

West King Reinvestment: Building On Strength



LANCASTER CITY
ALLIANCE



LANCASTER CITY
ALLIANCE

We Are a
non-profit

that promotes

**City growth and stability
so that Lancaster City
flourishes and everyone
shares in its success.**



Marshall W. Snively
President



Jeremy Young

Director of Community & Economic Development



BUILDING ON STRENGTH

THE COMMUNITY-OWNED
ECONOMIC DEVELOPMENT STRATEGIC
PLAN FOR THE CITY OF LANCASTER

Managed by LANCASTER CITY **ALLIANCE**

PLAN ASPIRATIONS

- Attract and retain talent to the City of Lancaster.
- Create jobs that provide a livable wage.
- Leverage educational institutions as partners in creating a skilled workforce.
- **Provide equitable opportunities for all Lancastrians.**
- **Cultivate existing Lancaster businesses to grow with continued success.**
- **Encourage targeted economic development opportunities to strengthen neighborhoods and increase property values.**
- **Provide an environment where small businesses and entrepreneurs can thrive.**
- Be a national model for urban economic development.

PLAN STRATEGIES

1. Expanding Success:
Traditional Economic Development Investment
2. Embracing the Collaborative Economy: *Cultivating Entrepreneurs*
3. Leveraging the Brand: *Marketing Lancaster City*
4. Quality of Life: *Reinforcing Commercial Hubs*

2030 OUTCOMES

- Increase in the **per capita income to 70% of that of Pennsylvania**
- Create **300 new hotel rooms** in the Downtown and Commercial Hubs
- See **2,500 new residential units** of all types and price points
- Achieve **100,000 square feet of new and renovated retail/restaurant space** in Downtown and Commercial Hubs
- Fill **300,000 square feet of office and flex space**
- Realize **\$1 billion in privately led investment**
- See ongoing private investment that will outweigh public investment in economic development

