

Penn State Lands-Toll Brothers land swap

The following parcels were identified from the University Planned Districts information. Each area is identified by UPD number, a photo of the area is shown, and relevant information is provided.

UPDs 3 and 4

Land along College Avenue in location at/near old OW Houts buildings, south of west campus along to the corner of College Avenue and Blue Course Drive.



UPD 3: 28 acres; max impervious 80%, max ht 60 ft
Ferguson Twp

UPD 4: 91 acres, max impervious 55%, max ht 90 ft
Eastern part in SC Borough, western part in Ferguson Twp

Advantages: close to campus, in an unsightly area needing urban development, Urban Village; could suggest hotel for TB to put in overlooking the golf course, available infrastructure, no special or transitional zones, (non-student housing permitted subject to R-3, R-4, or PRD zoning criteria-UPD 3, not 4). UPD 4 is considered an “important access point to the campus and as such, particular attention will be given to pedestrian connections and interface with the adjacent neighborhoods.

UPD 9

Land east and west of Porter Road near Sustainability area and pig farm, north of Centre Furnace Mansion



UPD 9: 420 acres, max impervious 50%, max ht 90 ft
College Twp

Advantages: close to campus, walkable, bikeable

UPDs 7 and 11

East of Overlook Heights, west of Fox Hollow Road, north of Campus, south of I99; in UDP 11, focus on northwest corner, not near equine fields.



UPD 7: 395 acres, max impervious 10%, max ht 45 ft
Ferguson and College Township

UPD 11: 584 acres, max impervious 13%, max ht 65 ft
College Township

Advantages: walkable and bikeable, UPD 7 connects directly to Aaron Drive for road access, existing bikeway through either Sunset Park (7) or Bigler Road (11). UAJA sewer line goes down road to old National Guard bldg. New water treatment plant near. Big Hollow wells deep and greater soil depth. West corner near existing student housing and away from ag activities

UPD 12

Along College Avenue near the Lifelink Building past Hampton Inn

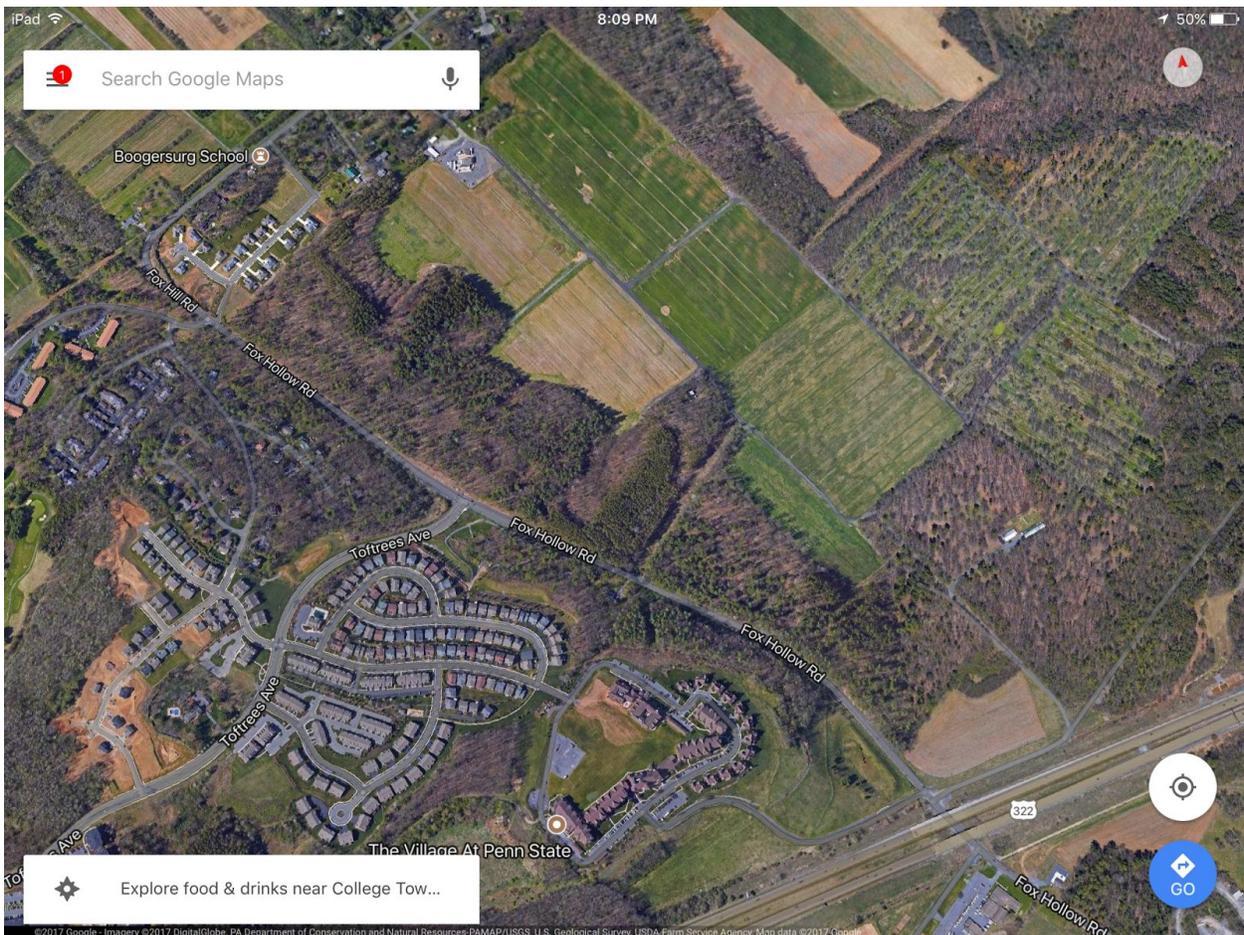


UPD 12: 26 acres, max impervious 50%, max ht 45 ft
College Township

Advantages: in built area, close to campus, easy access, non-student housing is permitted;
riparian buffer in transitional area in front of residential housing.

UPDs 14 and 15

East of Fox Hollow Road, north of I99, across from The Villages



UPD 14: 1111 acres, max impervious 10%, max ht 60 ft
Patton Township

UPD 15: 108 acres, max impervious 10%, max ht 60 ft
Patton Township

Advantages: lots of acreage, room for ag activities too, close to campus, access to Fox Hollow Road, adequate space to hide from road, possible to put in accessory town centre amenities