

The DID Dispatch

Letter from Executive Director, David Aichele



WE ARE SO GLAD you have chosen to live and invest in Lancaster's Downtown Investment District. With the opening of Ewell Plaza, we are proud to now offer cleaning services in the plaza seven days a week. Additionally, our Ambassadors and Clean Team will help to monitor activity in the area and assist the community.

In response to your survey feedback, we recognize there are challenges facing our community. Therefore, we

are pleased for the opportunity to hire an outreach specialist whose job it is to connect with individuals experiencing homelessness, addiction, and/or mental illness. The specialist will also check in with businesses to address their concerns for this vulnerable population. Since September 2022, the specialist has assisted with the placement of 10 individuals into permanent housing and helped to place seven into rehabilitative services. The outreach specialist provides a compassionate and effective approach to our most vulnerable community members.

These new and expanded services in the DID lay the foundation for the 2023-2028 Downtown Investment District Plan Renewal. We are committed to maintaining a high-quality district that continues to lay the foundation for a thriving City. You can review the proposed plan at lancastercityalliance.org/Downtown-Investment-District.

Thank you for the opportunity to serve you.

Sincerely,

David Aichele

Executive Director,
Lancaster Downtown Investment District

Save the Date

Downtown Investment District Plan Review Process

- **JANUARY 19, 2023**
End of 45-day review period and tabulation by independent auditor of any objections.

Downtown Dollars

HELP KEEP THE SPENDING POWER IN THE CITY, Downtown Dollars make great gifts. Go to visitlancastercity.square.site to purchase.



For Great Retail Therapy, Shop Indie

THE FOURTH ANNUAL Lancaster City Indie Retail Week, held last August, had nearly 80 City retail stores come together to celebrate a special week of shopping in the City. The Downtown Investment District sponsors this event to support a vibrant retail experience, where shoppers can take advantage of deals and promotions from the City's independent retailers. The City's shopping experience is one of the many reasons people want to live, work, and play in the DID, and we are proud to support our merchant community. We hope you will take part in a little retail therapy and shop indie all year long.



Left to right: DJ Ramsay of Lancaster Office of Promotion, Elizabeth Peters of Read Rose Books, and Alex Otthofer of Lancaster City Alliance encourage you to shop small all year long.

Downtown Investment District Milestone Awards Celebrate Retail Community

01
YEAR

American Dragon Fine Art Gallery, Baldy's Blends, Built Supplements, Deerfoot Downtown, Empanada Gourmet, Endo Café, Ethio African Grocery Store, Furdunkin, Gallery Grow, Halo Kitchen, Home 1st Realty, House of Tacos, I AM Limitless, Inna's Pierogi Shop, Isabelle Cuisine, James Street Med Spa, Laura Z Tai Fine Jewelry & Watches, Longevity Lancaster, Nook Books, Norbu, Psychedeli, Queen Street Bistro, Ritual Tattoo Collective, Sparo, The Steak Out, Universole, Vintage Candy Shop, Wish You Well Bakery

05
YEARS

A Slice of Brooklyn, Beauty by Judelyne Wellness Spa, BLM Hair Studio, Bravo Supermarket, Callaloo Trinidadian Kitchen, Copper Cup Coffee, Diamond Nail Salon, Escape on Queen, Good Guy Vapes, Larkstone, Levorgoods of Lancaster, Meduseld Meadery, Molly's Pub, My Aunt Debbie, Nicole Taylor Boutique, Telltale Dress

10
YEARS

551 West, Arabian Knight Hookah & Coffee Lounge, Café One Eight, Himalayan Curry and Grill, Lancaster Dental Arts, Lemon Street Market, Mulberry Salon & Spa, Roburrito's, Rumblebrewskins, The Scarlet Willow, Season's Olive Oil & Vinegar Taproom, Wellness in Hand

15
YEARS

100% Live Hair Artistry, BellaBoo, BUiLDiNG CHARACTER, Fin Salon, Iron Hill Brewery, La Cocina, Mr. Suit Records, Nick Gould Photography

20
YEARS

Cocina Mexicana, Shenk's Poultry

25
YEARS

CI Records & Skates, AngryYoungandPoor

30
YEARS

Saife's Middle Eastern Food

35
YEARS

Two Dudes Painting

45
YEARS

Puffer Morris Real Estate, Inc.

