



Memorandum

12/06/2023

To: City of Lancaster Planning Commission
CC: Chris Delfs, Stephen Campbell, Angela Brackbill, Emma Hamme, John Lefever, Bryan Harner, Cindy McCormick, Benjamin Perwien, Jameel Thrash, Mandali Kejjo, Molly Kirchoff
From: Douglas Smith, AICP
Subject: Planning Commission's Meeting Packet for Dec.06, 2023

A. Time Extension Request for 213 College Avenue–Final Land Development Plan..

Background: On behalf of Adamsbury Associates, LP, Site Design Concepts, Inc, has requested a six (6) month time extension to finalize all conditions of the Planning Commission's approval of the final plan for 213 College Ave. This request was on the Planning Commission's agenda on November 15, but lack of quorum led the Commission to table the action until Dec. 06.

Recommendation

City staff recommend approval of the time-extension request until June 04, 2024.

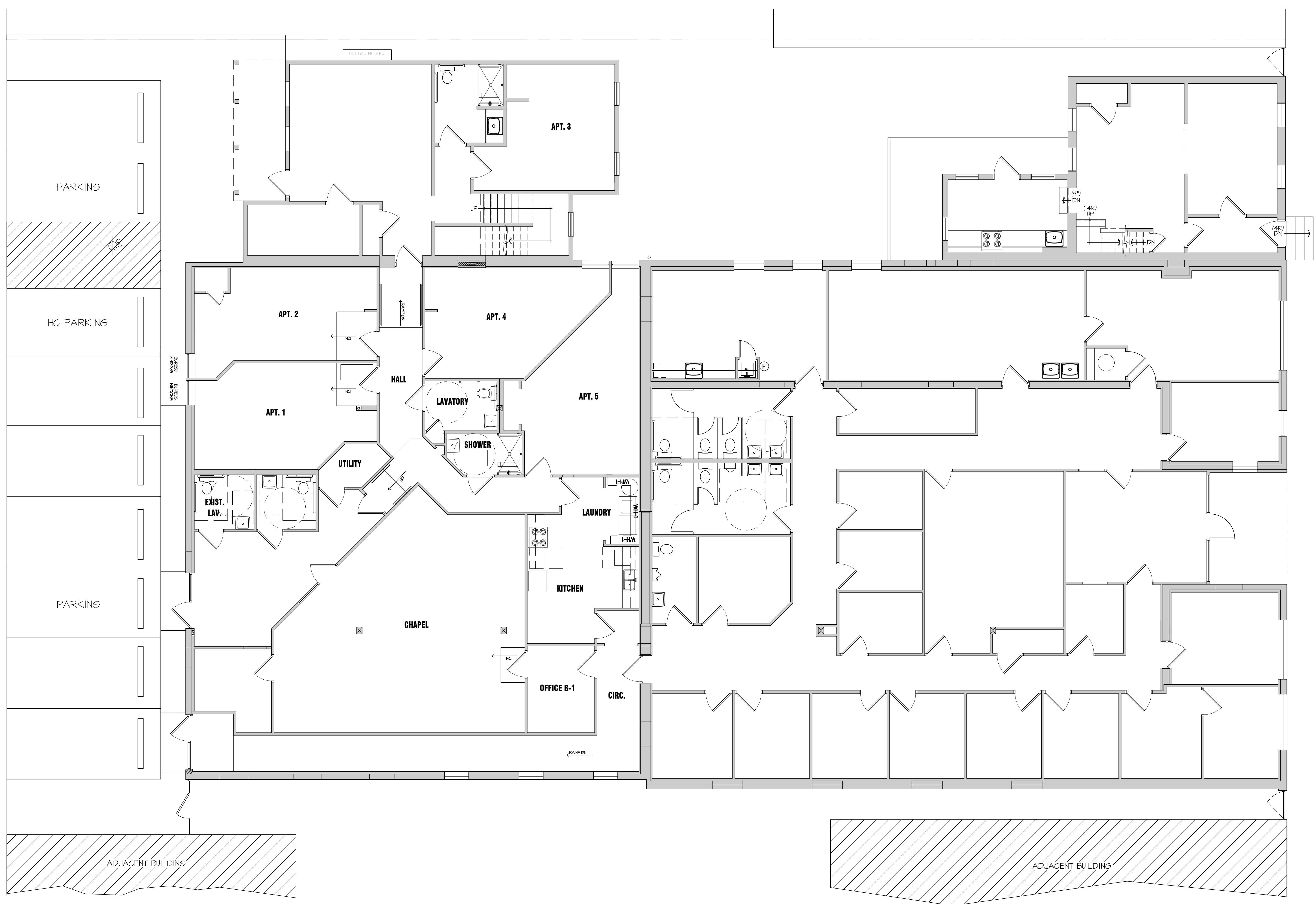
B. Introductory presentation by Tippetts Weaver Architects and ELA Group for the Community Hub and Homeless Shelter at 132-134 S. Prince St.

