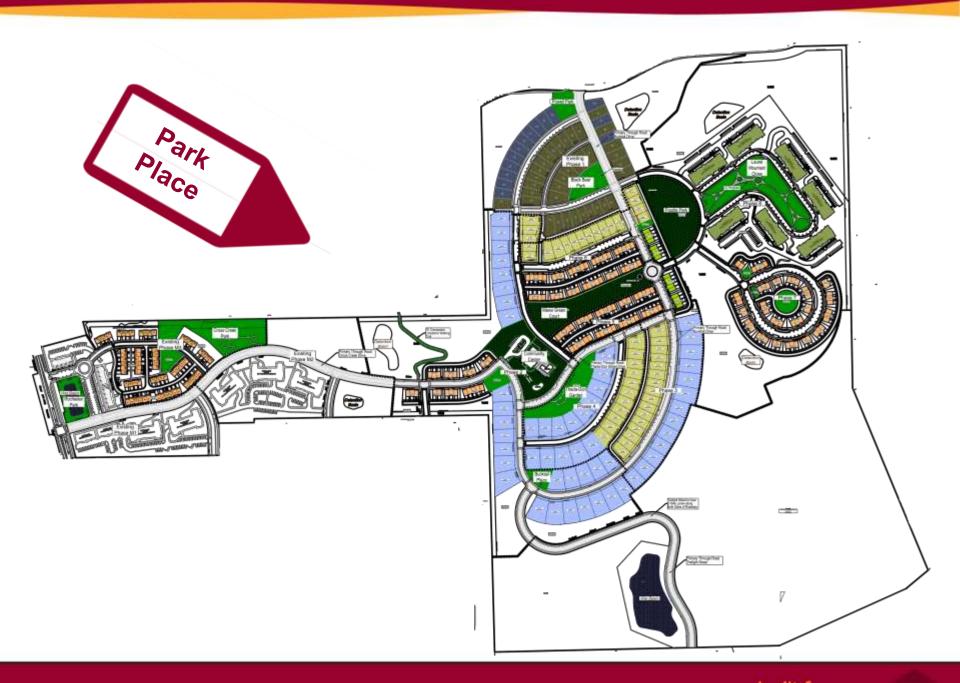




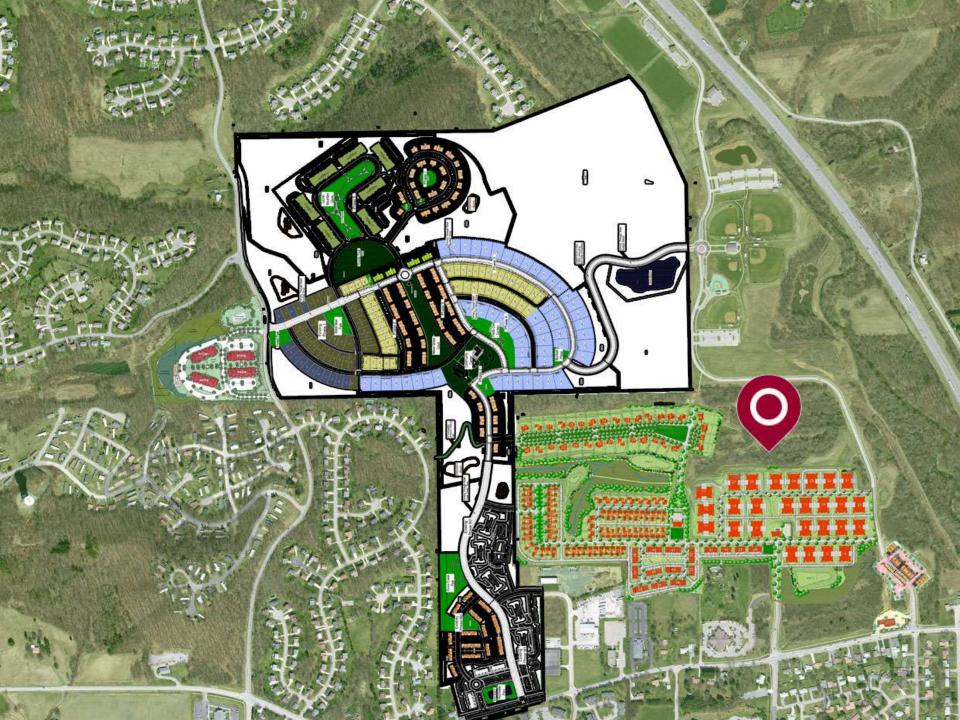






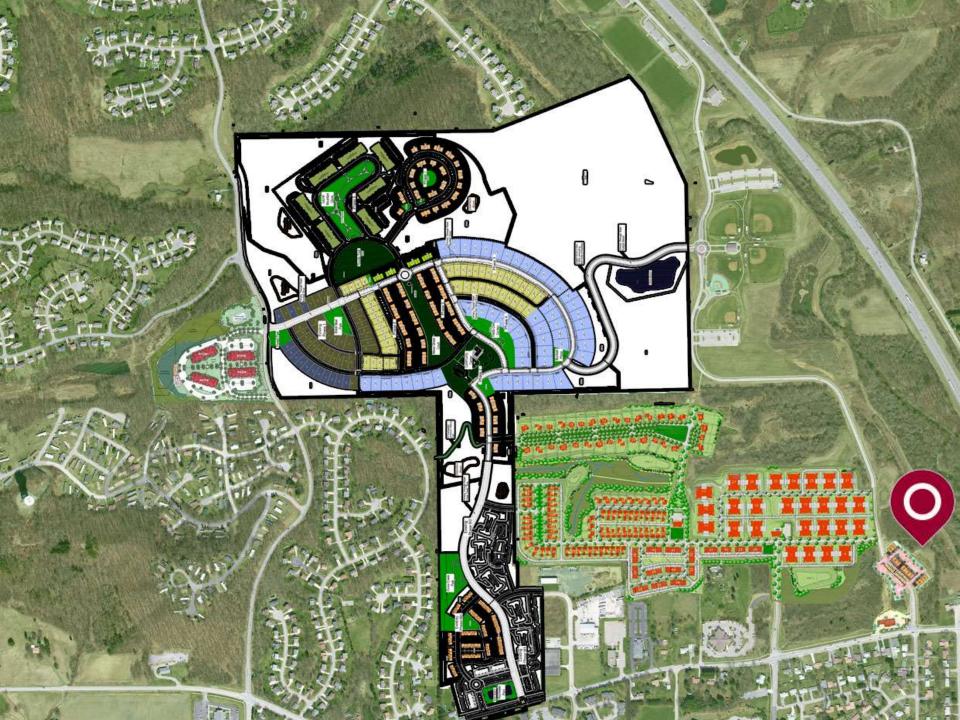


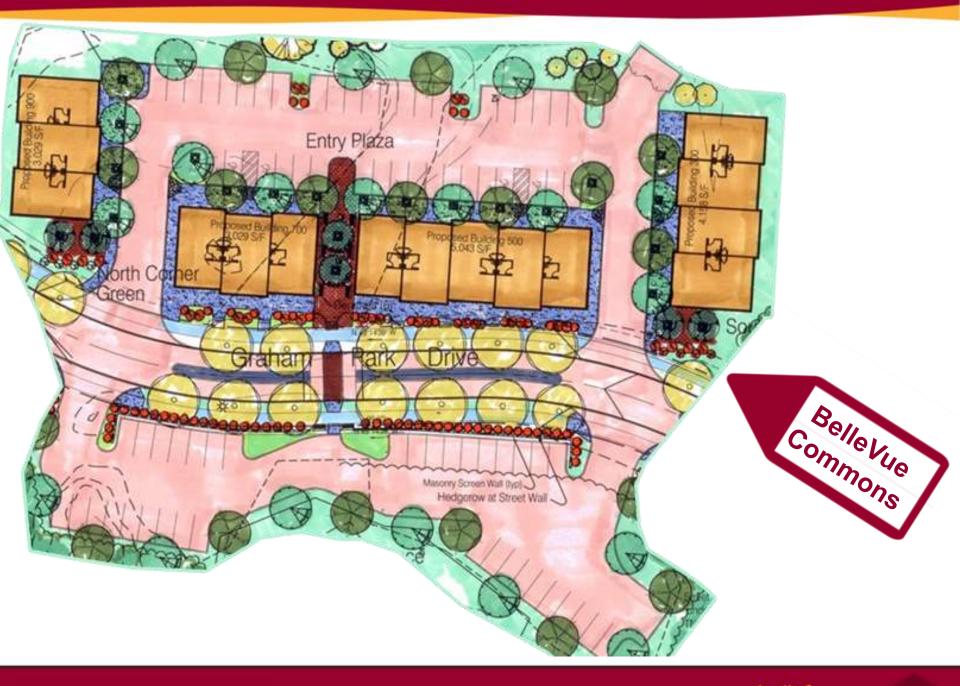


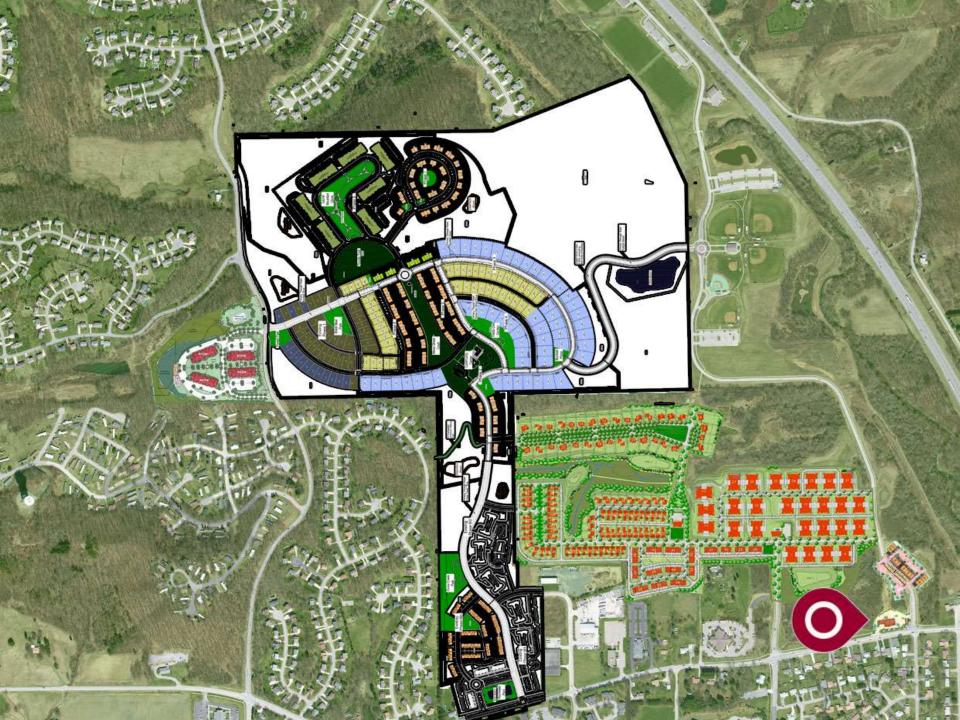










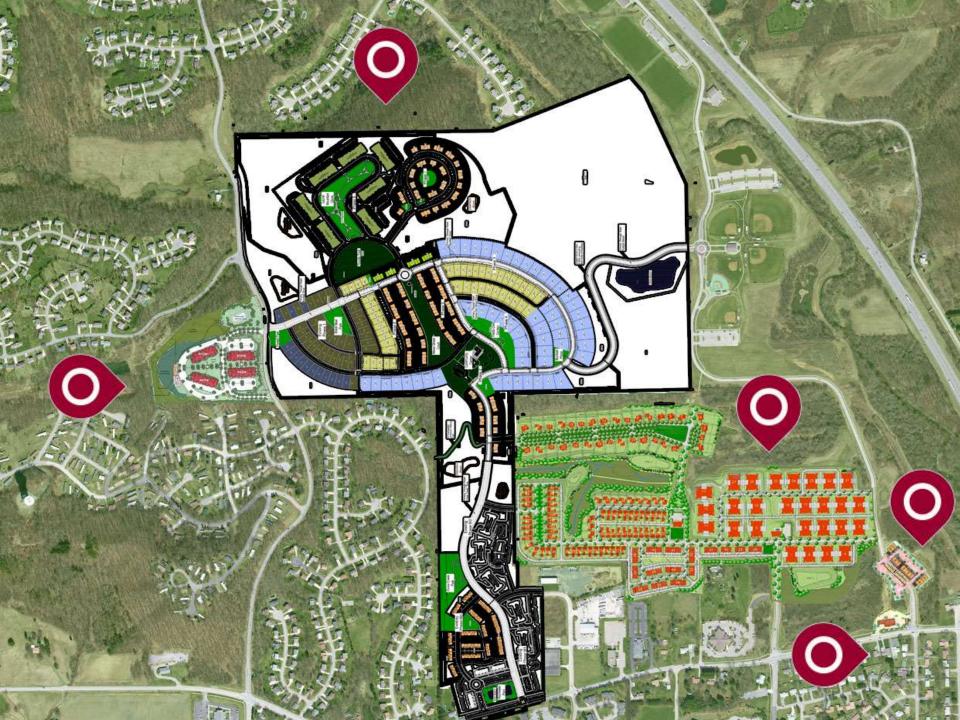


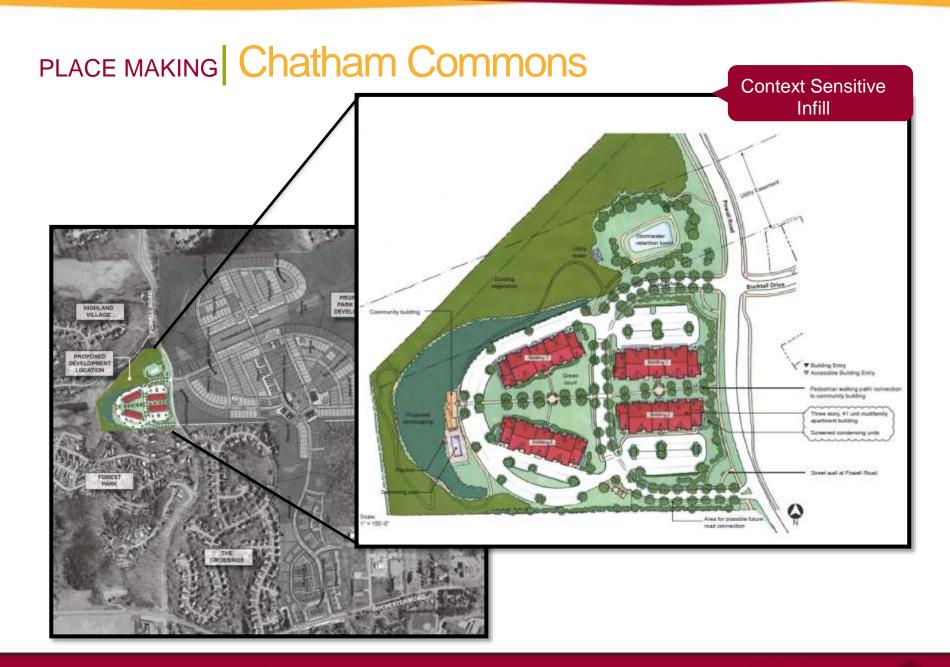












PLACE MAKING Chatham Commons







