

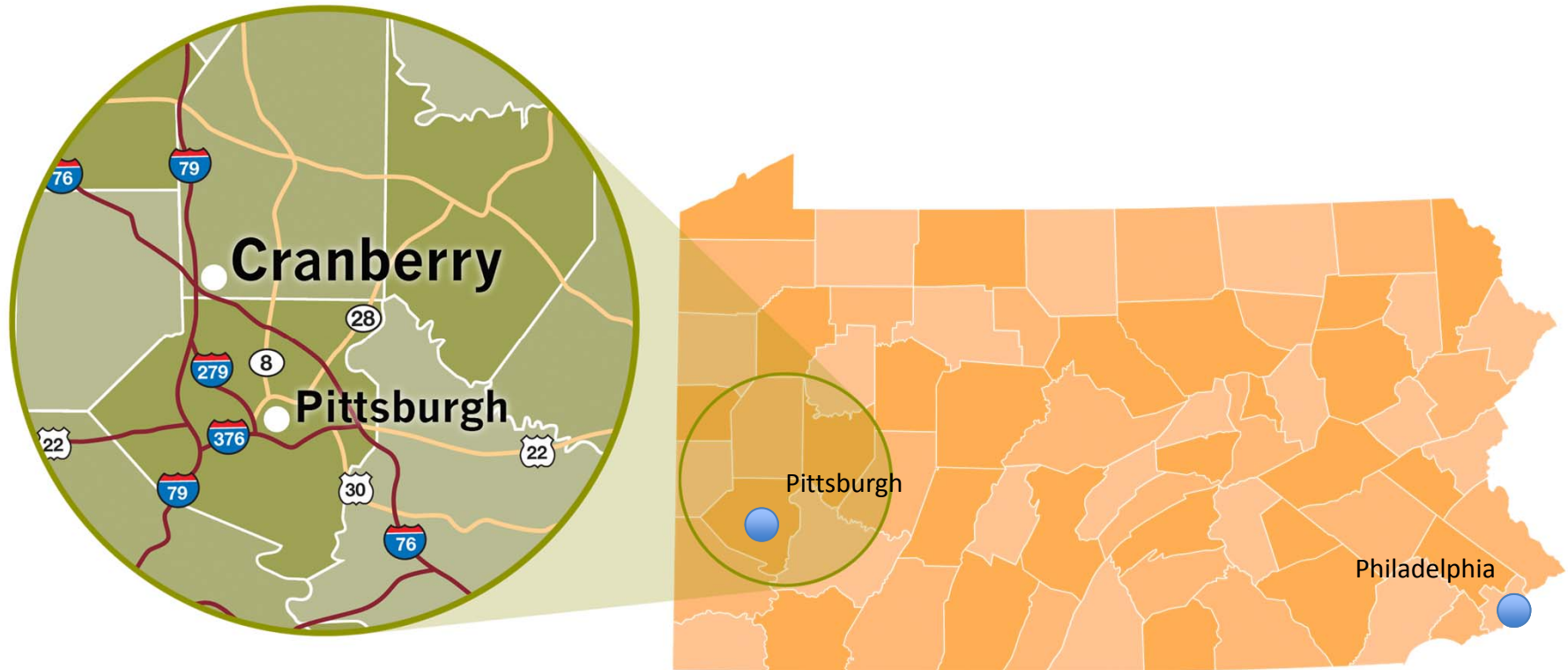
From Sprawling to Thriving (S596)

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

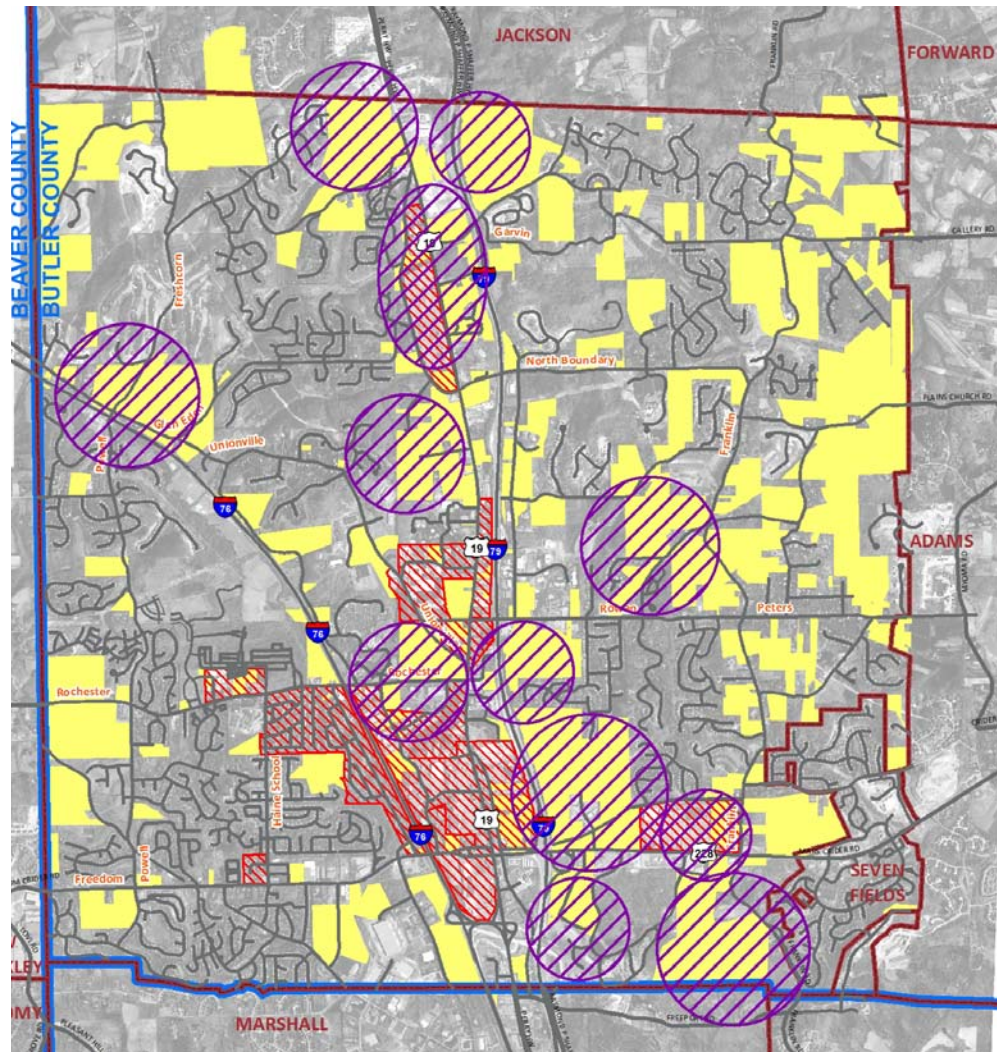
John Trant, Jr., AICP, Esq.
Ronald Henshaw, AICP
Thomas Comitta, AICP



