

## **Lancaster Economic Development Strategic Plan: Public Meeting #1**

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(August 14, 2014)

Summary of Comments from Comment Cards, August 20, 2014.

# **What has been the most important transformation in Lancaster between 1998 and now?**

### **Downtown**

Development of downtown's creative class and entrepreneurship. Downtown Lancaster has exploded in the fine arts. First and third Fridays are crucial assets to the city's development and prosperity. However, the lack of cultural and socio-economic diversity is not only alienating to Lancaster's minority and working class populations, it is damaging to Lancaster's long term cultural and economic growth. This town is no longer just about Amish and their quaint farm life and it is time we had a development plan that recognized that.

The increase in redevelopment of downtown retail; shops, galleries, restaurants and housing for mid to upper real estate

Downtown shops, restaurants, and night life

Change in the perception of downtown: now safe, good place to walk around, good place to eat or go to theatre or a ball game. Includes convention center, ballpark, new restaurants, bike ambassadors, etc.

The growth of the arts (galleries, artists) and music (venues, musicians) in the downtown area

The growing amount of people who would like to move downtown, convention center

Downtown for sure! I remember the days that downtown shutdown at 5pm and you could see tumbleweeds rolling down Queen Street!

The development of the downtown core, art galleries, restaurants, renovation of properties for commercial and residential use. Also the importance placed on creating "green spaces"

Changes in the downtown area, the convention center

The amount of activity and events within the core area- people want to come downtown to eat, shop, enjoy public activities

Vibrant, close knit community/neighborhood groups as well as much support for a vast array of small businesses, energizing downtown Lancaster's "Brand"

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More wealthy people want to live downtown. More older people want to live downtown. Many more restaurants, much more [night life], all this makes LAPA more livable

North Prince Street reused buildings including gallery row, and ballpark. Plus, Harrisburg Pike redevelopment and reused building and movement of the YMCA

The 100 block of E. King and the convention center

Marriot, convention center

Convention center

### **Arts Scene**

Development of the arts community

The development of the art scene, First Friday, DID

Most would say the convention center or ball park I must say its gallery row on N. Prince Street

Arts community, First Friday, Ball Park, Train Station?

SACA and habitat for humanity promoting home ownership and rehabbing houses. Art galleries, gallery row, improvements in downtown Lancaster, ballpark

Arts, accessible communities, things to do, cultural activities, non-profit events

The acceptance of First Friday by the larger Lancaster metro area

The explosion in the arts and entrepreneurship in general. The transformation into a vibrant walk-and-discover safe city center. The election of Mayor Gray.

Baseball, arts, restaurants (buildings)

Development of music/art / creative class within the city

Much more active night life, art scene, restaurant scene, residential redevelopment, improved governance, vibrant youth culture

Convention center, Baseball Park, art along Queen Street, added housing for 5 stage group, starting to renovate the Brunswick into Lancaster Hotel

### **Safety**

Shift in perspective, positive, less fearful.

People waking up to what a great city this is. Trending away from equating cities with crime and hassle and not a good place to raise kids. The city is a great place to live and raise kids.

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A visible life after dark: theatre, restaurants, galleries, walkability AND RELATIVE SAFETY. Not only does this make the area attractive; it corresponds to opportunities for guests and residents to spend money in town.

Businesses, safer streets, real estate prices rising

Effectiveness of 2000 Crime Commission recommendations "fix broken windows". Drop in crime (dramatic) and improved property development i.e. improvement of 200 block of E. King, closing 4 area bars, lighting on boulevards, trash clean up. Opened door to positive downtown development.