Background: The Lancaster County Redevelopment Authority and Homeless Coalition proposes to create a hub for homelessness services at this site, that has been vacant for over ten years. The Prince Street Hub (Hub) would include a day center, an emergency year-round community shelter, nine family crisis housing units, twenty-two permanent supporting housing units, and flexible office space for partner agencies.

Recommendation

N/A.

SOUTH WATER STREET

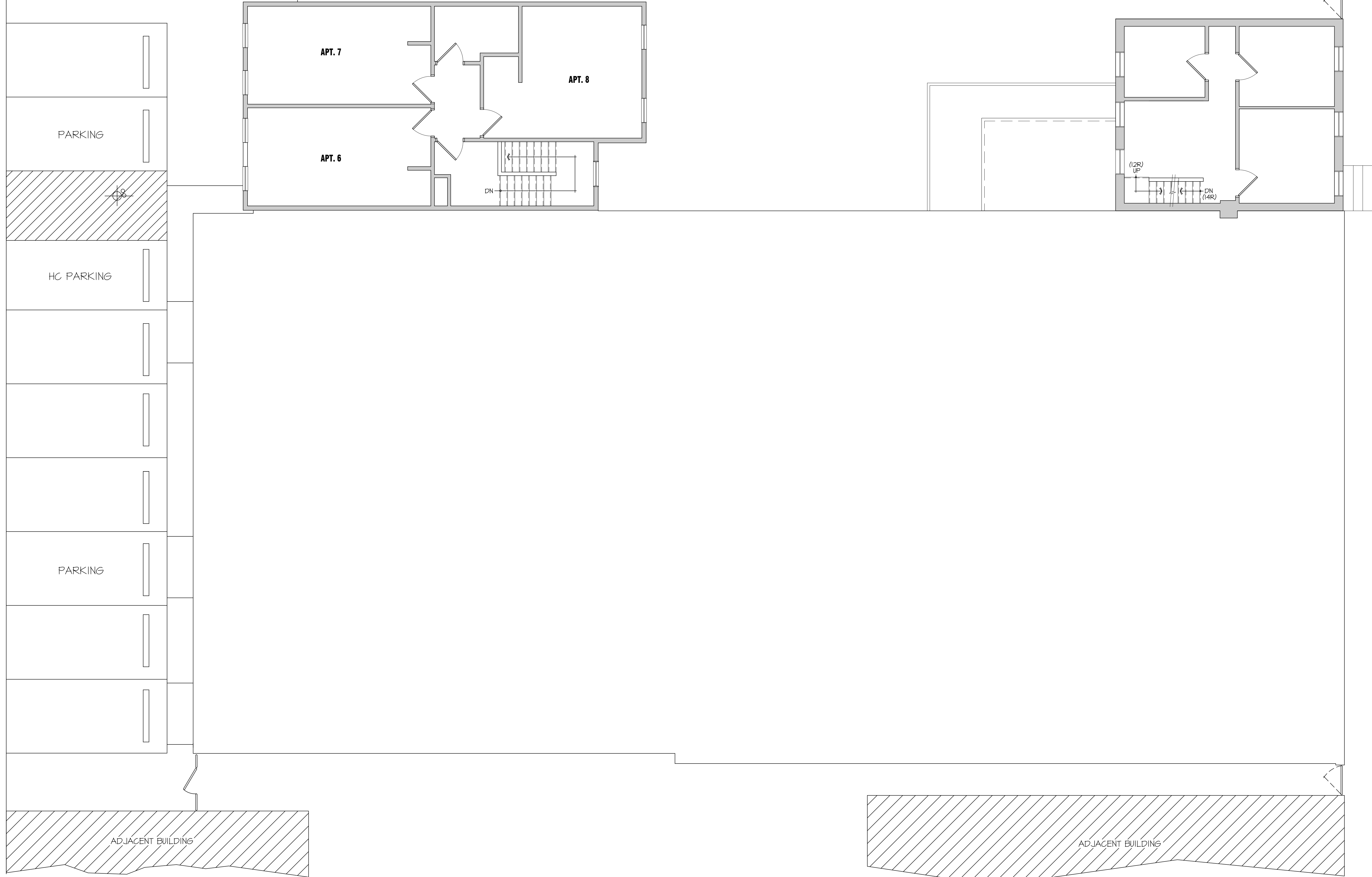


SOUTH PRINCE STREET

existing first floor plan
PRINCE STREET COMMUNITY HUB & HOMELESS SHELTER
132-134 South Prince Street, Lancaster, Pennsylvania
Lancaster County Redevelopment Authority
TIPPETTS/WEAVER architects
scale: 3/16" = 1'-0" / date: 10.23.23