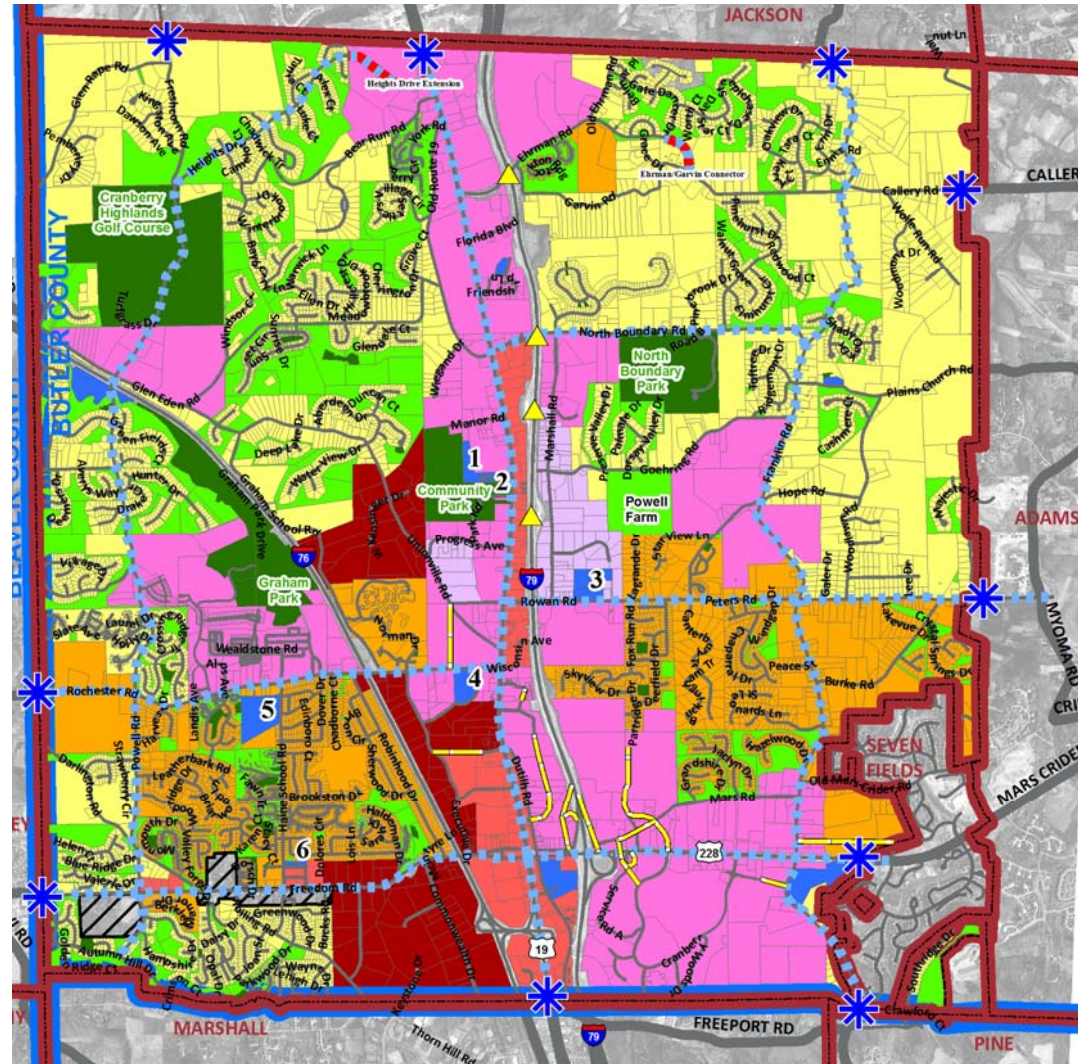
LOCATION | Cranberry



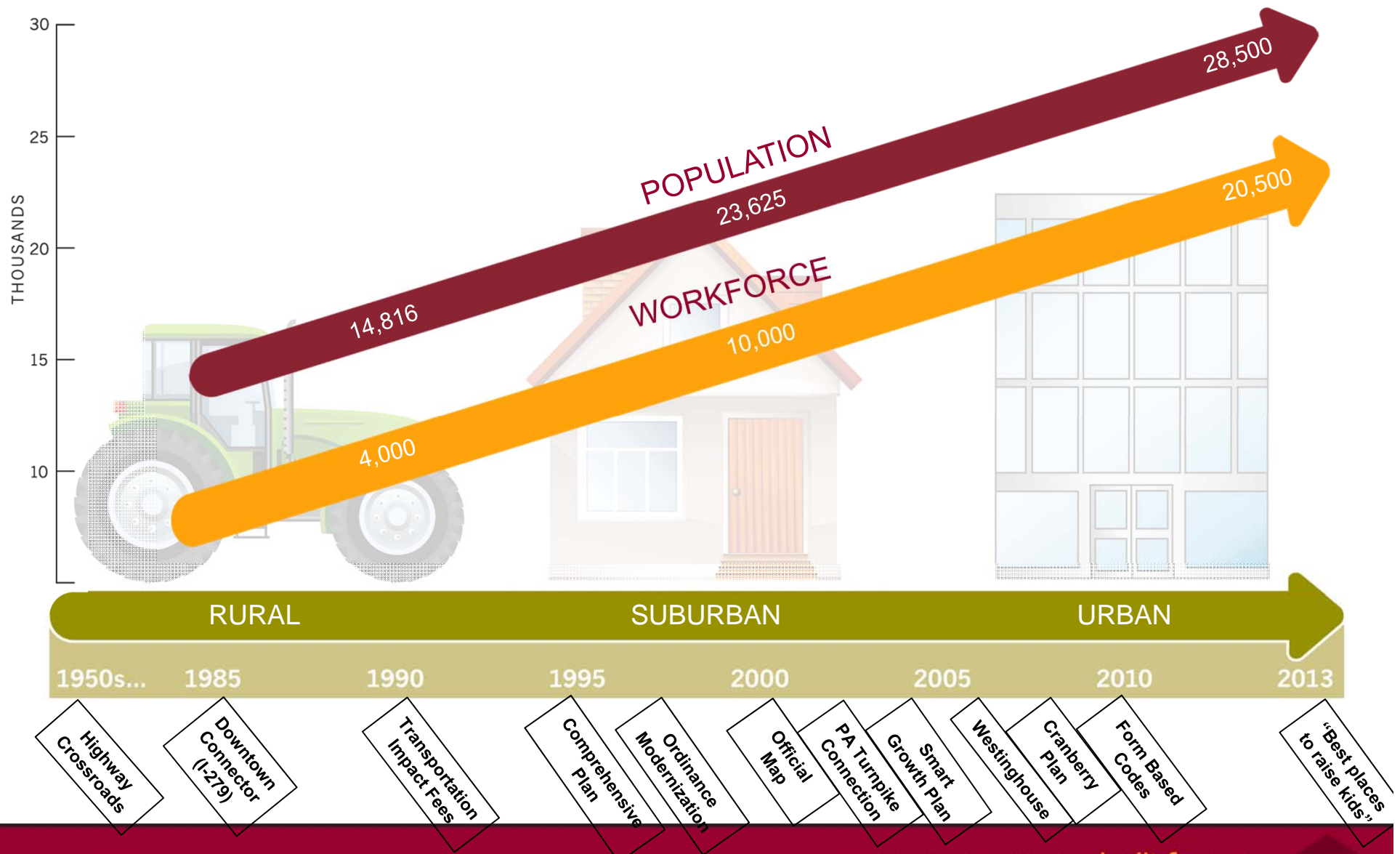
THE CRANBERRY PLAN | Preferred Growth Scenario

