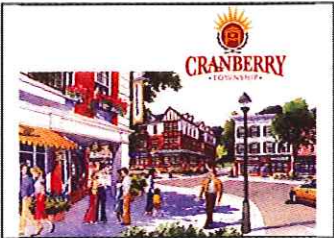


Guiding Principles for Cranberry Township: Traditional Neighborhood Development (TND) Overlay Districts

Exhibit 'A'

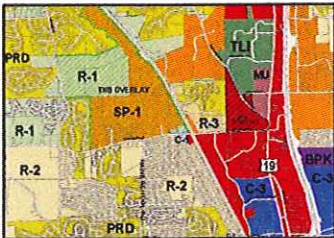
Cranberry Township - Butler County, PA

Cranberry's TND districts establish planning, design and development standards that go beyond those which previously applied to the same properties. Their goal is to create livable communities on a human scale, reminiscent of America's small town heritage. These guidelines are informed by the following principles:



1. Clear Guidelines:

All planning, design, construction and maintenance of neighborhoods, places, and improvements shall be in accordance with Exhibit 'B', the general Manual of Written and Graphic Design Guidelines, as enabled by Section 708-A of the Pennsylvania Municipalities Planning Code.



2. Defined Districts:

The TND-1, TND-2, and TND-3 areas shall be as shown on the Cranberry Township Zoning Map. Each TND District shall be an Overlay District subject to the Conditional Use review process.



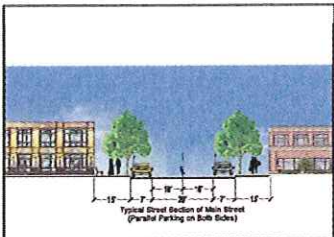
3. Pedestrian-Friendly Neighborhood Patterns:

Create compact and walkable neighborhoods with a high degree of pedestrian orientation. Emulate traditional neighborhoods such as Zelenople, Beaver, Butler and Sewickley. Emulate new TNDs such as Summerset at Frick Park and South Side Works in Pittsburgh.



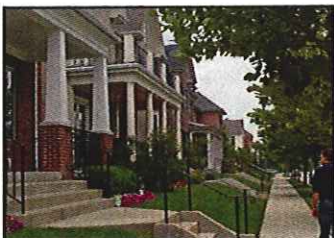
4. Connected Streets and Service Lanes:

Interconnect streets and alleys to form the blocks of the TND neighborhoods. Provide mild deflections to the alignment of streets to relate to topography and to create visual interest and diversity along the Streetscape.



5. Outdoor Rooms:

Create a Streetscape whereby an "outdoor room" environment is formed by "bookend buildings" on both sides of streets. Position buildings close to sidewalks and across the street from one another so that the horizontal cross-section is in the range of 60 to 85 feet, (depending on sidewalk width, on-street parking, travel lanes, and type of TND neighborhood).



6. Predictable Building Locations:

Place buildings at a Build-To line to position them in alignment and help form the Streetscape. Place buildings parallel to sidewalks and streets to keep the facades in a traditional orientation along the Streetscape.



7. Traditional (On-Street) Parking:

Provide on-street parking to add parking capacity, to add an element of multiple-use of streets, and to insulate pedestrians from vehicle travel lanes. Size parking stalls at 7 feet wide and 22 feet long.



8. Unobtrusive (Off-Street) Parking:

Provide off-street parking in parking courts internal to a block so that perimeter buildings serve as the "buffer". Screen or buffer off-street parking lots with a low street wall, fencing and landscaping.



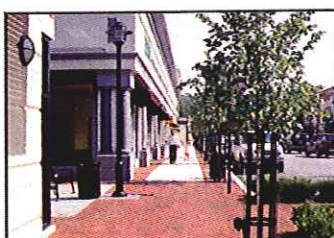
9. Public Gathering Places:

Provide "pedestrian pockets" as gathering places and as part of the green infrastructure of a TND in the form of civic greens, plazas and squares. Embellish these spaces with Civic Art such as benches, pergolas, pavilions, gazebos, fountains, sculpture, and the like.



10. Housing Choices:

Provide a mix of housing including single-family detached, townhomes, and multi-family dwellings. Provide Live-Work Units with ground floor retail or office use, and apartment use above commercial.



11. Pedestrian Accessibility:

Provide and maintain a network system of sidewalks, pathways, trails, and crosswalks to strengthen the pedestrian-oriented environment, and to link together the neighborhoods, lots, and uses of the TNDs.



12. Shade and Light:

Install and maintain street trees and street lights along both sides of all new streets, to enable an effective shade canopy, and to provide an inviting and safe streetscape at night.



13. Attractive Public Spaces:

Install and maintain Vertical Infrastructure in the form of street trees, street lights, pavilions, gazebos, pergolas, sculpture, fountains, fences, walls, and the like, to provide an attractive public realm in the TND Overlay Districts.