

Executive Summary
VA Hospital Land Development Plan
Quattro Development

Summary of the Proposed Plan

Quattro Development is currently seeking to develop the current VA site into a two building commercial area. There will be two distinct uses as part of the plan. The first is a retail use and the second two uses are restaurants. The cell tower that is currently situation the property will remain with the developer being required to review the structural integrity of the cell tower as well as update and change the overall aesthetics of the cell tower in order to blend in with the new building structures.

The two proposed buildings will be two different sizes.

Building A: 3,150 square feet
Building B: 8,565 square feet.

There will be porous pavement installed around the proposed site to help with storm water mitigation.

Planning Commission Review

At their regularly scheduled meeting in January, the Planning approved and recommend that the plan for the VA Hospital site be sent to Borough Council for final approval. As part of this approval, there were two conditions.

The two areas that the Planning Commission felt warranted further ongoing discussion with the developer; we noted those as "conditions" as we also recommended that the plan move forward to Borough Council for approval.

1). **CELL TOWER:** The tower that is attached to the current building is to remain in its current location after construction because it leased as a cell tower through 2038. Between Dec and Jan Quattro had a structural engineer look at the tower, and they presented us with a concept which

the Planning Commission reacted to, and also discussed other possible concepts. Our concerns with the tower include aesthetics and safety. We indicated we'd be willing to work with them to discuss these concepts further.

2). **TRAFFIC** : The question asked by the Planning Commission was how much would be generated and how it would be distributed at the site? The Planning Commission were informed that Quattro has been meeting with PennDOT on the HOP; between Dec and Jan a traffic study was initiated, and cursory data was verbally presented to the planning commission in January. A dedicated right turn lane was also added to the plan at that time, as it was warranted per Penn Dot's HOP process. Public comments in December and the planning commission's overall were concerned with traffic flow at the 31st entrance/exit to the site, cut-through traffic (vehicles and trucks) on the adjacent residential streets, impacts to congestion at Market and 31st, truck deliveries, and extending the time of peak traffic flow at the site from the 8am -4pm hours to evenings and weekends, when residents are more likely to be home, and traffic flow with right turns at the gas station and two access points to this site. We requested that additional information be provided as the traffic analysis was completed (e.g. traffic study report).

Concerns Expressed By Council during the February 14, 2018 Borough Council Meeting

Borough Council was presented with a site evaluation assessment, which is similar to a traffic study for the proposed land development site. This site assessment only looks at the traffic daily trips to the development location. It is not a full traffic study that details information about traffic patterns in the surrounding neighborhoods. Because of the proposed installation of the right hand turn lane on the bypass and the average daily trips generated, Penn Dot is not requiring the developer to do a full traffic plan. This means there is not data being presented by the developer at this point about the increase of traffic flow onto 31st street and into the surrounding residential area.

The plan was tabled at the February 14th meeting because the data provided by the developer did not meet the needs of Borough Council and there was little to no explanation as to how the traffic patterns would be measured and how much traffic would increase in the surrounding residential neighborhoods as a result of the development of this site into two restaurants and a mattress store.

Borough Council asks that the Planning Commission take public comment regarding this development site at their next meeting, Tuesday, February 20, 2018. These comments will be shared with Borough Council.

A summary of the issues presented by the Borough Engineers are as follows:

1. The Borough can appreciate that redevelopment of this site is a large change to the fabric of the community. Gannett agrees with your manager that the Council ultimately holds the ability to approve or deny this proposal on the basis of conformance to your codes. I think this plan is gaining ground to be closer to fully compliant, but in addition to some administrative tasks (signatures, seals, etc.) there remains some key issues (drawing from both discussions and our previous reviews). I offer them in summary below;
 - a. The Borough need to see (and be involved with) the efforts to understand the traffic impacts of this site. I have discussed with the Planning Commission chair some possible improvements (geometrically) that could be done that would deter traffic into the residential area, while providing some amenities that tie to the Borough's stormwater and pedestrian circulation goals. I would like the opportunity to discuss in detail those with the developer and the Borough in a working session.
 - b. The Borough needs need to see PennDOT's blessing on this project (as an Occupancy Permit). The Borough would advocate that we at a minimum be included in the correspondence on the proposed improvements. The Borough would also like to know that PennDOT is considering this in context of any other pedestrian studies that may be occurring for this area.
 - c. The Borough needs to see issuance of a permit by the Conservation District (and PA DEP) for discharge of stormwater from this site.
 - d. The Borough needs to see a public improvements bond estimate for items related to utilities, access improvements, stormwater, erosion control, landscaping, etc. This would become require to be posted before final plan approval.
 - e. The Borough needs to see a better approach for structurally stabilizing the tower, once the building is removed. That approach needs to reduce its overall visual impact, while providing the necessary level of safety (from falling over and creating a health safety welfare issue).
 - f. The Borough needs to see an Operations and Maintenance Agreement for the proposed stormwater facilities (as this is mandated by the Borough's MS4 permit).