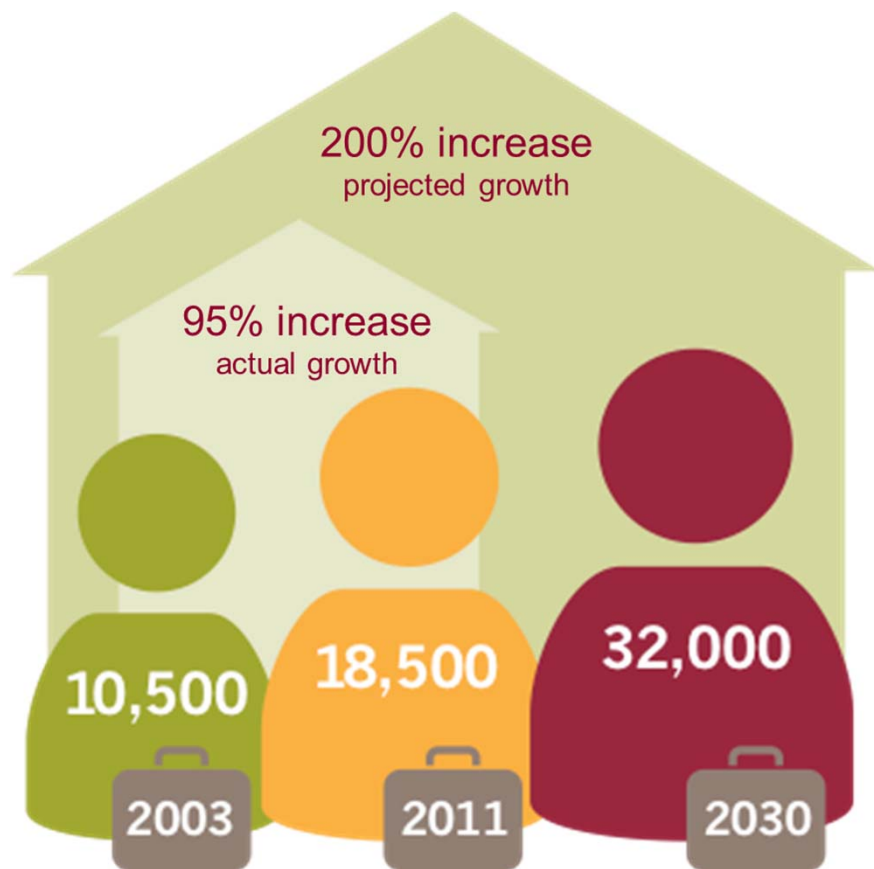


THE CRANBERRY PLAN | Future Land Use Map

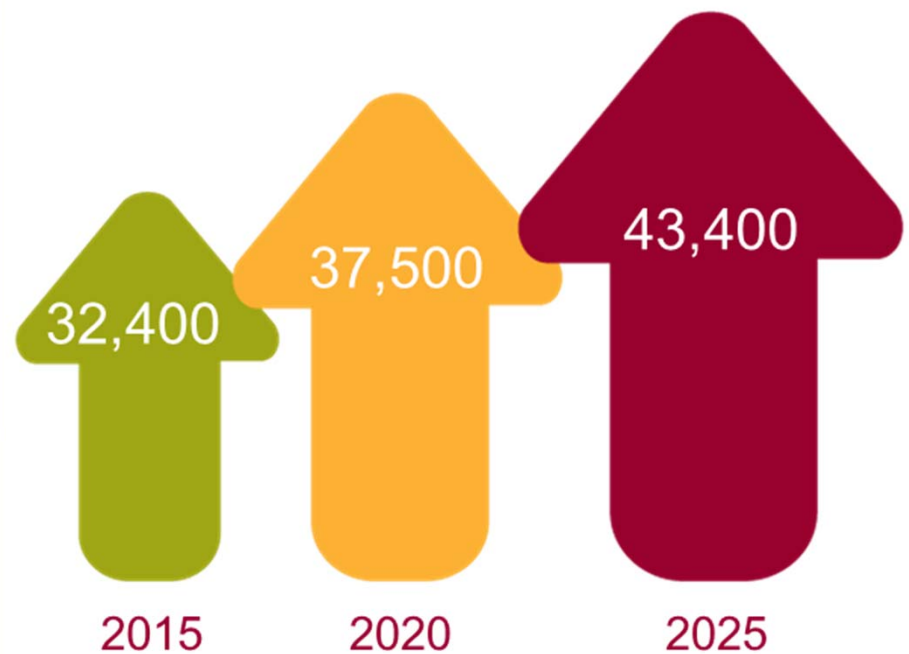


URBAN TRANSECT | Timeline





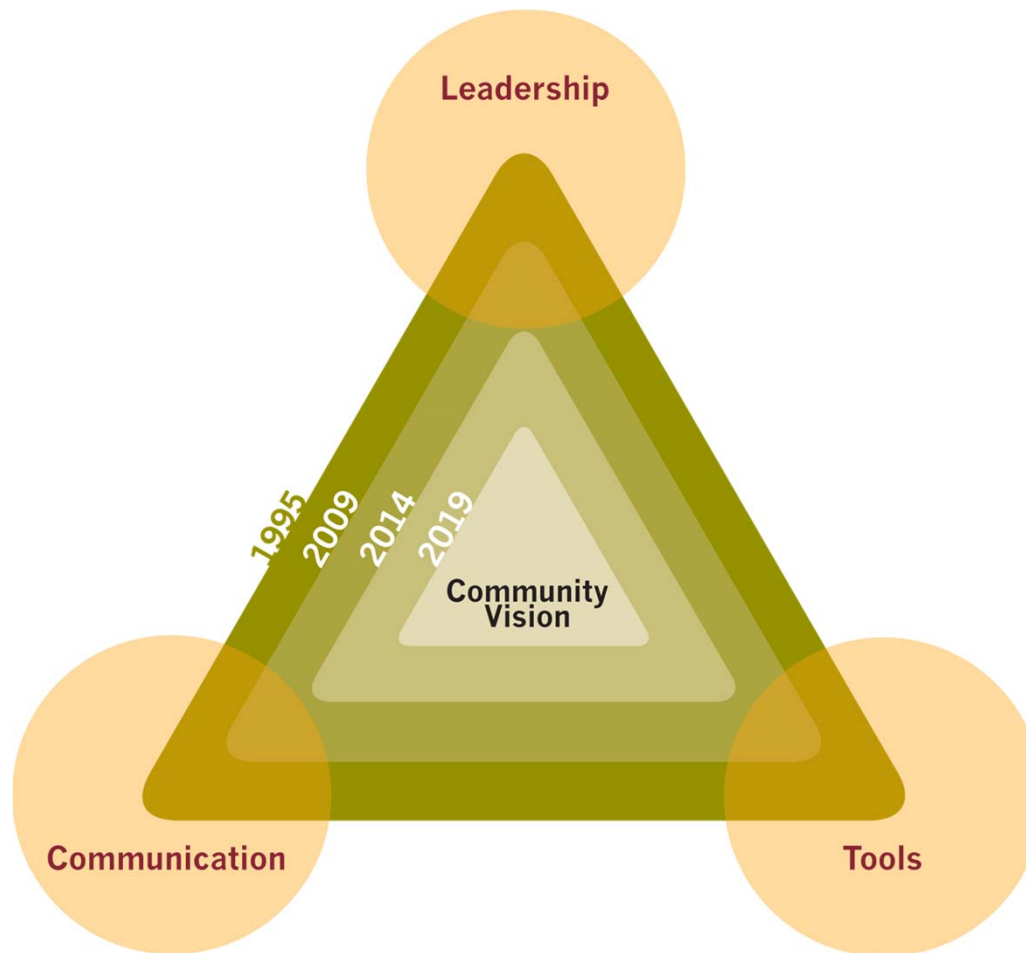
job growth



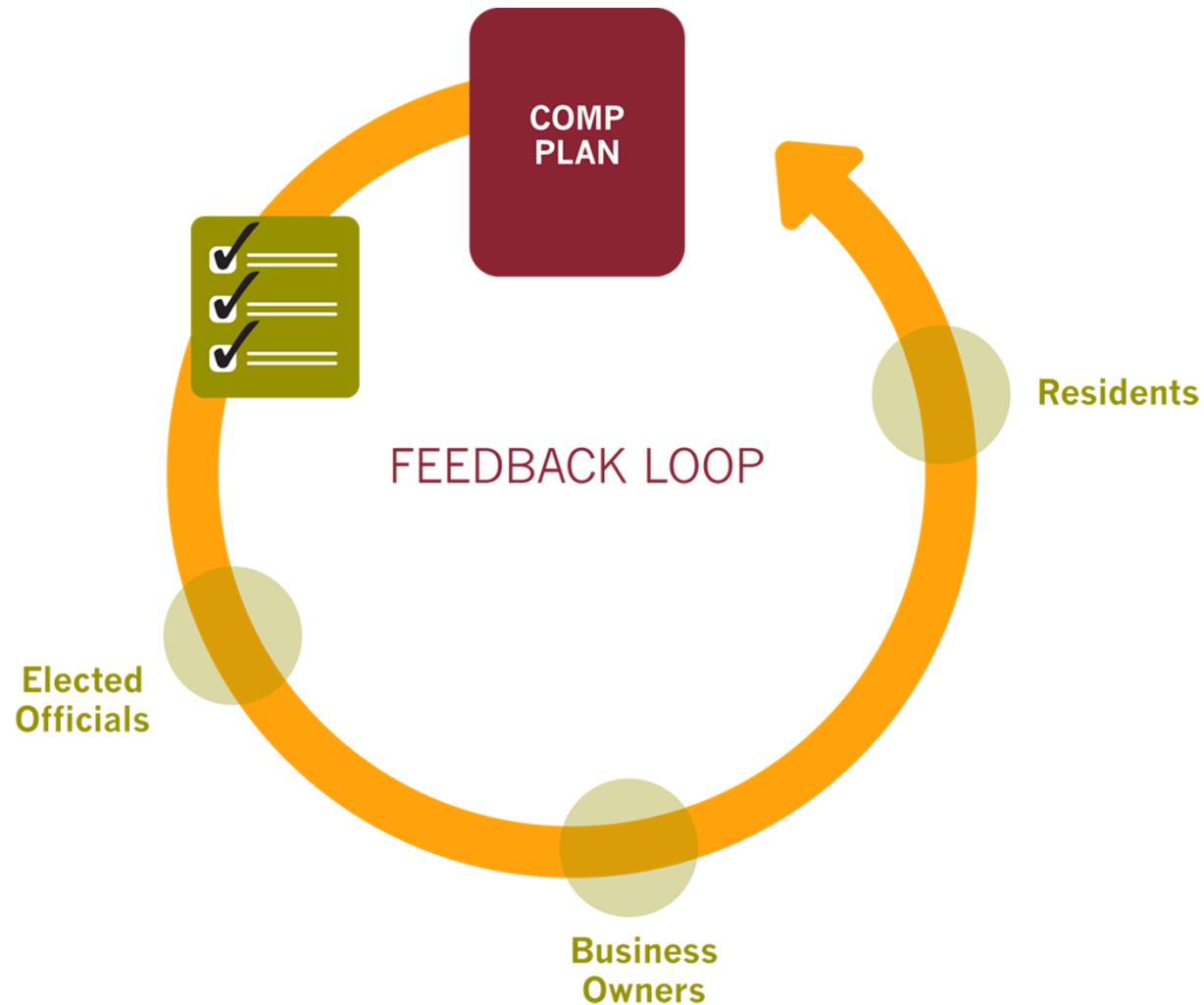
population growth



SUBURBAN TRANSFORMATION | Community Vision



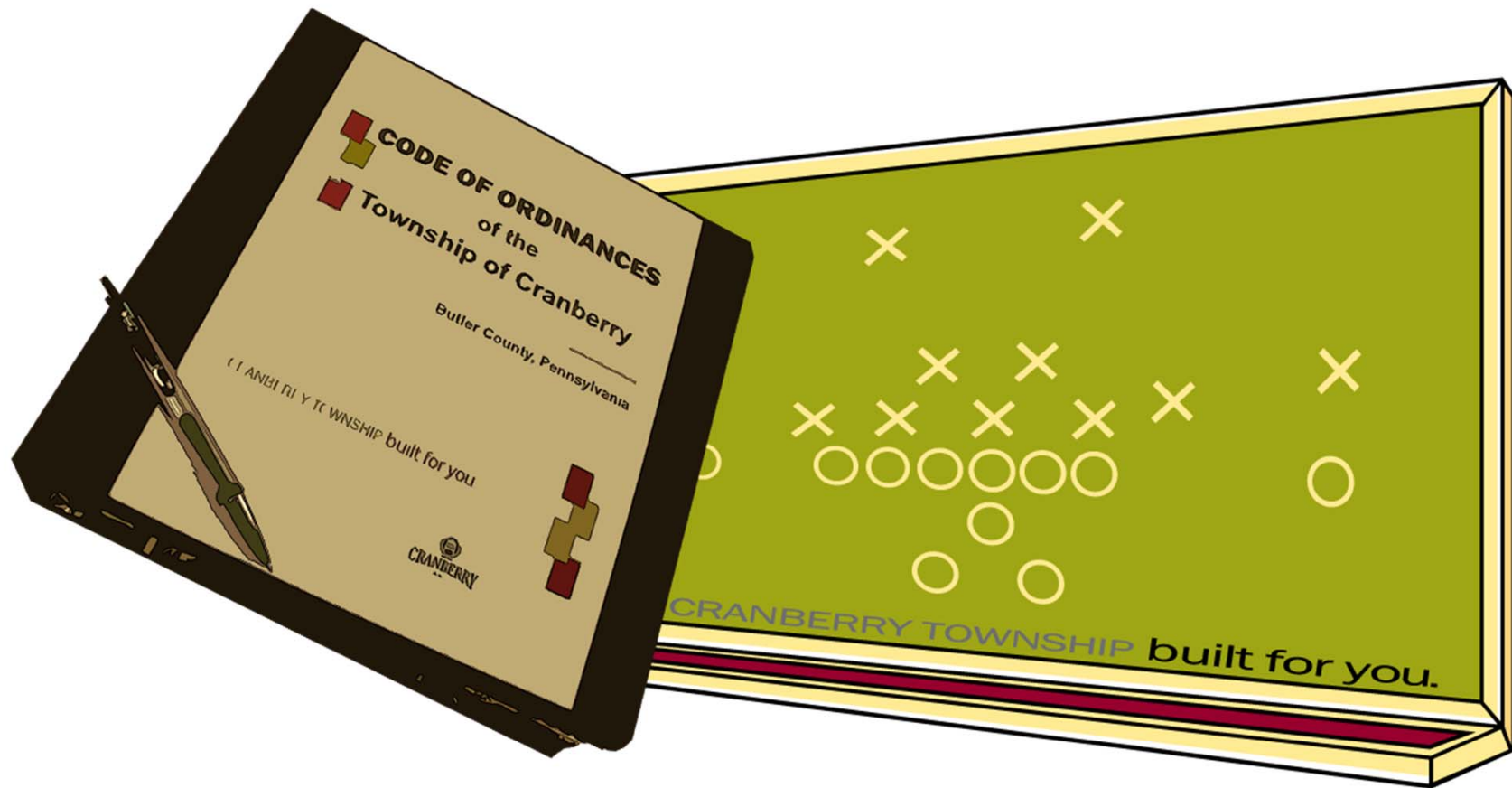
SUBURBAN TRANSFORMATION | Cyclical Process



SUBURBAN TRANSFORMATION | Toolbox



DEVELOPMENT | Predictable Playbook



PLACE MAKING | Commercial

Conventional



Denny's
• Lacking streetscape



Piazza Plaza
• Not pedestrian-oriented

Enhanced Character



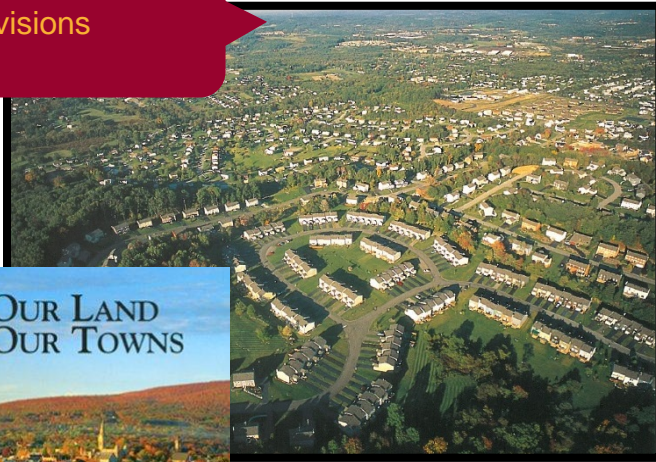
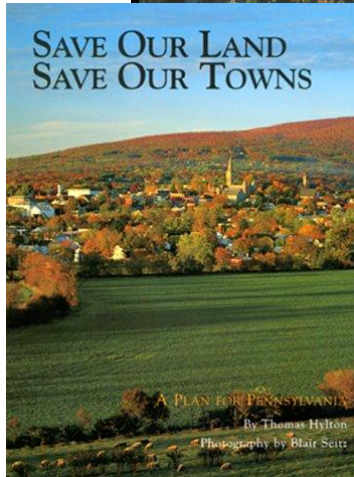
Streets of Cranberry
• Central Plaza
• Pedestrian-oriented
• Building relationship



PLACE MAKING | Residential

1980's/1990's

- Simple subdivisions
- PRD's



2000's

- Residential Mixed Use (RMU) district



2010's

- Form Based Code
- TND/CCD



BEST PRACTICES | Park Place

Examples of mixed use in other communities



Live work in Sewickley, Pennsylvania



Three-story mixed-use buildings create a continuous fabric on this street in Sewickley, Pennsylvania



Picturesque composition for a mixed-use building in Sewickley, Pennsylvania



Mixed-use character in Sewickley, Pennsylvania



Single mixed-use building with individual storefronts on the ground floor in Sewickley, Pennsylvania



