

Redevelopment of the West End at College Ave

A Strategic Partnership



HDC
MidAtlantic



College Ave

College Ave



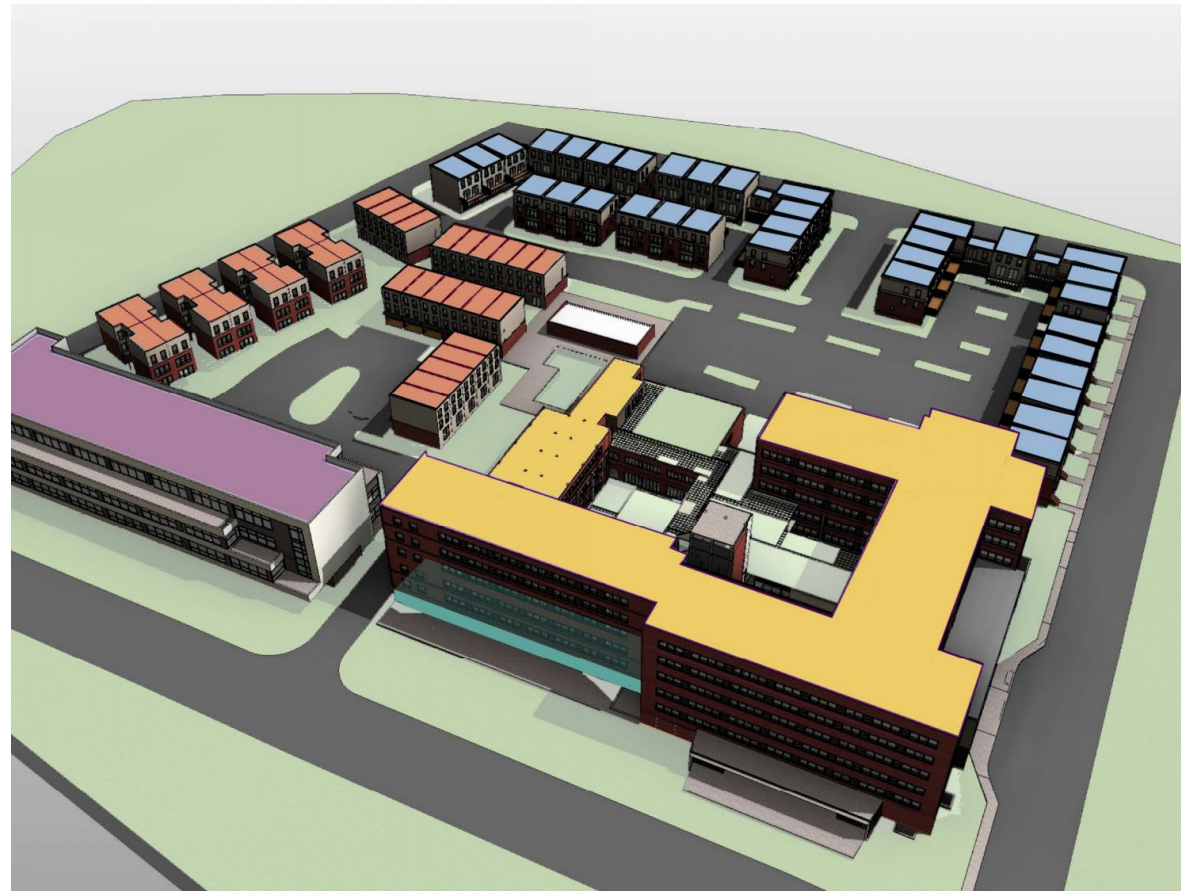
Mixed-Use Mixed-Income

Equitable Development in Lancaster



The Master Plan, A Collaborative Approach: *Initial working design and program*

- Combined \$90 million investment.
- Historical preservation of 1950 era buildings providing 150-175 market rate rental apartments.
- First floor retail, marketing locally owned businesses, approximately 10,000 sq. ft.
- 40,000-50,000 sq. ft. of office space.
- 25-30 units of Market Rate Homeownership.
- 100-120 units of affordable housing.
- Green and sustainable building practices used throughout development.
- Individual components will be self-parked.



- For Sale Housing
- Affordable Housing
- MultiFamily Historic Rehab
- Office
- Retail (First Floor Only)

Initial Land Planning Direction



MEMORANDUM

TO: Lancaster City Planning Commission

FROM: Chris Delfs, Director of Community Planning and Economic Development

SUBJECT: 250 College Ave – UPMC Zoning Amendment Request

DATE: January 14, 2020

RECOMMENDATION

The City Administration recommends that the Planning Commission approve the petition to amend the zoning at 250 College Ave from Hospital Complex to Mixed Use. The Mixed-Use zoning category is consistent with broader planning and policy documents, compatible with the surrounding neighborhood uses, and accommodates stated community priorities.

The Administration makes this recommendation for approval subject to the following priorities for this large, catalytic site in the city:

1. Maximizing affordable and market rate housing through this redevelopment opportunity and on site at 250 College Ave;
2. Additional “porosity” on the site so that pedestrians have accessible, public pathways that allow better connectivity through the site;
3. Superior design in public space that reconstitutes the streetscape, including sidewalks, street trees, streetlights, etc. and concentrates parking and loading on the interior;
4. Further exploration of a commercial use that will balance job opportunities with additional housing on site; and
5. Further exploration of rehabilitating historic assets and adding green / sustainable design features on site.

Site Plan for Sub-Division

Challenges

- Demolition
- Timing of Ownership
- Maintenance of Utilities

Summary of Changes

- Revision of Affordable Housing Parcel
- Decreased Density of Townhouses (from 73 to 52)
- Incorporation of Existing Parking Deck
- Elimination of Office Component

Development Summary

- ~150 Market-Rate, Rental Apartments
- 52 Townhouses
- 0.75 acre Affordable Housing parcel

Washington Place Equities - 210 College Ave



Parking
Deck



HDC Affordable Housing Phase I Update

- Phase I, located at 213 College Avenue, will consist of 64 units (48 one-bedroom and 16 two-bedrooms)
- Secured \$2.25 million in support from The Steinman Foundation and United Disabilities Services Foundation and \$850,000 in Lancaster City HOME funds
- Submitted 9% Low Income Housing Tax Credit (LIHTC) application to Pennsylvania Housing Finance Agency (PHFA) in March 2021. Funding decision expected in September 2021.



HDC Affordable Housing Phase 2 Update

- Phase 2 will be primarily situated on the main former hospital site and will adaptively reuse the "new" portion of the hospital at the corner of College Avenue and Marietta Avenue for rental housing.
- Future planning for Wheatland Avenue site is in pre-development awaiting final decisions on Phase 1 and Phase 2.
- Exploring multiple potential funding vehicles for Phase 2 including a second 9% LIHTC, 4% LIHTC tax-exempt bond financing, and other statewide affordable housing sources.



Ongoing & Future Public Engagement

- Review by Staff
- Submission to County Planning Commission for Review and Comment
- Reviews by City Planning Commission
 - Preliminary Land Development Plan Review
 - Final Land Development Plan Review
- Other Reviews:
 - Historical Commission
 - Traffic Commission
 - Shade Tree Commission

Anticipated Start of Construction:

- Multifamily apartments on Main Site:
Q1 of 2023
- HDC apartments at 213 College:
Q2 of 2022

Anticipated Initial Delivery: Start+18 months



collegeavenueplanning.com



HDC
MidAtlantic