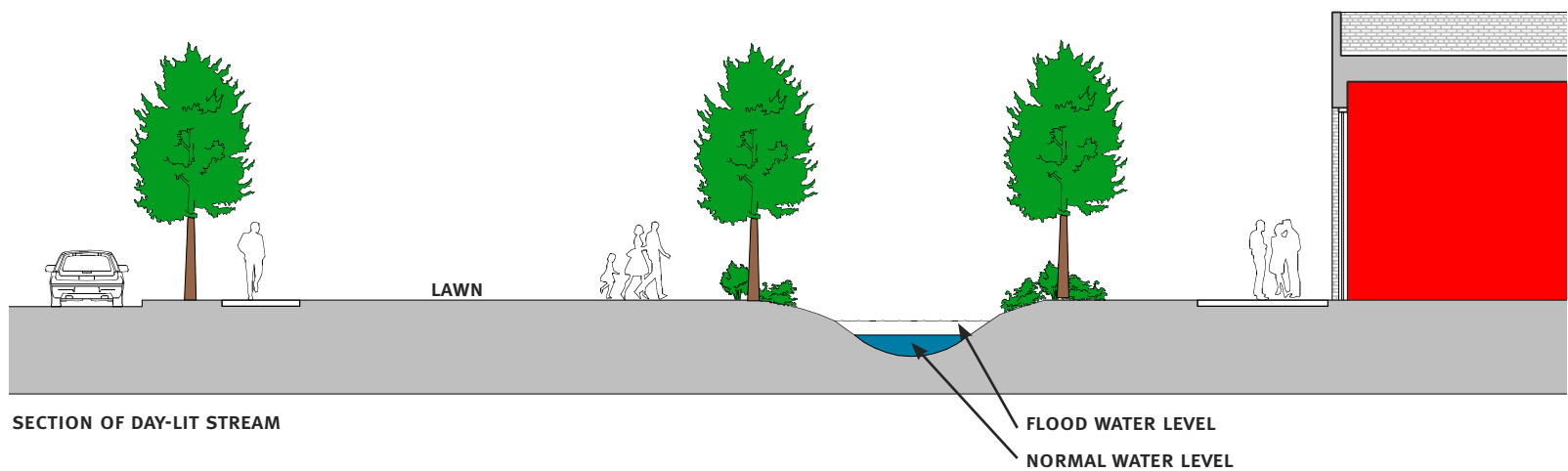
