



LANCASTER CITY
ALLIANCE

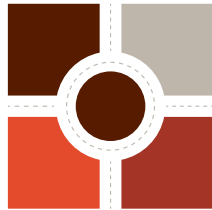
NEIGHBORHOOD NOTES

Summer 2013

Strong Community. Strong Economy. Vibrant City.

www.LancasterCityAlliance.org

INTRODUCING THE



LANCASTER CITY
ALLIANCE

On July 1, 2013, two strong and vital entities, the James Street Improvement District (JSID) and the Lancaster Alliance, officially joined forces into a single community service organization that is more effective and efficient than either was alone.

Together, the JSID and the Lancaster Alliance offer 30 years' experience of community and economic development. As the **Lancaster City Alliance** we will deliver many more.

As you read the inaugural newsletter of the new organization, please be assured that the residents, businesses and property owners served by both organizations will still see the same, if not greater, level of service. Our intention is to preserve the key programs that provide value to the communities. Neighborhood clean and safe initiatives continue. The Lancaster Downtown Investment District (DID) is managed within this new organization and the Bike Ambassadors continue to serve within the original JSID boundaries. And, the new organization continues the

Alliance's work as an engaged intermediary in support of City priorities such as financial sustainability and public safety.

What motivated this coming together of two successful organizations?

We share a vision. Both organizations complement each other, since our combined focus continues to be Lancaster City. The missions and objectives of each organization were easily combined and still focus on safety, municipal finance, neighborhood development, business development and retention, the DID,

Downtown marketing and prioritizing specific strategies to improve the City.

We can now use our community's resources more efficiently. The combined organization provides a single, powerful force to continue to attract the philanthropic support that is vital to our success. Instead of competing for limited financial resources, we will now be investing them together.

We have created economies of scale. These include shared staff, consolidating office space and reducing operating expenses. Former board members from each organization are taking leadership roles within the new structure and there will still be opportunity for community involvement as continued neighborhood engagement will be key to the success of the new organization. This will not only enable us to protect the 30 combined years of investment by both organizations, but under the Lancaster City Alliance, we will now be able to explore opportunities in neighboring communities throughout the City.

Photo Credit: PhotOlié Photography



MEET THE TEAM (Left to Right)

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Photo Credit: Dawn Cox

2013 IS PROVING TO BE A BANNER YEAR FOR RIBBON CUTTINGS AND GRAND OPENINGS!

Strong investment continues in Northwest and Downtown Lancaster as new companies celebrated with ribbon cuttings, new retail and restaurants opened their doors and major residential projects held tours as both rental and condo projects were completed.

Here are **just some** of the grand openings and announcements from the first half of 2013:

- Since February, three residential conversion projects opened in renovated warehouse structures. **Cityscape Lofts** at 405 N. Mulberry Street opened its doors to the public, showcasing 24 luxury apartments. On June 7th, **317 N. Mulberry Street** held an open house for 10 new condos, and that same evening, Landis Homes' **Steeple View Lofts** opened its doors to the newly completed 36 rentals for people 55 years of age and over at 118 N. Water Street. This will also soon be home to **Miesse Candies** and **The heART of Friendship Gallery**. Also, the model unit for the **Lancaster Press Building** condos and apartments recently opened in anticipation of an early 2014 construction start. It has been announced that two new construction residential projects are in the works for the corners of Prince and Walnut and Chestnut and Duke Streets.



RGS & Associates ribbon cutting

- Office activity continues to rise. On May 16th, landscape architects **RGS & Associates** officially celebrated the move to their new home at 53 W. James Street (pictured). That same evening, just two blocks north at 817 N. Prince, **Philhaven** also celebrated their new Lancaster location with a ribbon-cutting ceremony. May also saw **TW Ponessa & Associates** move its 250 employees into their new



Diners enjoy the new Citronnelle restaurant on Orange Street.

building at Prince and Lemon Streets (with on-site **Café Di Vetro** soon following this summer). Further south on Prince Street, **Lavon Films, Planned Perfection Event Planning, the JDK Group and Tennis Photography** all recently opened in shared office space at 21 N. Prince Street.

- Significant growth in new storefronts and cultural attractions have occurred since January. These include **The House of Clarendon's** new location at 240 Harrisburg Avenue to join an expanded **Shumaker PTD**. This also allowed for an expansion of local favorite, **Rachel's Café & Creperie**, soon to move from Queen Street to House of Clarendon's former location at 201 W. Walnut Street.
- The 300 block of N. Queen continues to see new and diverse businesses as well. **Chubby Bubbly** recently opened at 354 N. Queen Street, **Steeplechase Jack** is now open at 305, while **Buckley Art Studio** has opened next door at 307 N. Queen. **Bancroft Furniture** opened in the first block of N. Queen and **Ric's Bread** is expanding into Central Market Mall. After a ten-year hiatus, the City's only independent movie house, **Zoetropolis**, re-opened at 315 W. James Street—just



View from second floor at the Federal Taphouse.

over a block away from their original location. **Tellus360** has embarked on a major expansion to include a recording studio, performance venues and a café.