Combined efforts, a completion of JSID, DID, and LCA, Crossed like to critical mass, enhanced safety, attract, LCCC Convention center, Steeple View adding 36 adult professional rentals to the market

I have only lived in Lancaster since 2011. MY experiences in my first 2 years of life in Lancaster made my husband and I buy a house. We want our children to experience this wonderful city and its opportunities. I have heard of the transformation of Lancaster. Some of the things we love: walkability, safety, community, arts, music, and economic support

Gallery row, bicycle cops (security), the city has expanded its breadth and depth in the arts and entrepreneurial areas

### **Investment/New Businesses**

I have only been here since 2009, but in that time I think one of the most important transformations has been the investment in locally owned businesses that many landlords have been making. This investment incentivizes those "on the ground" to take action on solving the problems they see in their community.

Individuals that took initiative to invest in Lancaster resulting in stores, restaurants where most purchases can be made, focus on preservation, neighborhood groups, Alliance, DID, "more organized" James street read efforts

Influx of owner operated businesses. Rehab of existing buildings and enforcement of building code. Emphasis on environmental concerns, water runoff, central green roofs, street tree program, efforts to incorporate solar energy solutions, reservation of architectural heritage. Buy Fresh/Buy Local! Success of Old Towne neighborhood, greater cultural diversity

Central market renovation and its going from having numerous empty stands to a waiting list. It's being listed as one of the world's top 10 featured places in the Philadelphia Inquirer.

Closing of the bar on E. King and Jefferson Street, the closing of the restaurant on the corner of East King and Lime streets, new businesses coming to Lancaster city! Baseball stadium, the arts coming in Prince Street

Since only coming to the community in 2007 to attend Millersville University, I was not first aware of some of the challenges the community faced and overcame. I moved downtown to Mulberry Street

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when I graduated and fell in love with the city. It seems to have done nothing but improve. This is one of the main reasons why my wife and I bought a home here. I love all of the local businesses and the way they support each other to keep the community thriving

### **Better Perception/Attitudes**

Steady consistent growth as a place where people want to live, work and play.

Perception of the city as a desirable place to visit and live

Attitude

Park improvements, Urban Place, arts center, DID

The amount of shops/restaurant/bar options, the general upkeep and refurbishment of neighborhoods, a focus on making each neighborhood its own distinct place

Cultural recognition/marketing, professional influx and creative class thinking and residence

Not just one thing, influx of people from out of the area has made it a friendlier city. Individuals “loving” Lancaster and taking responsibility for it. Efforts to protect the city resources, Lancaster Central Market, historic architecture

Attracting young people to live and work in the city, bring more income and enhance the tax base

### **Walkability**

Creation of a “walkable city” that draws business and population from sterile suburbs.

We moved to Lancaster in 2012 from Kansas City to be closer to family. We looked between New York and Richmond VA. We picked Lancaster because it was vibrant, walkable, and affordable. The market, the train station, and the co-working space all factored into our decision.

### **Miscellaneous**

Didn't live here until 2013

Don't know, just moved here

PCAD – the Pennsylvania College of Art & Design

Expanded Health Care

Vigor, DID, the cyclists, Pride in the city, First Friday, Convention Center, Ball Park, JSID

Enlightened government

The ability to live wherever you please while being part of a larger diverse economic and social community through virtual (on-line, internet) presence

Bob Shoemaker becomes Lancaster City Alliance President ☺

New to town

We have slowly, slowly, slowly begun to put into place some policies and planning that protect the built environment, but it has a long way to go, greater interest in city residential life. On the negative, we have substituted marketing and image/brand making for serious public policy and planning.

Needy people have gravitated into city, we have only had bad government and still this city is growing

Armstrong site redevelopment, convention center/hotel

## What would be a “big win” for economic development in Lancaster?

### Diversity

A big win for economic development in Lancaster would be a larger cultural diversity among the downtown entrepreneurs. Whether through greater access to grants, funding, or accessible education in business management Lancaster city can benefit by tapping into the creative potential in the African American and Latino communities. These two groups represent the majority of Lancaster’s population but are severely under-represented in Downtown’s business, galleries, and cultural events.