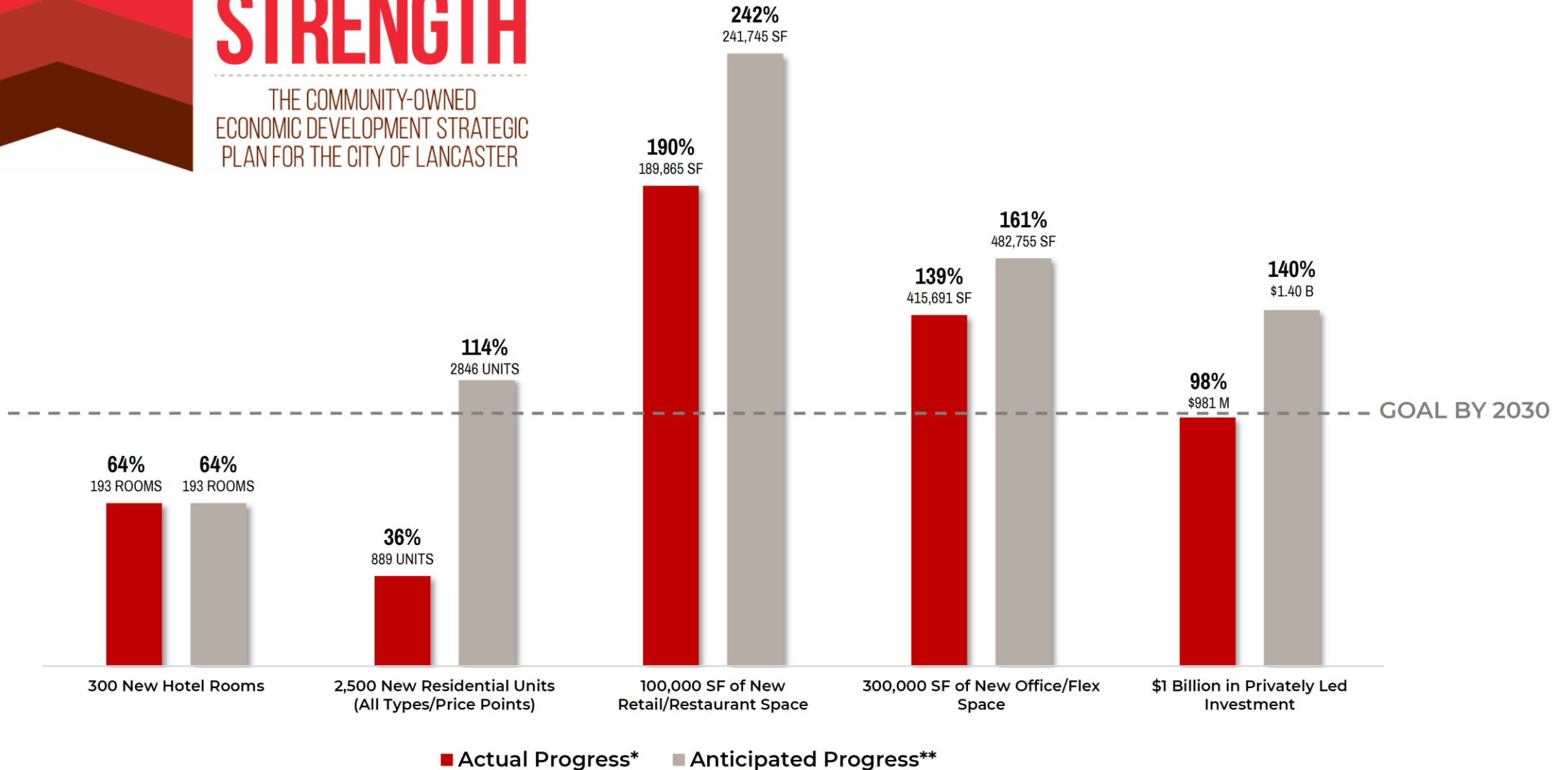


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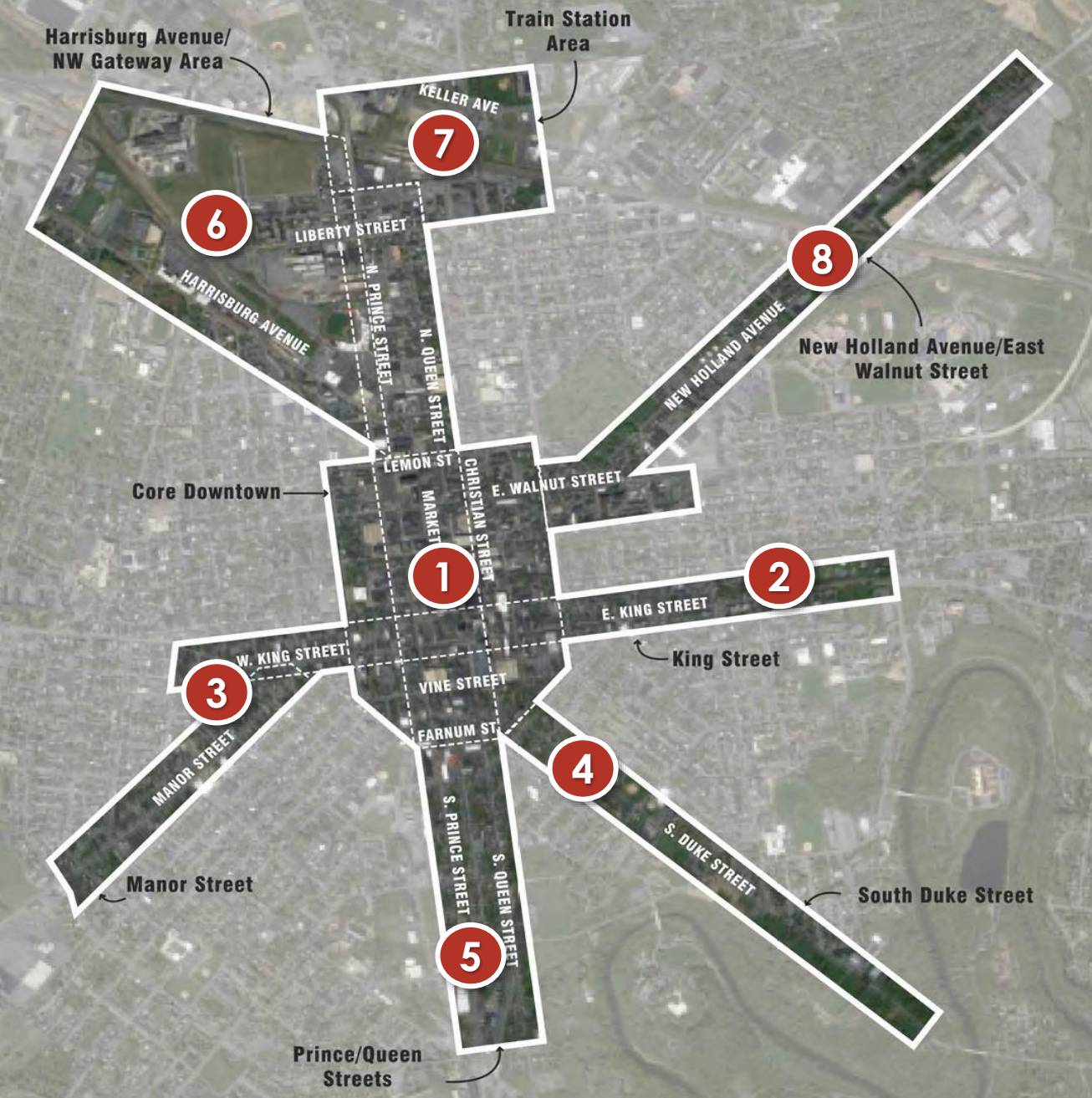
2030 OUTCOMES DASHBOARD

