At Our Visioning Session, the Innovation Park Stakeholders agreed to the Following Design Goals & Principles:

- Maintain the Existing Park Character
- Enhance Pedestrian Experience – Public Spaces, Streetscape & Trees
- Foster a Greater Sense of “Community” – Public Spaces & Entrances
- Assume a ~65,000gsf Growth Module [Building 328]
- Entire Project must hold together as a “Campus”
Phase III Areas

~ 525,000 gsf

A
75,000 gsf
B
65,000 gsf
C
75,000 gsf
D
100,000 gsf
E
75,000 gsf
F
65,000 gsf
G
65,000 gsf
H
15,000 gsf

525,000 gsf
Innovation Park at Pennsylvania State University

Master Plan Update

Expanded Presentation

Agenda

- Planning Summary
- Proposed Master Plan
- Zoning Ordinance Changes
- Stormwater Management
- Q&A?
Planning Summary
~1,428,000 gsf Proposed Full-Buildout

.4 FAR over 118 Total Acres = 2 Million gsf+ Allowable Area
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- Entire Project must hold together as a “Campus”
Innovation Park Site Photographs
- The Plan Update will reflect the Following Ideas

- Maintain Existing Innovation Boulevard Alignment

- Complete “Quadrangles” with Buildings 328, 329 & 330

- Assume 65,000gsf Building Modules w. 3-Story Buildings

- Maintain Significant Areas of Existing Landscape

- Increase Site Visibility from Adjacent Roadways
Proposed Master Plan
Innovation Park at Pennsylvania State University

Master Plan Update

Phase III Full Buildout

~ 525,000 gsf

The Penn Stater

1-Story Deck

Campus Green
Innovation Park at Pennsylvania State University  Master Plan Update

Phase III Areas

~ 525,000 gsf

A  75,000 gsf
B  65,000 gsf
C  75,000 gsf
D  100,000 gsf
E  75,000 gsf
F  65,000 gsf
G  65,000 gsf
H  15,000 gsf

Total  525,000 gsf
Innovation Park at Pennsylvania State University  Master Plan Update
Innovation Park at Pennsylvania State University  Master Plan Update
Innovation Park at Pennsylvania State University  Master Plan Update
Phase III  Diagrams

Innovation Park at Pennsylvania State University  Master Plan Update
Phase III  Street Sections
Zoning Ordinance Changes
Innovation Park at Pennsylvania State University

Master Plan Update

Recommended Modifications to the PRBP Zoning Ordinance I

- We request the Following Ordinance Changes:

  - Remove “Per Phase” Language in All Limited-Use Sections
  
  - Move Corporate Office from Primary-Use #3 to Limited-Use #1
  
  - Increase Limited-Use #1 from 10% to 50% of Total FAR
  
  - Increase Limited-Use Item #5 from 60% to 75% of Total FAR
  
  - Expand Primary-Use Groups #2 and #5 to include Entities involved in the Training, Development, Testing, Commercialization and Light Manufacturing of Technology-based Products and Services
- We request the Following Ordinance Changes:

- Eliminate Limited-Use #3 due to the Incorporation of Light Manufacturing into Primary Use #5

- Add Primary-Use #8: Facilities for Non-Profit Research or Educational Organizations along with Related Professional, Training, Research and Scientific Organizations

- Add Primary Use #9: Facilities Reasonably related to the Intended Mission of the PRBD as Established by the Property Owner provided These Uses are Specifically Reviewed and Approved by Both the Owner and College Township Zoning Officer
Stormwater Management
Stormwater Management will Define PSU Innovation Park Site Capacity:

- Modifying Existing & Proposed Pond System May Prove Problematic

- From 329 forward, pursue a More Innovative SWM Strategy

- Develop a Scalable, Measurable, “Lower-Impact” Solution

- Avoid Lined Basins – Prone to Failures/Poor Expandability

- Build Low-Head Weirs First, Potentially Smaller Basin[s] Later...