

## Refined Concerns

### 1. Neighborhood Concerns –

#### A. Increased Traffic Issues (vehicle, traffic and from parking lot locations)

- Master parking plan needed
- Vehicle and pedestrian
- Would have been resolved (partially) by overhead bridge (reference study)
- Current and future concerns
- Adjust city ordinance to reduce number of spaces required
- Closed campus
- Remote parking

#### B. Safety Concerns

- Stop and go traffic
- Construction noise
- Change in the Emergency Room demographics
- Multiple hospital entrances
- Pedestrian traffic
- Parking at Emergency Room
- Infirm patients
- Emergency Room on residential street
- People lurking in parking lots is resulting in potentially an increase in violence

#### C. Communication with Neighbors

- Changing plans result in distrust
- Between neighbors, hospital and city
- Need to draw line in the sand and build new trust between neighbors, hospital and city
- Trust – loss of trust

### 2. Historic District Concerns -

#### A. Impact on Historic District

- Minimize the number of structures or buildings reduced
- Historic District vs. Historic preservation
- Historic District certification
- Perceived value of structures
- Lack of guidelines on Historic Landmark District rules

- Can a planned growth zone in District be preapproved so growth will not impact NHLD
- Need to develop legal protection ordinance acceptable to community

#### B. Economic Impact

- Tourism
- Property values loss/increases
- On District as a whole
- Employment
- Preservation grants

### 3. Government Concerns -

#### A. Keys needed for collaboration between City and Businesses and Neighbors. For example:

- Expectations on things like landscaping and buffering
- Parking Ordinances (reassess validity of current ordinances)
- Communication - Inaccurate Information from the City

#### B. Inability to overcome personal agendas

### 4. Community Attitudes Concerns -

#### A. The planned solution needs to be such that it considers how it impacts, at a minimum, the following members of the community:

- Individuals
- Local Businesses
- Immediate Neighbors to the Hospital
- Historic District
- Oaklawn Hospital
- Average Marshall Citizen
- Employers
- Employees
- City

#### B. On-site and Off-site Hospital Expansion

#### C. Goal is to improve the willingness of all parties to compromise

#### D. Review criteria on referendum ordinance