- Restaurants continue to call Downtown home with **Citronnelle's** (pictured) recent opening at 110 W. Orange Street, bringing French cuisine back to Lancaster, the long-awaited **Federal Taphouse** (pictured), now open at Queen and Chestnut Streets, and **Aussie and the Fox**, now open at 38 W. King Street. On "The Avenue," **OKA Asian Fusion & Sushi Bar** has announced plans to join the recently opened **Fresh Farms** in calling College Row home. Just down Harrisburg Avenue, Central Market's **The Mean Cup** readies a second location at Champion Forge.
- Retail continues to increase substantially. **Merchant Row** on the 100 block of East King Street is now full with new additions **Sophie Stargazer, Roaring Brook Market & Twice Found**, recently opened or soon to open. Across the street, **Bella Whit Boutique** opened its doors this spring. The long-vacant first floor of Stevens House at the corner of W. King and Prince is seeing new life as **Sunshine Art+Design** and the new **Rhyme & Reason** clothing and bookstore now join the recently relocated **Dreams Collide Studios** tattoo shop and gallery. College row continues to fill with the opening of **Salon 717**. Turn-over is inevitable in any retail environment and Downtown and Northwest Lancaster saw just under ten stores close the first half of 2013. With that said, during that same time, almost 40 businesses opened, announced an opening, or expanded in this part of the City for a net gain of approximately 30 stores, attractions and eateries choosing to invest in Lancaster City.

GREENING THE CITY

The Lancaster City Alliance is partnering with property owners and the City of Lancaster to advance several green infrastructure projects in NW City neighborhoods. The Lancaster City Alliance worked with property owners in the Elm Street target neighborhood to plant 19 street trees in May. The Lancaster City Alliance facilitated the grant funds in partnership with the City of Lancaster and assisted residents in selecting appropriate street trees for their properties, enlisting the help of City Arborist Jim Bowers. The trees were installed by the City of Lancaster Parks Department. Each new tree is staked and fitted with a gator bag, which is filled with water and has tiny holes which water the tree slowly for better absorption.

Plans are underway to install additional trees this fall in the Northwest area of the City west of Prince Street. Lancaster City Alliance has completed field work and plans to utilize funds donated from the Lancaster County Community Foundation's ExtraGive Campaign to increase the tree canopy in targeted areas. Trees intercept and store rainwater, reducing runoff volume and delaying peak flows related to treatment facility capacity. Trees also reduce air pollution and energy costs while adding value to the quality of life in our urban neighborhoods.

The City's second green alley project was recently completed in the area of N. Prince and New Street. Known as Alley #42, it was selected based on its potential to divert storm water from the combined sewer. Bordered by K&W Tire's warehouse and significant impervious surface area, it is estimated that this project will save about 200,000 – 300,000 gallons from flowing into the combined sewer. The project included removal of the badly crumbling top layer of the alley (pictured),



Top: Preparations for new trees on W. New Street. Bottom Left: Three of the 19 street trees planted in the Elm Street neighborhood this spring. Bottom Right: Green Alley under construction.

installation of an infiltration trench and restoration of the alley surface with porous pavement, a significant improvement for neighbors who use the alley for access to rear parking areas.

Lancaster City is recognized across the Commonwealth for its aggressive approach in adopting green infrastructure

as a solution to storm water management. The premise behind green infrastructure is to capture rain water where it falls and keep it out of the combined system for treatment, which is inefficient and costly. To review the City's Green Infrastructure Plan, visit www.cityoflanasterpa.com.

CLEAN AND SAFE UPDATE



DID Clean Team members Bill Santiago and Jim Jackson

The Lancaster Downtown Investment District Clean Team members Jim Jackson, Bill Santiago and William Henry work tirelessly in all weather Monday through Saturday to keep our sidewalks free of litter and remove graffiti and stickers from public spaces.

Since January of this year, the team was responsible for the removal of almost four tons of trash from DID sidewalks as well as the removal of over 80 graffiti tags and

stickers from light poles, trash cans and street signs.

During this same period, the Bike Ambassadors patrolled 6,500 miles of Downtown and Northwest streets and alleys while interacting and assisting residents, businesses and visitors almost 7,000 times. The squad also addressed almost 550 incidents of unkempt properties and 40 graffiti tags, almost all of which were abated.

SPANISH AMERICAN CIVIC ASSOCIATION'S TEC CENTRO UNDERWAY

Tec Centro, a bilingual employment training center located at 102 Chester St., is slated to open January 2014. The training center is slated to offer programs in healthcare, manufacturing, computer and office skills as well as construction and building maintenance. Anticipated outcomes include better jobs with upward mobility and preparation for advanced learning for Tec Centro attendees. Carlos Graupera, President of Spanish American Civic Association (SACA), is anticipating approximately 200 students going through the various programs initially. Partnerships have been made with the School District of Lancaster, Harrisburg Area Community College and the Workforce Investment Board. SACA is seeking business funding partnerships which are available thru DCED's Neighborhood Assistance Program. For more information, please contact Sandy Delos, Development Coordinator at 717.397.6267 or via email at SDelos@sacapa.org

DID UPDATE



May 1, 2013 marked a new fiscal year for the DID. Please visit lancastercityalliance.org/DID to review the DID plan and the approved budget for FY 13-14. Please note that this year the public Board meetings are now

held quarterly with next meeting scheduled for August 28th at noon at Southern Market Center. The schedule is also available on the website.

