



**Penn State Innovation Park** Phase III

Master Plan Update





Phase III Aerial

View from the Southeast



**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

~ 525,000gsf

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

525,000gsf







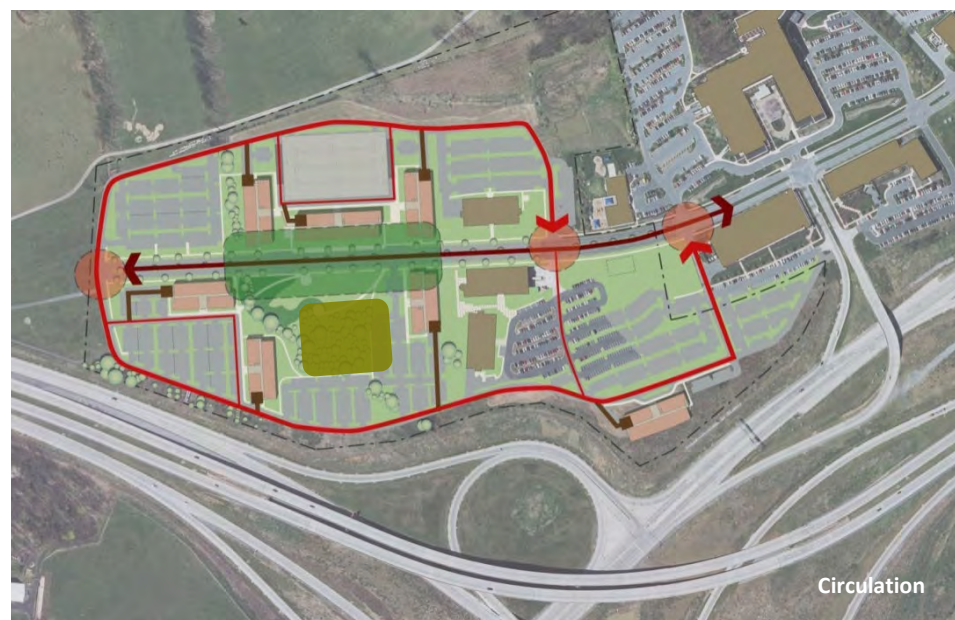
Looking North



Stormwater



Existing Landscape



Circulation





- Planning Summary

- Proposed Master Plan

- Zoning Ordinance Changes

- Stormwater Management

- Q+A?





# Planning Summary





# Innovation Park The Campus Today





~1,428,000gsf Proposed Full-Buildout

.4 FAR over 118 Total Acres = 2 Million gsf+ Allowable Area



Courtesy of EDAA



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# Innovation Park Opportunities + Constraints



## 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









Phase III Full Buildout

~ 525,000gsf

N

The Penn Stater







Phase III Full Buildout

~ 525,000gsf

The Penn Stater

1-Story Deck

Campus Green







## Phase III Areas

~ 525,000gsf

<b>A</b>	75,000gsf
<b>B</b>	65,000gsf
<b>C</b>	75,000gsf
<b>D</b>	100,000gsf
<b>E</b>	75,000gsf
<b>F</b>	65,000gsf
<b>G</b>	65,000gsf
<b>H</b>	15,000gsf
<b>Total</b>	<b>525,000gsf</b>





