

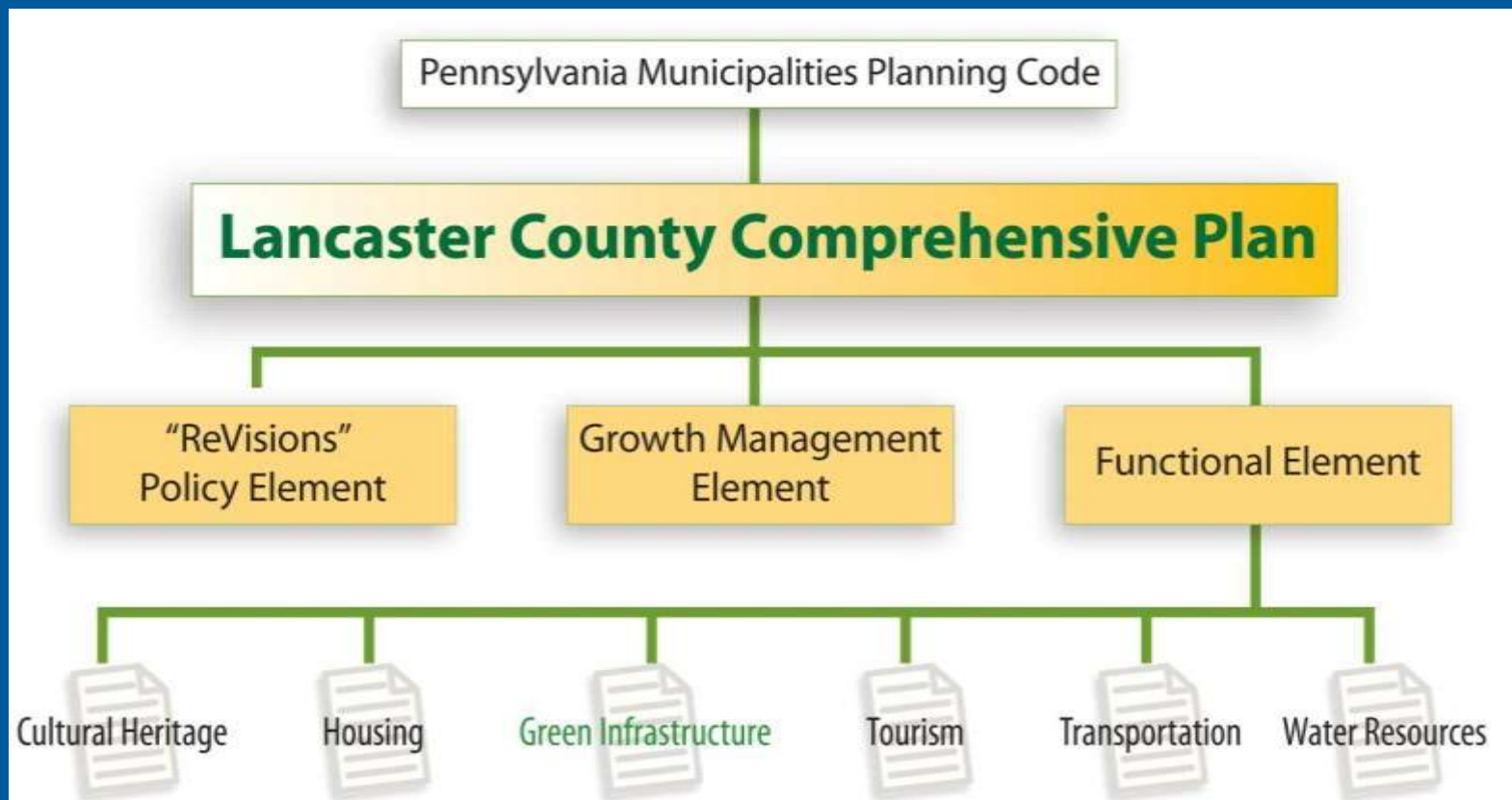


# **Funding and Partnerships To Achieve Sustainable Redevelopment**



*Mary Gattis-Schell, AICP  
Senior Environmental Planner  
Lancaster County Planning Commission*