Increased recognition of a welcoming of cultural diversity. Downtown incubation district with five broadband access to internet. True bicycle friendly including bike lane only (no motor traffic) and lanes that protect cycling from “door-ing”

More participation by our increasingly ethnically diverse population in business development and in art/culture activities/ events

### Technology

Development of a municipal broadband Wi-Fi network in conjunction with kinber ([www.kinber.org](http://www.kinber.org)). See [www.ilsr.org/initiatives/broadband](http://www.ilsr.org/initiatives/broadband) to learn how 400 municipalities around the country are developing these networks to benefit government, business and residents.

I am a software developer from Kansas City. I’ve seen economic improvement from Google’s fiber project, and I’d love to see a community gigabit fiber project here to encourage tech growth.

Work towards being an applied tech center, new technology, robots, drones, working with Stevens tech, Millersville, F&M

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Development of W. /E/ King Street buildings to be walkable venues, municipal broadband Wi-Fi!

### **Increase Business/Employment**

Major company that pays good wages \$15/hour and up

Bring in large corporate headquarters, expand manufacturing corridors

Bringing larger successful businesses/industry to the surrounding areas around the city that still have development potential. Assisting the smaller business to stay in business in the city (rents/taxes etc.)

Converting the empty sections of Lancaster Square into appealing office or business incubator/ground floor retail that is on the tax rolls. (Short/medium term)

Opportunities for continuing success in redevelopment of continuous real estate and prosperous economic opportunities, with local population support, regional and beyond coming to live or visit Lancaster

Bring back the factory base, creative ideas made in America

Convention center has brought fabulous events downtown with great attendance. A big win would be its continued growth and become financially independent of county support. Upsetting that PA Dutch Visitors Bureau has to give up their advertising funds to cover debt

Again, I am unfamiliar with the transformation of Lancaster since 1998. 502 W. Walnut is an eye sore near my home. I think using these buildings for commercial use would be great "win". They are vacant and could be used.

I would love to see the drive of innovation continue, especially in supporting unique local businesses, entrepreneurial spirit and green infrastructure. Restoring buildings for commercial use which are vacant or not being taken care of. 502-506 West Walnut St comes to mind. I think it would be a great place for a solar-polar powered microbrewery. I'd be willing to do the work with investment!

An influx of businesses hiring city residents and paying their employees a living wage. A police department that is better trained and better equipped to work with a diverse population.

Maybe these are in place of big wins: more recreation downtown for SST persons, conventional theater, more conventional grocery store, more SST age recreation, bowling alley. Higher paying manufacturing within city limits

Industries that bring jobs for skilled young adults (i.e. tech) while also providing jobs that pull in the lower-income/under employed segment of the community

A department store. I needed socks, pillowcases, and an umbrella and I wanted to buy them downtown. I found socks at a shoe store but had to go to park city for the others. A movie theatre.

A major corporation locating within the city, improved connection between corridors

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Reuse of Lancaster Square back in individual PRIVATE ownership. More small businesses

Grocery store downtown, no poverty and racism

1 or 2 additional “destinations” to draw from a broader geographic area, bringing visitors and outlying residents into the city. (Like the ballpark, convention center, gallery row)

Collaborative marketing, general retail store, a great supermarket (whole foods)

Manufacturing of clothing, shoes, and other basic needs using existing buildings. More basic services that are now only available by travel to shopping venues. More green space using native plants, less landscaping safer streets, increasing walkability even at night. More diversity in job market in all city sectors. Better loading zones that don't create bottleneck. More diversity in land use, tax base. Affordable advanced education in the city. Development of fallen properties using natural building methods (cob, straw bale, etc.). Development of fallen properties to bring farming in town to support on-mobile communities, schools, lowering dependence on Sysco-type food suppliers. Making convention center profitable.

A major corp. in the Bulova building.

“Perhaps” a very appropriate and kind natured cornerstone business.

Turning southern market into a hub for “creative economic development” i.e. makers, food production, social enterprises, impact businesses, green businesses.

