

**NARRATIVE FOR MASTERPLAN APPLICATION  
STATE ROAD DEVELOPMENT  
EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA**

**OVERVIEW**

The State Road Development is a comprehensive Campus Master Plan that is primarily situated in the Campus Zone where the Township has identified the parcels for campus-style development to include several complementary uses. The Campus Master Plan is anchored by a Penn State Health Hospital.

Special attention has been given to the design to ensure all elements of a campus development, particularly pedestrian connectivity, streetscape, and landscaping enhancements, are coordinated and will fit within a planned campus development.

Specifically, the mixed-use development will include residential, medical, commercial, and enterprise properties, as well as functional open space. This project will require the alignment shift, widening, and intersection changes to State Road, and upgrades to the intersection of State Road, Centerville Road and Harrisburg Pike, all situated within East Hempfield Township, Lancaster County, Pennsylvania.

The proposed development will be located on two tracts bisected by State Road, a ±31.69 acre parcel of land located to the west of State Road, known as 2148 State Road (West Tract) and identified by Lancaster County Tax Parcel ID No. 290-76234-0-0000, and a ±66.94 acre parcel of land located to the east of State Road, known as 2701 State Road (East Tract) and identified by Lancaster County Tax Parcel ID No. 290-37739-0-0000.

Since a portion of the property was rezoned by the East Hempfield Township Board of Supervisors on April 17, 2019, Ordinance No. 2019-06, the southern and western portions on the south side of Swarr Run are zoned Campus Zone, and the remaining lands on the north of Swarr Run were rezoned to Enterprise Zone. Swarr Run, and the accompanying Greenway Overlay Zone, runs along the northern boundary of the West Tract and bisects the East Tract.

The property is currently used for agricultural row crops and residences. It is in a meadow and agricultural cover condition, with trees along the perimeter and along Swarr Run. Wetlands were delineated by a qualified Environmental Scientist on the northwest portion of the west tract, near Swarr Run, west of State Road, and a larger area on the southeast corner near Harrisburg Pike. A FEMA-designated floodplain exists through the project site and parallels Swarr Run, which will be restored as part of the project.

**PROPOSED USE AND DEVELOPMENT**

The development will be designed as a comprehensive Campus Development with the main anchor being a new Penn State Health Hospital Use. The itemized list of proposed uses and approximate square sizes include:

- One ±340,000 SF Hospital (144 beds), one ±400 vehicle parking garage, associated outdoor parking and other associated facilities.



- One three-story ±60,000 SF Professional, Scientific, and Technical Services Building, attached to the hospital.
- One ±6,100 SF Convenience Store with 6 fueling pumps.
- One ±5,000 SF Café/Restaurant.
- One four-story ±48,000 SF Professional, Scientific, and Technical Services Building.
- One four-story ±57,400 SF Professional, Scientific, and Technical Services Building.
- One three-story ±41,000 SF Professional, Scientific, and Technical Services Building.
- One four-story building with ±100 units of Senior Adult Apartments.
- One ±48,000 SF Flex Warehouse Building.
- One ±60,000 SF Flex Warehouse Building.
- One ±33,000 SF Flex Warehouse Building.
- Sufficient parking to accommodate the uses as defined on the Master Plan.

## **HOSPITAL FACILITIES**

The site west of State Road and north side of Harrisburg Pike is approximately ±26 acres and will have a hospital, parking garage and central utility plant. The hospital will be approximately ±340,000 square feet, and no greater than 90 feet in height, with an attached ±60,000 square foot Professional, Scientific, and Technical Services Building . This will be a steel structure with exterior materials of masonry, glass, and metal. The hospital will be oriented in the north-south direction with the major façade facing State Road. The central utility plant and parking garage will be located behind the hospital and screened with landscaping. The aesthetics of the west site will be designed to complement the buildings of the east site for a cohesive integrated campus setting.

## **PUBLIC UTILITIES**

The sewer service is within the Lancaster Area Sewer Authority coverage area and treatment capacity has been committed for the project. The sewer laterals will be extended from the existing main that runs near Swarr Run. The site will be serviced with public water from both the City of Lancaster Water Service and Hempfield Water Authority. Water connections will come from both State Road and Harrisburg Pike. Natural Gas connection will come from an existing line located in State Road provided by UGI Utilities, with lines located both in State Road and Harrisburg Pike.

## **TRAFFIC IMPROVEMENTS**

An overview of the conceptual traffic improvements includes the following:

- Realignment of State Road to improve the horizontal and vertical curvature through/near the project site.
- Widening of State Road to accommodate multiple through lanes and auxiliary turn lanes from a point just north of Swarr Run to Harrisburg Pike.
- Replacement of the existing bridge/culvert on State Road (carrying Swarr Run under the roadway) in order to accommodate the additional lanes on State Road.

- Construction of a new **signalized** entrance to State Road serving the eastern and western sides of the site approximately 900' north of the State Road/Harrisburg Pike intersection.
- Construction of additional **unsignalized** (partial-movement) access driveways to State Road and Harrisburg Pike, along with widening for auxiliary turn lanes approaching these new driveways.
- Widening of westbound Harrisburg Pike (approaching State Road) to provide a dedicated right turn lane, with elimination of the existing channelized right turn in this area. Signal timing/phasing changes may also occur with this improvement.
- The traffic improvements are conceptual in nature and subject to final engineering. Harrisburg Pike improvements and associated potential signalization improvements are subject to Pennsylvania Department of Transportation review and approval.

### **FLOODPLAIN RESTORATION**

Floodplain restoration will occur along the western and eastern reach of Swarr Run near the project area. The work will be performed on both the project area and on adjoining properties to conduct the construction, monitoring and maintenance activities associated with the floodplain restoration. It is anticipated that any nutrient or sediment load reductions in excess of what is required to meet NPDES permit requirements will be used to meet the Township's requirements as part of their MS4 permit responsibility.

### **PEDESTRIAN CIRCULATION AND OPEN SPACE**

These proposed uses are cohesively developed with a pedestrian circulation system connecting the entire Campus Development. Internal walking trails will be created to connect uses, plus an overall Pedestrian Circulation Path is proposed to run along Swarr Run. This path will serve as a pedestrian spine that allows the opportunity to enjoy the open space that the Swarr Run Improvements offer, but also connect the entire project together and allow opportunity for future connections to Swarr Run and to walking trails that may be proposed to the east or west of the site in the future.

### **CONCLUSION**

The State Road Development is located within the Urban Growth Area, as identified in the Official Comprehensive Plan for East Hempfield Township, adopted June 1, 2016, proposes a variety of high-quality mixed uses that will cater to the healthcare, dining, living and work needs for citizens of the Township and Lancaster County. The integrated campus setting provides ample parking, vehicular circulation, pedestrian circulation and open spaces that will be a complementary addition to the East Hempfield Township community.