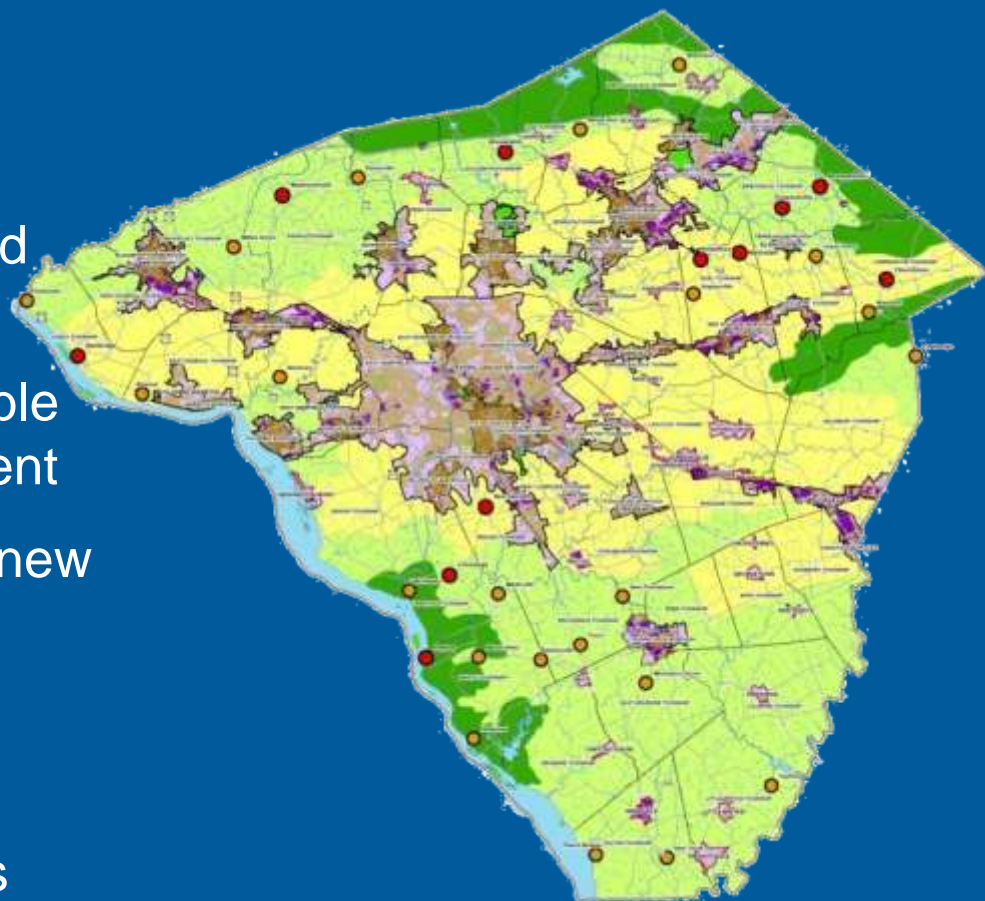
# Envision



# Urban Growth Area Strategy

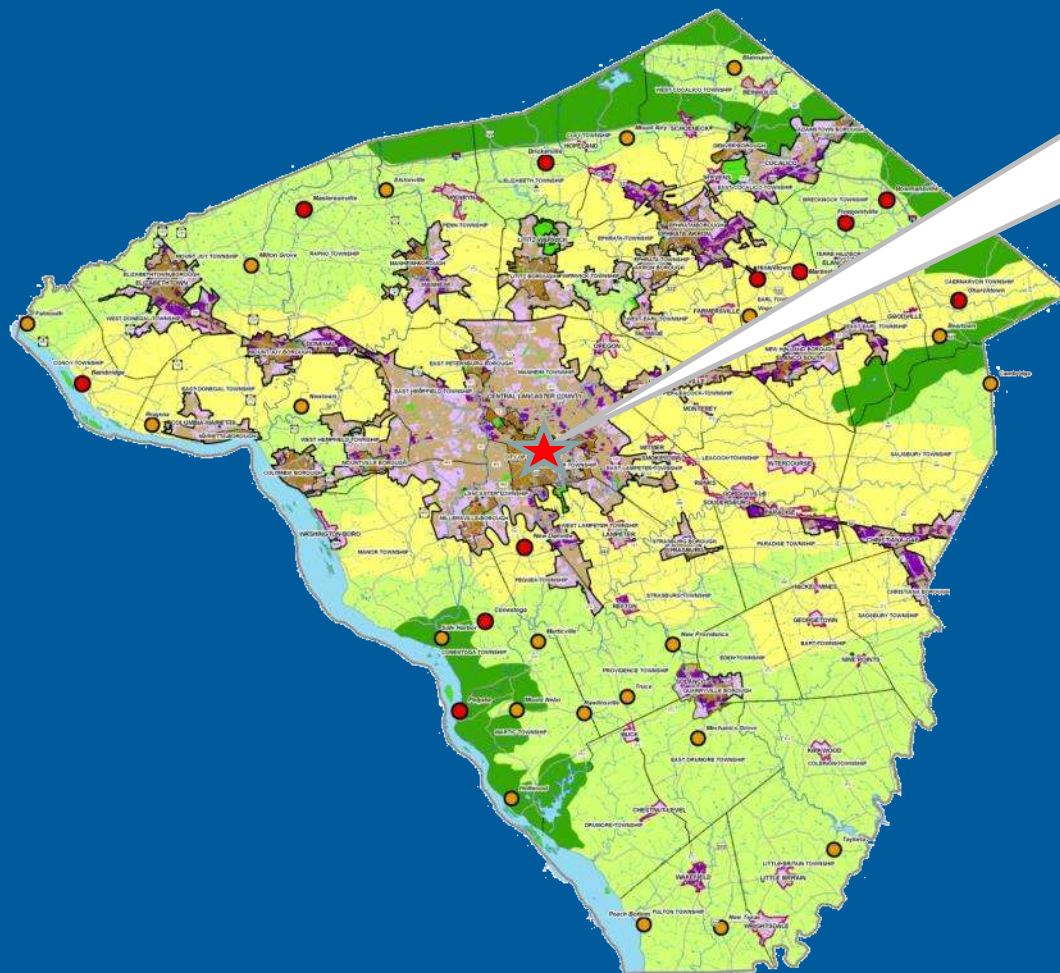
## Key Objectives:

- Increase the proportion, density and intensity of development in UGAs
- Place a new emphasis on compatible reinvestment, infill and redevelopment
- Improve the character and form of new development in UGAs
- Increase housing choice and affordability
- Increase employment opportunities



# Small Area Plans

US EPA Smart Growth in  
Brownfield Communities  
Grant Planning Area



# THE GATEWAYS

City of Lancaster & Manheim Township, Pennsylvania

**MANHEIM  
PIKE  
DISTRICT**

**TRAIN STATION  
DISTRICT**

**STOCKYARDS  
DISTRICT**

**LIBERTY  
STREET  
DISTRICT**

**STADIUM  
DISTRICT**

TO PARK CITY MALL

TO LONGS PARK

WOLF TRACT

McMINNS/  
MANHEIM

INTERSECTION /  
ROAD  
REALIGNMENT

ARMSTRONG WORLD  
INDUSTRIES  
REDEVELOPMENT

THE STOCKYARDS

STEHLS SILK MILL

PEDESTRIAN CONNECTION  
(UTILIZING EXISTING TUNNEL)

LITITZ PIKE  
BRIDGE REPLACEMENT

AMTRAK STATION  
(W/ PEDESTRIAN BRIDGE  
CONNECTOR)

CHARTER HOMES HDQ.