Village Center in Harmony, Pennsylvania

Design Guidelines

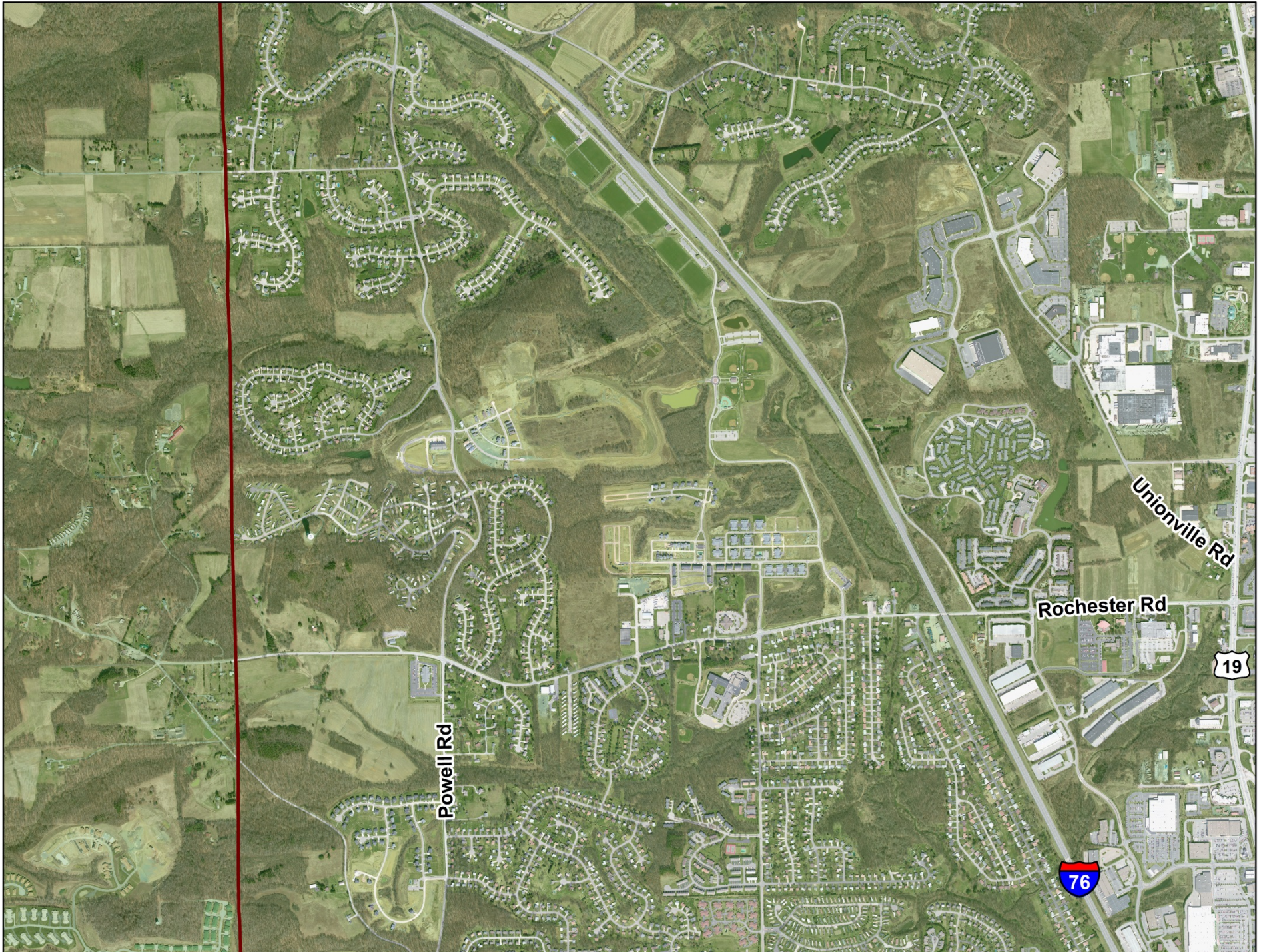


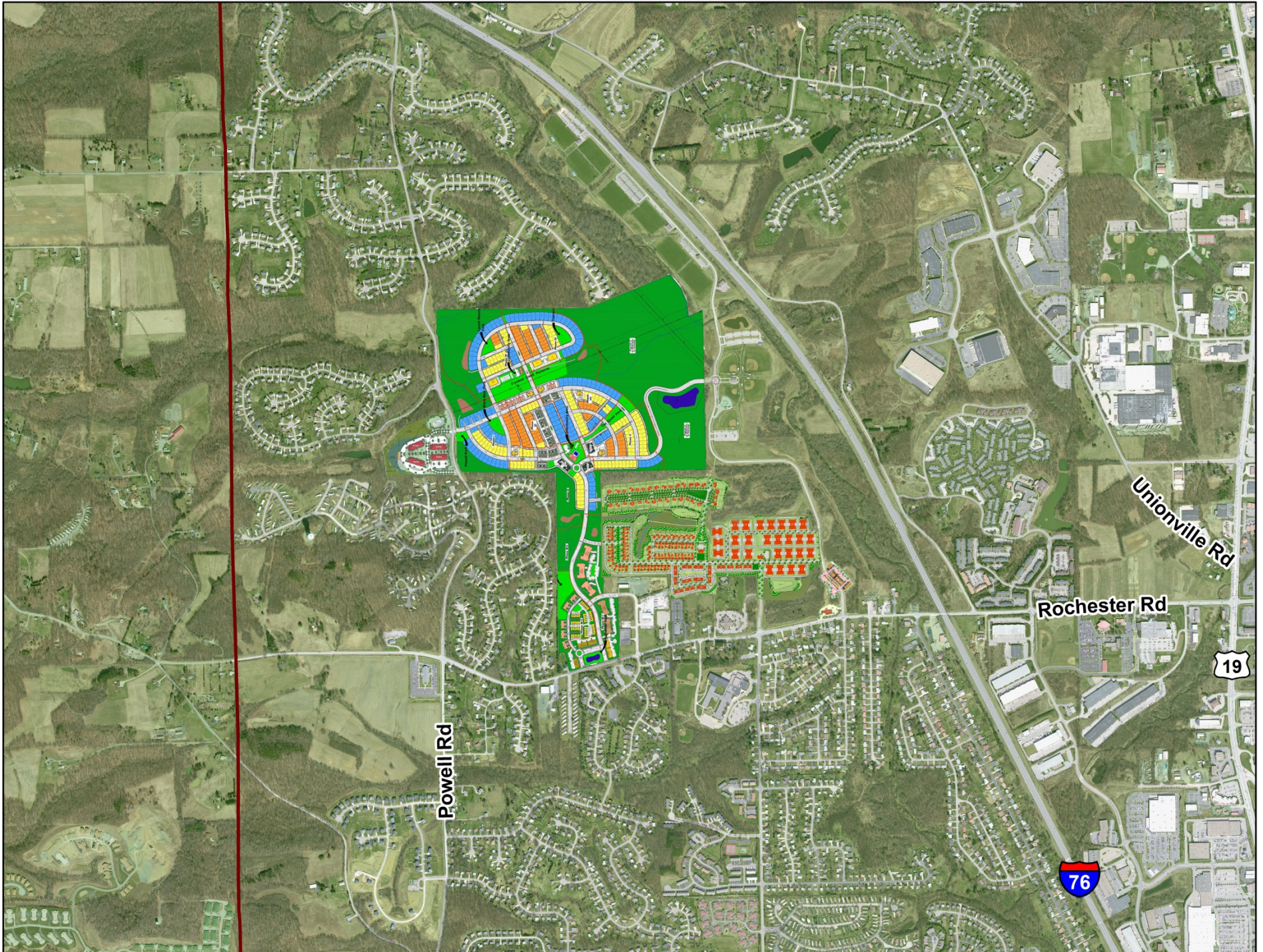
Architectural Patterns



Master Plan







Powell Rd

Rochester Rd

Unionville Rd

