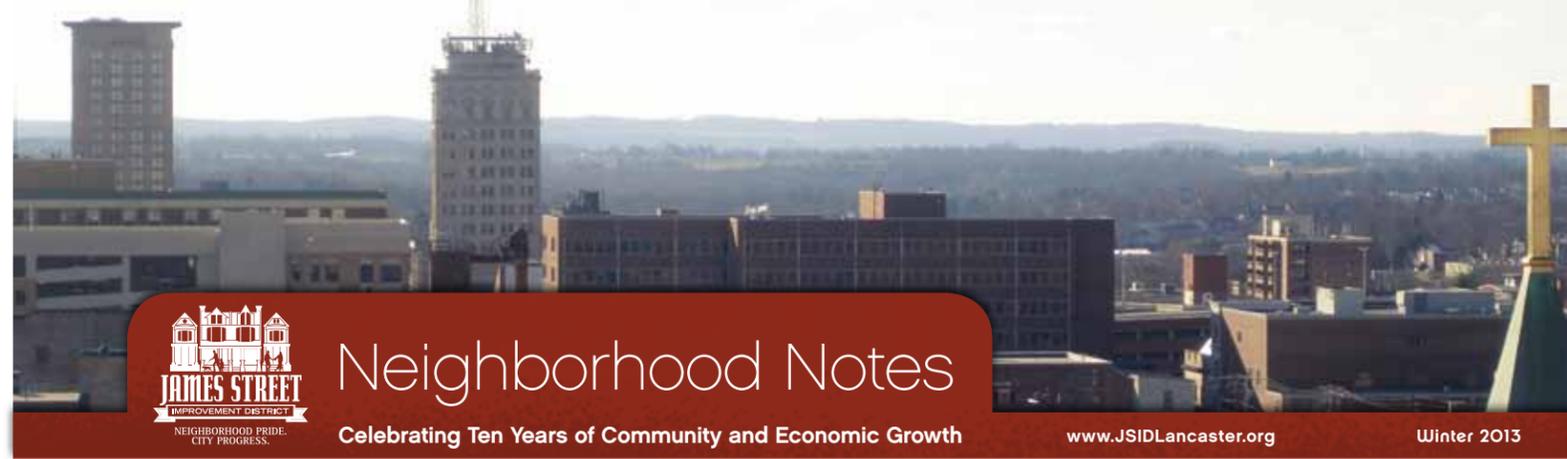




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## Neighborhood Notes

Celebrating Ten Years of Community and Economic Growth

www.JSIDLancaster.org

Winter 2013

# The District Grows as a Choice Location for Regional Expansions & Corporate Headquarters



RGS Associates, Inc. recently moved to 53 W. James Street

Downtown and the Northwest. From longtime City anchors deciding not only to stay, but grow here, to complete relocations from suburban areas, the District is seeing an influx of millions of dollars of investment and hundreds of new employees that will continue well into the next two years. Citing the desire to take advantage of the City's accessibility, walkability and the growing number of amenities,

current location at Penn square, but in 2015, will bring an additional 200 employees to a new eight-story building at 23 E. King Street.

60-year-old Mt. Gretna-based healthcare provider, **Philhaven**, recently signed a lease for over 10,000 square feet at 812 N. Prince Street. When the move is complete in April, Philhaven will welcome 20 employees to their new District home.

Outgrowing their space at the Greist Building, 30-year Downtown law firm, **Atlee Hall, LLP**, recently purchased a beautiful historic mansion at 415 N. Duke Street to relocate their growing Lancaster office.



Fulton Bank expansion site—E. Grant Street view

here are just a few of those companies which recently have made the decision to expand in or call the District home.

Land planning and landscape architecture firm, **RGS Associates, Inc.** recently moved their headquarters and almost 25 employees from Brownstown to a historic property at 53 W. James Street, making a 10-year commitment.

Counseling firm, **T.W. Ponessa and Associates**, is putting the finishing touches on their new headquarters building at Prince and Lemon Streets. Relocating from Oregon Pike in Manheim Township, this \$7 million investment is bringing almost 250 new employees to the District.

Longtime City anchor, **Fulton Bank**, has announced that not only will it stay in its



T.W. Ponessa and Associates' new home at Lemon & Prince Streets

**MARK YOUR CALENDARS FOR RESTAURANT WEEK!**

The inaugural Lancaster City Restaurant Week will be held March 4th through March 10th featuring great specials and promotions! Visit [www.DowntownLancaster.com](http://www.DowntownLancaster.com) for details including a complete list of the over 40 participating restaurants.