F&M COLLEGE  
MIXED USE PROJECT

CLIPPER  
MAGAZINE  
STADIUM

NORTHWEST CORRIDOR  
LINEAR PARK

TO DOWNTOWN LANCASTER

## KEY

-  EXISTING ROADWAY
-  PROPOSED ROADWAY
-  DISTRICT BOUNDARY
-  GREENWAY / TRAIL
-  PARK / OPEN SPACE
-  CATALYST ZONE
-  RAILROAD CORRIDOR



CATALYST SITE

**McCormick  
Taylor**  
Engineers & Planners  
Since 1940

**EA**  
group inc.

MARCH 11, 2010

# Clipper Magazine Stadium ...

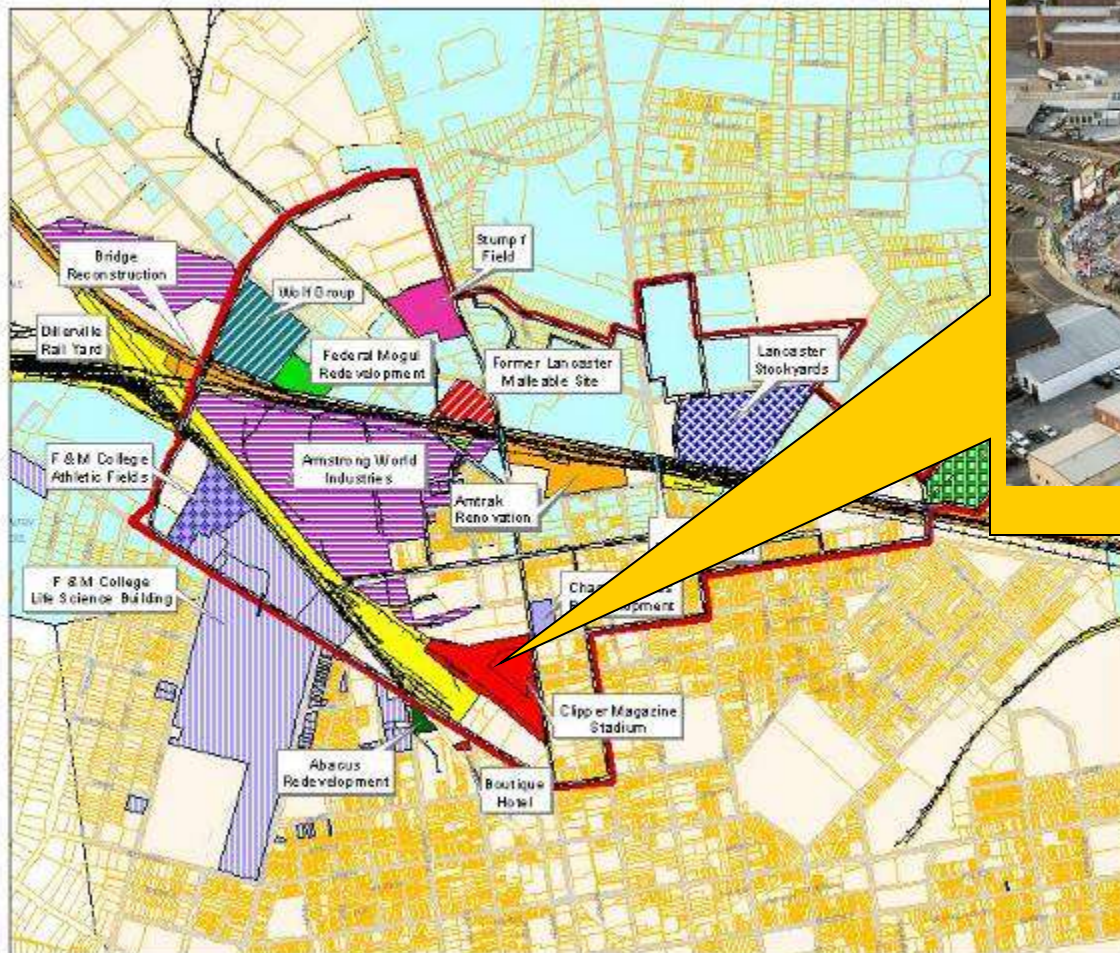
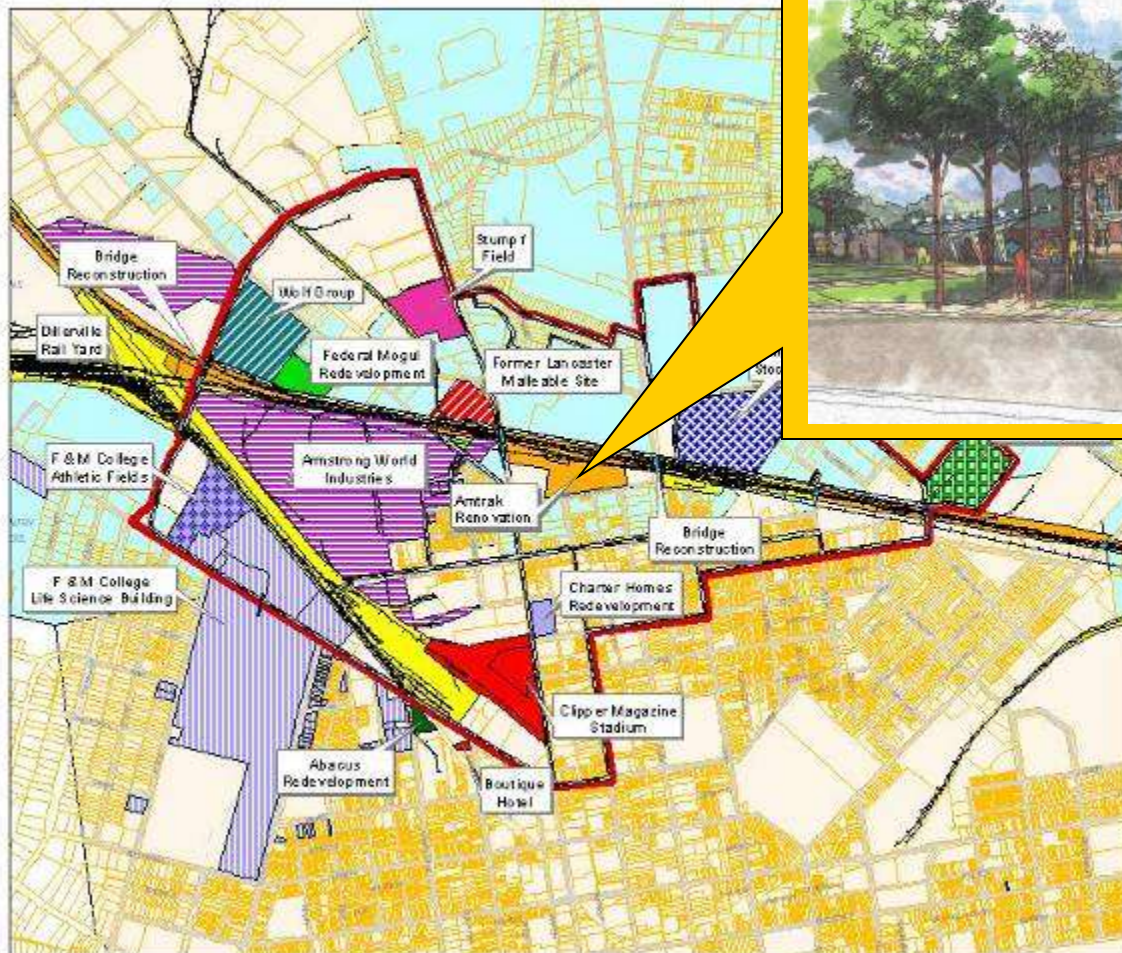


