

CITY OF LANCASTER PLANNING COMMISSION PUBLIC MEETING AGENDA



Meeting Agenda— Lancaster City Planning Commission

Wednesday, May 18, 2022 6:00 PM

City Council Chambers City Hall Annex 120 North Duke Street, Lancaster City, Pennsylvania

- 1. Call to Order
- 2. Approval of Minutes of Meeting of the April 20, 2022 Meeting
- 3. Subdivision and Land Development
 - A. Time Extension for 221-227 N. Prince St. Final Land Development.
 - B. Willow Valley Communities Mosaic, Final Lot Consolidation and Land Development Plan for 17 W. Vine St.

RGS Associates, Inc. has submitted the Final Lot Consolidation and Land Development Plan for Willow Valley Community. A new 20-story building is proposed to replace the vacant building and to accommodate 146 independent living apartments, and amenities spaces for residents of Willow Valley Communities. This is an informational presentation without action.

C. Hankin Group & LGH – Final Land Development Plan for Queen & Frederick St. Mixed-Use at 550 N. Queen St. & 547 N. Prince St., and a Request for Modification to SALDO: Street Trees.

ELA, Inc., has submitted the Final Land Development Plan for Hankin Group & LGH's project. The Final Plan includes a Lot Consolidation Plan to combine nine (9) existing parcels into two larger lots. The project includes the followings:

- A 3-story 32,833 SF Medical Office Building
- A Parking Garage
- A 4-5 story Residential and Commercial Mixed-Use Building with 244 residential units with ground floor restaurant and retail space.
- D. Introductory Presentation on the Land Development Plan for 202 N. Queen St.

ELA, Inc., has submitted a sketch plan for 12-story 142 residential units building with 2,800 SF of retail on the first floor at street level along Queen/Chestnut St. and a pocket park on the northwestern portion of the property. This is an informational presentation without action.

- 4. Housing Subcommittee
- 5. Comprehensive Plan Report
- 6. Other Business
- 7. Public Participation
- 7. Adjournment







- 3. Subdivision and Land Development
 - A. Time Extension for 221-227 N. Prince St. Final Land Development.
 - B. Willow Valley Communities Mosaic, Final Lot Consolidation and Land Development Plan for 17 W. Vine St.



LANCASTER 53 W. James Street Suite 101 Lancaster, PA 17603 717.715.1396 YORK 221 W. Philadelphia Street Suite 108E York, PA 17401 717.854.3910

HARRISBURG 320 Market Street Suite 550W Harrisburg, PA 17101 717.599, 7615

PROJECT NARRATIVE

The site is located at 17 West Vine Street in the City of Lancaster, where the prior Lancaster Newspapers Production Building is located. A new 20 story building is proposed to replace the vacant building and to accommodate independent living apartments and amenity spaces for the residents of Willow Valley Communities.

The proposed redevelopment of this property will replace a vacant building and provide a significant aesthetic and economic enhancement while revitalizing the central business district.

BUILDING USE & UNITS OF OCCUPANCY

To support the central business district, the first two floors of the building will contain various uses. Some of the more functional spaces include offices, storage, maintenance, mechanical rooms, mail room, and trash/loading area. Other amenity spaces include a club lounge, pool and spa, locker rooms, library, ball room, retail space, and wellness center. The upper floors of the building will accommodate 146 independent living apartments.

STORMWATER MANAGEMENT

The municipal Stormwater Management Ordinance governs the design of the stormwater facilities within the City. The project proposes to disturb more than one (1) acre of land and is then subject to the Chapter 102 regulations outlined in 25 PA Code Section 102.8. The proposed post construction stormwater management design incorporates stormwater best management practices (BMPs) to meet these goals. Vegetated roof areas (PA DEP BMP 6.5.1) are being planned for the building, pervious pavement on a subsurface stone infiltration bed (PA DEP BMP 6.4.1) and bio-retention (PA DEP BMP 6.4.5) is proposed in Beaver Street. Such BMPs been incorporated into the site to manage stormwater in various capacities.