90
YEARS

Long's Horseradish

150
YEARS

Lancaster Chamber

Downtown Investment District Survey Results Will Help Shape the Future of the DID

THANK YOU TO ALL WHO TOOK THE TIME

to respond to the Downtown Investment District Survey that was issued in August. The DID board has compiled and reviewed all 180 responses and will use your feedback to shape the future of the DID.

A few things we learned from the responses: You agree the DID is a good place to live and do business, but you want to see more interaction with the ambassadors and more widespread cleaning from the Clean Team. The DID Board was pleased to see that there is support for how the DID budget is managed, but that we need to do a better job of making you aware of our outreach specialist, who assists individuals experiencing homelessness or addiction.

We appreciate the valuable feedback and look forward to working with the community to enhance our services and outreach.

Lancaster Outreach Specialist Patrols City Streets to Support Individuals Experiencing Homelessness, Addiction, or Mental Illness



Regina Cooper, Lancaster City Alliance Outreach Specialist

IN LATE AUGUST, Regina Cooper began patrolling City streets, assisting individuals experiencing homelessness, addiction, and mental illness. She serves as a friendly face to listen and connect people with the support and services they need to safely leave the streets and benefit from the resources our community provides. She will also be checking in with business owners, documenting

interactions with panhandlers, and connecting with residents. Previously, Regina worked for Hands Across the Street in Columbia, PA. We hope you will join us in welcoming Regina as an important part of a clean and safe City.

Seven Days a Week, Downtown Investment District Clean Team Patrols Ewell Plaza

TO COMPLEMENT the exciting new Ewell Plaza in the heart of Lancaster City, the Downtown Investment District Clean Team is now patrolling the plaza to ensure it remains a welcoming place for all.

“The Downtown Investment District is proud to now offer a Clean Team member dedicated to overseeing the plaza,” said David Aichele, Executive Director of the Downtown Investment District. “Our team is ready to ensure that the plaza is a welcoming and vibrant place for our community to gather,” said Aichele.

The team is providing cleaning services and serves as a community ambassador around Ewell Plaza and Binns Park. Their duties include removing litter, cleaning benches, tables, bathrooms, reporting maintenance issues, and monitoring activity in the park. They are also there to interact and assist



*Serving the DID
Bottom row, left to right: Amber Bricker and Malik Hairston
Top row, left to right: Danny Torres, Operations Manager,
and David Aichele, Executive Director*

the community, by answering questions and providing information on city attractions, including shopping and dining.

On duty seven days a week and dressed in blue uniforms, the Clean Team is a visible presence in the plaza. Hours are Monday – Thursday 9 a.m. – 5:30 p.m., Friday and Saturday 9 a.m. – 7 p.m., and Sunday 9 a.m. – 5:30 p.m. Hours will be extended during the spring and summer months.

Did you know?

Last fall, the Clean Team picked up 10.3 tons of leaves in the Downtown Investment District.

Exciting New Businesses in the Downtown Investment District

April 1, 2022 –
December 31, 2022

Help us welcome these exciting new businesses to the Downtown Investment District. We hope you agree, the DID is the place to be.

FOOD AND DRINK TO MAKE YOU SING

- **À La Board & Vine** | alaboardsocial.com
Charcuterie vendor with eye-catching and ready-to-eat spreads
- **Akhi Sushi** | southernmarketlanaster.com
Modern Burmese and Japanese cuisine
- **Cozy** | [instagram.com/cozylancaster](https://www.instagram.com/cozylancaster)
Casual food vendor with seasonal comfort-food offerings
- **Lancaster Beignet Co.** | lancasterbeignetco.com
Coffee shop and bakery, serving New Orleans style Hot Beignets
- **Pizzeria 211** | pizzeria211.com
Pizza, delivery, takeout, curbside pickup
- **The Pressroom Restaurant** | pressroomrestaurant.com
Casual dining with a seasonal menu
- **Safe & Sweet** | safesweetnyork.com
Keto, diabetic, gluten friendly baked goods
- **Urban Farmhouse** | theurbanfarmhousepa.com
Retail shop serving farm-to-table cheesecakes
- **401 Prime** | 401primelancaster.com
A modern city steak house with upscale dining and cocktails

