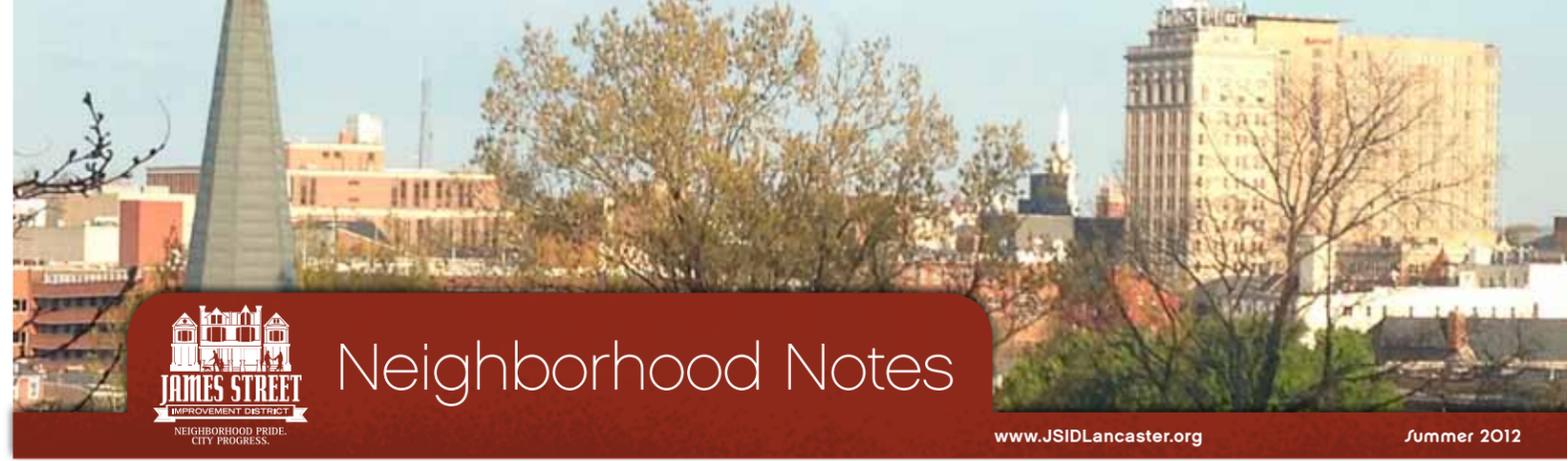




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354 North Prince Street, Suite 110
Lancaster, PA 17603
(717) 394-0783 PHONE
(717) 394-0784 FAX
info@jsidlancaster.org
JSIDLancaster.org

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Neighborhood Notes

www.JSIDLancaster.org

Summer 2012

WHAT'S UP DOWNTOWN?
For a complete list of events, shops, restaurants and attractions, visit www.DowntownLancaster.com



Your Opinion Counts!
We want to know what you think. Please visit www.JSIDLancaster.org and take our bi-annual survey.

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Photo Credit: David Andriele

Demand for District Loft-Style Apartments Strong and Growing

For the past few decades, national urban redevelopment experts have weighed in on the importance of new residential units that attract young professionals and empty-nesters, two highly desirable target demographics that are growing in size and primed to take advantage of urban amenities. Starting several years ago, and driven by local developers Ed Drogaris, Rob Ecklin, John Meeder and Barry Baldwin, Lancaster City's housing market started to change as properties like Urban Place, Prince Street Centre and Center City Lofts added modern inventory to the residential stock, providing clear evidence of market demand for quality product and unique spaces.

Fast forward to the past two years, through today and in the near future. The Northwest and Downtown areas of the City are seeing even more residential development re-energizing vacant and underutilized historic properties. The investment by developers is a strong signal of market confidence. And the positive impact of adding to the residential base is just beginning to be felt.

Here are highlights of recent and new projects that are continuing to transform the City's landscape, reflecting a total of more than 150 new residential units to the District.