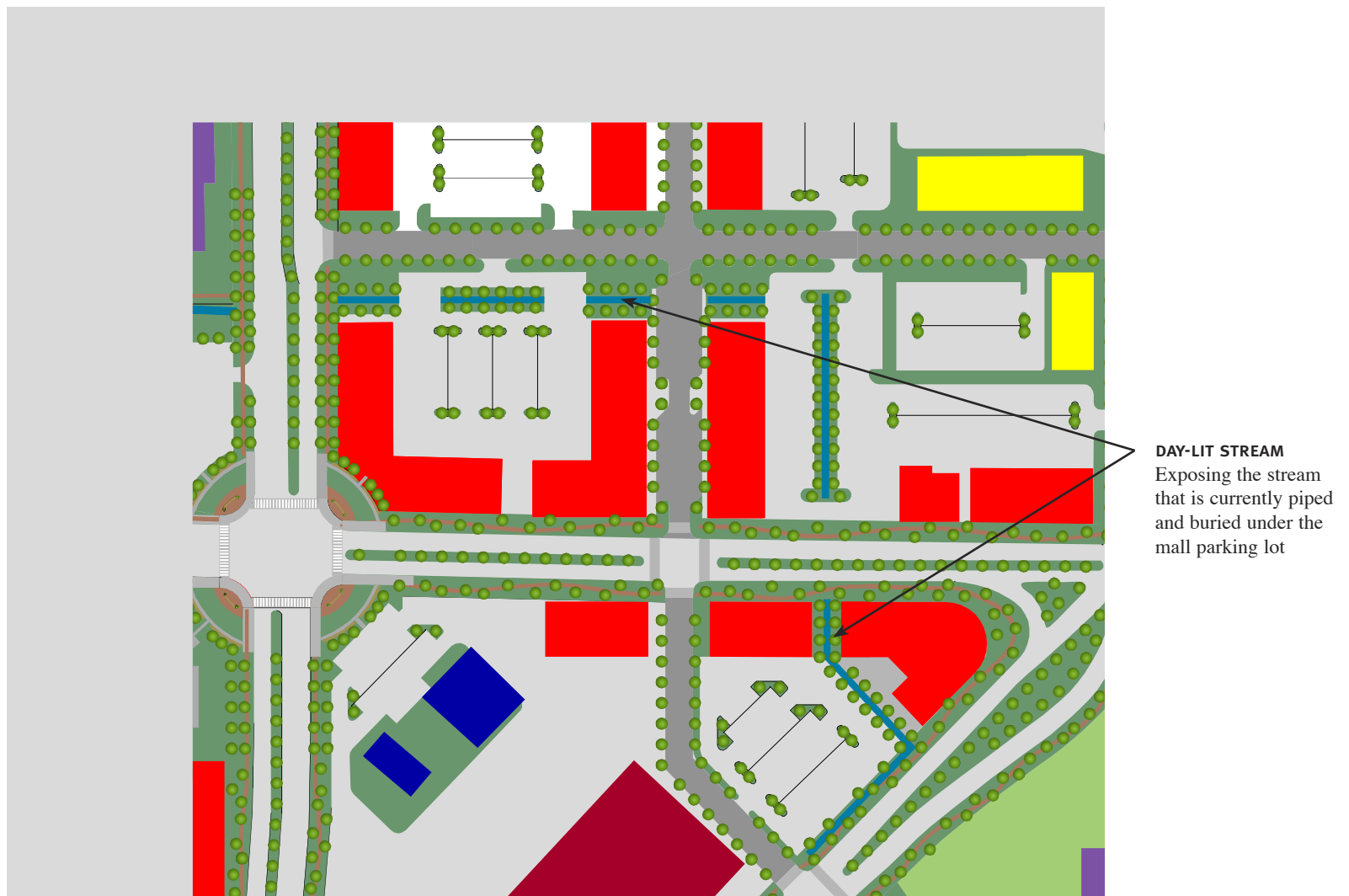