The existing site is primarily covered by building or pavement which eliminates the ability for groundwater recharge and results in most of the stormwater runoff leaving the site. The proposed site plan calls for the construction of a new building that will cover approximately 76% of the site, resulting in the disturbance of the entire property and much of the surrounding street frontage. In the post-development condition, the runoff coefficient will be reduced and thus the rate of stormwater runoff will be lessened because of the intended improvements.

Given the disturbed area, 25 PA. Code, §102.8(g)(2), requires that the stormwater BMPs manage the net change for storms up to and including the 2-year/24-hour storm event when compared to preconstruction runoff volume and water quality. Per Section 260-33.A(1) of the City's Stormwater Management Ordinance, the BMPs must permanently remove the first one inch of runoff, for all storms equal to or less than the two-year, twenty-four-hour storm event. The City of Lancaster's

www.rgsassociates.com

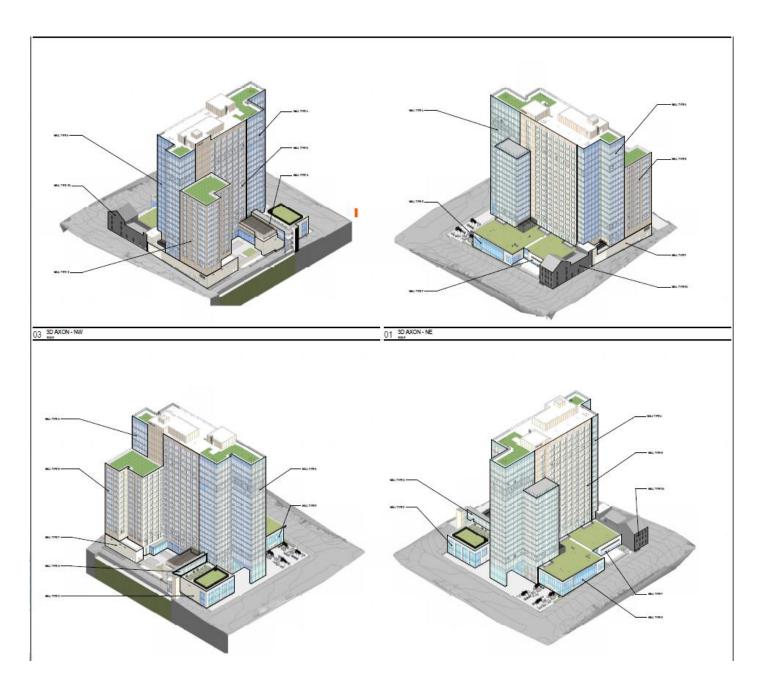
land planning • landscape architecture • civil engineering



