

Opening Night Feedback

- Here's a revised plan from table one at the first meeting of the charette. It reflects a lot of good ideas and serious discussions had as a group. Among the features
 - Avenue houses placed on the west side of Washington Street to reflect the same on the east side.
 - Drawing east west streets across the site to break up the super block into smaller blocks.
 - Trying to come up with what is Easton DNA by adapting existing buildings and using them as templates
 - Keeping the commercial portion of the project low-key, 2 to 3 story maximum on the entire project.
 - Creating cottages in affordable housing on the west side of the site.
 - Creating a large 2 to 3 acre park in the center of the site as public space.
 - Creating a pedestrian promenade that is the central feature linking the north south axis of the site, which would have limited car access much like Mount Vernon Square in Baltimore.Placement of a marketplace building at the northern corner of the property to bring in a commercial component, but to keep it low-key.
 - Trying to build diversity on the site using various 3-D models that can be moved around for people to see exactly what a plan develops as.

- Process: My experience is an architect. Is that people don't understand three dimensional aspects of a project unless you show them, so the idea of having a 3-D tool kit is essential.
- Control: We continue to hope that the city will install some kind of mechanism to control developers proposals. The site zoning is so wide open. It seems that rezoning would be the best idea to do right now and not wait for the Developer. Remember, developers have more money to fight legally than cities do, so if pressed they will go court to force their approach this game between Developer and the city and it's citizens does not take prisoners, the city has to display its intent to see citizens ideas realized through a strong system of code enforcement, form based zoning is essential, now! Don't wait.
- "There is a different form of growth and community planning that has gone into honoring historic city sites and are effective in preserving the critical town historic character unique to these 18th and 19th century towns, and this process is designed to make new developments seamless with historic towns. Easton village is one such example where a "" City pattern book "" could make a huge difference in moderating the sometimes brutal effects of commercialism . Here's an example I use of the order of layered decisions that make up a recipe for a successful extension of town character in growth areas like the Hospital grounds. The first decision of the major decisions needing to be made will first be how to extend the existing street structure through the site to incorporate into the

existing town. Second decision is to create landscape and streetscape, that is compatible, including locating public spaces, government and institutional places within the new street layout. These uses get top billing. Third decision is to decide which uses will be allowed on the new street block layout to include in a residential mix use. This will allow certain blocks to be designated use areas. The fourth decision is to establish what lot requirements are for each of the designated uses what kind of buildings height, limited area, build two lines. And overall density requirements etc. Fifth decision is what types of building buildings or local building typology will be allowed on the site. This is where historic and special building character comes into play in the redevelopment of a large parcel. The character and DNA of the town should be translated into building types that will be used in this development area, and that might include a number of different types sizes and models from large tall 3-5 story mixed used buildings to smaller residences, mansion apartments, and small accessory cottages on the perimeter. See what u think I'm all ears... J

Corvan Architect, Trappe."

- I live directly across the street from the hospital. Regardless of which development plan is decided upon, I think it critical that the existing hospital be torn down in a timely fashion. Safeway has been sitting empty for 9 years. Black and Decker was closed for 21 years before it was demolished. Abandoned buildings attract many unwanted visitors, like mice and rats. Where there's mice, there's cats. Where there's cats there are cat lovers who bring food to feed the

feral colony. I imagine pre-teens are going to love skateboarding in the parking lot and climbing the building. Teenagers will do what teenagers do in the hidden alcoves. Tortured artists will find a way to express their feelings with spray paint. It could turn into a real eyesore. I'm hoping the new owner will be required to tear down the building within the year, similar to what happened with Dorchester General Hospital, where demolition started 11 months after closing. It's a small ask given the profit that stands to be made from the high density development proposed.

- I remain confused about the density involved. The current zoning would be 3.5 units per acre thus about 50 units in the property. Two concepts have 150-160 units giving 10.7-11.4 units per acre. This would put us at the very highest end of the newly reformulated comprehensive plan that has been proposed per the Traditional Neighborhood Designation Zone. The TNDZ, if used, would suggest 35% common open space with a minimum of 1200 square feet per unit (about 4 acres). What are the guidelines being used to generate these concepts?
- I am late to this process and much has been done already so forgive me. But has anyone considered offering the site as is to be sold to as a training facility for doctors and nurses. I believe one organization that might do this is Concorde Career Colleges. This might attract professionals to the Eastern Shore and be a good use for the property.
- After being present on Sunday night and hearing many say that protecting the character of the neighborhood, respecting the neighbors and keeping the density down were important goals, it was pretty jarring to see some of those plans that

basically had 3 lots on the west side of Washington St. to every one on the east side of the street. I understand the need to create additional housing, but Washington St., along with Hansen and Harrison, has particularly beautiful and fairly large lots and houses. Although I don't think it needs to mirror the other side of the street, I think the lots and houses have to be at least large and spacious enough to not create a jarring contrast with the other houses on the street. As someone who lives on Washington St. just a couple of doors down from the hospital, what happens on that part of the project is a very important consideration for me. Also thought the proposed lots on Adkins Ave. and along Earle were a good bit smaller than the lots they face, and maybe some improvements could be made there. Liked the idea of a small market in the area of the parking lot at the north to transition. I think most people who live in town miss the convenience and ease of the old Safeway. I see a couple of comments regarding unearthing the stream. I thought they said they were just going to recreate it with a walking path, but if they were able to uncover it and create a walkway along it, that could be quite beautiful. Also curious as to what the old temple building could be used for. It was left in on the majority of the plans and is a beautiful building with character.