More job creation opportunities (social enterprises) and breaking down the racial and class divides

Major employer attraction to our city, raises the bar of office rents, add tax base, increased housing demand, adds to revenue stream

A lot of little wins, more shops, businesses, housing, jobs downtown

Opening up Manor Street to MV with housing and businesses; (to west end and buy up R.E. go around Kunzler and create a boulevard with business and parking behind). Smaller busses and more freq.

Bulova Building, Create 500 jobs downtown

### **Housing (Increase & Affordability)**

Housing (safe, affordable), transportation

The quality of “house flipping” improved. Encourage high quality renovations

Different types of businesses, large, small, corporate, independently owned. Affordable housing as well as high income. Making uninhabitable neighborhoods habitable. Having more businesses that are relevant to everyday needs rather than art boutiques and specialty shops.

Transit oriented development: housing, retail offices around the train station, new development for people who want new things. Property tax rates that are the same as or at least competitive with suburban municipalities.

Make spaces in upper floors of downtown livable/lived in spaces. Create more places for family/friends to gather. "Brand" the corridors within the city authentic. Move 18 wheeler truck traffic out of downtown.

Affordable housing, expand bus routes & more frequent times, accessible transportation into and out of the city, improving bus/trolley service. More nightlife type activities beyond bars and restaurants i.e. nightclubs, bowling alley, music venues, movie theatres.

To provide affordable housing and make employment available for all types of people. Transportation issues, make buses more available with routes people need to get to jobs outside of the city.

Increase value of real estate to dollars invested. If people knew there was a return value in their investment, they would be more willing to live and work downtown

Opportunity for affordable housing for everybody

Opportunities for affordable housing for low-middle income families thus making it possible for them to spend their extra money at Lancaster businesses

New housing/apartment complexes downtown (near center city), more networking events for young professionals, more "big events that bring people, all niches downtown (i.e. events like 1<sup>st</sup>/ 3<sup>rd</sup> Friday) but don't need to be recurring

Add 500-100 residential living unities within the print of Lancaster city.

## **Taxes**

Property tax reform!!!

The mayor being more visible and more involved in day-to-day operations and plans. Too much major concern about things that have little to do with Lancaster (Lower taxes- Please)

Changing the tax climate of the city and state, establishing real coordination between the city and surrounding townships, we are not in a cost per sq. ft. land playing field with the county

Get the hotel and convention center tax ROAC of the public, improve buses, Wi-Fi, light rail

## **Hotels**

A large project like hotel Lancaster that is accessible to upper and lower socioeconomic classes within the city. Not just another venue for the wealthy

## **Parking/Transportation**

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I want to see more people living in and loving all the neighborhoods in Lancaster and less reliance on bringing people in from the suburbs. No more parking garages that uglify our city. And teach people to honor the glorious architecture we are graced with and to paint and maintain their houses accordingly. Make more people want to live in the city.

Solving the parking issues throughout the city.

AND transportation that connects the city, not just the city to outside places. How do I get to the train station in the AM from the neighborhoods? How do I get home from a bar downtown at night?

Sustainable developing of Lancaster Square, connecting Amtrak to DT and corridors

Erasing traditional perceived "borders" of "downtown" i.e. gallery row -> Lime and James-> King, expanding, embracing and engaging Millersville, F&M, and Stevens population, public transportation amongst and downtown, expand to E Town, echo the Bulova comments, so much opportunity across from Binns Park

People with businesses not getting parking ticket because they have to park on the street. Should be able to have business sticker placement on their cars or trucks

Free parking lots/garages in city, Parking garages (free) on edges of corridors (say near train station) that outsiders drive to and park), and then take Red Rose trolley or whatever into business and office areas  
NOTE: Parking at Park City is FREE, Code compliance- city contracts out code work- that is fine but not when contractors make it complicated and drags out to make more income for themselves. City code officers need to attend every meeting and help developers get through the process quickly, basically keep contractor in toe, more mind parking garages like the one between Prince and Duke and Lemon, this will help builders/owners more economically develop 2<sup>nd</sup> and 3<sup>rd</sup> floor spaces, give real estate tax breaks for x years to persons restoring these spaces