ALTERNATIVES

day lighting the buried stream corridor

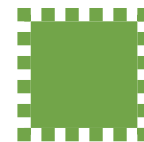
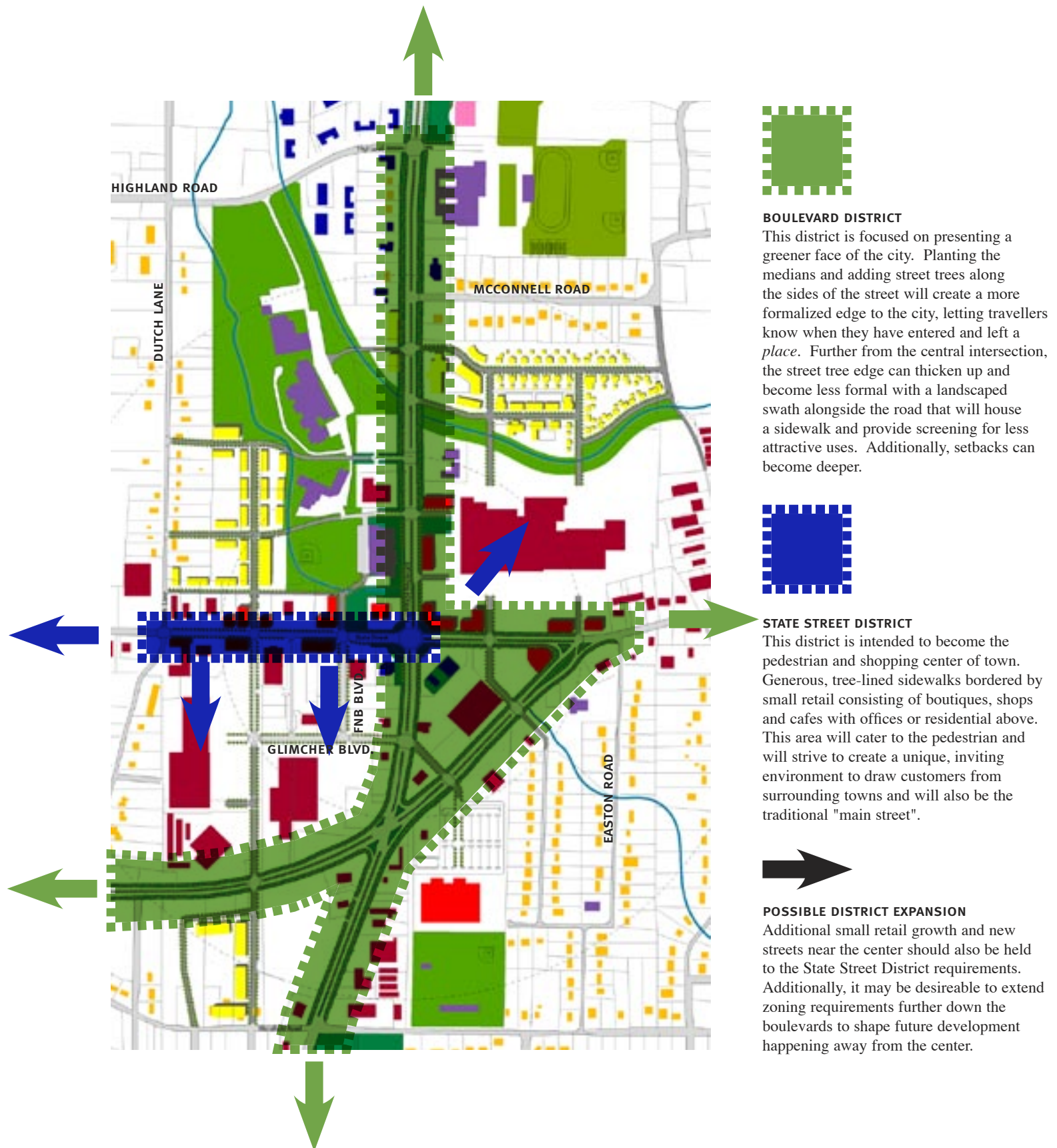
The Indian Rock Run stream corridor currently goes underground through a culvert on the mall property. The idea of daylighting the stream has been discussed due to flooding and environmental problems. It could be incorporated into a redevelopment of the mall property and provide both an amenity and a method to collect storm water runoff.



IMPLEMENTATION - GENERAL STRATEGIES

create the framework

Developers play by the rules. If the tools are in place, the developer's end product will align with the vision established by the Steering Committee. Districts should be developed with stricter zoning requirements in order to shape and control redevelopment and new growth.



BOULEVARD DISTRICT

This district is focused on presenting a greener face of the city. Planting the medians and adding street trees along the sides of the street will create a more formalized edge to the city, letting travellers know when they have entered and left a *place*. Further from the central intersection, the street tree edge can thicken up and become less formal with a landscaped swath alongside the road that will house a sidewalk and provide screening for less attractive uses. Additionally, setbacks can become deeper.



STATE STREET DISTRICT

This district is intended to become the pedestrian and shopping center of town. Generous, tree-lined sidewalks bordered by small retail consisting of boutiques, shops and cafes with offices or residential above. This area will cater to the pedestrian and will strive to create a unique, inviting environment to draw customers from surrounding towns and will also be the traditional "main street".



POSSIBLE DISTRICT EXPANSION

Additional small retail growth and new streets near the center should also be held to the State Street District requirements. Additionally, it may be desirable to extend zoning requirements further down the boulevards to shape future development happening away from the center.

IMPLEMENTATION - GENERAL STRATEGIES

spell it out

The zoning code must be modified to include the new districts and align with the master plan vision for the community. Encourage compactness and mixed use by establishing build-to lines and re-evaluating current parking requirements. Lowering the parking requirement to four spaces per 1,000 square feet along with allowing onstreet and shared parking would help reduce the amount of paved space in the city center.

architectural guidelines

Architectural design guidelines are powerful tools to encourage and require a certain level of design. Requirements can be stricter in special development areas and loosened in the rest of the city to achieve the character desired. The following are some requirements related to architectural design that are often included in new zoning codes.