**BIKE SQUAD**  
 (717) 394-9522

Photo Credit: David Andriele

**WHAT'S UP DOWNTOWN?**

Visit the **NEW** [www.DowntownLancaster.com](http://www.DowntownLancaster.com) with an improved calendar of events and more information on all there is to experience in the City.



## A Northeast District Focus



**Starting** this winter, the JSID will be actively working with stakeholders in the Northeast section of the District to ready the area (roughly bound by N. Lime, McGovern Avenue, N. Prince and Lemon Streets) in anticipation of exciting physical changes on tap in the near future.

This area of the District has seen quite a transformation over the last decade with large-scale developments such as Clipper Magazine Stadium, residential development along Prince Street, the continued expansion of Lancaster General and ongoing renovations to the Lancaster Train Station. During that time, the JSID administered the Elm Street Neighborhood Revitalization Strategy within the target area east of Duke Street, which was a total investment of over \$1.3 million in streetscape improvements, safety

enhancements and façade improvements. Small business development surged as well with new and expanding businesses such as the Brickyard, Visage a Visage, Prana Functional Manual Therapy, Pearl's Place Bed and Breakfast, Paul Gibbs Studio and Slugger's Pizza investing in the neighborhood.

While this area has seen significant growth over the past several years, this neighborhood can expect to see much more investment in the very near future. Major projects include:

- **Lititz Pike Bridge Replacement:** Later this year, work will begin on replacing the aging Lititz Pike Bridge. While the existing bridge will remain in place until the new bridge is completed, work will also include converting McGovern Avenue, the length of Liberty Street and a block of North Duke to two-way traffic.
- **Northwest Gateway Project Street Connection:** As part of the redevelopment of the former Armstrong World Industries plant site, Liberty Street will be extended to College Avenue at Harrisburg Avenue, creating a new east-west connection and making the Northeast area of the District more accessible.

- **Market Street Garage:** This spring, the City will break ground on a new 262-space garage in the 400 block of N. Market Street. This new facility will be accessible from Queen Street and provide parking for the Press Building residential redevelopment as well as businesses in that surrounding area.

- **Former YMCA Site:** Lancaster General Health is currently evaluating this site and hopes soon to announce plans for redevelopment.

All of these projects bode well for this important neighborhood. It is the goal of the JSID not only to ensure that the community is aware and updated on these projects, but to work with neighbors to capitalize on the positive momentum in order to continue to increase investment activity and enhance neighborhood conditions and quality of life.

For information on how you can become more involved, contact Shelby Nauman at 394-0783 or shelbyrnauman@jsidlancaster.org.

## Northwest Gateway Project Update

Work progresses on the Northwest Gateway project at the former Armstrong plant and Norfolk Southern rail yard. The new rail yard behind the Harrisburg Pike Post Office is now complete and work continues on the removal of the existing yard. This will allow the project to shift into its final phase, which will include the clearing of land and soil remediation to make way for the installation of infrastructure. The land has been rezoned "mixed-use" to give flexibility in developing the site and the road connection that extends West Liberty Street to Harrisburg Avenue (between the CVS and College Row) at College Avenue has been approved. The JSID is assisting the project partners, Lancaster General Health and Franklin & Marshall College, and the neighbors by coordinating outreach and informational meetings for residents and adjacent businesses as this project advances.

## Clean & Safe Update



From October of last year through this January, the Clean Team removed eight tons of trash and leaves. They also abated over 130 graffiti tags and stickers from light poles, trash cans and street signs.

During that same period, the JSID Bike Ambassadors patrolled almost 8,000 miles of Downtown and Northwest streets and alleys while interacting with and assisting District residents, businesses and visitors almost 7000 times. The squad also addressed over 600 incidents of graffiti and unkempt properties.