### **Miscellaneous**

Financial programs established to enable 1<sup>st</sup> time or primary home buyers in areas of the city targeted for growth to encourage development and improvement in those areas ease of resident transport to/from employment

Simply "connecting the blocks". So many awesome "pockets" in addition to the core center, but too "dicey" ad or "spotty" to maneuver between

To transform Lancaster Square. It would be a huge difference for downtown

Continuing the many small success, won consistently

Increasing the average level of educational attainment among city (and county) residents (Long term)

Conversion of the Bulova Building to a multi-use facility

Filling in the gaps in business development areas (ex: 200 block N Queen Street) / Binns Park, more community events incorporating the whole community

Moving development from the core to the corridors

Change the CRIZ to me more like Allentown's plan- friendlier

Don't know what a big win would be

Encourage/support homeschooling as an option so young families can live in the city without worrying about the quality of the school district. This is a huge issue for families with children and often the concern which fueled the flight to the suburbs. More museums and encourage those with ideas for museums to proceed.

Move the success we've seen at the core further outside the concentric circle, East/West King St. for example. Address poverty

Re-develop/re-envision the Place Marie mall

Implementing a local currency

If we began to think in terms of sustainable development and embedded core principles and values into our policies and planning—namely what kind of place is economic development intended to produce.

## **In the absence of a “big win” what is the most significant trend you see that works to provide the City of Lancaster’s economic development advantage?**

### **Taxes**

Keep the taxes down to locally school taxes, traffic patterns shared more like in York, PA

### **Diversity (Socio-economic and Cultural)**

The revitalization of downtown and the unification of the merchant community to work together, The spirit of diversity and acceptance within the city

People of all ages, socio-economic classes wanting to live in the city and bringing with them a progressive attitude toward what the city should be

Develop the southeast, encourage a more diverse cultural mix, better paying jobs develops jobs to service downtown residents

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Increasing the presence and possibilities for middle income residents/ (That is a growing middle class that dampens the contrast between wealth and poverty while adding residents to the city)

The diverse demographic population provides the city with a huge economic development advantage with this diversity numerous

Bring South Lancaster City into the field economically, culturally (celebrate the differences)

Homeowners of all economic groups, affordable housing and business properties, affordable healthcare, services, safety, law, crime, social advocacy, social action

Diversity/infrastructure/location

### **Business**

Changing the perception of the city from a dirty, unsafe place into a clean safe environment

I have always been struck by and somewhat proud of the lack of a presence of national chains found in virtually every city center. Our community creates/supports its own restaurants, coffee shops, clothing stores, music stores, housewares stores, athletic stores etc. etc. etc. It, in my opinion, is a real testimonial to our sense of community and creativity and a seldom seen (in other cities) way to really experience this area, this community

Lancaster's economic advantage resides in our local business and lack on chains in the city center. This, in my opinion, will undoubtedly carry us forward.

Expanded manufacturing growth particularly in technology advanced activities

Renovation/use of existing structures e.g. large, old warehouses as housing and for office or retail space is happening but more is needed, friendly, warm, welcoming streetscapes: old-style lights, trees, brick, plantings, more sidewalk café spaces, Lancaster is an older city, enhance this image

The trend of city living becoming popular again, making businesses and services that make middle and high income families want to live in the city

Small businesses in the neighborhoods, it is great to be able to walk a block for groceries or ice cream. You didn't used to be able to do this as much. Encourage this, make sure zoning allows it.

We continue to have small-mid-sized advertising agencies and research firms that employ many people who work on large national accounts. I hope we can continue to bring these dollars back into the Lancaster community

People/individuals, who are committed to make their businesses work, provide support for them!

Taking advantage of opportunities in nearby communities, for example, Rock Lititz. How can Lancaster capitalize on that development, developing more restaurants and hotels?