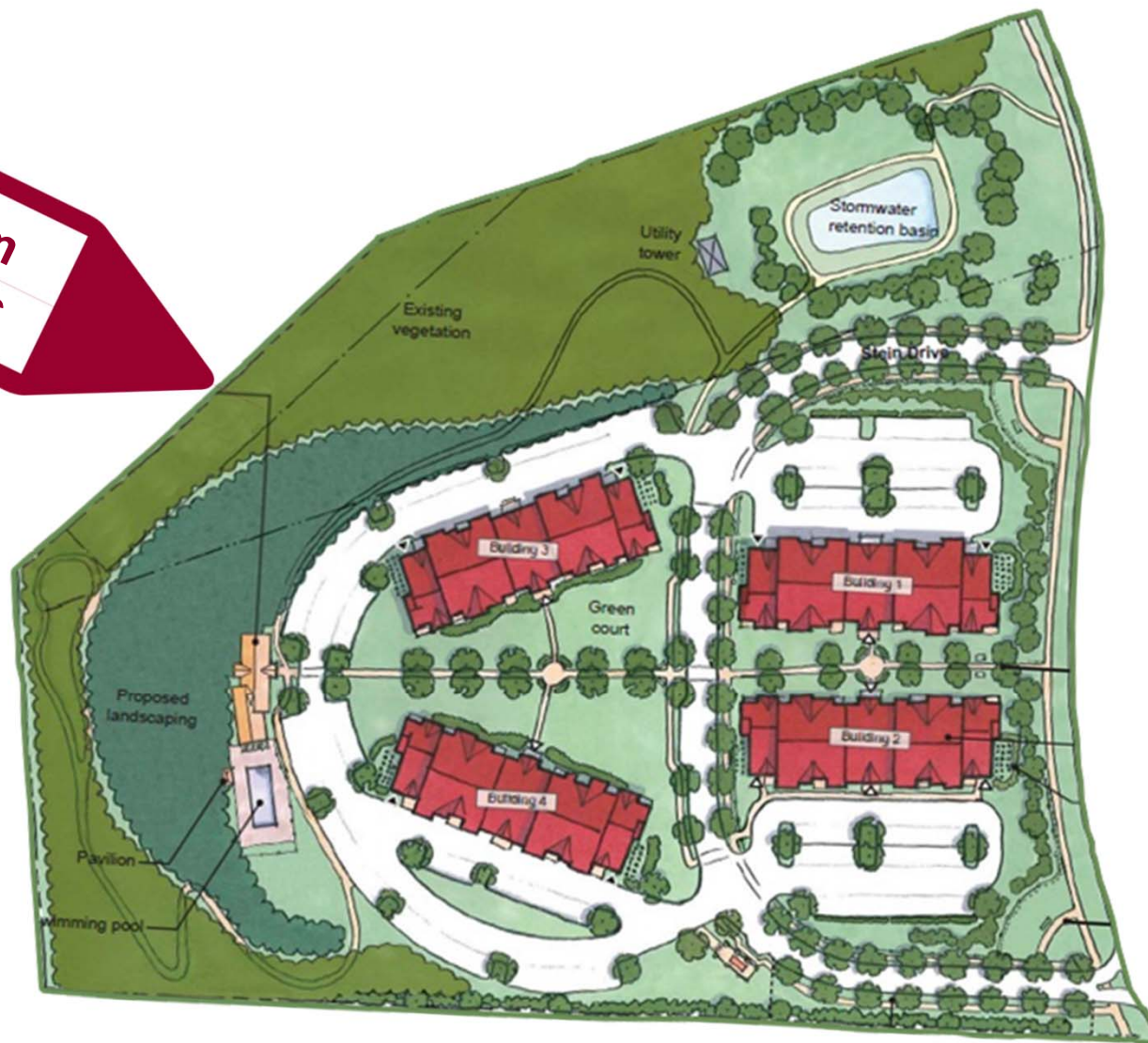
76

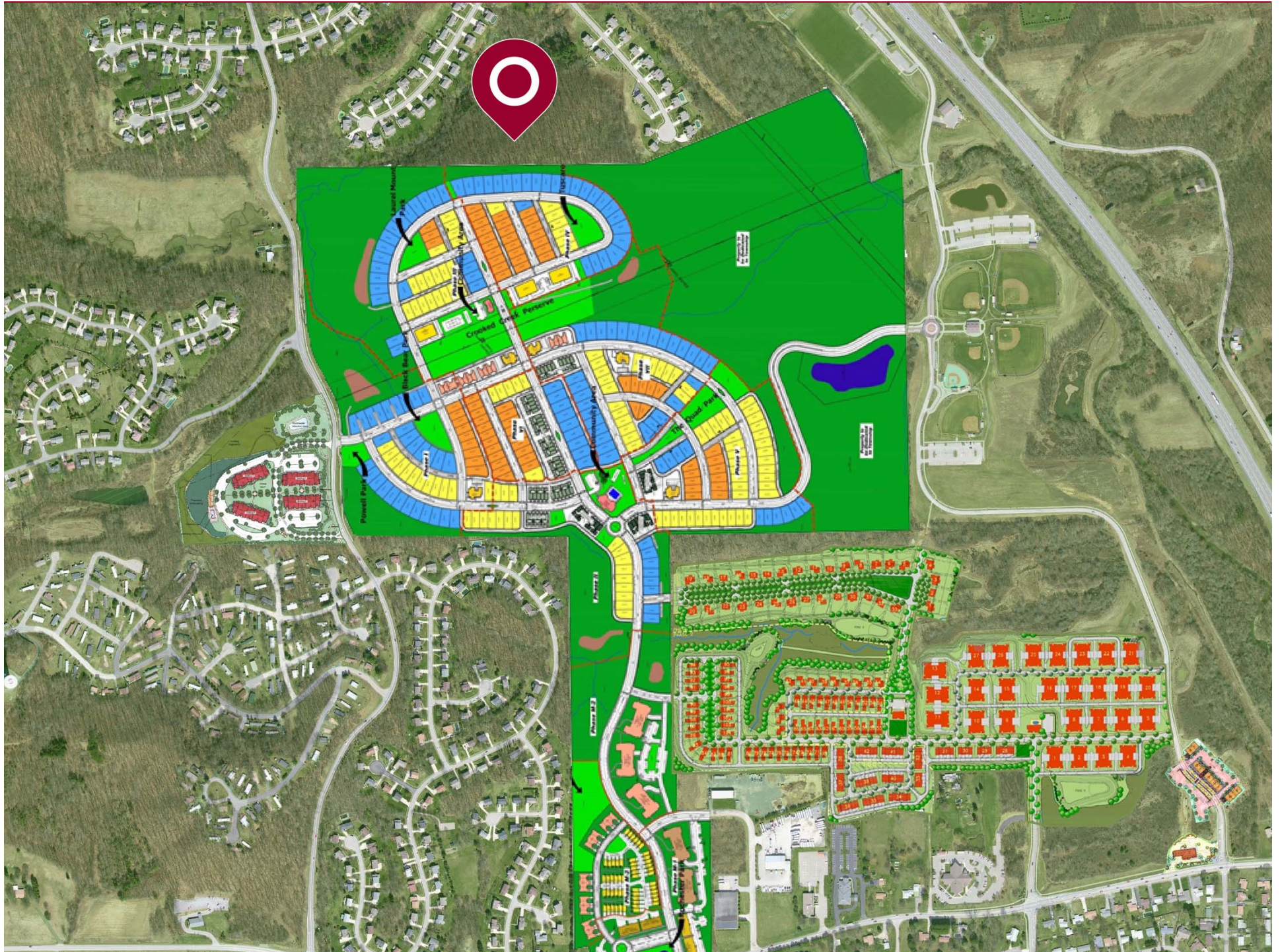
19





Chatham Commons





Park
Place

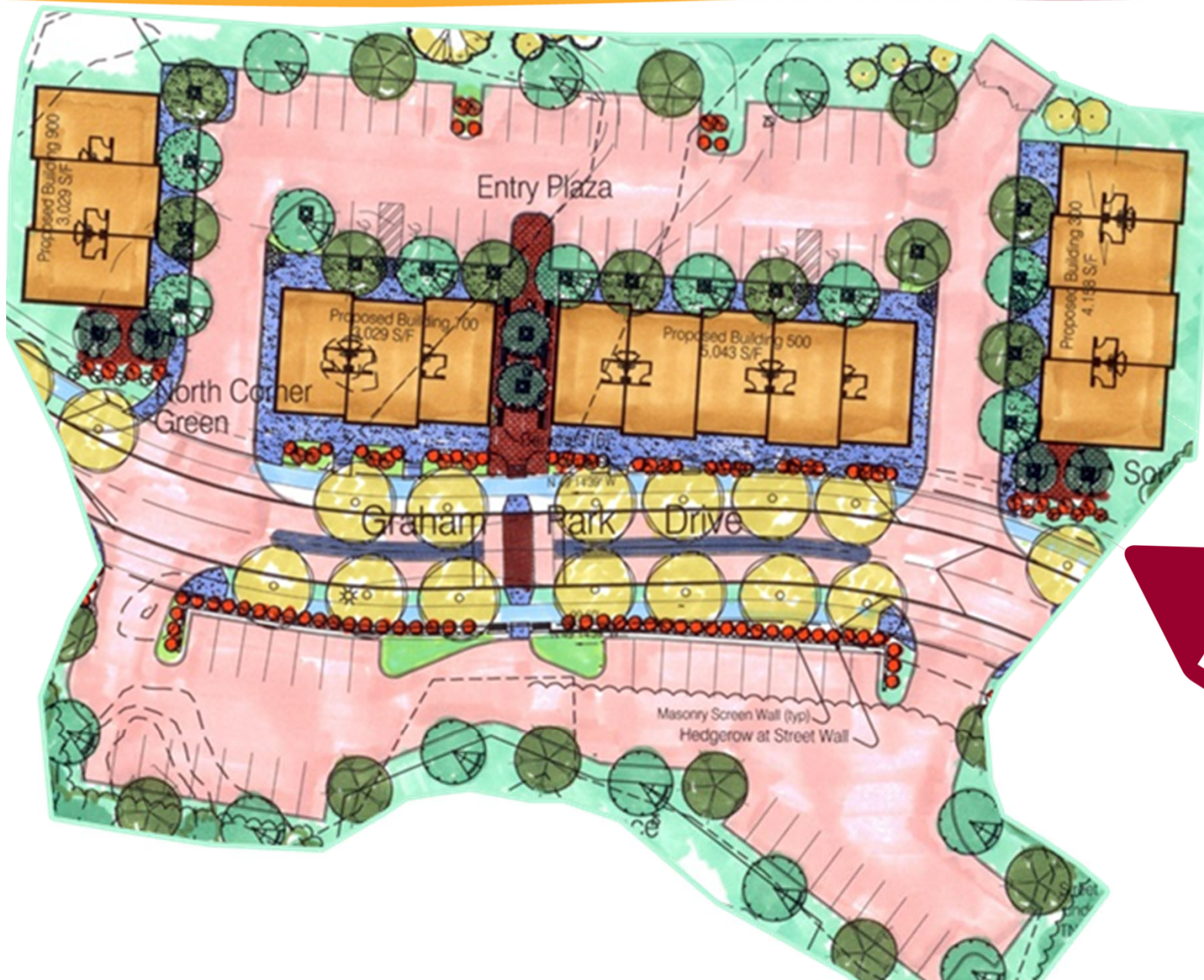




BelleVue Park

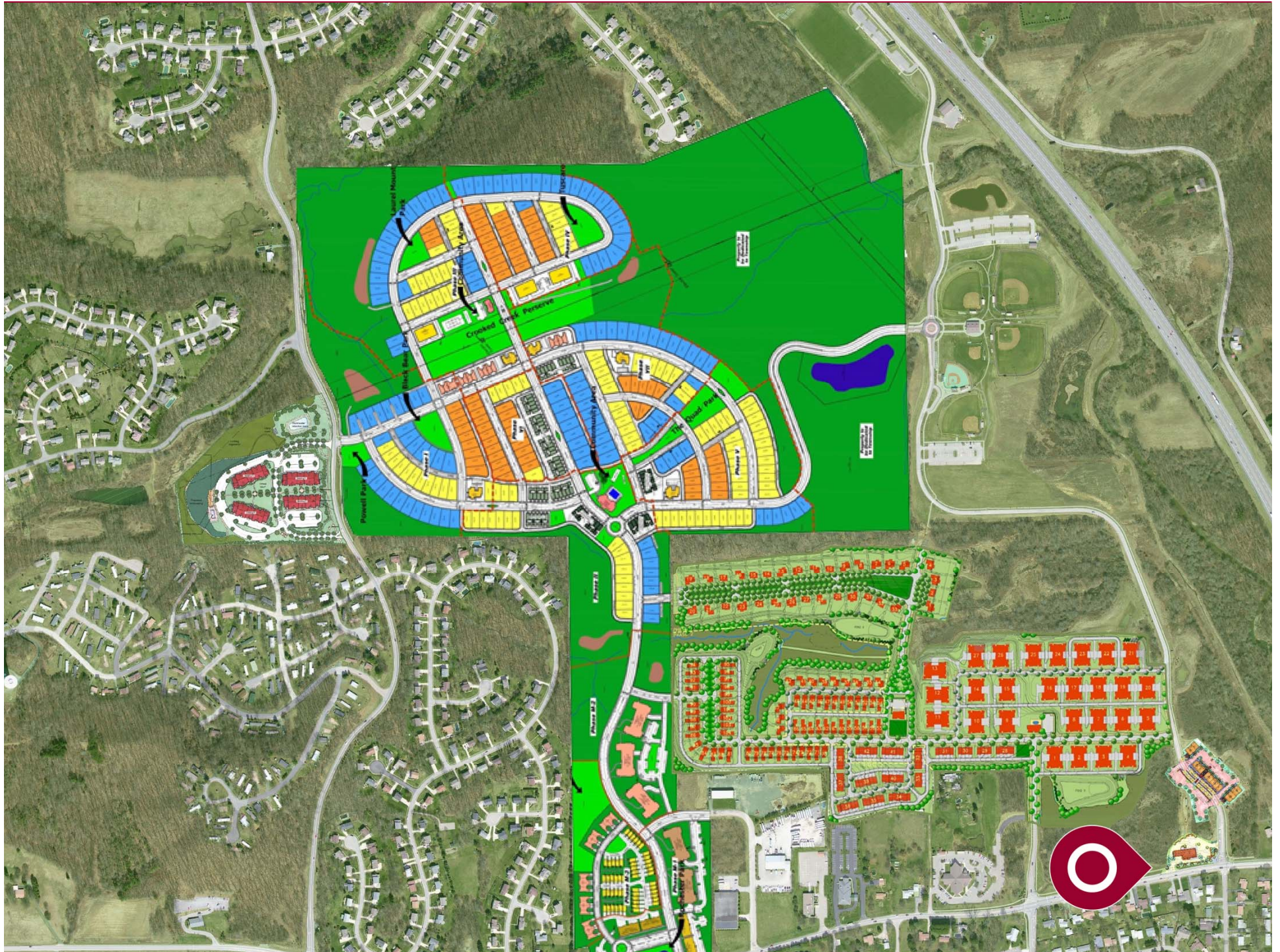






**BelleVue
Commons**