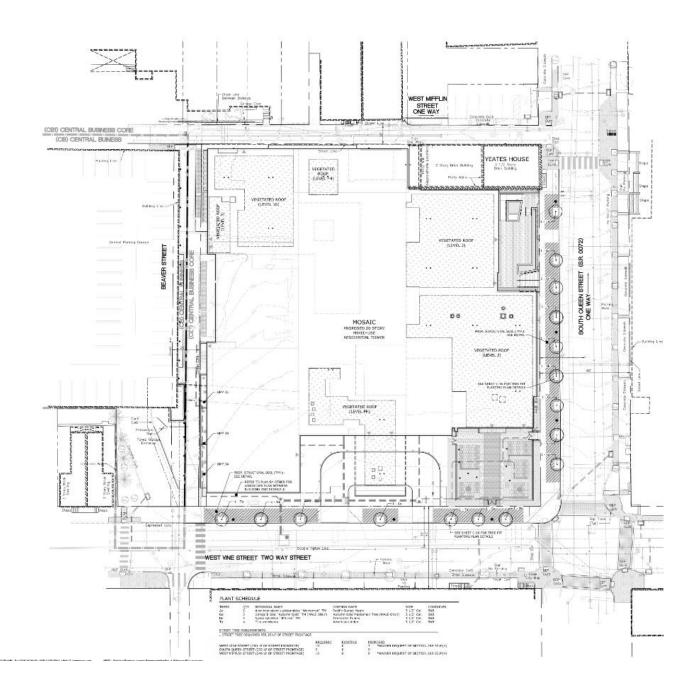






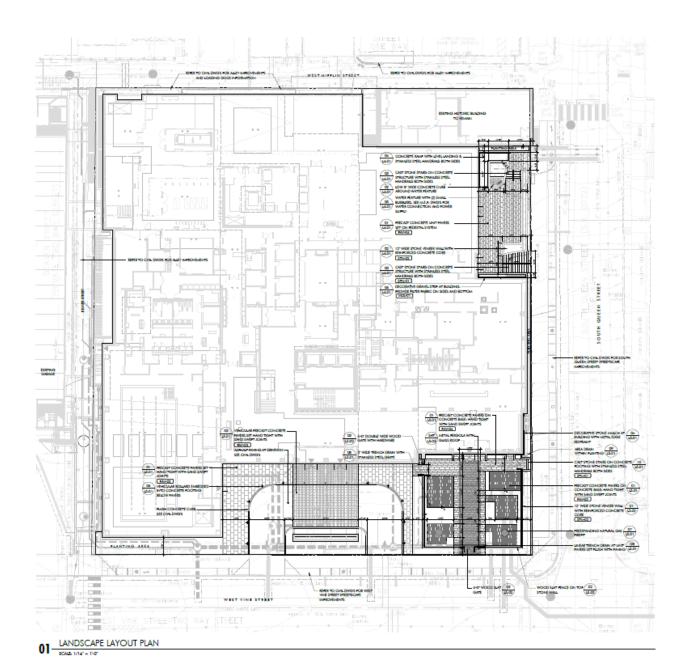




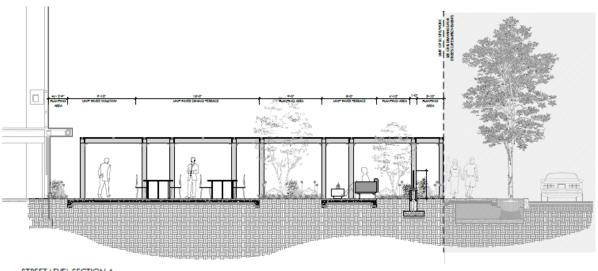


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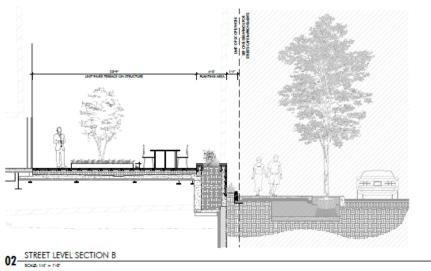




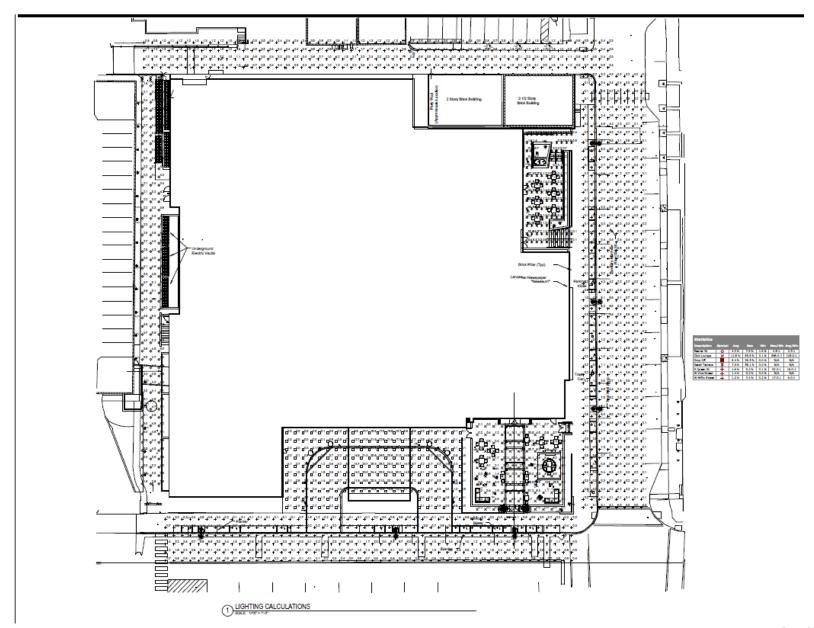














C. Hankin Group & LGH – Final Land Development Plan for Queen & Frederick St. Mixed-Use at 550 N. Queen St. & 547 N. Prince St., and a Request for Modification to SALDO: Street Trees.



