

Bridget Holden, 900 block West Walnut Street

My name is Bridget Holden, I live in the 900 block of West Walnut Street. My family and I support rezoning the property located on College Avenue from HC (Hospital Complex) to MU (Mixed Use).

I have lived within 3 blocks of this area most of my life. The neighborhoods are vibrant, walkable, and convenient. Our Lancaster community is in dire need of housing. The former hospital building no longer serves its purpose. Another hospital system is not coming to this location; our community will not see a hospital on this site.

Changing the zoning will allow for HDC/Washington Equities to give other families an opportunity to live and work in this terrific part of our great city. While these two organizations offer concepts, nothing can move forward until we change the zoning.

Change the zoning.

Robert Lowing, 300 block North West End Avenue

Comments for Lancaster City Council regarding development of 250 College Ave.

1. We request an Environmental Impact Study to address and resolve the following traffic safety concerns before adding more population to the Residential 2 Zone of the 300 block North West End Avenue and Buchanan Avenue.

2. We request that the Council challenge plans to open Alley #30 to vehicular traffic from Marietta Avenue to Buchanan Avenue. Alley #30 connects Buchanan Avenue and W. Walnut Street along the border of the R2 and R3 zoning district and parallel to the 300 blocks of North West End Avenue and College Avenue.

As residents of the 300 block of North West End Avenue, we are concerned about pedestrian safety and traffic noise on North West End Avenue, Buchanan Avenue and Alley #30 with the development of the 250 College Ave. housing projects. We urge the Council to require the developers to devise measures that will ameliorate the existing traffic and noise issues as they plan to increase the population by 400 to 500 new residents.

Commuter hour traffic can bring aggressive drivers, motorcyclists and oversize commercial trucks to North West End Avenue. This is contradiction to the quality of life for young families with children and elderly pedestrians who chose to live in a R-2 zoning district. Semi-trailer trucks frequently break off the limbs shade trees growing on the islands between traffic lanes. The noise level of passing vehicles makes it difficult for neighbors to carry on a conversation on their front porch or listen to entertainment within their home.

Vehicular traffic affects visitors to the Dog Park and other events held at Buchanan Park as they try to cross Buchanan Avenue. The three-way stop signs at the intersection of North West End Avenue are not always obeyed. Pedestrians depend upon the courtesy of drivers to cross the street during commuter traffic hours and in the early evening.

Alley #30 has been used as a two-way street in the past. Today, there is one residence, a warehouse, several driveway easements, and numerous garages used for residential parking and other activities. Children play games and ride their bikes in the alley. There is one fire hydrant at the Buchanan Avenue entrance and one at the entrance from West Walnut Street. A new residential fence has created a bottleneck at the Buchanan Avenue entrance that would make it difficult for an emergency vehicle to enter expeditiously.

Alley #30 is a public street, however it is never plowed and a city street sweeper has never been seen

there. The paving is a patchwork affair that floods into a lake after a heavy rain. Hospital employees used the alley as a short cut coming and going to work, but new residents would find two-lane driving difficult and impossible in the winter.

Therefore, we ask Council to require developers to submit a traffic plan that will ensure the safety of the current and future residents of 300 – 388 North West End Avenue and #30 Alley.

Justin Ullis, 300 block North West End Avenue

I support the rezoning of the site.

Jose Diaz, Helen Avenue, Manheim Township

No Time to Rezone St. Joe's

The “authenticity” of a community as thriving is as good as the strength of its weakest link. In Lancaster City that link is the level of poverty. With a poverty rate near 25%, salaries ranging near \$19,000.00 per year and rent over \$800.00, there are not many choices to improve one's standard of living. Adding in additional expenses, even a wage of \$15.00 per hour would be insufficient for a family to have decent living conditions. Now consider the effect of CoViD-19. For many essential service workers, “our heroes”, their lives have turned dreadful.

Common sense dictates that government takes all necessary measures to protect lives and eradicate disease. Nevertheless, the City government is considering the petition by UPMC to re-zone the historical St. Joe's Hospital in their thirst for profits. The process started in 2017.