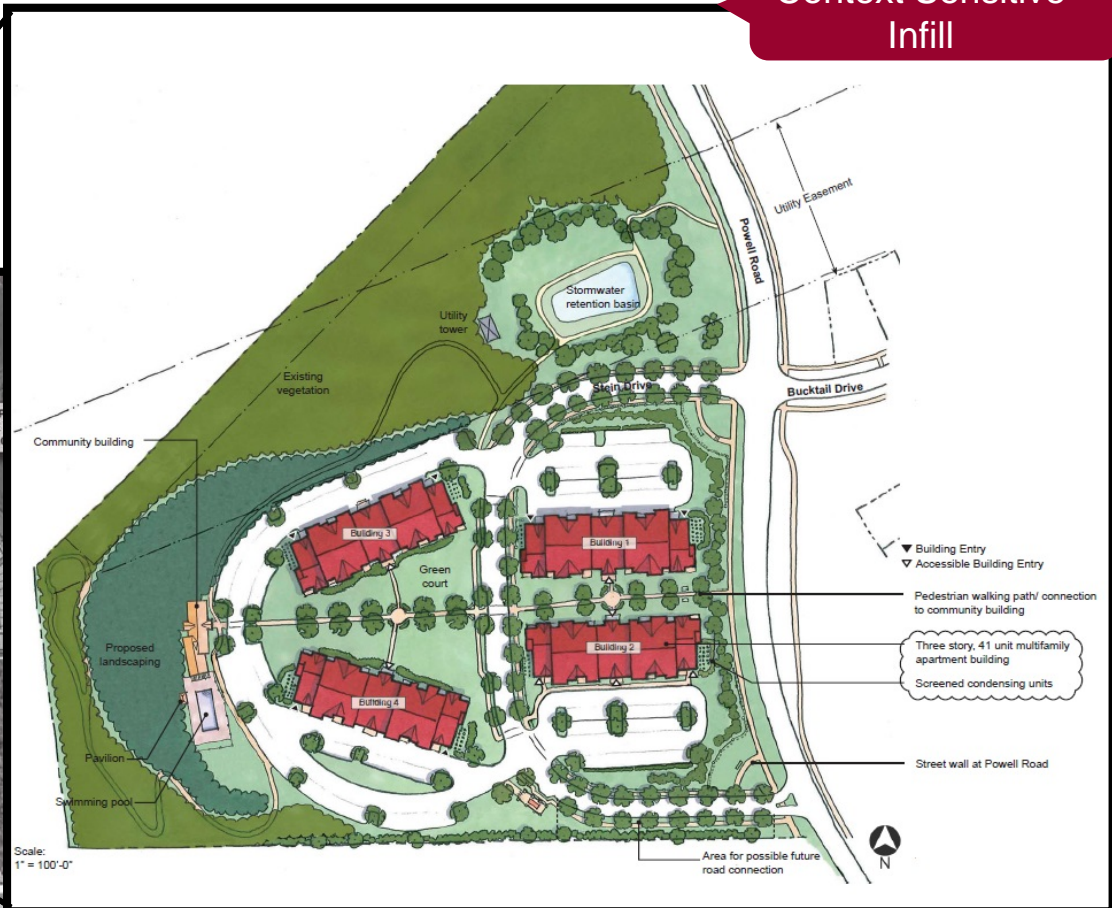
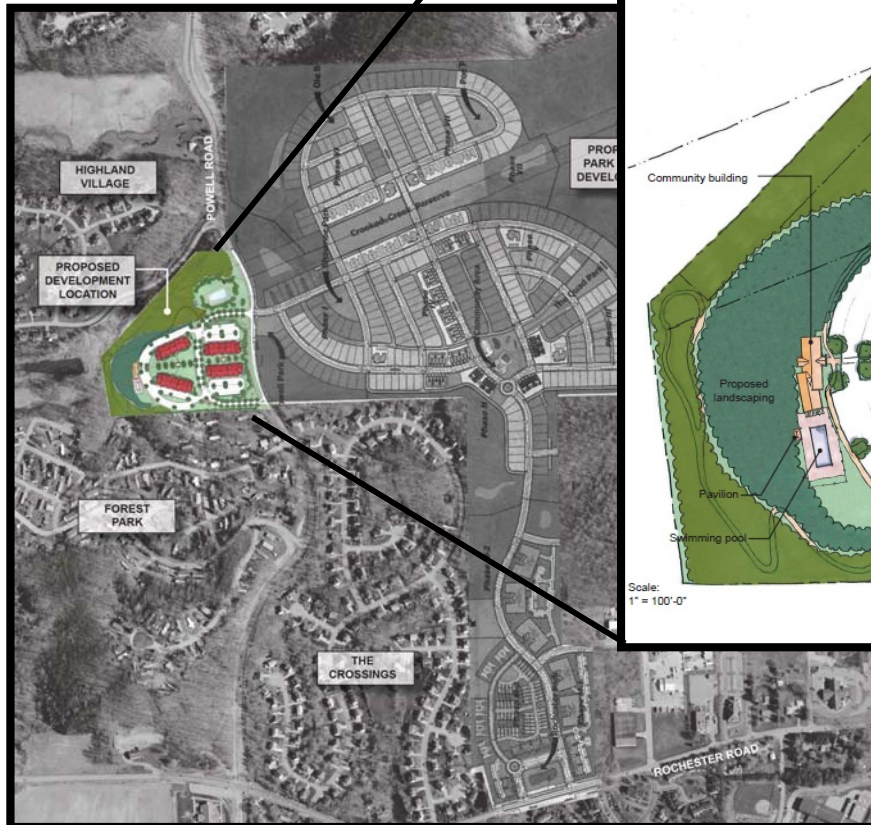
ESB Bank





PLACE MAKING | Chatham Commons

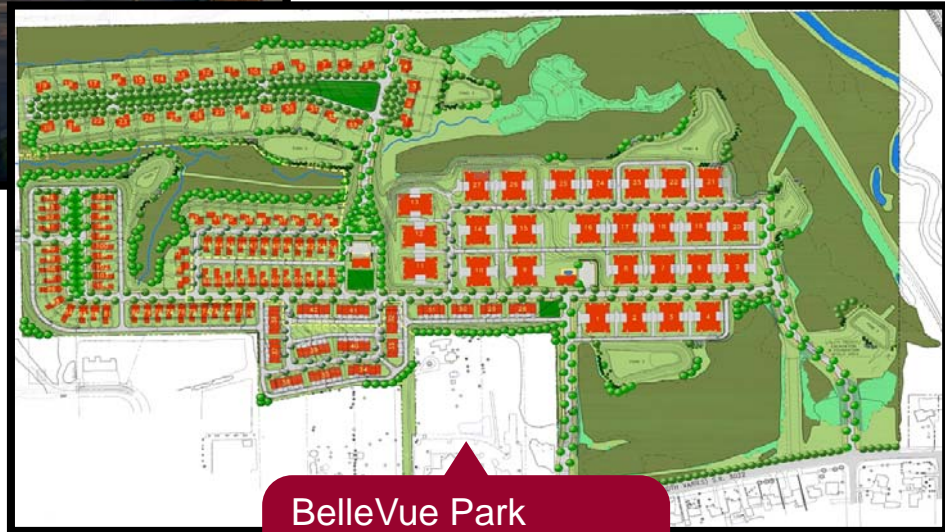
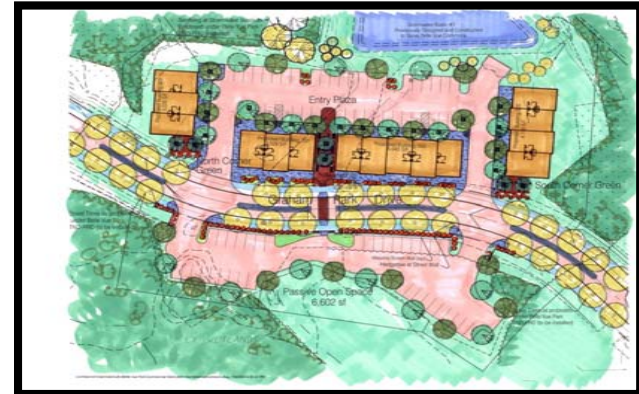
Context Sensitive
Infill