SOUTH WATER STREET

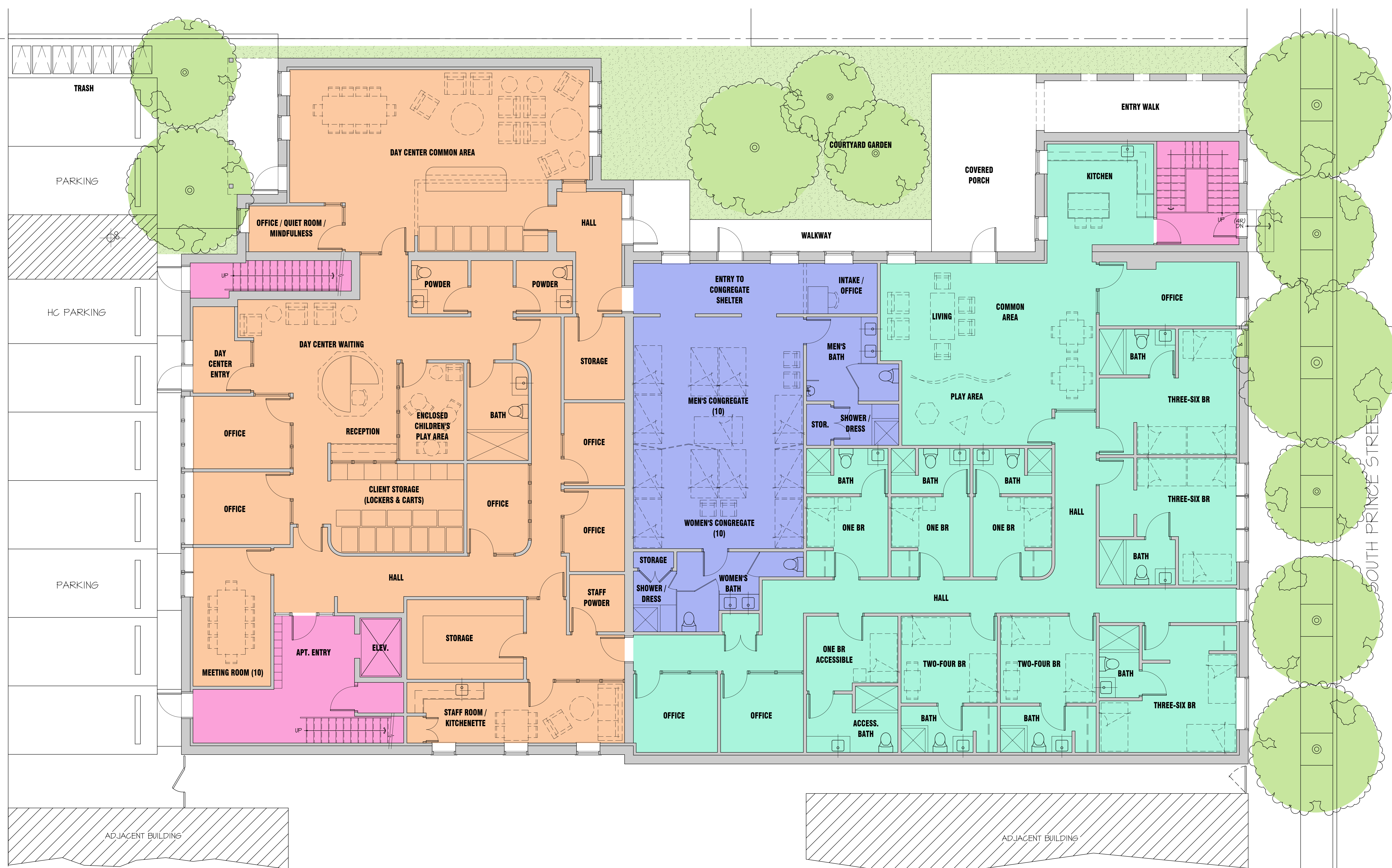


SOUTH PRINCE STREET

existing second floor plan
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132-134 South Prince Street, Lancaster, Pennsylvania
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SOUTH WATER STREET



FIRST FLOOR SQUARE FOOTAGE SUMMARY

Renovation Construction:

- West Building:	995 sf
- East Townhouse:	594 sf
- Main Block:	8,258 sf

New Construction:

- Connector:	72 sf
TOTAL:	9,919 sf

PROGRAM SUMMARY

Beds:

- Congregate:	20
- Crisis Housing:	(4) 1br-2br (2) 2br-4br (3) 3br-6br (34) Max Total
TOTAL:	54 MAX.

- Apartments
- Day Center
- Shelter - Congregate Housing
- Shelter - Crisis Housing

first floor conceptual plan: apartment units
PRINCE STREET COMMUNITY HUB & HOMELESS SHELTER
132-134 South Prince Street, Lancaster, Pennsylvania
Lancaster County Redevelopment Authority
TIPPETTS/WEAVER architects
scale: 3/16" = 1'-0" / date: 10.23.23



SOUTH WATER STREET

SOUTH PRINCE STREET



SECOND FLOOR SQUARE FOOTAGE SUMMARY

Renovation Construction:

- West Building:	1,101 sf
- East Townhouse:	594 sf

New Construction: 7,314 sf

TOTAL: 9,009 sf

PROGRAM SUMMARY

(22) Housing Units:

- Smallest:	175 sf
- Largest:	280 sf
- Average:	196 sf

Note: Apt. 7 not used or deleted 175 sf

Apartment

Day Center

Shelter

second floor conceptual plan: apartment units
PRINCE STREET COMMUNITY HUB & HOMELESS SHELTER
132-134 South Prince Street, Lancaster, Pennsylvania
Lancaster County Redevelopment Authority
TIPPETTS/WEAVER architects
scale: 3/16" = 1'-0" / date: 10.23.23