With \$750 million of tax payers money UPMC-Pinnacle acquired two hospitals –one of them St. Joe's- under the designation of nonprofit, and proceeded to close them on February 28, 2019. These funds never resulted in any structural improvements to the facilities. Meanwhile, the City lost \$312,000 in tax revenue and accepted the “donation” of \$100,000 to \$125,000 in exchange for not challenging their tax-exempt status.

Now more than ever the City Council must do whatever it takes to keep the property as a viable hospital, to respond to CoViD-19 and other health crises that will keep affecting us for the foreseeable future. UPMC System has already been well served.

Eli Flanagan, 800 block of Marietta Avenue

Hello council,

My name is Eli Flanagan. I live with my family in the 800 block of Marietta Ave.

Thank you for your ongoing work engaging the developers and proposed development of the College Ave parcel.

I am in favor of the proposed rezoning to mixed use. I am also supportive of the residential components to the proposed development plan from HDC MidAtlantic and Washington Place Equities.

Angela Piel, 400 block North Mary Street

I strongly endorse this redevelopment plan and would be happy to offer sound reasons to move forward with it.

Cindy Sawicki, 800 block W. Walnut Street

I would like to submit a comment in favor of the request to amend the Lancaster Zoning Ordinance to rezone the UPMC Pinnacle site located on College Avenue from HC (Hospital Complex District) to MU (Mixed Use District). As a resident on the 800 block of West Walnut for the past 14 years, I have watched the failure of multiple hospital systems at that location with the realization that use has passed its time and place. A project that can help to transform an empty building and lot into an alternative positive development I see as our chance for a path forward as a neighborhood and for the city as a whole, especially with the inclusion of addressing the need for affordable housing for City residents.

That said, I would kindly request doing what is possible to minimize impact from construction noise and blowing debris (a challenge many of us faced with the construction from the 900 block of West Walnut). I would also recommend having a plan in place with the Clean Team/Safety Patrols both during construction and especially as part of a long standing effort for the success of a new development in the neighborhood.

Daniel Long, 300 block North West End Avenue

We have the following questions/concerns related to the UMPC rezoning with particular concern for the proposed plans for the block where the hospital currently stands.

Questions

- 1. What would be the probable population on the hospital block once all apartments, homes and town homes are occupied?*
- 2. Based on this population, how many vehicles would need parking?*
- 3. How many parking places will be provided on the hospital block site for those who work, shop and live there.?*
- 4. Have there been studies completed to assess the impact of the increased demand of this increased population on the local schools, parks, the utility infrastructure, traffic in the surrounding neighborhoods and parking for existing residents?*

Concerns:

- 1. Local parking for current residents is already stressed because of dog park and events in Buchanan Park. The increased population and its need for parking would further exacerbate this situation.*
- 2. North West End Avenue has become a major entrance and exit route for those coming from the south into the city. This makes for traffic congestion and increased safety concerns for pedestrians and bikers during rush hours and when there are large events in the city. The density of the proposed development of the hospital block would significantly increase traffic on North West End.*
- 3. The density of the hospital block appears to be significantly higher than most of the blocks in the College Park and surrounding neighborhoods*
- 4. The design of the hospital block purports to restore the original nature of the block, but having row*

houses two deep and a townhouse configuration that has the appearance of an apartment complex is a significantly different kind of design than for most of the surrounding blocks in the neighborhood.

John Haney, 600 block W. Chestnut Street

I am writing as a neighbor to share my full support of the proposed rezoning of 250 College Avenue to "Mixed Use". Unfortunately, the property is no longer viable as a hospital complex and redevelopment in to a mixed use property makes the most sense. I strongly hope that as the plans progress, the city holds the developers to their promise of including low-income housing as part of the project.