Historic East Side Suites

Recently Completed

Historic East Side Suites — Completed in 2011, Meeder Development Corporation and Wohlsen Construction converted five blighted buildings at 141-159 East King Street into 17 market rate one- and two-bedroom apartments, plus 3,500 square feet of office space and 7,000 square feet of renovated retail space. All of the residential units are currently leased. Visit www.eastsidelanc.com for more information.



Liberty North

Liberty North — In 2011, the Drogaris Companies completed the 2nd phase of its redevelopment of a City block of previous industrial buildings as part of the former Armstrong World Industries campus. The work transformed vacant buildings into a mix of commercial and

luxury rental apartments as well as additional parking and green spaces. Located at 1060 N. Charlotte Street, 21 new one-, two- and three-bedroom units were built and are fully leased. As the project was being designed and built, demand was so strong that an additional 14 apartments are being added in Phase 3, projected to be completed by early 2013. Visit www.drogariscompanies.com/libertynorth for rental information.

Arch Street Commons — Meeder Development Corporation recently completed the District's first newly constructed single-family home in over a decade. Already sold, this 2400-square-foot townhome completes the Arch Street Commons development.



Arch Street Commons

Photo Credit: Jeremy Hess

Photo Credit: Laura Duff

Continued from page 1

Under Construction



405 N. Mulberry Street

405 N. Mulberry Street — Construction continues on Shadow Lawn Enterprise's conversion of the stately brick warehouse formerly owned by the Boys and Girls Club. Considerable exterior renovation work has already revealed a beautiful brick façade. The project will include twenty-four one-bedroom luxury apartments, rooftop patios and indoor parking. Occupancy is expected by the beginning of 2013.

In the Pipeline

The Lancaster Press Building — Garden Spot Village, in partnership with Lancaster Press Partners, has advanced their planned redevelopment of the signature

Press Building at Prince and Lemon Streets into 44 spacious lofts for those age 55 and over. Each of these one- and two-bedroom units will have two full bathrooms and the option for a study. A model unit and sales office was unveiled in February with pre-sales now underway. A parking garage, being built by the City of Lancaster, will service this property as well as the general public, and is expected to break ground this fall. For more details and to sign up for additional information, visit www.lancasterpressbuilding.org.



The Lancaster Press Building



Steeple View Lofts

Steeple View Lofts — Pittsburgh developer Zamagias Properties held a ceremonial groundbreaking on June 1st to mark the upcoming transformation of the four-story warehouse at 118 N. Water Street into a mixed-use rental community. When completed in the spring of 2013, this project will boast 39 luxury loft apartments managed by Landis Homes for those age 55 and over. In addition, several first-floor retail/commercial spaces are available for lease. To view a video further detailing the project, visit www.steepleviewlofts.com.

Hats off to...

• **Mark Moosic**, General Manager of the Lancaster Marriott at Penn Square, for being selected as 2011 General Manager of the Year by Interstate Hotels & Resorts in March at the company's Global Leadership Conference. Moosic was selected from a world-wide pool of 387 general managers.



◀◀ The **School District of Lancaster** for the recent groundbreaking for extensive improvements to **Fulton Elementary School** and for the completion of the renovation and terrific expansion of **Ross Elementary School**, which was celebrated by **principal Camille Hopkins and the students** for successfully navigating two years of construction.

• **The Eagle's Nest Program of St John's Episcopal Church, 4th and 5th graders from Robert Fulton Elementary and Franklin & Marshall College's Teamworks initiative**, all of whom worked together in mid-April to clean up and landscape the Betty Finney House HIV/AIDS Memorial Garden in Northwest Linear Park.

◀◀ **Lancaster Dental Arts**, which chose 60 W. Walnut Street in Downtown Lancaster for its second location, investing \$3 million into its 45-chair full-service dental practice.



• **PA Guild of Craftsmen** for finding a wonderful permanent home at 335 N. Queen Street and to **Marty Hulse, Building Character**, for his continued creative thinking in bringing the Print Shop, formerly at the Heritage Center, to this same special block.