May 11, 2022

Mr. Mandali Kejjo City of Lancaster 120 North Duke Street Lancaster, PA

Re: Hankin Group/LGH Queen & Frederick Street Mixed Use Project

Final Land Development Plan - Project Narrative

City File #:22-01-01

Dear Mr. Kejjo:

We look forward to presenting our Final Land Development Plan to the City Planning Commission. This project was before the Planning Commission previously for the Preliminary Plan approval. The Plans have continued to develop and have additional detail throughout our reviews of Final Plans with the City.

The project is located on the former Lancaster YMCA property, as well as adjacent parcels that include the historic tavern/carriage house at the corner of Prince/Frederick Streets, an existing apartment building, a rowhouse and the previous day-care center.

All of the buildings described above will be removed, except for the historic tavern and the carriage house.

The Final Land Development Plans will also consolidate the various separate lots into two overall lots, as depicted on the plans. We have received Historic Commission, Shade Tree Commission, Traffic Commission approvals, as well as our NPDES Permit from the Conservation District for this project.

Eastern Lot (Lot 1)

- The Eastern Lot (Lot 1) has Queen Street on the east, Frederick Street on the north and Market Street on the west.
- 157 Residential Units are provided on Lot 1 within a five-story building that surrounds a large outdoor courtyard area. This will be designed to be a peaceful, relaxing space that includes open grass areas, landscaping, seating/gathering spaces and other resident amenities.
- A 4,703 SF Restaurant is planned at street level at the comer of Queen/Frederick Streets, with residential units above.
- A Clubhouse for residents is located immediately south of the restaurant at street level and connects to the courtyard space on the west.



- 4,490 SF of Street Level Retail Space is planned just south of the Clubhouse space.
- A new access drive is proposed on the west side of Queen Street, which provides a connection to a new Parking Garage along Market Street. The Parking Garage is designed to accommodate parking for the entire project. A second access point is also designed at Market Street for the parking garage. The Parking Garage contains 437 spaces total.
- A new three-story Medical Office Building (MOB) has also been designed at the southeast corner of the project site on Lot 1. The MOB has frontage along Queen Street, and a loop drop-off area at the front of the MOB from the new access drive from Queen Street.

Western Lot (Lot 2)

- The Western Lot (Lot 2) has Market Street on the east, Frederick Street on the north and Prince Street on the west.
- 81 Residential Units are provided on Lot 2 within a four-story building that surrounds a courtyard with a swimming pool for the residents.
- The Historic Tavern will be renovated to provide1,798 SF of Commercial/Retail space with improved ADA ramps and doors to the building. 2 Residential Units will occupy the upper floors of the building.
- The Carriage House will also be restored with 2 residential units.

Street Trees and Streetscape Improvements

With the large extent of street frontages along Lots 1 & 2, the project will bring 59 Street Trees to the area which will greatly enhance the neighborhood. New brick banding and sidewalks also occur along Queen, Frederic, and Prince Streets.