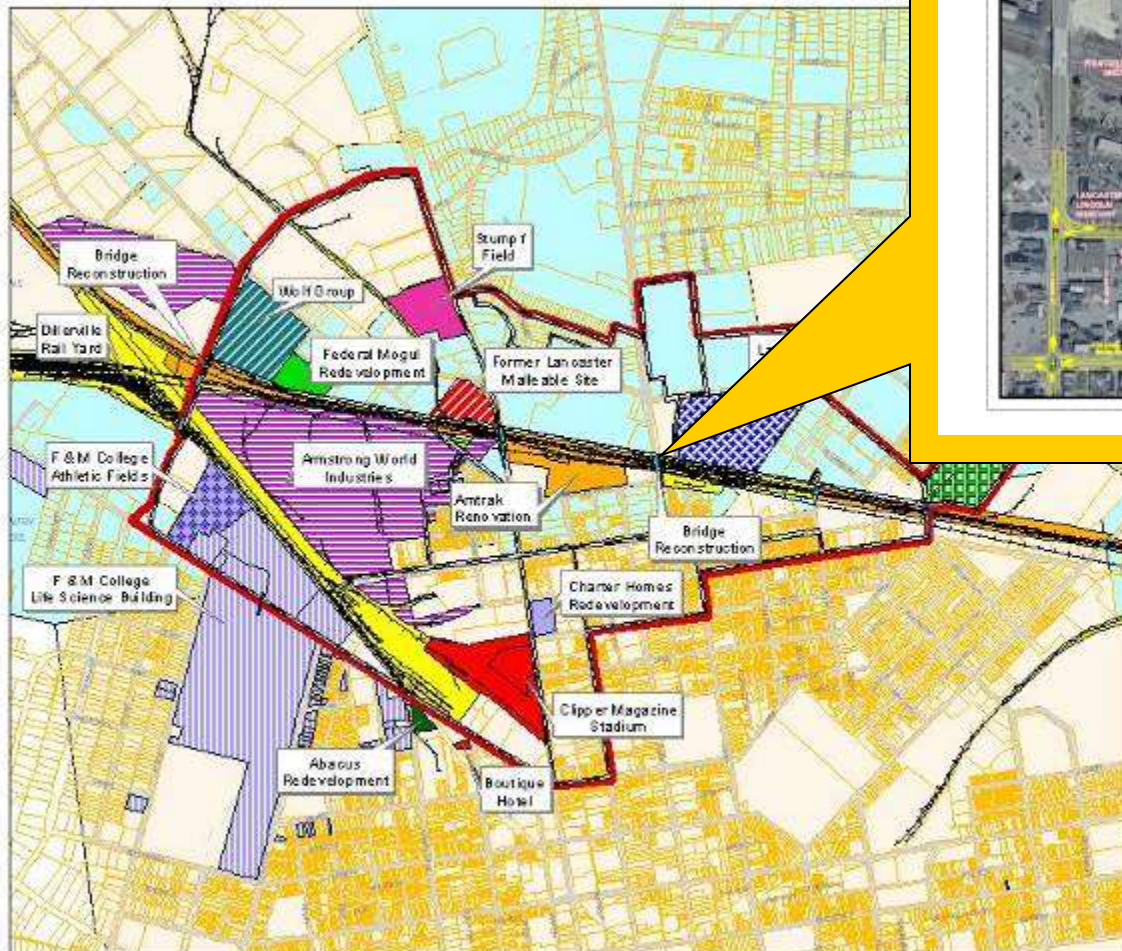
Image courtesy of EDC of Lancaster County