# Phase III Circulation





Phase III Diagrams







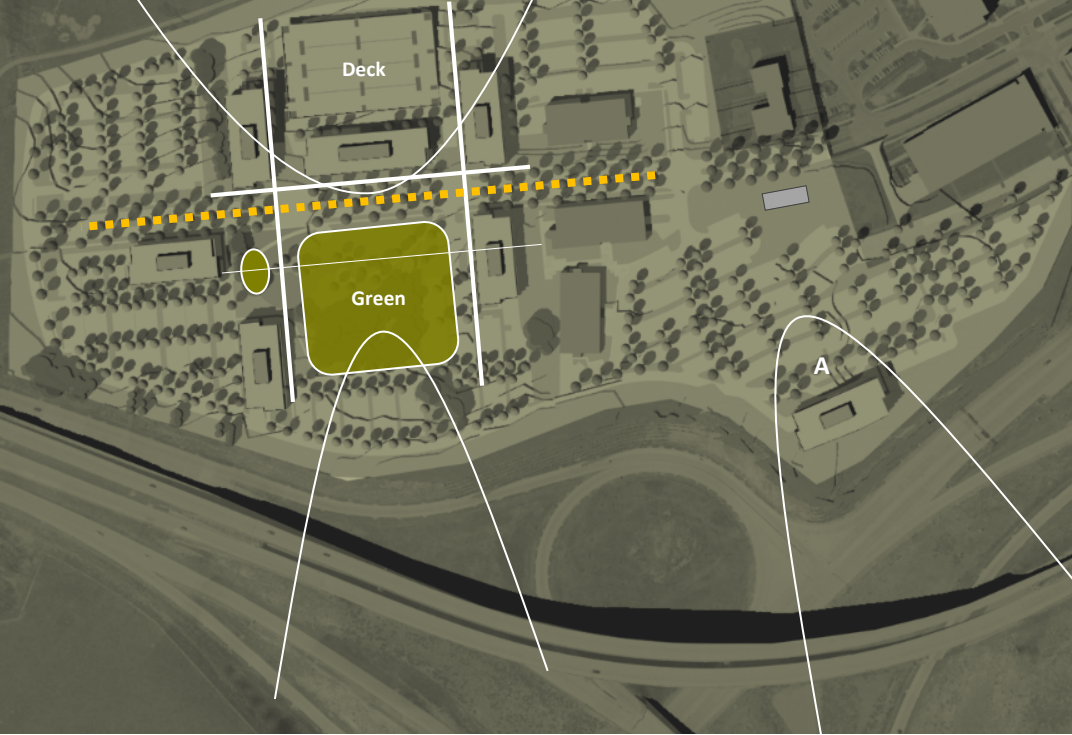














Phase III **Aerial**

View from the Southeast





Phase III **Aerial**

View from the Southwest

The Penn Stater

A

328

330

329

B

C

Grove

Green

D

G

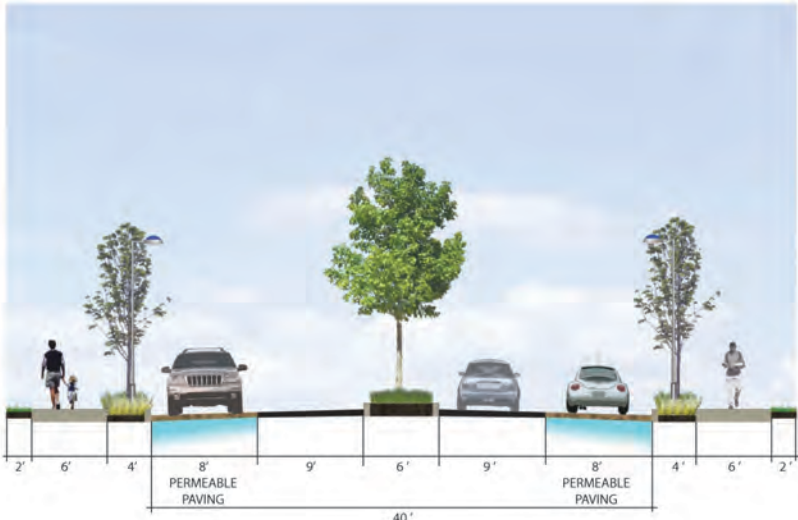
Deck

E

F



Phase III Street Sections