Continued support of Community groups, a vibrant community speaks to its safety and "attractability" for new businesses and residents to share their innovations

Continued startups of small businesses by independent entrepreneurs

SACA, Tabor, Habitat for Humanity, non-profits that empower city residents, promoting education, and home ownership, young people opening businesses and buying homes in Lancaster City

More successful businesses, cleaner streets, more bike patrol in non-popular areas

The most significant trend that is driving economic development is the growth of restaurants/bars. It attracts people to the city to spend money within city limits

### **Culture/Heritage**

Community events bring both the community and businesses together, cultural, local themes, brings not only locals but tourism/visitors, shop local/buy local, new activities, (Sunday Markets), Branding the city of Lancaster, A City Authentic, building on Lancaster, rural, Amish, farm ideas adding the city, urban, art, creative, proactive community aspects

Keep authenticity

Preserving culture business and crafts people, preserving architectural heritage, capitalizing on historically significant events like underground railroad, seed swing, handmade crafts roles in founding of our country, civil war, etc., better traffic pattern around Penn square, improvement in landscape and open space across from Binns Park, change codes to allow for local butchers, chicken raising, rain barrels, clothes lines, composting -> help people become more environmentally responsible, increasing green space, safe walkability, connecting corridors @ pedestrian/bicyclist level, reduces which traffic and pollution, add a small scale manufacturer, more reliance on local talent in development: architects, artists, crafts people, customer service

Young people moving into town and staying when they have children, seniors moving into condos in town and development of those condos, all leads to more restaurants, entertainment and younger business start-ups

### **Housing**

Build off great medical facilities; redo buildings, churches, downtown for retirement housing, micro-loans

### **Arts**

Expansion of the arts

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The emphasis on the arts, the programs at the Ware Center and First Friday

### **Schools**

Combining school districts over immediate surrounding areas to the city

Establishment of an educational institution which has as its sole focus aligning offerings/programs with employment in the community

Synergy between the city and the school district -> one community

Millersville bring classes downtown

### **Housing**

Growing availability of downtown residential rentals in converted industrial buildings, walkability of central city, boomers moving from suburbs to retire in city, focus on arts

### **Biking**

Addition of biking/walking trails, switching yard to Long Park, conversion of the GOAT path from downtown to Leola

Biking/walking/buses

To best promote bike corridors and benefit users, the bikers need a safe place and dry place to park their bikes. These areas need to be developed. Provide free spaces in existing parking garages would be a good start. For one way streets with 2 traffic lanes, close one lane for bike traffic and Red Rose trolley use for exclusive use.

### **“Green” Living/ Sustainability**

The presence of organic and locally grown culture

Safe clean and green community

The small scale architectural fabric presents great opportunities for sustainable development (also the recent analysis by the National Trust for Historic Preservation, older, smaller, better, city residentially

Opportunity to existing stakeholders, sustainability. Just because we’ve been here doesn’t always mean it’s successful. Progressive thinking of future regards to quality of life/mass transit, self-sustainability.

### **Miscellaneous**

Equitable and far reaching (geographically) investment dollars

Younger people willing to live in downtown areas

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Encouraging rental residents to get more involved in the city. Give them reasons to get involved

More interest in what city has to offer...keep it growing

Creative people leaving NY and Philly to work and live here, bringing that energy and maintaining connection to those cities

Lancaster is attractive to younger people who bring energy and innovation to the city

I'd like to build a community maker space to share resources and grow skills across all ages and economic backgrounds

Vitality is contagious, continued small successes will create greater success

Attracting young people to live and work in the city, bring more income and enhance the tax base

A few more mailboxes in the residential areas, not just outside the City Hall and downtown businesses

More emphasis on pedestrian and bicycle safety

The influx of "empty nesters with disposable income and the migration of young, creative, and entrepreneurial transplants

The core is thriving even though if you travel a few blocks outside you see poverty, rental properties with absentee landlord's trash. It is encouraging that businesses and individuals are investing in downtown but to keep that trend on the upswing?