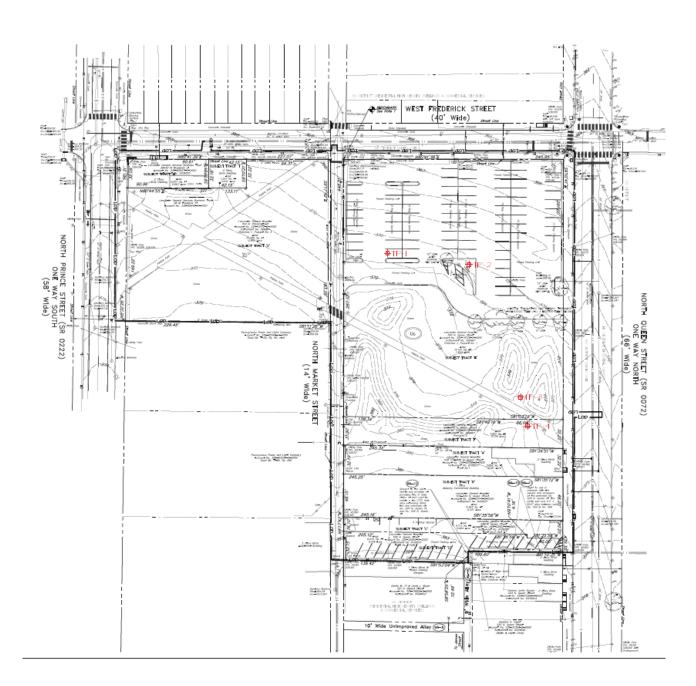
Market Street Improvements

The northern section of Market Street will be widened to 19' which will allow for a pedestrian/bike access route running north south. This lane will be visually identified with colored stamped bituminous pavement, similar to what the City has recently improved on Christian Street to the south.

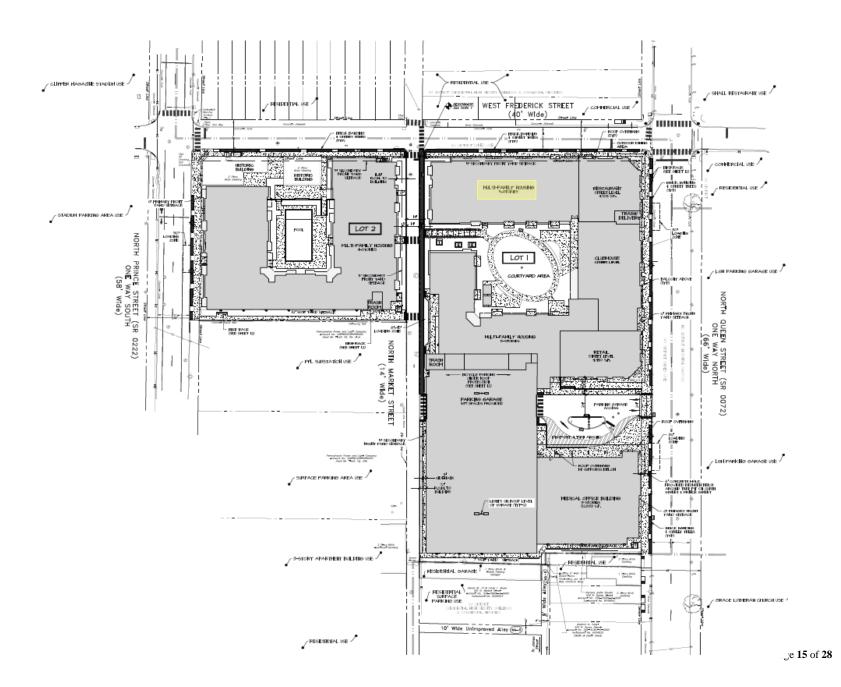
We look forward to finalizing the last approvals on this project, moving this project into construction and to bringing this much needed residential use to this area of the City.

C:\Users\chery\ACCDocs\ELA Group\1150-001 Queen and Frederick St\Project Files\Project Documents\Land Development\05 Final\Resubmission 3 Final\2022_05_11 Narrative Queen Frederick St.docx