Transparency requirements:

- The front façade at ground level, and any façade facing on a public, private or internal street must be 50% transparent between 3'-0" and 8'-0" above walkway grade. No more than two sides shall be subject to transparency requirements.
- Product display windows may be utilized towards transparency requirements on only one façade and must be internally lit.
- Second floor facades facing public, private or internal streets must have windows a minimum of 30% of the horizontal façade length.

Building orientation and design:

- The front façade shall face a street, small park, plaza or landscaped walkway that is visible and directly accessible from the street.
- The primary entrance must be architecturally emphasized.
- The ground floor elevation shall be no more than 6 inches above the fronting sidewalk elevation.
- Building massing requirements: All building facades must be accommodating to human scale. This can be achieved through the use of a minimum of two of the following techniques/elements that break down the mass of a building.
 - o A vertical architectural element.
 - o Building recesses, offsets or projections.
 - o Texture and/or material change.
 - o Architectural banding.
 - o Variation in roof line.
 - o Contrasting window framing or shutters.
 - o Awnings.
 - o Canopies or porticos.
 - o Arcades.
 - o Peaked roof forms.
 - o Arches.
 - o Display windows.
 - o Architectural details such as tile work and molding integrated into the building structure and design.
- Buildings above 2 stories, shall architecturally distinguish the ground floor from the upper floors with a cornice, canopy, balcony, arcade or some other element to create a pedestrian scale.
- Arcades and colonnades are permitted if designed and constructed in contiguous street frontages of not less than 150 feet.

signage

Signage requirements should be different between the two districts. The Boulevard District can allow larger signage than the smaller scaled State Street District. Signage may be building mounted parallel or monument signs only. The monument signs may be a max of 8 feet high, no pylon signs will be allowed. State Street signage may be building mounted parallel or perpendicular to the building face. Perpendicular signage should be limited to 15 square feet in area. The decision should be made about where, when and if internal illumination will be allowed.

IMPLEMENTATION - GENERAL STRATEGIES

draw it up

An Official Map of the Hermitage Town Center will be a powerful tool in the implementation of the town center vision. The Official Map must depict elements or portions of elements from the City Comprehensive Plan. If the City Comprehensive Plan is modified to include the recommendations of the Hermitage Town Center, then an official map could be used to show:

- Existing and proposed public streets including road widenings, narrowings, extensions, diminutions, openings or closings
- Existing and proposed public parks, playgrounds, and open space reservations
- Pedestrian ways and easements

Once an Official Map is adopted by the City, it does not constitute an establishment of any street or a taking/acceptance of any land. Such actions must still be approved through the normal City zoning and land development process. After adoption of the Official Map, building permits may not be issued for public areas shown on the official map. Property owners cannot recover damages for the taking of public use any building or improvements constructed within the lines of any streets included on the official map.

The City could place a time limit on the applicability of the official map. In addition, after receiving notice from a property owner announcing their intention to build, subdivide, or develop land covered by the reservation, or receipt of a formal application for a permit to build a structure for private use, the City has one year to acquire the property or to begin the condemnation proceedings to acquire such property before the end of one year.

foster change

Begin the transformation by using public money to make changes in the right of way. The intersection design can be implemented immediately, serving as tangible proof that the city is beginning its transformation.

be patient

Reinventing a city requires phased, incremental change. Commercial properties are not static and tend to be redeveloped with some frequency. If the legal groundwork is laid, the properties will eventually conform to the vision. There are also incentives that cities can offer to encourage redevelopment to happen more quickly and to encourage new development to happen in the core.