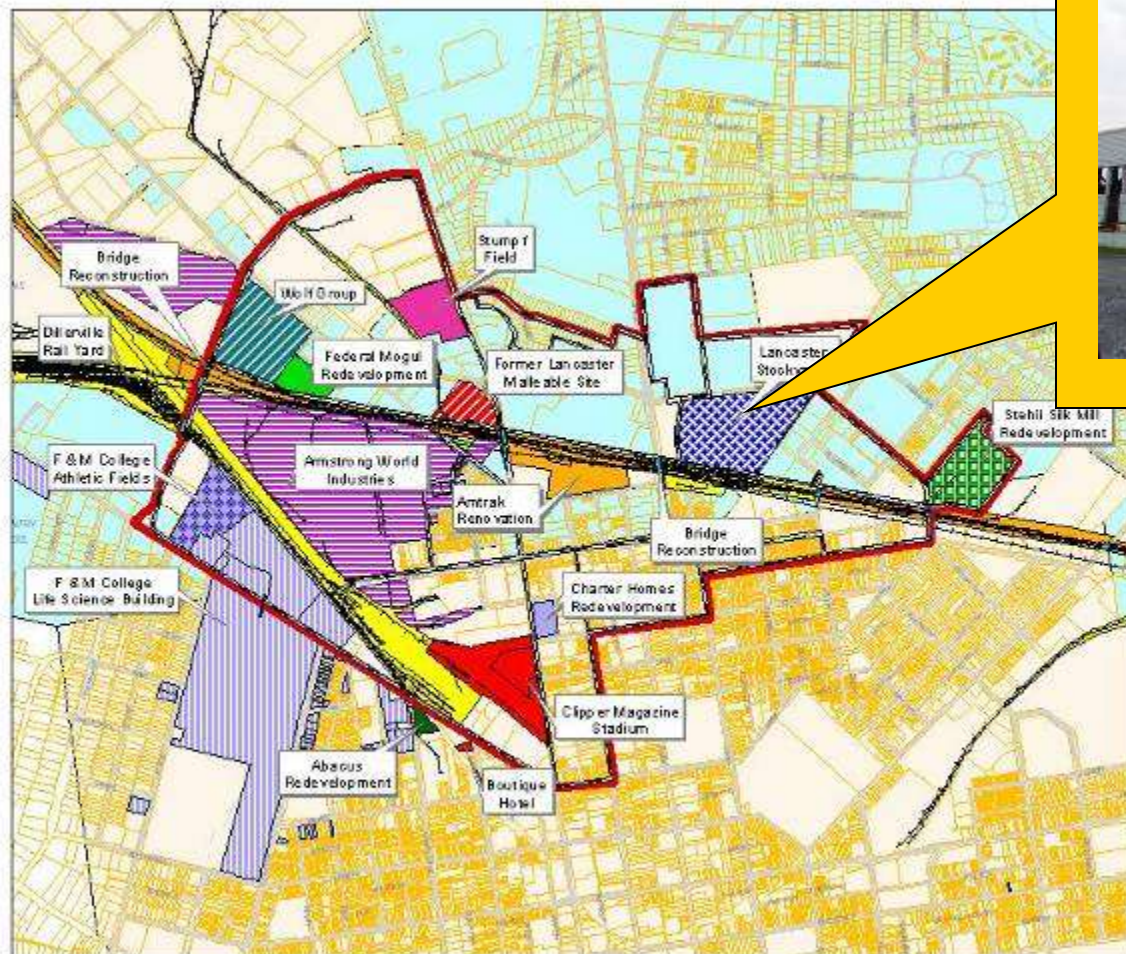
# Lancaster City Amtrak Train Station



# Lititz Pike Bridge Replacement ...



# Lancaster Stockyards ...



# ***PARTNERSHIPS and PLANNING!***

## **Legislative Support**

Senator Wenger  
Representative Creighton

## **Private Investment**

Raymark Bankruptcy Trust  
Phoenix Group LLC  
Lot 5 Associates

## **Public Investment**

**HSCA**  
**DCED**  
KOZ Designation  
BOS Planning Grant  
BOS Construction Grant/Loan  
IDP Grant  
**EDC of Lancaster Co**  
Carel Financing Package

## **Local Support**

**Lancaster County Planning Commission**  
**Lancaster County Engineer**  
**Manheim Borough**  
**MAEDC**  
**Penn Township**  
**Rapho Township**  
**Manheim Central SD**