Laura Howell, 300 block N. West End Avenue

Please note that I am strongly in favor of rezoning the UPMC site to mixed use from strictly hospital. It is a perfect way to grow Lancaster city- offering much needed affordable housing, replacing long ago torn down row houses, adding offices and retail. Also increasing the City's tax base will be a real win for all residents.

JenMarie Macdonald, East New Street

I'm concerned about the rezoning of this Hospital Complex zone during a pandemic. As of right now, no one knows when the pandemic will end. Many sources predict that it will continue through 2021 and even beyond. There are still many unknowns about COVID-19 and its long-term effects. And there are still a lot of cases. Our community can't afford to lose any medical space during this time of uncertainty.

Another area of uncertainty our community continues to face is housing. I read this morning that, in the U.S., between 19 to 23 million people are at risk of being evicted in the next few months since federal programs have ended. This could mean a big increase in the number of folks without homes. An HC zone like this could, as a homeless shelter, house many local families with nowhere else to go.

With so many unknowns and so many people's lives and the quality of their lives at risk, why rezone a valuable HC zone during a pandemic?

John Holden, 300 block of North West End Avenue

Once again I wish to voice my support for rezoning the former Saint Joe property at 250 College Ave. As a nearly 50 year resident of North West West End Ave. This rezoning will allow a developer to move forward. I support the HDC MidAtlantic and Washington Place Equities proposal. It is by far the best and most ambitious project for this site. Rezoning is a must due to realization the a hospital will never be at that site again. Economic and current health care practices make the site unfeasible. Without rezoning the site will sit empty.

You have an opportunity to assist up to 120 low income families. My mother moved to 342 N. West End Ave in 1971 while earning slightly more than minimum wage. It changed my and my 2 sisters lives. Please allow that opportunity to others.

Brian Frailey, 300 block of North West End Avenue

My name is Brian Frailey and I live in the neighborhood of the proposed development of the former St Joe Hospital.

I am sympathetic to the concerns raised by some of those opposed to the rezoning of the land from Hospital to Mixed Use. There are significant disparities in access to affordable and accessible health care - in our country, in our county and in our city. I do not believe, however, that these disparities will in any way be addressed by preventing the rezoning of the old hospital complex and surrounding land. The current facility and infrastructure will not support a modern health care facility, and it is extremely unlikely that any hospital provider could be induced to repurpose the buildings for hospital use.

The proposal under consideration is balanced with regard to increasing the amount and quality of affordable housing. It will restore the residential character of the neighborhood and almost certainly increase the tax base for the city.

Should the rezoning fail and the zoning continue in place as a Hospital Zone, we face the prospect of a moldering and deserted hospital structure with no hope of future hospital use.

So yes we do urgently need to address the very real problems with regard to access and affordability to health care for all of Lancaster and all of our country. But this is best accomplished with policy changes on a national and state level. Get out and vote! But don't leave this deserted shell of a building in place of a serious and worthy redevelopment of the land on which it sits.

David and Kathy Noll, 800 block of West Walnut Street

As a residents of the 800 block of West Walnut Street, we are fully supportive of the change in zoning from hospital based to mixed use for the UPMC property in question. A small number of folks have opposed this change on the grounds that the city needs health care services such as hospital inpatient beds and desire that the zoning remain the same. While additional health care services especially for lower income residents may be needed, clearly three organizations, two non-profit and one for profit have been unable to successfully find a financial model to operate a hospital at this location. Not surprisingly, this history indicates the overwhelming challenge for another system to convert the current site into an operational hospital.

Much has been stated about the need for affordable housing in this community, and this site lends itself well to that type of development. In our opinion, it is difficult to successfully find developers with the financial resources and the vision to transform a property like this into a finished project that benefits the

community. At the very least the zoning change must occur for that to happen, which is why we are in favor of this zoning change. The recent plan while not necessarily meeting all expectations, does in fact provide for the housing, office, and retail space that meets the diverse needs of the neighborhood. Please do not allow a small vocal outspoken group that does not provide an alternative plan for health care redevelopment but simply protests the current transition to mixed use to deter you from moving forward with rezoning.