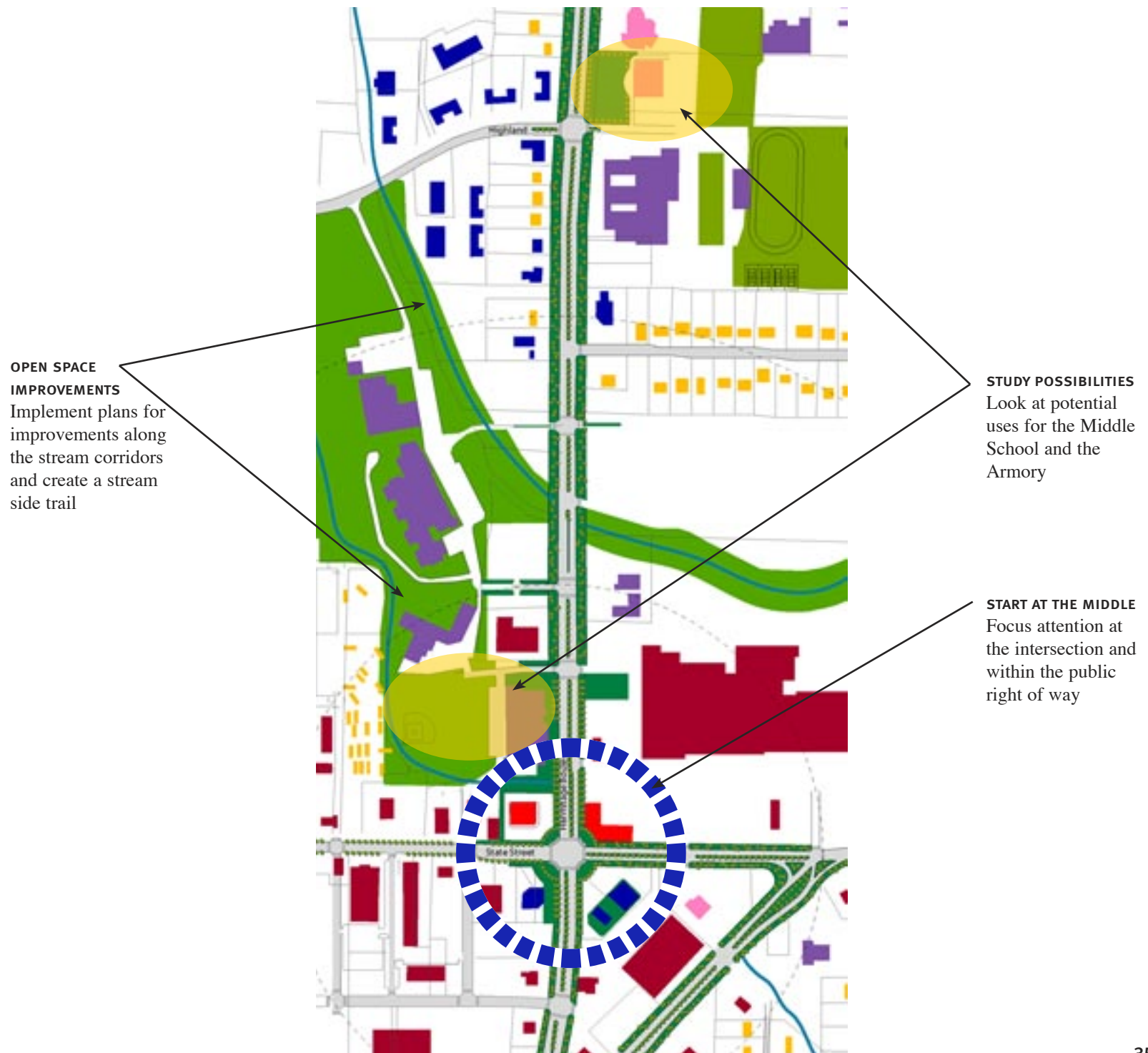
foresee the future

Anticipating future opportunities by leaving the zoning code flexible enough to allow the city to take advantage of the unpredictable. Making many requirements fall under administrator review allows the city to mold the development as needed.