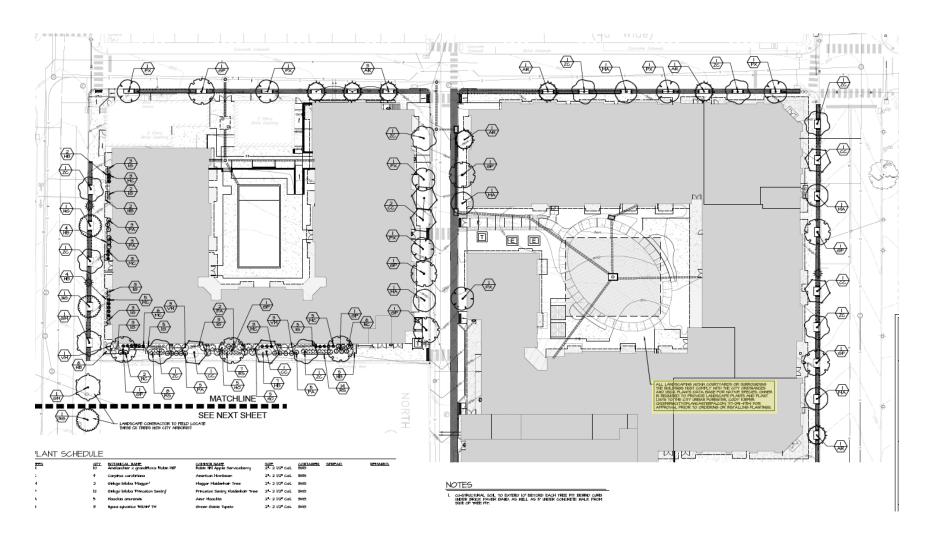




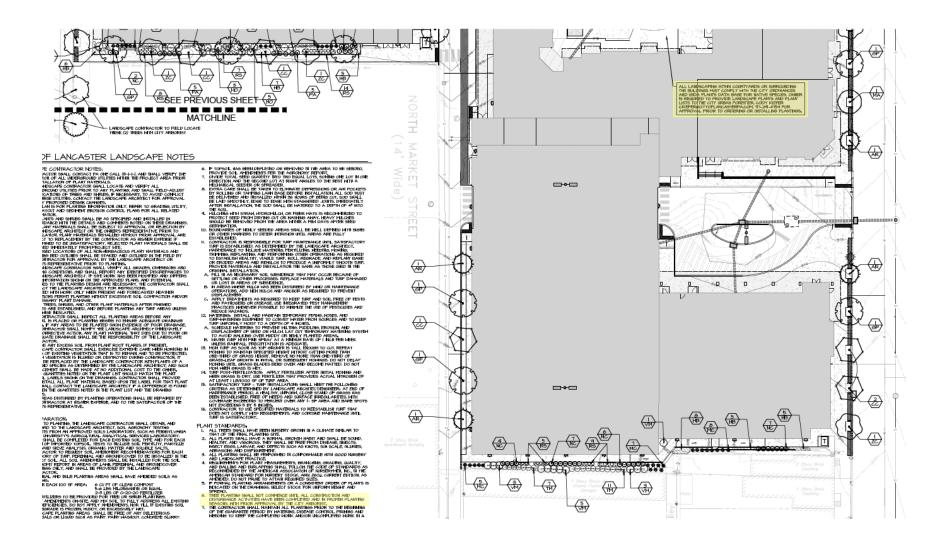




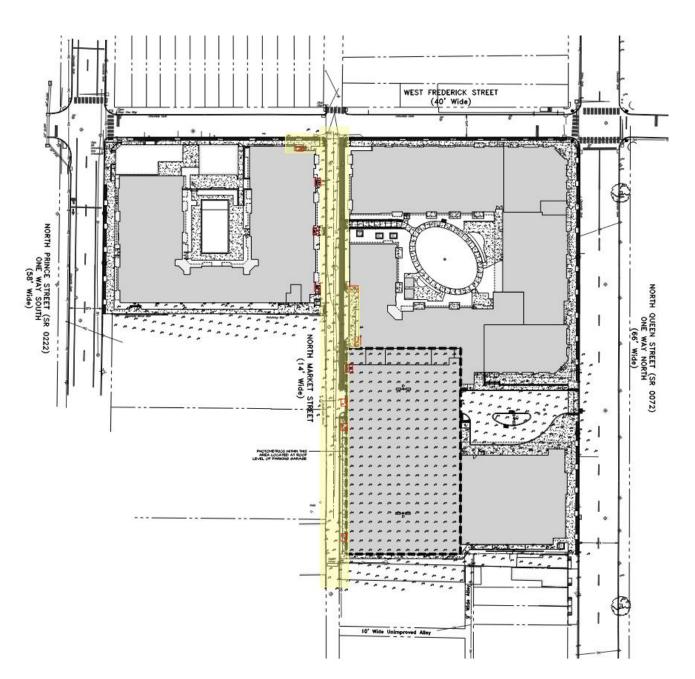












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Memorandum

May 18, 2021

To: City of Lancaster Planning Commission

CC: Chris Delfs, Stephen Campbell, Jim Bower, Angela Brackbill, Emma Hamme, John

Lefever, Bryan Harner, David Longenecker, Cindy McCormick, Tom Paul, Ben Perwien,

Jameel Thrash

From: Douglas Smith, AICP

Subject: Recommended Conditions of Approval Hankin Group & LGH – Final Land Development

Plan for Queen & Frederick St. Mixed-Use at 550 N. Queen St. & 547 N. Prince St.