# Zoning Ordinance Changes



**- 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

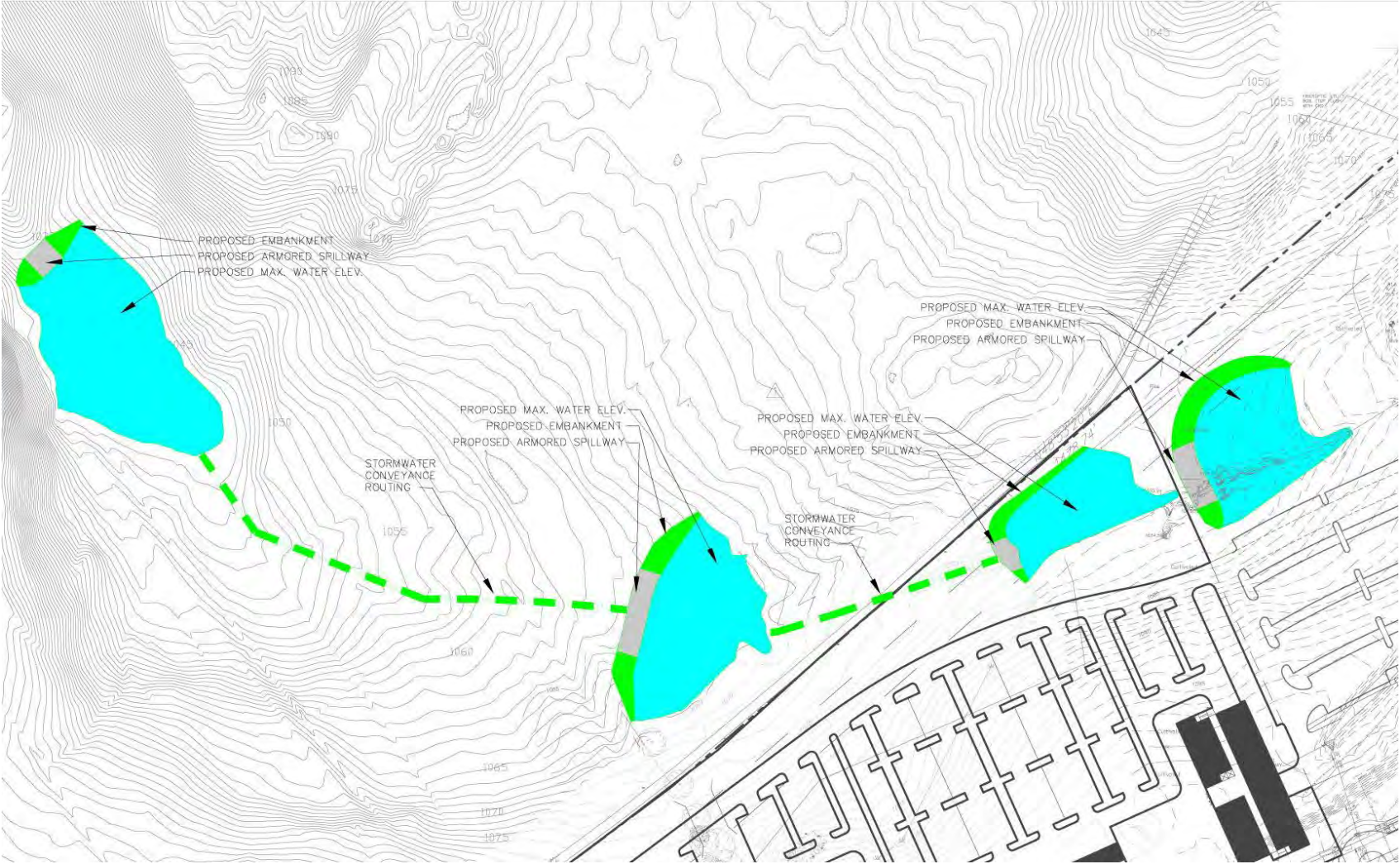




**Stormwater Management will Define PSU Innovation Park Site Capacity:**

- **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...**

# Innovation Park Low-Head Weir System





Overall Park Stormwater

Existing

N



