

## PROJECT FACTS

**Overview:** The State Road Transportation Improvements Project includes the construction of various transportation improvements to facilitate the build out of a **700,000+ square foot (sf) mixed-use development** along State Road and Harrisburg Pike, known as the Penn State Health Lancaster Medical Center & Brookside.

**Funding Request:** \$3.0 million

Oak Tree Development Group (Oak Tree), is advancing a series of recommended transportation improvements in East Hempfield Township (Township), Lancaster County. The State Road Transportation Improvements Project (Project) is aimed at providing enhanced safety measures and increasing traffic efficiency in the area. The transportation improvements will be completed on State Road (SR 722) and the Harrisburg Pike. State Road provides direct access to State Route 283 (SR 283) and will bisect the proposed mixed-use development. The following improvements are included as the scope of this Project:

- Improvements to, and widening of, State Road to include site excavation, water main relocation, site concrete, and paving;
- State Road bridge replacement with 48' wide ConSpan arch;
- Harrisburg Pike improvements to include site excavation, site concrete, and street paving;
- New traffic signals at State Road and the development entrance and the intersection of State Road and Harrisburg Pike; and
- Site lighting at intersections.

State Road is highly travelled, with a current average daily traffic volume of nearly 13,000. In order to support the proposed mixed-use development and provide more efficient traffic flow, State Road requires realignment to provide a 90-degree intersection with Harrisburg Pike. Additional intersection improvements will create a safer route for motorists traveling along State Road, Harrisburg Pike, and SR 283. In order to directly serve the proposed businesses in the development, additional ingress and egress points will be constructed along Harrisburg Pike, with turning lanes as necessary. These improvements will help relieve traffic from State Road.





## OAK TREE DEVELOPMENT

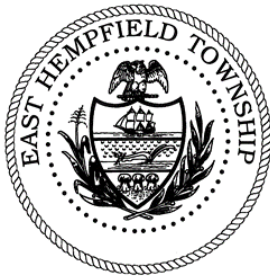
### PENN STATE HEALTH LANCASTER MEDICAL CENTER & BROOKSIDE

#### ECONOMIC DEVELOPMENT

The transportation improvements, in part, will support the proposed **700,000+ square foot Penn State Health Lancaster Medical Center and Brookside development, which will be constructed in the Township's designated Urban Growth Area. The Township has recently unanimously voted to re-zone the subject property for the desired development;** with the portion north of Swarr Run zoned Enterprise and the area south of Swarr Run zoned Campus. At full build-out, the development will feature a blend of 100 residential units and approximately 690,000 square feet of mixed commercial uses, including 206,400 square feet of professional medical office space, a 340,000 square foot hospital, and 141,000 square feet of warehousing and distribution uses, along with a convenience store and a café/fast casual restaurant.

The development of Penn State Health Lancaster Medical Center & Brookside represents approximately **\$263 million of private investment** in the community. At full build out, it is estimated that approximately **1,531 new, permanent jobs** will be created, many with household-sustaining wages, and an estimated annual **recurring state and local revenue of \$15.5 million** will be realized. During its development phase, the project is expected to support approximately **654 temporary construction jobs**, and a **one-time estimated tax revenue generation of \$4.8 million**.





# East Hempfield Township

1700 Nissley Road ~ P.O. Box 128 ~ Landisville, Pennsylvania 17538  
Phone 717-898-3100 ~ Fax 717-898-9486 ~ [www.easthempfield.org](http://www.easthempfield.org)

November 6, 2019

Dave Bratina  
PennDOT Office of Multimodal Transportation  
Commonwealth Keystone Building  
400 North Street, 8th Floor  
Harrisburg, PA 17120-3457

RE: State Road Transportation Improvements  
Planning Consistency and Support Letter

Dear Mr. Bratina,

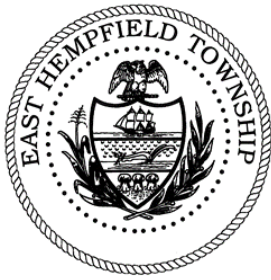
East Hempfield Township (Township) has been made aware of Oak Tree Development Group, LLC's (Oak Tree) proposed transportation improvements project and its associated grant application to the Pennsylvania Department of Transportation's (PennDOT) Multimodal Transportation Fund (MTF) program.

***The proposed project aims to address several transportation safety and efficiency concerns and aligns directly with local comprehensive planning goals.*** The Township recognizes the importance of economic development and the need for the infrastructure to support it. The proposed State Road Transportation Improvements project (Project) will make substantial infrastructure upgrades to State Road (SR 722) and to Harrisburg Pike. Specifically, the project will include the replacement of the State Road bridge over Swarr Run; the widening of State Road, which includes site excavation, water main relocation, site concrete, and paving; the realignment of State Road; improvements to Harrisburg Pike; and the installation of new traffic signals at the State Road and Harrisburg Pike intersection and at the State Road and the development entrance intersection.

State Road will bisect the proposed mixed-use development, known as Penn State Health Lancaster Medical Center & Brookside, and will provide direct access to State Route 283. At full build out, estimates indicate the mixed-use development will create approximately **1,531 new, permanent jobs**, many with household-sustaining wages, and an estimated, annual, **recurring state and local revenue of \$15.5 million** will be realized. During its development phase, the project expects to support approximately **654 temporary construction jobs** and expects to **generate a one-time, estimated, tax revenue of \$4.8 million**.

Furthermore, the Project's infrastructure improvements and economic impacts epitomize the East Hempfield Township 2016 Comprehensive Plan's (Comp Plan) Vision For The Future, ensuring "[d]evelopment will occur primarily south of 283, within the Urban Growth Area, with additional housing, commercial, and light industrial uses". Once constructed, the development and its primary, infrastructure improvements will reinforce the Comp Plan's vision and will accentuate the Urban Growth





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Area's designation. Accordingly, the Project complies with the Township's comprehensive land use plans and zoning codes.

Should you have any question regarding East Hempfield Township's support of this Project, please feel free to contact us. We thank you in advance and sincerely appreciate your thoughtful consideration of Oak Tree's PennDOT MTF grant application.

Respectfully,

Douglas W. Brubaker,  
Chairman  
Board of Supervisors

Jon E. Beck,  
Development Services Director