CRANBERRY TOWNSHIP built for you.

ROUTE 228
TND CORRIDOR OVERLAY

JUNE 27, 2011
TND History

- Brush Creek Smart Growth Plan - 2001
- First TND Ordinance adopted - 2005
  - Park Place
  - BelleVue Park
  - Graham Park
- Overlay extended to what is now Chatham Commons - 2006
- TND Ordinance revised - 2008
  - TND-1 (Primarily Residential)
  - TND-2 (Mixed Use)
  - TND-3 (Town Center)
- Exhibit A: Guiding Principles
- Exhibit B: General Manual of Written and Graphic Design Guidelines
TND History (cont.)

- TND-3 Overlay zoned for Town Center – 2008
- TND-2 Overlay zoned for what is now Village of Cranberry Woods – 2008
- TND Corridor Overlay adopted and zoned along Route 19 – 2009
- TND Corridor Overlay zoned at Franklin and Old Mars Crider Road – 2010
- TND Overlays zoned along portions of Freedom Road – 2010
  - Freedom A
  - Freedom B
  - Corridor
Goals and Principles of TND

- Create compact, walkable, pedestrian oriented neighborhoods
- Interconnect streets and alleys to create blocks
- Provide streetscape to create ‘outdoor rooms’
- Provide on-street parking
- De-emphasize and screen off-street parking
- Establish public gathering places in the form of greens, plazas, squares, and pockets
- Provide a mix of housing types
- Create attractive public spaces
Current TND Projects

• Park Place (TND-2)
• BelleVue Park (TND-2)
• Village of Cranberry Woods (TND-2)
• Chatham Commons (Context Sensitive Infill)
• BelleVue Commons (Context Sensitive Infill)
• ESB Bank (Context Sensitive Infill)
## TND-Corridor

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td>Dwelling units per gross acre (max)</td>
<td>17</td>
</tr>
<tr>
<td>Minimum and Maximum commercial area</td>
<td>Up to 100%</td>
</tr>
<tr>
<td>Minimum TND open space</td>
<td>10%</td>
</tr>
<tr>
<td>Maximum impervious surface</td>
<td>10% more than underlying district</td>
</tr>
<tr>
<td>Maximum building height (stories)</td>
<td>5</td>
</tr>
<tr>
<td>Maximum building height (feet)</td>
<td>75</td>
</tr>
<tr>
<td>Minimum building height</td>
<td>20 ft. or 2 stories</td>
</tr>
<tr>
<td>Minimum acreage</td>
<td>N/A</td>
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</tbody>
</table>
• Cluster pedestrian-oriented developments and key community resources into clearly defined areas
• Create a grid network of streets, sidewalks, trails, and buildings
• Encourage a mix of land uses by permitting residents, offices, shops, and services to locate closer together
• Focus business development and mixed uses along main transportation corridors at key intersections
• Increase housing options to include single-family, apartments, townhomes, and condominiums