You have a reasonable plan with a vision of what can occur, a difficult achievement for a project this size. We respectfully request that you proceed immediately with rezoning to allow this (or alternative mixed use plans) consideration to repurpose this location lest it become a very large abandoned building blight in the neighborhood.

Nick Hopkins, 300 block of North West End Avenue

I live just around the corner from the old UMPC for which this zoning change request is being made. I've lived on this block off and on since 1961, and returned to it after some years living in Maryland and later Lititz, because I love the character of this neighborhood in particular, and of Lancaster in general.

Having now seen the plans laid out by the prospective developer for this property, I am strongly in favor of rezoning it to mixed use. I believe that the proposed mix of single family homes, apartments, and retail and office space, with some market-rate and some affordable housing options, is an appropriate use of this property. In fact, in my opinion, this will add to the diversity, vibrancy and livability of this corner of Lancaster - while at the same time boosting the City's overall economic future. It will also add to the overall supply of high quality housing in the City, which is key to make the entire market more affordable and accessible to all who want to live here.

I understand and sympathize with the members of our community who object to this change, feeling that this rezoning permanently eliminates a healthcare resource that was important to the local area. However, I think it's unrealistic to think that this property will ever revert back to being an operating hospital. Nor do I think that having a full-service hospital of this type would be the best way to deliver better medical care to the community. Providing universal access to quality healthcare (preventive, mental, acute, etc.) in this city, country, state and country goes well beyond trying to force this issue via a zoning ordinance. Having an aging, unused property like the UPMC building sitting in the middle of the neighborhood does absolutely no one any good.

Tammy Rojas, 200 block of West Vine Street

My name is Tammy Rojas, I'm a member of Put People First! PA and I'm on the Coordinating Committee of the PA Poor People's Campaign a National Call for Moral Revival. I'm writing in to speak out against the rezoning of St. Joseph's hospital at this time and demand that UPMC be brought back into the equation seeing as this is their rezoning petition request.

We MUST wait until after we get through the Covid-19 pandemic before we give away a public resource that could help us get through this crisis. The longer UPMC still owns the property the better chance we have of getting what we NEED versus more of the same gentrification and empty promises.

We MUST demand UPMC is held accountable for their actions and how they have harmed our

community. They should NOT be given a pass and allowed to so easily continue to profit off of the pain and suffering of our people! UPMC has received one of the largest Covid-19 relief packages in the United States and has \$6 BILLION dollars in reserve all while pushing the “Reopen economy” narrative across the country.

St. Joseph’s hospital served tens of thousands every year in our community, it may not have been “profitable” enough for a healthcare predator like UPMC but we can’t deny the many who were served by that hospital including the workers who have also been displaced when UPMC closed this facility leaving at least 150 people without their jobs.

With UPMC & Amazon partnering in the healthcare industry and both already having a strong international footing the poor and dispossessed across the globe will suffer due to their predatory practices of exploiting workers. Those of us who have been organizing against UPMC for almost two years now stated during a City Planning Commission Meeting that there is a statewide movement mounting to hold UPMC accountable and when the Covid-19 pandemic hit that sparked the flame for the movement that was already building.

The Pittsburgh, Altoona & York Put People First! PA Healthcare Rights Committee’s (HRC) have already joined the Lancaster HRC efforts to push back against UPMC in an effort to get our Public Healthcare Advocate legislation and healthcare as a human right in Pennsylvania and there are more communities looking to follow suit.

A Lancaster City Government employee once told us that taking on UPMC is like taking on Goliath and a win against them would be impossible. I would argue that the employee needs a refresher on their bible verse because David beat Goliath despite all those around him saying he couldn’t because he was “frail” and Goliath was a strong powerful giant. David won against Goliath because he knew his enemy and knew himself, he used his strength against Goliath’s weakness and won, thus saving his people.

What we are asking Lancaster City Council to do is support us as many leaders across the country that are a part of the Poor People’s Campaign already have.