HERE TO SERVE YOU

- **Massage Modern LLC** | massagebook.com
Massage services customized for your busy schedule
- **Drift Spa** | driftspalancasterpa.com
Health and Wellness spa offering massages and skin care products



RAD RETAIL

- **J. Hilburn** | lisatorba.jhilburn.com
Custom made menswear
- **Lancaster Gift Box** | lancastergiftbox.com
Retail shop offering an array of Pennsylvania-made artisanal food products and signature gift boxes
- **Let's Roll** | letsrolllancasterpa.com
Electric bike shop, sales, service, and rental
- **Truth & Style** | [instagram.com/truthstylejewelry](https://www.instagram.com/truthstylejewelry)
Jewelry and swimwear collection



WELCOME BACK TO THE DID

- **Puff 'N Stuff** | puffnstuffpa.myshopify.com
Alternative boutique offering novelty merchandise, incense, and smoking accessories

Development Activity Completed and Underway in the DID

NEARLY HALF A BILLION DOLLARS of privately led development has been completed or underway within the Downtown Investment District since July 2015, with nearly half of that (\$233 million) representing projects fully completed since then. As of December 2022, \$40 million in new investments were actively under construction and another nearly \$76 million were in the planning stages progressing through the land development process. These projects include new construction and adaptive reuse of historical buildings.

Assuming all planned projects come to fruition, these projects are anticipated to provide Downtown Lancaster, in total with:

- Nearly 1,100 new residential units including apartments and condominiums, student housing, and senior-living units
- Approximately 125,000 sq. ft. of new and/or renovated retail and restaurant space
- Nearly 200,000 sq. ft. of new office space



▲ **The Intel (Mixed-Use)** | 4–18 West King Street
Under construction; anticipated completion in 2023

- Adaptive reuse
- 45 market-rate apartments
- Retail/restaurant space, office space

▲ **King & Prince (Mixed-Use)** | 33–53 West King Street
Conceptual

- New construction
- 150 multi-generational market-rate and affordable apartments
- 10,000 sq. ft. retail/restaurant space



▲ **(Mixed-Use)** | 116–122 North Prince Street
Conceptual

- New construction, adaptive reuse
- 68 market-rate apartments
- 5,000 sq. ft. retail/restaurant space

▲ **(Mixed-Use)** | 202 North Queen Street
Planned; anticipated completion in 2024

- New construction
- 142 market-rate apartments
- 2,800 sq. ft. retail/restaurant space



▲ **Mosaic (Mixed-Use)** | 32 West Vine Street
Planned; anticipated completion in 2026