## **Consulting Services**

RT Environmental  
RMM Associates  
Land Studies  
Navarro and Wright

## **Regulatory/Permitting:**

### **DEP BAT Coordinator**

Denise Brinley

### **DEP Environmental Cleanup**

Kathy Horvath

Manny Nzambi

Steve Shank

### **DEP HSCA**

Art Dalla Piazza

Rich Morgan

Dave Hrobuchak

### **DEP Waste Management**

Linda Houseal

Tom Hanlon

Tom Miller

John Pollock

### **DEP Air Quality**

Ron Davis

Fred Heagy

### **DEP Watershed Management**

Ramez Ziadeh

Allyson McCollum

Holly Swartz

### **EPA RCRA**

Paul Gotthold

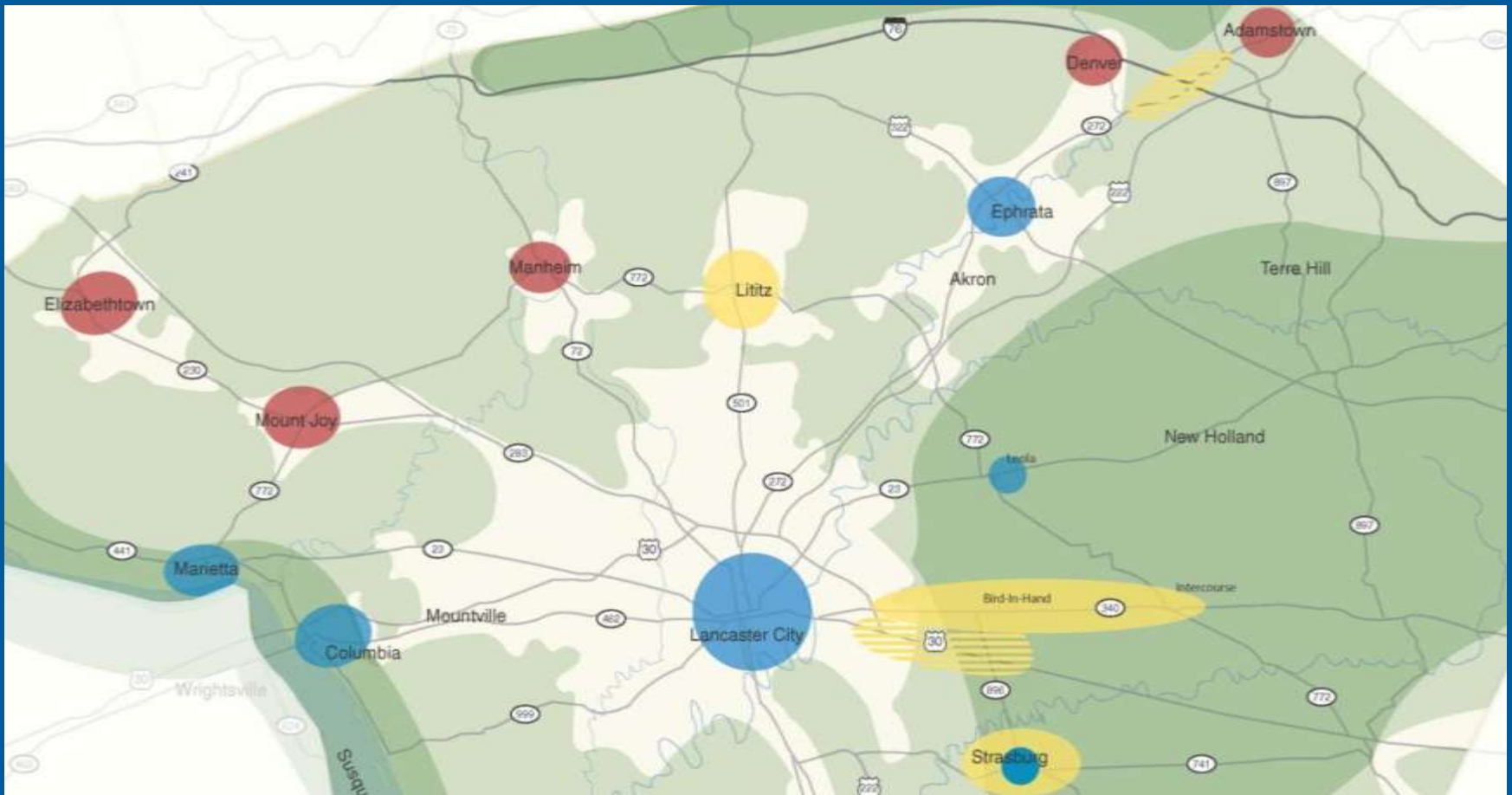
Linda Matyskiela

### **US ACE**

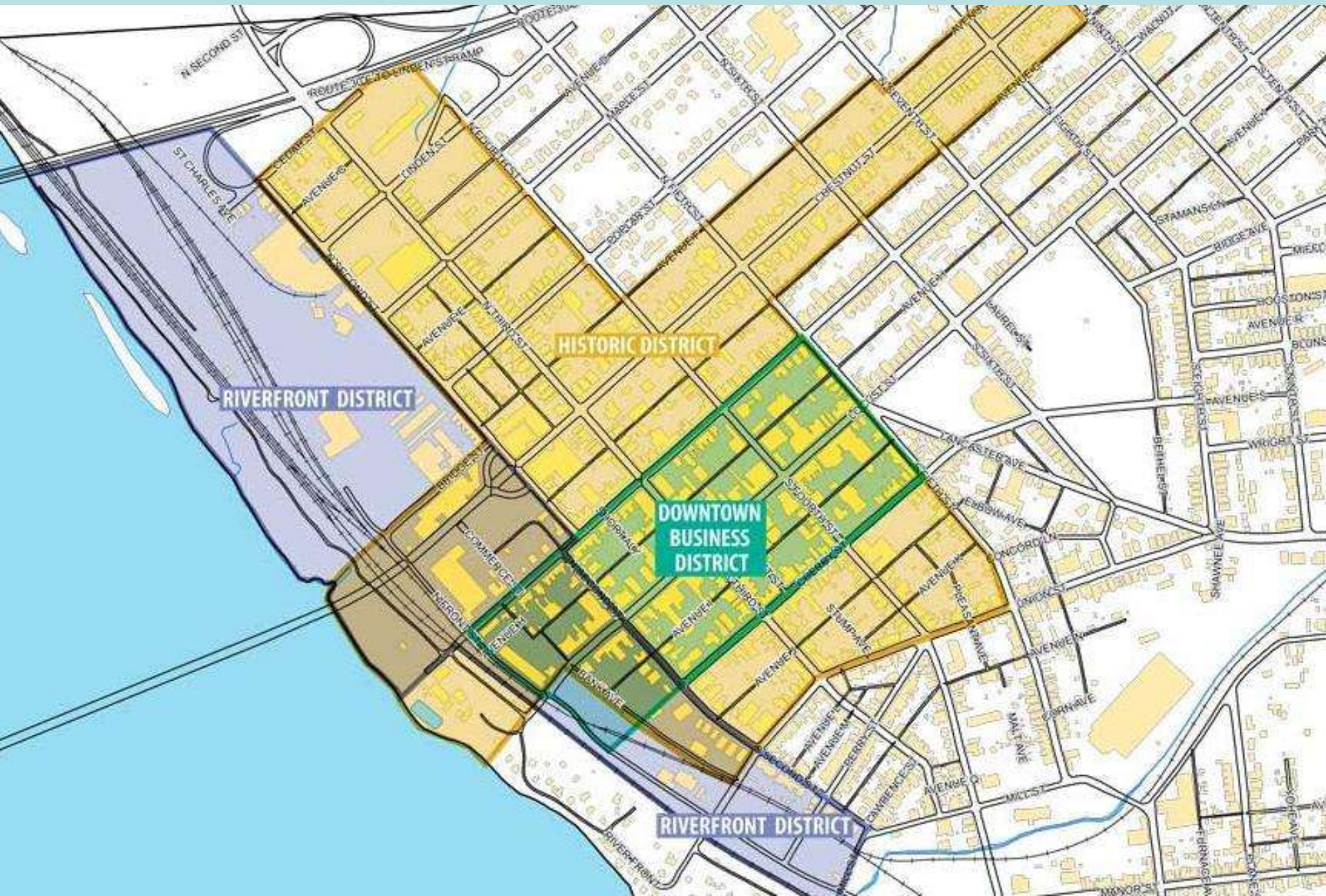


# Lancaster County Tourism Development Areas

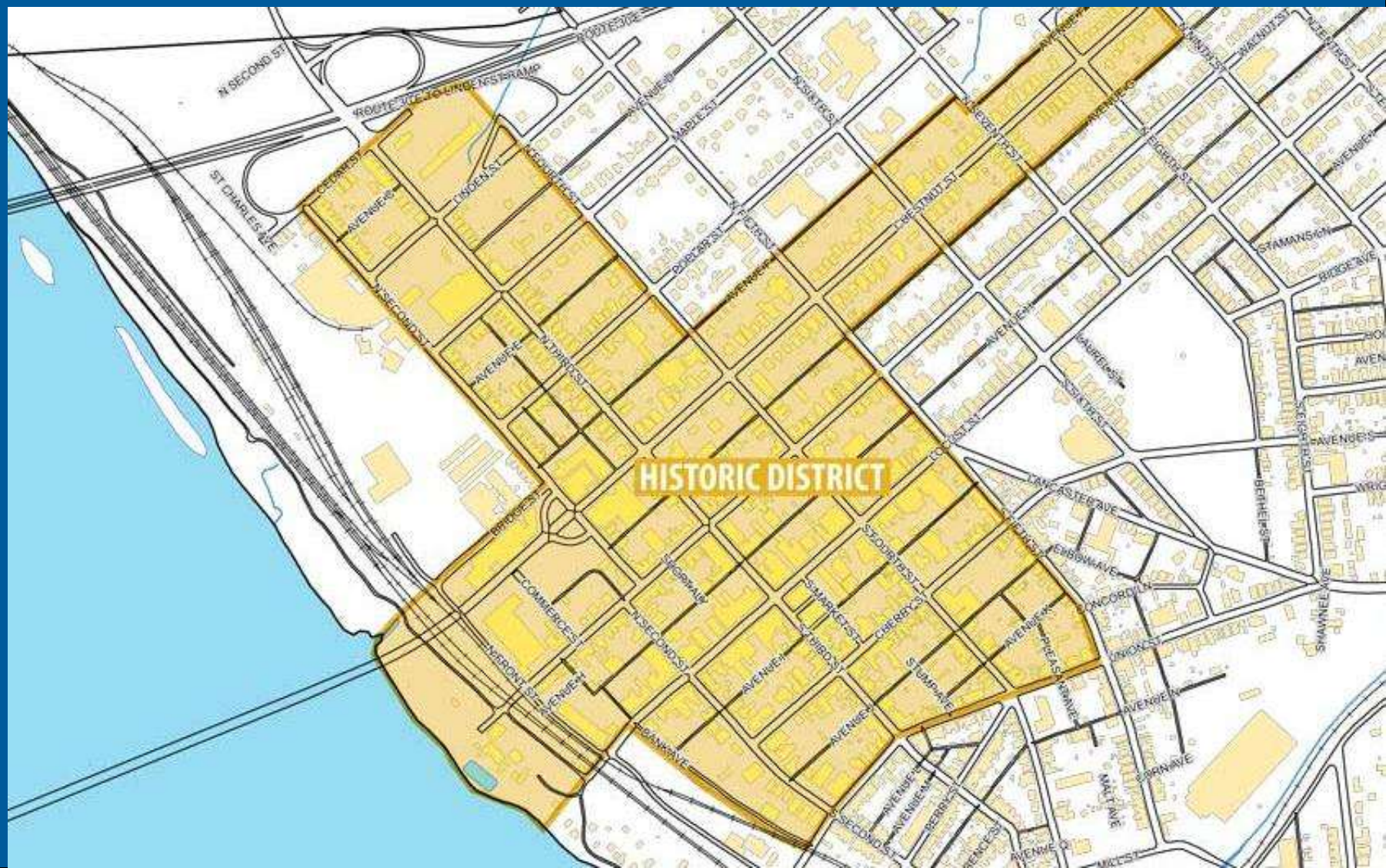
The city and boroughs are among the county's most promising – but largely untapped – tourism resources