- "Neighborhood Values and Community Considerations: Thank you for providing this forum and the opportunity for community input regarding the future of the Easton Memorial Hospital site. I have been a homeowner directly across from the Emergency Department entrance for the past 35 years, and I have witnessed decades of development and infrastructure decisions affecting our neighborhood.

Over these years, I have observed many large-scale housing projects built in the area. Unfortunately, while housing density has increased, there has been little to no expansion of supporting infrastructure such as new roadways. Instead, residents have experienced an increase in traffic lights, speed cameras, and congestion. Our local schools are already overcrowded, and additional high-density residential development would place further strain on educational, transportation, and public safety systems. For these reasons, I strongly oppose the construction of another overpriced housing project on this site.

The current Emergency Department was constructed in 2007 and includes 42 treatment rooms. As plans move forward for a new hospital facility with an estimated 25 emergency room treatment spaces, I encourage town leadership to collaborate closely with TidalHealth to ensure that community healthcare capacity is not reduced. Specifically, this site presents an excellent opportunity to establish a comprehensive urgent care center, a short-term rehabilitation facility, and a dedicated mental health services facility to address growing regional needs.

Historically, Chesapeake College expressed interest in utilizing the site for healthcare career education and workforce training. This concept remains highly relevant today, particularly given persistent shortages in healthcare professionals. Maintaining a healthcare- and education-focused use would honor the site's legacy while supporting future workforce development. Another viable option would be to convert the existing hospital building"

- Better time management might be useful. A very short one-hour block of time dedicated to Monday night consumed a full 35 minutes rehashing the Sunday's 8-table inputs before even moving into the intended material. Some specific reactions to the Pin Ups:
 - 1 - Pin Ups 1 and 4 were notably more appealing than #2 and #3. Both 2 and 3 were what one might expect from a revenue-maximizing developer.
 - 2 - A common reaction of the participants focused on lot sizing and density, particularly of the single-family element. The community and town desires were for a build out which would blend into the surrounding area fabric and incorporate notable green space. Looking at the sizing and density of lots and homes portrayed even on Pin Ups 1 and 4, compared to those of the surrounding homes and lots outside of the site perimeter, the distinction is dramatic. This is particularly problematic for the Washington St. side of the project as the most public-facing view of the site and a primary town road.
 - 3 - The very large Deodar Cedar at the lower-right (SE) corner should be preserved. It's a landscape anchor. It was sacrificed to structures in some Pin Ups.
 - 4 - The suggested homes facing Washington Street are back-alley loaded. Good. But both #1 and 4 seem to show the alley terminating into structures at the lower end where it almost hits Earle Avenue. More practical, the alley should cut through and intersect Earle.

- 5 - An unnecessary amount of time was devoted to photos and past-project discussions of a market for upper-right (NE) area. At this stage, that level of granular detail is cart-before-the-horse. There is no developer; no tenant is about to sign a lease. We know what a mini-market is and how appealing it could be. The upper-right area could simply be generically described as a structure for single-use retail such as a market or connected ground-floor retail with residential above. Time freed up would allow more feedback and reaction to the Pin Ups.
- See my comments here:
<https://vision4easton.substack.com/p/sodo-charrette-pinup-night-1>
- I was one of the attendees at the Charrette tonight. I think it was well lead and productive. It was very much geared toward how to make development of the land the most palatable to the citizens of Easton while allowing the developer to recoup their investment. I remain unconvinced that the residents of the hospital neighborhood and Easton as a whole desire development in that area. If we can't attain a green space, can we agree, from the start, that no change in the zoning is going to be granted. As we fashion our response to the (probable) developer who buys this land, we should make clear the restrictions that we have. That includes many things that I heard at the charrette: designs consistent with the surrounding neighborhoods, much green space, walkability and bike-ability. There were many other thoughtful ideas. If there was an overall theme, it was to have the new construction reflect, or be indistinguishable, from the old

neighborhoods. We wish to develop Easton in a way compatible with maintaining the charm that makes Easton such a special place to live .

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- I like several of the comments already posted. I agree with comments by John Mann and I like the vision plan created by Vision4Easton/M Schlesinger. I request that the town require developers interested in the hospital property be required to maintain the neighborhood character of the area by keeping the current zoning and by not allowing higher density or taller buildings be permitted in the space. The town has the leverage to control what happens with the property through our town commissions and departments. If the hospital

continues to exclude the town from the bidding process, the town needs a strategy to convey this directly to the developers.