• **Carmen Garcia-Hommel, David Hommel and the residents of N. Mulberry Street** for quickly coordinating an important meeting to mobilize the NW community in response to a series of tire slashings in late April/early May. The meeting, hosted at St. John's Episcopal Church, was attended by approximately 50 neighbors, public safety officials and City representatives.

• **Grace Lutheran Church and Grace Place** at 517 N. Queen Street for celebrating the new playground for their childcare center with a ribbon-cutting ceremony on May 8th.



Photo Credit: Gambone Photography

◀◀ **Compass Mark** and their continued commitment of enhancing children's social and emotional abilities for the success of the inaugural **Riddle Quest** event. This fundraiser, held on April 21st, brought almost 300 clue-seekers to Downtown businesses and raised \$22,000 to support the Future Generations programs, which help youth face challenges in their lives.

JSID Leadership Transition

By Keith Orris, Chair, JSID Board of Directors



In April, Lisa Riggs, JSID's first and only president, announced her plans to leave the organization for a wonderful opportunity as President of the Lancaster Barnstormers. This role is a great fit for Lisa, who has spent the last nine years building the JSID, establishing this young organization as an important leader in community and economic development. She will apply her trademark enthusiasm to take the Barnstormers to even greater heights, ensuring that Clipper Magazine Stadium remains a centerpiece in Lancaster's community fabric.

Lisa has reflected that among the greatest sources of pride for her are the strength and quality of the JSID staff — that has passion for the City of Lancaster and for the JSID's mission — and the high standards of integrity, quality and customer service that JSID has set since its 2003 inception. As Board chair, I couldn't agree more. While it is hard to see a great leader leave, change is also healthy for any organization. And the JSID is in good shape, in large part because of the talented staff and also because local companies, institutions, small businesses and individuals have invested in us, our programs and our mission.

The JSID Board is in the process of developing the best plan to navigate this transition, fully cognizant that there is no greater responsibility of Board members than selecting its leadership. In the interim, the Board at its May 4, 2012 meeting unanimously approved the recommendation that Marshall Snively serve as Interim President. Marshall has been JSID's Vice President for the past five years and will ensure that the JSID continues to fulfill its mission during this transition period.

As always, we welcome your comments, ideas and suggestions. Feel free to contact Marshall at 717-394-0783 or mwsnively@jsidlancaster.org.

DID Renewal On Track



The renewal of the Lancaster Downtown Investment District Authority (DID) remains on schedule to be considered by City Council for reauthorization this fall. The plan that now governs the DID is set to expire December 31, 2012. Over the past year, the DID Board of Directors has taken a series of steps to gauge the effectiveness of its programs, the satisfaction of property owners in the DID and to assess community opportunities. This work, done with the help of a volunteer task force, set the stage for a new DID plan that was drafted and reviewed by the DID Board at its March meeting.

In May, the DID hosted an informational meeting to review the draft plan with property owners prior to the Board approving the plan and beginning the legal re-authorization process. A final public hearing will be scheduled in late July/early August. The DID plan and other materials related to the DID renewal can be found at www.jsidlancaster.org. Click on the DID logo.

Feeling Good About Life in Lancaster

Lancaster — both the City and County — took top billing in the Gallup/Healthways Well-Being Index released in March, beating out 189 other communities across the nation. This is a ranking worth celebrating! The index, which has been conducted since 2008, measures basic elements that contribute to health, happiness and productivity, including work, social networks, personal economics, personal health and resident engagement. Importantly, this survey is based on the feedback from local residents.

To compile the index, Gallup surveys 1,000 adults daily across the nation. Lancaster bested Charlottesville, VA; Ann Arbor, MI; Provo, UT; and Boulder, CO to top the City Composite Rankings. To view more information about the Well-Being Index or to read the 2011 Composite City Ranking report, visit www.well-beingindex.com.