Making it easy to get around and into Lancaster City without a car. Better separation of bicycles from traffic. Bump outs at crosswalks and narrowing of streets DID NOT take this into consideration.

There is no alternative to achieving the "Big Win". When it will be achieved is up to us

More wealthy and older people moving into the city

More people living in the city and creating a friendly environment to not only downtown area but in the 6<sup>th</sup> Ward as well

A new image for the city both internally and externally, Equal opportunity, not gearing every advantage to the under privileged and the positive reinforcement of "neighborhoods"

The quality and commitment of the business people of Lancaster, welcome creative people who want to do things here despite the political climate of the state, and the way this state is organized

Innovation and grassroots efforts

A BIG WIN WOULD BE NEW GOVERNMENT OFFICIALS

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## Other thoughts based on what you heard today?

### Parking

More parking friendly, 25 cents per 10 minutes seems high, keep the cost of meters and parking garage cost reasonable, provide a way to keep homeless off streets

Do not lose the post-industrial structures (overpass trestle between Liberty North and F&M and concrete supports across from Champion Forge), It would be great to have Amtrak direct to NY, Bike only hours on Sunday, close roads in the city center, while everyone focuses on growth, I find the 60,000 population currently is a sweet spot and allows the city to exist as it is. More people = more congestion, loss of street level parking and on...

Free parking on Saturdays may bring retail shoppers in. Getting a parking ticket is not good

Better mass transit, buses run more often, maybe any small busses. A parking garage at train station reopening southern market as a market. Developing our waterfront

Streetcar was mentioned but more Red Rose trolleys servicing more corridors and FREE remote parking would be stimulating, streetcars with tracks etc. would be expensive to install – natural gas powered trolleys would be less expensive to provide. Use Bulova building for a tech hub shared by colleges – Millersville, F&M, Stevens Tech, HACC, provide more off street parking for existing residents- provide many nearby mini lots for local residents and mailboxes for their use

### Taxes

Taxes are an issue, safety concerns, not walker/biker friendly, violence not stopped, good work, nothing really new heard today

Tax-base-90->

### Housing

There is a strong need to ease the housing burdens of the low-income families. If they are working, often more than one job and can afford their rent and nothing else; there is no money to spend on small businesses and no time to give back to communities through volunteering.

Cannot stress enough the need for affordable housing!

No mention of our incredible architecture. I moved here 23 years ago from Paris, France because of the gorgeous, affordable, architecture of the houses. We need to promote, protect, preserve, and showcase our houses. And have an education program for homeowners whether they have row houses or grand Italianate houses.

There was a strong case for housing issues

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## Miscellaneous

I am fascinated by the hotel trends, walkability, and corridor [talking] points. Kudos

Where did you get the statistics on retail opportunities? They seem very optimistic

It sounds like you are poised to tell us what we want to hear rather than what we need to hear

I am turned off by the slogan "a city authentic". If you have to say you are authentic, chances are its forced.

If the city is as innovative as discussed, how do we get the word out to industry leaders both regionally, nationally, and in the international arena?

Public safety and what comes with growth and development increase in crime, drugs, drug dealing. The city already has drug infested areas that are not being addressed. Also slumlords. There is a lot of beautiful old properties but it seems that while there are ordinances in place, they are not being enforced on some people.

There was no discussing of crime and safety. It's good to know that that narrative hasn't become all-pervasive.

Calm traffic, more parks and trails, more urban greening, focus on neighborhoods, fine grain improvements instead of homeruns, respect the heritage and architecture of the city, stop tearing down historic buildings!

Develop easy/affordable mass transit connecting the core areas and then also reaching out to the corridors.

Have to have economic viability

We're becoming nationally known, what about internationally?

Make it safe, they will come. Business must compliment the neighborhoods

Do the "square", it's looking worn down on the surface. Pleased to hear one-way streets are being looked at. I live on W. Walnut and I suspect one way streets encourage/facilitate speeding and fast driving.

My wife and I are in Lancaster with plans to stay for decades. We're excited to see the city grow and eager to help.