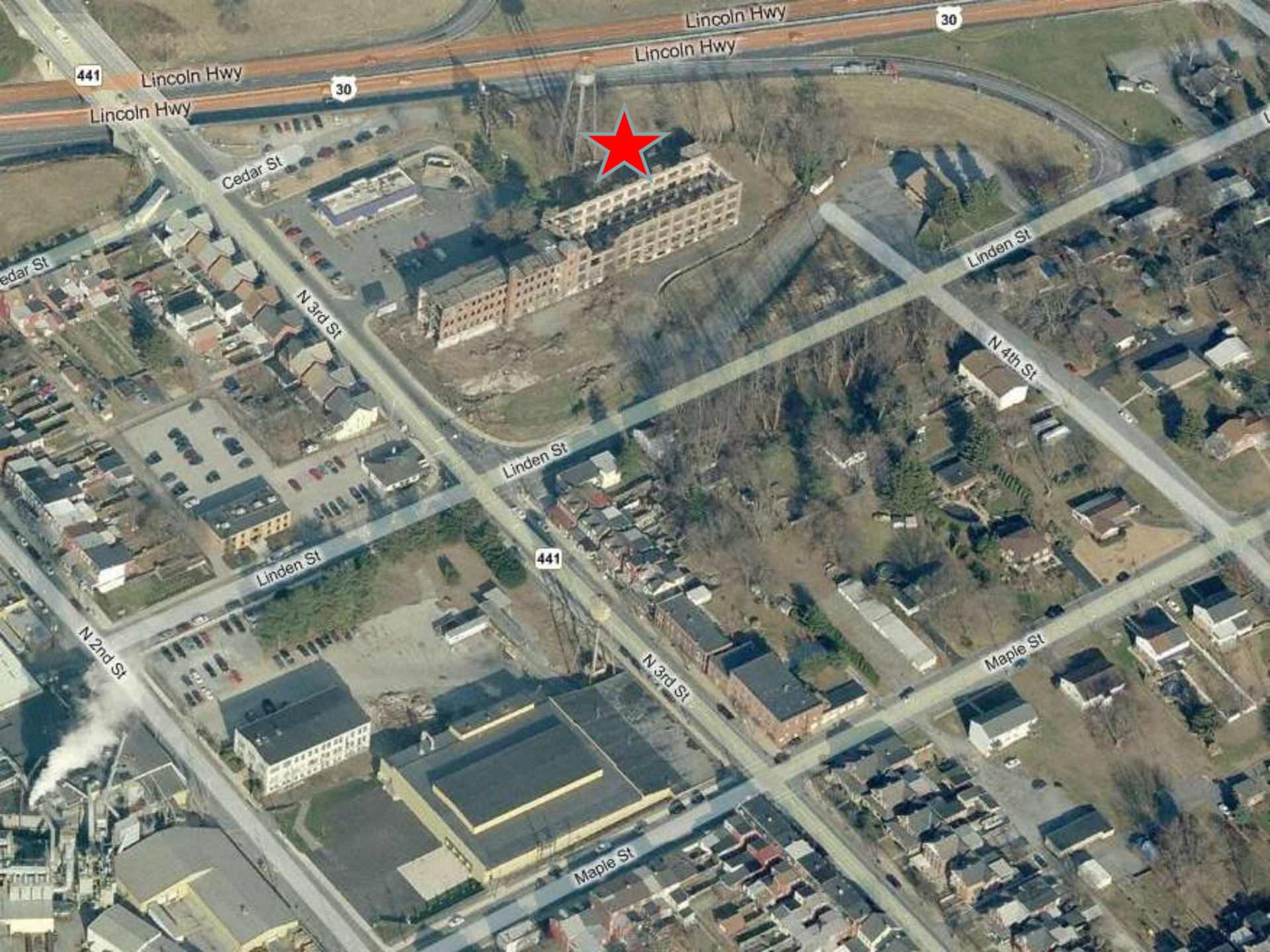


# Columbia Borough's Economic Footprint: Three Focus Areas



# Historic District





441

Lincoln Hwy

30

Lincoln Hwy

Lincoln Hwy

30

Lincoln Hwy

Cedar St

Cedar St

N 3rd St

Linden St

N 4th St

Linden St

441

Linden St

N 2nd St

N 3rd St

Maple St

Maple St













# Turkey Hill Experience



This project is transforming a former silk mill into a visitor attraction. This 26,000 sq. ft. center will highlight the ice cream making process, the history of the dairy, and the region. Anticipated opening date is Spring 2011.





# Turkey Hill Experience Partners

- Columbia Borough
- Lancaster County Planning Commission
- U.S. EPA
- Columbia Economic Development Corporation
- Economic Development Company of Lancaster County
- County of Lancaster
- Museum Partners, LP

# Turkey Hill Experience Timeline

2005 – 2006  
Phase I ESA and  
Limited Phase II by County

2008 Site  
work begins

2006  
Borough  
acquires  
Property

2010  
Museum  
Partners  
acquires  
Property  
County  
continues  
Phase II

**Mary Gattis-Schell, AICP**  
**Senior Environmental Planner**

**Long Range / Heritage Division**  
**Lancaster County Planning Commission**  
**[www.co.lancaster.pa.us/planning](http://www.co.lancaster.pa.us/planning)**