## Hats off to...

### An Extraordinary Community Response!

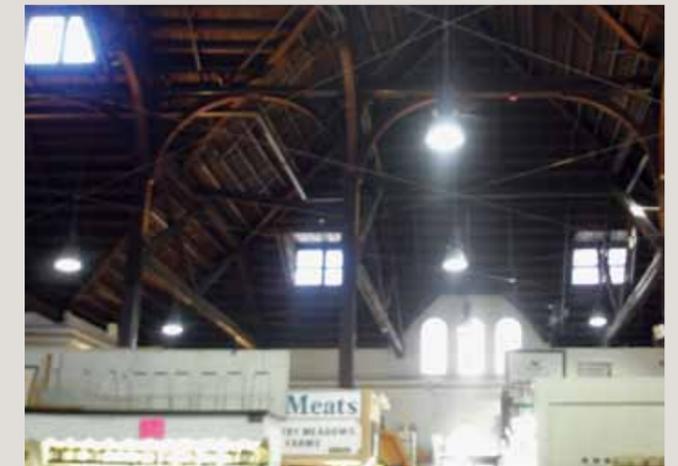
A sincere Thank You goes out to all who participated in the Lancaster County Community Foundation's Extraordinary Give event on November 30th. Because of the generosity of over **45 District businesses** (please see the complete list at [www.JSIDLancaster.org](http://www.JSIDLancaster.org)) and their special events and promotions, the JSID received donations from **over 100 individuals** and raised almost \$7,500, which was "stretched" by an additional \$1,000 from the Lancaster County Community Foundation. This far exceeded our goal of \$5,000 and as promised, 100% of those contributions will be reinvested into our District neighborhoods through physical enhancements that may include landscaping and the installation of additional trash receptacles and bicycle racks. Look for these changes to occur in the spring and summer of this year. If you would like to provide comments or suggestions on needed improvements on your block, please contact Shelby Nauman at 394-0783 or shelbyrnauman@jsidlancaster.org.

Photo Credit: Dave Raymond@inofli



- **POUR Wine Bar**, for selecting the JSID as the benefactor of their inaugural Pop-Up POUR event held on December 1st at The Firstfloor at Mulberry and Lemon Streets. This event brought almost 100 neighbors together to celebrate the District with good food and cocktails.

- **Janet Stone** for her countless volunteer hours and community outreach efforts that led the JSID in exceeding our Extraordinary Give goal by 40%.
- American Institute of Architects Central PA Chapter awardees, **MM Architects**, the recipient of a Merit award for **POUR Wine Bar**, and **TONO Architects**, for receiving a Citation award for the design of a high school in Middleburg, PA.



- **Community Heritage Partners** and **Hammel Associates Architects**, for winning the American Planning Association's 2013 National Planning Excellence Award for Urban Design for their comprehensive planning study that helped guide the \$7 million restoration of **Central Market**.
- The **40 Downtown and Northwest businesses** that contributed brochures, coupons and items for welcome bags to roll out the red carpet for hundreds of new employees coming to Downtown Lancaster.
- Historic Preservation Trust of Lancaster County Preservation Award recipients **The Drogaris Companies** for Liberty North, and **Meeder Development** and **Wohlsein Construction** for Historic East Side Suites. They joined the JSID which was also honored with a Revitalization Award for our Elm Street Program.

## Investing in our District's Schools and Students

### Construction Continues at Fulton Elementary



Photo Credit: Kelly Burkholder

Following significant improvements made recently to Ross and Wharton Elementary Schools, the School District of Lancaster's \$10 million renovation of Fulton Elementary School continues at West Orange and Mulberry Streets. Commencing last summer, work at the 95-year-old building includes additional classroom space, a new heating and air-conditioning system and exterior upgrades. While the renovations are taking place, the 400 Fulton students are attending classes at Rockland Center at 600 Rockland Street.

Principal Dr. Jill Martin opened the doors to the public on December 12th to allow District residents and parents the opportunity to witness the progress. Hosted by Dr. Martin, the construction team and Fulton students, the open house welcomed neighbors who stopped by to marvel at the extensive changes taking place at this neighborhood institution, which is on schedule to reopen for the start of the 2013-14 school year.

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### JSID Staff "Share-A-Book" at Ross Elementary

On December 14th, JSID staff members Shelby Nauman and Toby Vargas (pictured) had the privilege of participating in the sixth annual "Share-A-Book" Day at Ross Elementary School. Each year Ross hosts this event as an opportunity for members of the community to model good reading strategies and promote a love of literature. This year, Ross had 25 readers participate, including a variety of neighbors as well as community partners from Lancaster Bible College, James Street Improvement District and the School District of Lancaster. If you would like to participate in a future "Share-A-Book" program, please contact Chris Snyder at 717-291-6268.



Photo Credit: Principal Camille Hopkins