In other DID news, as part of the consolidation of the JSID and Lancaster Alliance, The Lancaster City Alliance will manage the DID as the JSID has done over the past six years. Also, Marshall W. Snively, after a year as Acting Executive Director, has officially accepted the role of Executive Director to the DID on July 1 of this year.

LANCASTER COMMUNITY SAFETY COALITION ANNOUNCES ADOPT-A-CAMERA PROGRAM

The Resource Development committee of the Lancaster Community Safety Coalition (LCSC) is pleased to announce the opening of a fundraising campaign called "Adopt-A-Camera." This campaign is expected to help generate funds to support the operation and maintenance of LCSC's critical video safety project. LCSC believes this fundraiser will generate interest among individuals and businesses who wish to support their efforts in enhancing Lancaster's community safety.

For \$1,000 per year, Individuals and businesses may choose any camera they wish to "adopt" (first come, first served) of LCSC's 161 cameras (some are not available as they are already supported by ongoing donations). The cameras are listed on LCSC's web site: http://lancastercsc.org/About/Camera_Map.html. In return for the tax-deductible donation, supporters will be listed on the web site – linked with "their" camera. Additionally, they will receive a once-a-year report showing how their camera was utilized. Please contact LCSC at 717 397-3137 or by email at: info@lancastercsc.org if interested.

MERCHANT MEETINGS CONTINUE TO GROW AND PRODUCE

The Downtown Lancaster Merchant Committee continues to gain momentum. The meetings, which are held each third Wednesday of the month at 8:30 AM at the Ware Center, have grown to over 40 attendees each month and now include regular evening "Mixers." Active sub-committees have now formed, including Marketing, Events and Intra-Member Marketing. This is a great opportunity for City businesses to be more involved in the growth of your establishment and Downtown Lancaster in general. It is also the perfect opportunity to network and get to know your fellow merchants and neighbors. For more information about how you can be more involved in this committee, please contact the Lancaster City Alliance at info@TeamLanc.org.



Photo Credit: PhotoQuest Photography

HATS OFF TO...

MARY KOHLER, CEO of The H&H Group, for being recognized as the 2013 Small Businessperson of the Year by the Lancaster Chamber.

KATHLENE SULLIVAN for her dedication and countless volunteer hours to keep the JSID (now Lancaster City Alliance) facebook page current as well as her assistance to City merchants in getting them represented on www.DowntownLancaster.com.

LARRY AND FAYE HELICHER for their recent retirement from TMB after 44 years of owning this Downtown institution.

HAROLD "CHIP" MILLER, who recently retired from the DID Board of Directors after serving since its inception in 1994.

RUTH AND MORT NIERENBERG for celebrating 40 years of business in Downtown Lancaster. The merchant committee recently commemorated the occasion with a presentation in honor of their dedication to Downtown and their store, the Nimble Thimble, for four decades.



Photo Credit: Kathlene Sullivan

LANCASTER BIKE CLUB for their continued support in funding a new bike and bike racks throughout the Northwest.

CENTRAL MARKET, REP. MIKE STURLA, DOWNTOWN BUSINESSES AND VOLUNTEERS for donating items and time to create almost 300 Welcome Bags for new employees recently relocated to the City.

LANCASTER COUNTY COMMUNITY FOUNDATION for their generous financial support to assist in the consolidation of the James Street Improvement District and Lancaster Alliance to form the Lancaster City Alliance.



RESIDENTS, BUSINESS AND PROPERTY OWNERS OF THE 200 BLOCK OF W. WALNUT STREET for joining forces to make physical improvements to their block, including the planting of 11 street trees.

WOHLSEN CONSTRUCTION COMPANY and CARGAS SYSTEMS for receiving the LEED Silver Designation for the Cargas corporate headquarters building at the Stockyards. This is one of the highest designations for sustainable building under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

ALL OF THE PAST BOARD MEMBERS OF THE JAMES STREET IMPROVEMENT DISTRICT AND THE LANCASTER ALLIANCE for their combined 30 years of service and stewardship that has led to this new chapter for the City of Lancaster.

RESIDENTS OF NORTH MARY STREET for another successful neighborhood "NOMA" block party on May 26th that brought neighbors and friends together to celebrate the holiday and their community.



Photo Credit: Dawn Cox

Photo Credit: David Alchele



BIKE AMBASSADORS
(717) 394-9522



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BIKE AMBASSADOR COVERAGE AREA



**WHAT'S UP
DOWNTOWN?**
Visit
www.DowntownLancaster.com
for a calendar of events and
more information on all there is
to experience in the City.

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