

Pinup #1 & #2 Feedback

- "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 underlaying R-10 zoning. Developers should not assume they can justify overdevelopment simply because they paid a premium for the property."
- Of the options presented, I prefer the proposed Plan B in concept, as it presents a thoughtful and forward-looking approach to the site's development. The overall

framework aligns well with the goals of maintaining community character (larger lots and homes on the periphery) , providing some commercial amenities, and providing a "cottage community" for couples and seniors downsizing at a reasonable cost. That said, I recommend a few refinements to strengthen the plan's long-term viability and community benefit. Adding some additional green space (as detailed in Plan A) would reduce density and enhance the neighborhood. I would limit the homes fronting Washington, Earle and Adkins to single family homes (not duplexes) but would allow ADU's over detached garages fronting the alleys. The highlighted red building would be well-suited for a mixed-use approach, with light commercial space on the first floor and residential units above. This configuration would help activate the streetscape, support small businesses, and create a more dynamic, walkable environment while still meeting housing needs. To complement this, parking for the mixed-use building could be accommodated at the corner of Biery and Adkins Street. Locating parking in this manner would maintain accessibility while minimizing disruption to pedestrian flow and preserving the integrity of the building frontage. Additionally, incorporating a small grocery store on the north parcel would be a valuable amenity for residents. This would improve access to everyday necessities, reduce reliance on vehicular trips, and contribute to a more complete and self-sustaining neighborhood. Overall, with these enhancements, Plan B has the potential to deliver a balanced and vibrant development that serves both neighbors residents and reasonable density.

- We live across from the hospital and would appreciate the inclusion of businesses that cater to the residents in the neighborhood. We are an aging population that needs a small grocery in walking distance. Doctor's offices, dining, would also be appreciated. I love the idea of an emergency vet. High density housing could go closer to 50, not right in the heart of the only historic district here.
- I find it perplexing that the only options presented from this charrette, which is designed to solicit creative ideas for utilizing this space to support our community, are housing or housing. One of the most identifying characteristics of Talbot County, Easton, and the greater Eastern Shore, are that it does not feel like the overcrowded suburban sprawls found across the bridge. Our shores are not burdened by overpopulation, excess traffic and exhaust pollution, and neighbors living directly on top of each other. While it is reasonable to say that Easton could use more affordable housing for the younger and lower income populations that are underserved, this proposed housing does not appear to cater to that group. Instead, this proposal suggests putting up housing that does not match the culture, architecture or community feel of the surrounding neighborhood. The suggested plan proposes a building area that would more likely appear in Howard county. Alas I remember the days when an Olive Garden struggled to come to town because it had to match the architectural design of the community. If housing were to be pursued here, it should be for low-income families. It seems a shame to waste a perfectly functional hospital space which could much better serve the needs of the local community in a role more suited to its original

function. Quite frankly, my expectation of this charrette was to see a suggestion for a Nursing Home, Assisted Living, or Physical Rehabilitation Center. The overall population, as well as of our area, is increasingly aging and options for the elderly or infirmed to receive necessary short-term, long-term, or live-in care while staying in their community or even near where they call home, remain scarce. I believe the most logical and beneficial suggestion for this property would be to convert it into one of these types of facilities (listed above) to better serve our community and retain the integrity and feel of the original neighborhood.