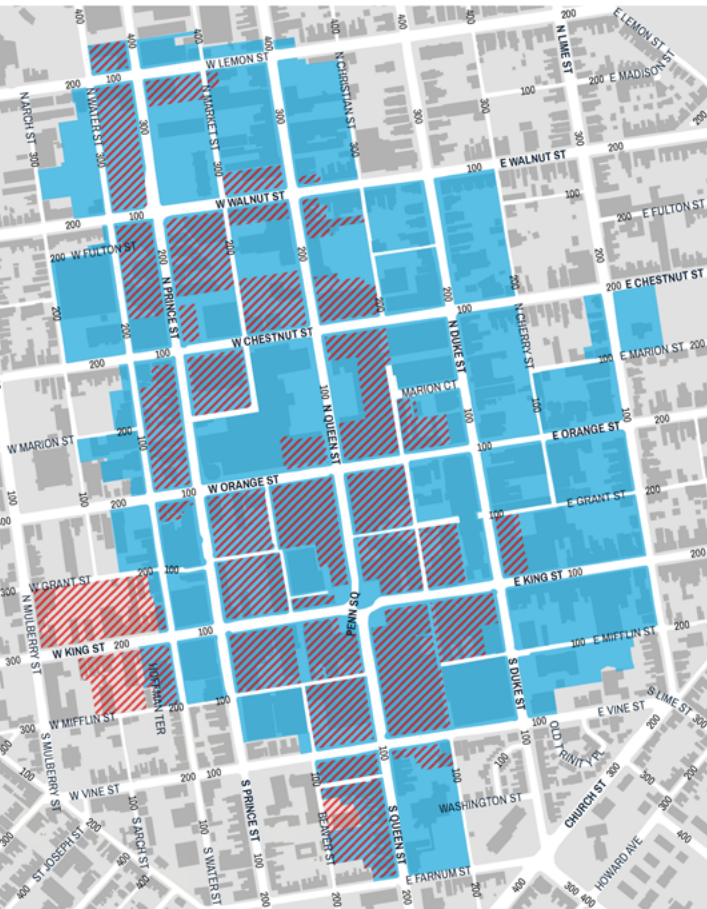
- New construction
- 146 market-rate senior living apartments
- 4,000 sq. ft. retail/restaurant space, event space





▲ **(Mixed-Use)** | 347 North Queen Street
Conceptual

- New construction
- 72 market-rate apartments
- 2,700 sq. ft. retail/restaurant space

CRIZ Helping Small Businesses in the DID



 DOWNTOWN INVESTMENT DISTRICT (DID)
 CITY REVITALIZATION & IMPROVEMENT ZONE (CRIZ) DISTRICT

THE LANCASTER CITY Revitalization and Improvement Zone (CRIZ) Authority, under the management of Lancaster City Alliance and with the support of partner EDC Finance Corporation, has begun issuing grants and loans from its new \$5 million Small Business Financial Assistance (SBFA) Program. The program provides matching grants of up to \$25,000 and a revolving fund for low-interest loans of up to \$100,000 to qualifying small businesses located within the CRIZ district, which has overlap with portions of the Downtown Investment District. Funds may be used for interior and exterior renovations (including façade improvements), real estate acquisition, and new fixtures, furniture, and equipment. In September 2022, the CRIZ Authority approved SBFA grants and loans to the following applicants:

- **Babylon Kebab Grill, LLC**
Grant and loan for professional services, leasehold improvements, and equipment to support the development of a new restaurant, Babylon Kebab Grill, within the Place Marie Mall at 52 North Queen Street (Suite 7A)
- **Drift Spa Lancaster, LLC**
Grant and loan for leasehold improvements, fixtures, furniture, and equipment to support the development of a new health & beauty spa, Drift Spa, to be located within the Lancaster Marriott Hotel at Penn Square at 25 South Queen Street
- **Sun & Moon Realty LLC**
Grant and loan to support the cost of acquisition of the real estate at 38 West Orange Street to enable the relocation and expansion of existing restaurant business Issei Noodle (currently located at 44 North Queen Street)

For more information about the CRIZ SBFA Program and eligibility to apply, please contact Jeremy Young at jyoung@teamlanc.org or 717-696-6200.

Did you know?

THE DOWNTOWN INVESTMENT DISTRICT is overseen by a 11 member Board of Directors. There is an Executive Director to manage the DID plan, finances, budget, and collection of the DID financial assessment from property owners. The DID and the Executive Director is overseen by the Lancaster City Alliance, a non-profit organization based in the City. To learn more, visit lancastercityalliance.org.

2022-2023 DOWNTOWN INVESTMENT DISTRICT BOARD MEMBERS:

- | | |
|-----------------------------------|---------------------|
| Crystal Weaver, Chair | Mark Stoner |
| Pastor Tim Mentzer, Vice Chair | Bernard Truong |
| Nancy Neff, Treasurer | Teddy Boucard |
| James J. Wagner, Secretary | Christopher Delfs |
| Alicia Byler, Assistant Secretary | Joseph M. Donaldson |
| Jami Rhynes | |

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