Focus on poverty

A serious effort to improve and promote bicycling

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I'm glad that the program addressed affordability; it seems that is a huge factor for marketing Lancaster as a livable city

Need mid-range price clothing downtown. I wouldn't go to the outlets in E Lampeter if we had clothing between \$10 and \$100

The city should ask for feedback from numerous other entities including school district

Lancaster is an amazing place. As we develop, let's not forget to create spaces for people to gather unique to each corridor

Strengthen connection to Rock Lititz, need to find a way to make new construction viable, replace tired outdated construction and keep heritage in context, bring a rail connection to downtown from train station

Not much mention about traffic. I would like to see Charlotte and Mulberry return to their two-way status, which was taken away in the 70s under a dreadful plan called TOPICS [one feature was to take down the monument in Penn Square. Luckily a citizen outcry prevented that]

Steps in the right direction, erase the rural misconceptions!

Need to overcome perception of unsafe city to attract more visitors/shoppers from nearby municipalities.

We are awesome

When speaking about "connections" Tom mentioned connecting creative ideas and visionaries with those who have the means to implement new ideas. We have both in Lancaster (visionaries and implementers) but few opportunities to connect the two for the betterment of the broader community

Diversity, engaging a representative cross section and the folks that do live in the corridors and places that need improvements

Please continue to work to develop the corridors. Particularly the Southeast and Cabbage Hill sections of the city. They have been underserved for a very long time and as a result have become blight on the city, especially in terms of crime rate

More encouragement of venues with outdoor seating, allow chickens in the city

Don't call them corridors! They are not passageways they are places for people and there is much life beyond the passageway to be enriched

I think it's great but we need to move development into the inner city as well. S. Ann Street, Dauphin Street, S. Lime Street, Beaver Street and into the neighborhoods where the working class lives and thrive to make the city grow and be better, not just surrounding downtown tourist areas.

Why are so many outsiders coming? What brings them to us? Our open spaces disappearing (green etc.

*Note: Comments are recorded as written, however, they are organized into themes. Words difficult to read because of handwriting are highlighted in yellow.*

Lancaster Economic Development Strategic Plan: Public Meeting #1 (August 14, 2014)  
Summary of Comments from Comment Cards. August 20, 2014.

How quickly can we have positive movement?

Keep the chain stores out! For the most part I agree with this, chains along the corridors like Harrisburg Pike is probably not a good idea, Bike lanes, yes, Duke Street Bridge, Harrisburg Pike etc., etc., etc.

Create hubs of innovation, neighborhood gathering points and make sure that change brings prosperity for all

It seems like the fresh challenge we (Lancaster) faces is navigating the tension between tourist/destination based economy and a residential/locally based economy, and secondly between trends/development strategies that drive gentrification (which include “place-making” and putting market value on “authenticity”) and creating a “just” city and inclusive community that can live in an historic city.

I am amazed that this city is vibrant. Streets that have limited parking will attract the poor without a car. Need corner mailboxes.

Once landlords see this strategic plan they will raise the price of rent in the areas that have been highlighted in the plan, which will continue to keep local residents from starting businesses (small)

We need more things for children and youth of all cultures. We need something that will pull people from the city back downtown.

Two thoughts: produce trucks that act like ice cream trucks, especially to serve underserved portions of the city e.g. the southeast and southwest sides. One or two hostels would be nice! Affordable and bring in (mostly young) tourists!

How to we leverage the strength educational institutions that grow our economy? Do we have sufficient infrastructure (technologies) in place to support growth, (cable, fiber, wireless)

Create a grant of some sort for buyers/owner/occupants who restore homes and improve streetscapes.

Need quality but affordable restaurants at train station, better signage (e.g. missing street signs), still need improvement in street cleaning, smoother traffic patterns, tougher crackdown on nuisance landlords

*Note: Comments are recorded as written, however, they are organized into themes. Words difficult to read because of handwriting are highlighted in yellow.*