- Dear Miguel, I offer a few comments for consideration of this charette and plan development. I trust the Town's planning staff, citizens and professional consultant team to produce an excellent plan. I support sound planning principles for redevelopment, including the elements of a neighborhood such as a definable center, interconnecting streets and a mix of uses. In addition to that I provide my support for:
 - Housing: At least twenty-five (25%) percent of the project's housing to be moderately priced, which focuses on working families and seniors (above low-income levels). An acceptable standard is that no more than 30% of a family's gross income should be spent on housing. As an example, a yearly income of \$125,000 would qualify for a mortgage for housing priced in the low to mid \$300,000 range.
 - Implementation Structure: In order to provide moderately priced housing as noted above, the Town should consider implementing structures such as forming a redevelopment district, tax increment financing, or a housing trust fund used to offset market rate pricing typically offered above that range. Public site acquisition through the issuance of general obligation or redevelopment bonds should be seriously considered.
 - Public Art: In recognition of the site's history, I support a central plaza, open space or park as a neighborhood meeting space, surrounded by

mid-high density uses with a central sculpture, fountain or art dedicated to the healing arts.

I look forward to seeing the plan develop for this important site to the Town's future. Steve Ball Easton Resident

- Repurpose versus demolition. This is an opportunity for innovation. We have three models of cooperative entities in Easton. The Utilities Commission, Londonderry and Habitat for Humanity all seem to be serving their members/clients/customers in highly satisfactory ways. Possibly the town and county housing authorities could work together to create a model from the applicable best practices of these entities which would provide reasonably-priced, low-maintenance housing for people of any age who appreciate walkability in a charming town. There could be a mix of commercial, service, medical suites on the ground floor with coop-style residential space on the upper levels. Our own schools of Architecture, Engineering and Urban Planning at University of Maryland could be challenged to devise a redesign/reuse, as much as is practical, of the existing structure. What is there is built for stout and will not come down without a fight. Imagine truckloads of concrete and rebar going through the middle of town for weeks or months, to say nothing of the noise and dust that results from total demolition. Let's make this parcel a source of community pride.
- We should consider converting the existing building to a Conference Center or alternatively a satellite college campus. I think it has good "bones". This is an opportunity to bring some energy into the Town. (We don't need anymore senior

housing for boring people like me.) The building fits pretty well as is on Washington Street. The area north of Biery Street could be mixed use plus municipal parking. I like the idea of putting something residential on the west side and returning the north-south road that was taken away. Perhaps the old temple could be converted to a restaurant.

- Thank you for this forum. I think it's great to capture community feedback, but hope the input of the homeowners facing, behind, adjacent and within a 0.1 mile to the site are the opinions listened to the most. Any idea, good or bad, most affects the largest personal asset, the properties, of those community members. A park and professional offices or a park and nice townhomes or a nice retirement village likely won't hurt the neighbors' property values. Drug treatment centers, low income housing—while noble ideas, might make the neighbors' homes plummet in value, which is not right.
- While it's lovely that all Easton residents want a say in what becomes of the hospital, the homeowners facing it, next to it should have the most say as their property values are most impacted. The non proximate residents suggesting drug rehabs, homeless shelters etc need to stop. That would destroy property values! Also, that hospital cannot be repurposed. Dated electric, asbestos, etc so the people who naively think it can easily convert to a VA, do not understand modern building code and rehab costs. Make it luxury condos and green space so you don't devalue the historic district homes facing it. Perhaps doctors offices in a new up to code building. Even some parking which the town really needs. But

please stop listening to those whose property values are not affected with the same weight you listen to those who own nearby homes.

- Please be aware that there is NOT ONE legally-compliant handicapped parking space at the Church of God location. So, if you NEED handicapped parking be prepared as there are no access aisles adjacent to what the church thinks is handicapped parking. Those spots do not each have appropriate signage.
- An explanation of the concepts and ideas behind the concept plan can be found here: <https://substack.com/home/post/p-194107950?source=queue>
- "As a neighbor of the hospital, I am concerned that the high cost of the property—combined with the need for demolition and site remediation—will make high-density residential or commercial development the only financially viable options. The hospital's effort to offset the funding shortfall for its new facility by maximizing the sale price of this property, along with the substantial costs associated with demolishing the existing structure, will inevitably drive the price even higher. This creates a situation in which developers are compelled to pursue the most financially aggressive uses of the site. As a result, the most likely outcomes—high-density housing or intensive commercial development—would be out of character with the surrounding neighborhood and inconsistent with the community's established scale and character. Importantly, neither the financial shortfall of the new hospital nor the costs of demolishing and remediating the current site are the responsibility of the community. The hospital should not be permitted to maximize its return on the sale while leaving Easton with constrained and potentially incompatible development outcomes due to the

inflated cost of the property. The Town should make its position clear: any future development must respect the character of the surrounding neighborhoods, maintaining at a minimum the underlying R-10 zoning. Developers should not assume they can justify overdevelopment simply because they paid a premium for the property."