IMPLEMENTATION - PHASE ONE

first steps - 0 to 3 years

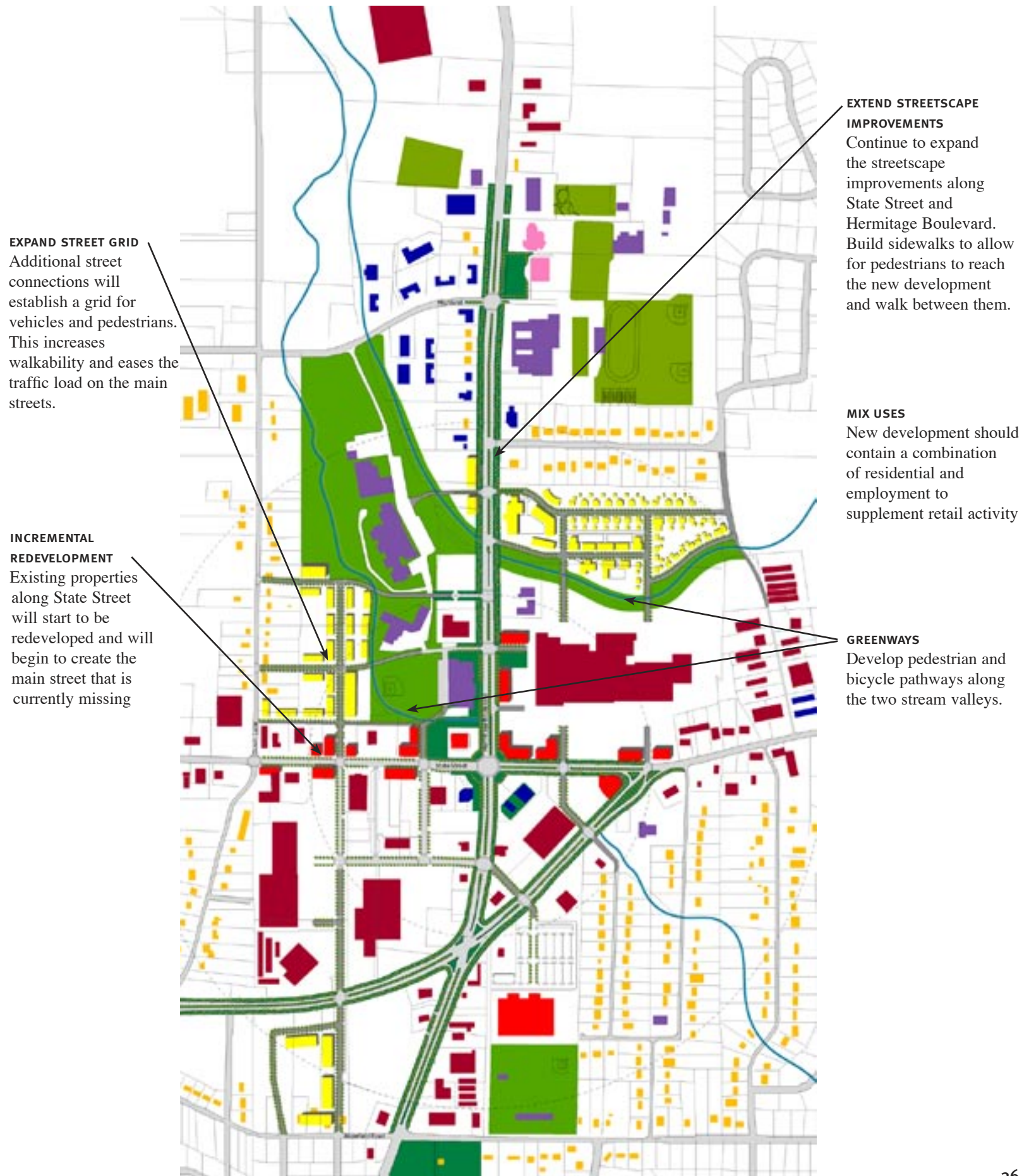
- Implement the Official Map.
- Change the zoning code to align with master vision plan.
- Foster change by focusing on what can be immediately accomplished within the public right of way.
- Focus on reinventing the intersection of Hermitage Boulevard and State Street, further change can radiate from this center point.
- Begin process of relocating of utility lines along Hermitage and State. Ideally, the utilities should be placed underground through the main intersection and about 500' back. It is unlikely that it will be feasible to place them underground for a greater distance than that. Develop a system that either moves them to mid-block locations behind the buildings and streetscapes, or at minimum creates a unified and coherent system for organizing the utility lines on aesthetically designed poles and mountings.
- Study the potential re-uses for the Armory and the Middle School site before they actually come on the market – focus on the creation of an active community center that functions as a common meeting



IMPLEMENTATION - LATER PHASES

on-going initiatives

Once the impetus has been generated to transform Hermitage through the activities of the start-up phase, many of the efforts to effect wholesale change should become on-going initiatives that are incorporated into the practices and ordinances of the city. The city can directly foster significant change through infrastructure improvements with new streets, streetscapes and greenways that will encourage mixed-use development.



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