Lancaster, PA. Plans dated 01-11-2022. Plan revised 05-06-2022.

City Plan # 22-01-01

Owner: LGH & Hankin Group

Consultant: ELA Group, Inc.

General information

ELA Group, Inc., on behalf of <u>Hankin</u> Group and Lancaster General Hospital has submitted a preliminary land development plan which includes:

<u>Lot Consolidation Plan</u> to combine the nine (9) existing parcels into two larger lots. Lot 1 will be identified as 550 North Queen Street and Lot 2 will be known as 547 N. Prince St.

Eastern Lot (Lot 1)

- The Eastern Lot (Lot 1) has Queen Street on the east, Frederick Street on the north and Market Street on the west.
- 157 Residential Units are provided on Lot 1 within a five-story building that surrounds a large
 outdoor courtyard area. This will be designed to be a peaceful, relaxing space that includes open
 grass areas, landscaping, seating/gathering spaces and other resident amenities.
- A 4,703 SF Restaurant is planned at street level at the corner of Queen/Frederick Streets, with residential units above.



- 4,490 SF of Street Level Retail Space is planned just south of the Clubhouse space.
- A new access drive is proposed on the west side of Queen Street, which provides a connection to
 a new Parking Garage along Market Street. The Parking Garage is designed to accommodate
 parking for the entire project. A second access point is also designed at Market Street for the
 parking garage. The Parking Garage contains 437 spaces total.
- A new three-story Medical Office Building (MOB) has also been designed at the southeast corner
 of the project site on Lot 1. The MOB has frontage along Queen Street, and a loop drop-off area
 at the front of the MOB from the new access drive from Queen Street.

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- The Western Lot (Lot 2) has Market Street on the east, Frederick Street on the north and Prince Street on the west.
- 81 Residential Units are provided on Lot 2 within a four-story building that surrounds a courtyard with a swimming pool for the residents.
- The Historic Tavern will be renovated to provide1,798 SF of Commercial/Retail space with improved ADA ramps and doors to the building. 2 Residential Units will occupy the upper floors of the building.
- The Carriage House will also be restored with 2 residential units.

Modification Requests

1) §265-33M (4): Number of Street Trees.

Recommendation

Grant the above modification and approve subject to the following conditions:

- 1) The developer shall secure the NPDES Approval
- 2) The developer shall execute SW O&M agreement
- 3) The developer shall execute SW Easement agreement
- 4) The developer shall secure the Highway Occupancy Permit (HOP) approval.
- 5) The developer shall record all sheets of the final land development plan along with all required easements and agreements and provided evidence of recordation to the City.
- 6) The developer shall submit a construction guarantee for the required improvements
- 7) The developer shall address staff review comments to City's satisfaction per the April 25 review
- 8) The developer shall provide Community Benefits Survey to the Planning Bureau prior to the Plan Recordation



May 11, 2022

D. Introductory Presentation on the Land Development Plan for 202 N. Queen St.



Mr. Mandali Kejjo City of Lancaster 120 North Duke Street Lancaster, PA

Re: 202 North Queen Street Mixed Use Project

Sketch Plan – Project Narrative

City File #: N/A

Dear Mr. Kejjo:

The project site is currently a surface parking lot at the corner of Queen/Chestnut Street. The majority of the property is square in shape with a narrow section extending in the northwest direction toward Market Street. The site will include a Mixed-Use Residential Building including 142 residential units and two separate Commercial/Retail spaces at the ground floor level fronting on Queen/Chestnut Streets. Spaces are as follows:

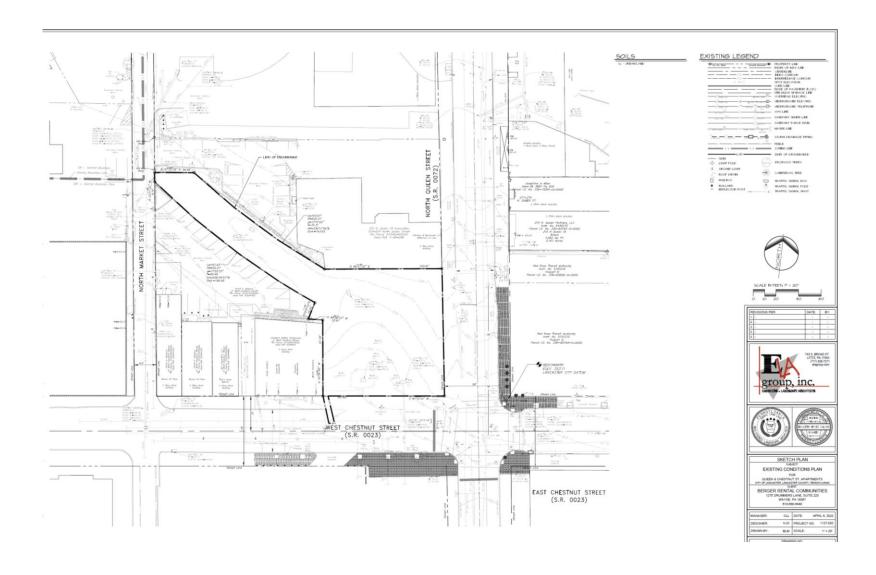
- 1,750 SF Commercia/Retail Space #1
- 980 SF Commercial/Retail Space #2
- Ground floor will also include the primary entrance door from Queen Street to the Lobby of the Residential Units above, mechanical equipment rooms, trash rooms, and other ancillary uses.
- The majority of the building footprint will be 12-stories tall, and is primarily square in shape.
- The narrower portion of the building that extends in the northwestern direction will be 6-stories tall, with the Resident Fitness Center on the ground floor and residential units above.
- The 6th floor roof level of this portion of the building will accommodate outdoor areas for the residents and will overlook the landscaped rain gardens on the northwestern area of the site.

Street Trees and Streetscape Improvements

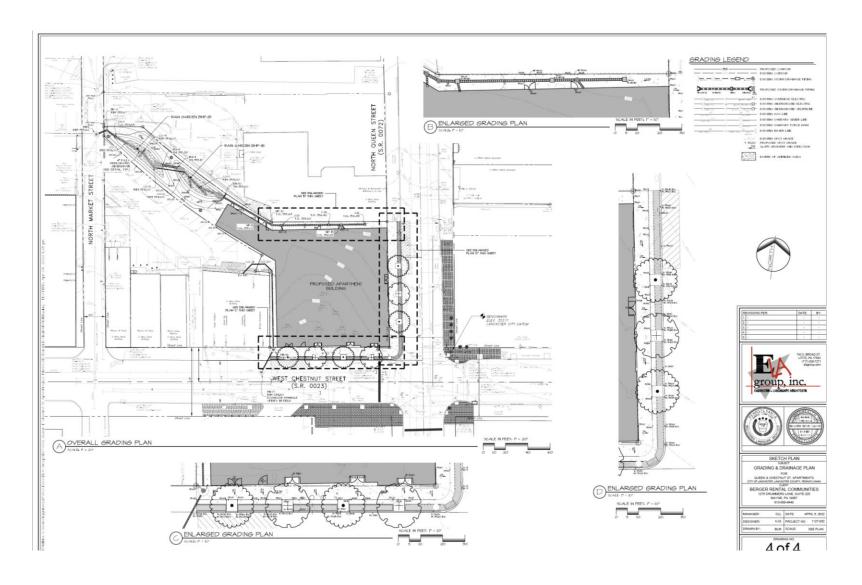
New Street Trees will be provided every 25' along the frontages of the property for both Chestnut and Queen Streets. New brick banding and sidewalks also be provided on both of these streets.

We look forward to finalizing the last approvals on this project, moving this project into construction and to bringing this much needed residential use to this area of the City.













NORTH QUEEN STREET

(SOUTHEAST VIEW)





WEST CHESTNUT STREET

(SOUTHWEST VIEW)





WEST CHESTNUT STREET

(NORTHEAST VIEW)





MARKET STREET SPUR

(SOUTHEAST VIEW)