BEST PRACTICES | BelleVue Park/ BelleVue Commons

BelleVue Commons

- Commercial uses mixed in with residential uses



BelleVue Park

- Connectivity to adjacent neighborhoods and park
- Mix of residential uses



PLACE MAKING | Bellevue / Bellevue Commons

Quad homes



Townhomes



Neo-Traditional homes



PLACE MAKING | Cranberry Woods Apartments



Existing Office Park

High Density Residential



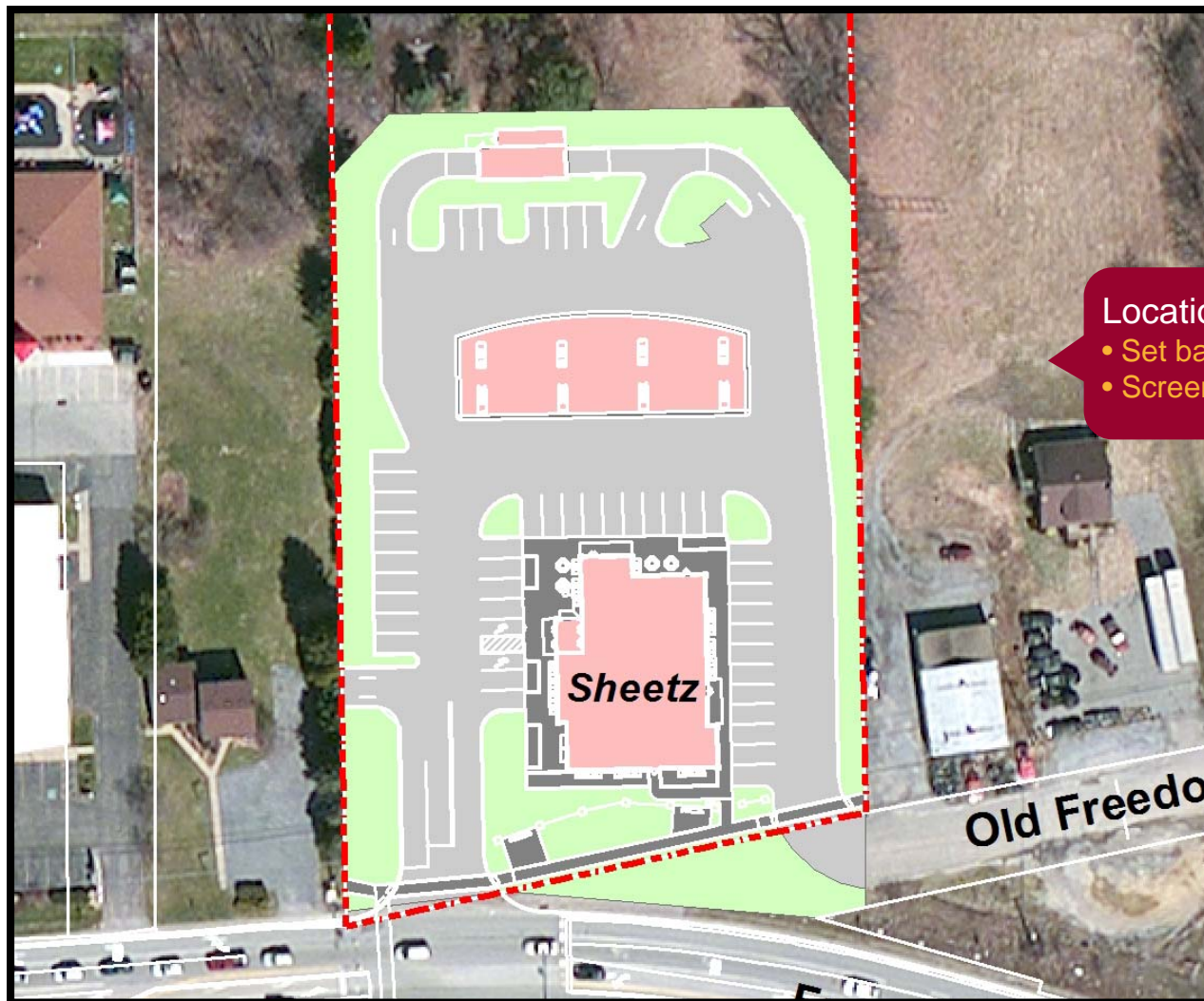
BEST PRACTICES | Village of Cranberry Woods

Master Plan

- Large scale
- Mixed uses



BEST PRACTICES | Sheetz



- Location of pumps
- Set back from road
 - Screened by building

Old Freedom



BEST PRACTICES | Sheetz



Streetscape

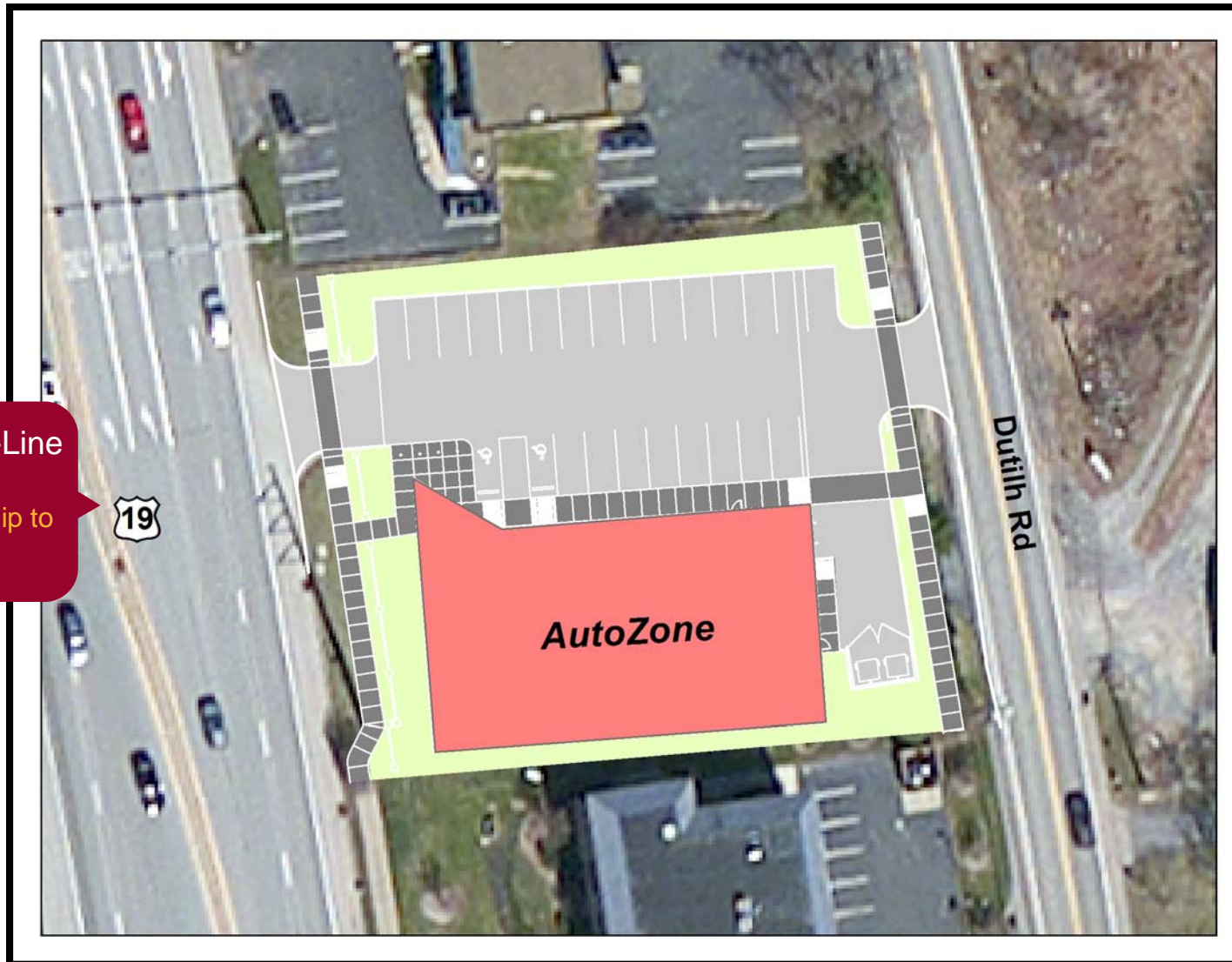
- Sidewalk
- Street walls
- Benches
- Waste receptacles
- Street lights
- Landscaping



BEST PRACTICES | Auto Zone

Build-to-Line

- Building relationship to the street



BEST PRACTICES | Auto Zone

Architectural Treatment



Streetscape

- Sidewalk
- 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