BEST PRACTICES | BelleVue Park/ BelleVue Commons



PLACE MAKING Bellevue / Bellevue Commons





Townhomes







PLACE MAKING Cranberry Woods Apartments



Existing Office Park



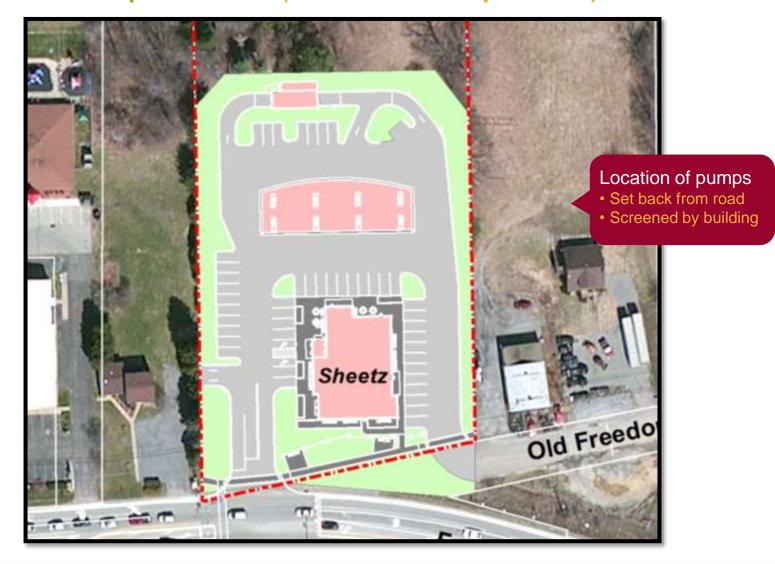


BEST PRACTICES | Village of Cranberry Woods





BEST PRACTICES Sheetz (Infill Development)



BEST PRACTICES | Sheetz (Infill Development)

Streetscape

- Sidewalk
- Street walls
- Benches
- Waste receptacles
- Street lights
- Landscaping





BEST PRACTICES Auto Zone (Infill Development)





BEST PRACTICES Auto Zone (Infill Development)



Architectural Treatment



- Crosswalk
- Street wall
- Bench
- Waste receptacle
- Street light
- Landscaping





LESSONS LEARNED

- Placemaking adds real value
- Form-based zoning as a powerful tool
- Progression of Code refinements



KEY TAKE-AWAYS

- 1. Keep Improving the Code
- 2. Create Positive Examples
- 3. Identify New Practices
- 4. Provide Give-Get Incentives
- 5. Improve the Public Realm
- 6. Maintain Consistency with Reviews

SUBURBAN TRANSFORMATION Community Vision