Bricks-and-Sticks Progress Since July 2015 (as of February 2023)



**For development-related outcomes, "actual" reflects only projects recently completed and currently under construction.*

***For development-related outcomes, "anticipated" reflects projects recently completed and currently under construction, and assumes planned and conceptual development projects will come to fruition.*



PLAN FOCUS AREAS

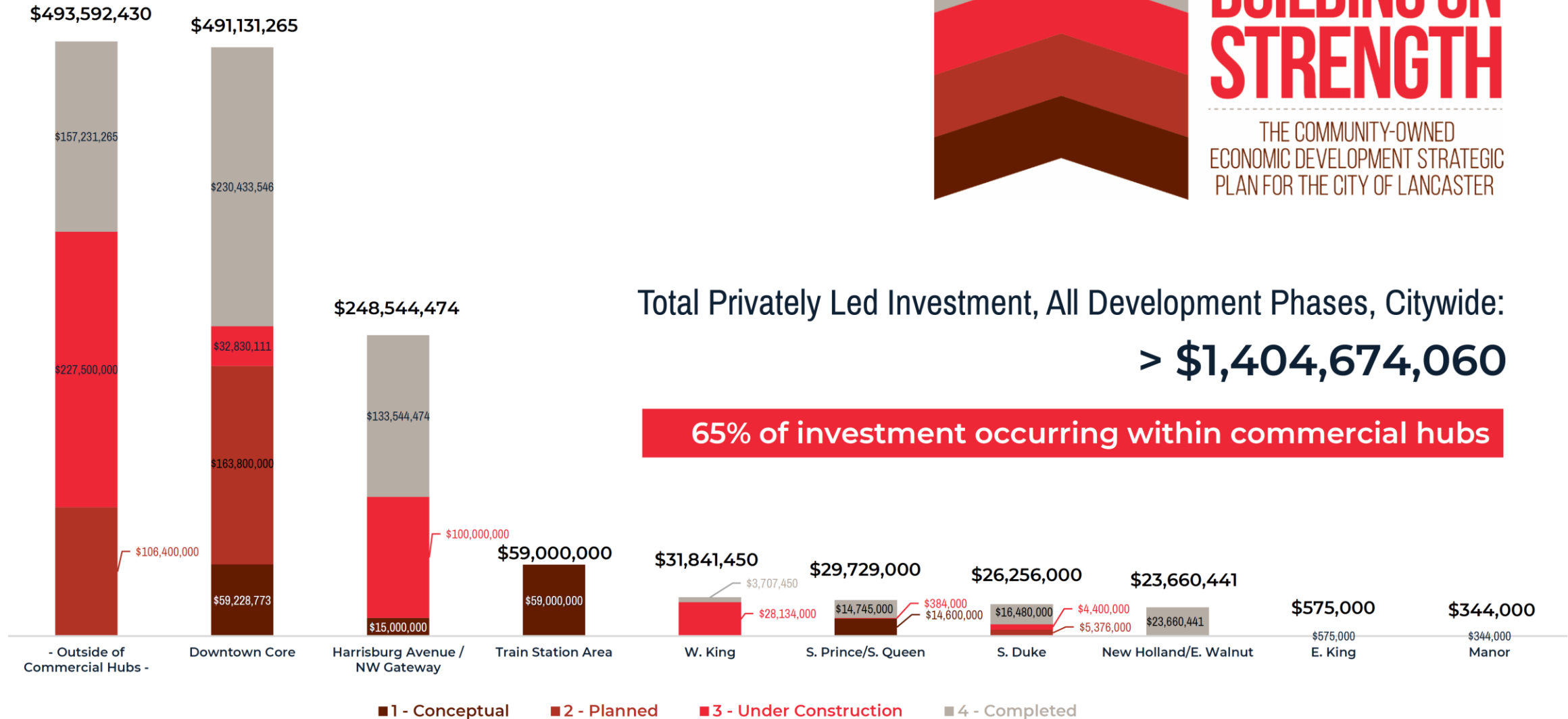
Includes the Downtown Core, in addition to the commercial corridors and gateways (the “**Commercial Hubs**”), that extend outward from the Downtown Core. These *Commercial Hubs* were grouped into eight geographies:

1. Downtown Core
2. East King Street
3. West King and Manor Streets/Columbia Avenue
4. South Duke Street
5. South Prince and Queen Streets
6. Harrisburg Avenue/Northwest Gateway
7. Train Station Area
8. New Holland Avenue/East Walnut Street

These eight areas are important as significant hubs of commercial activity serving the City’s residents and businesses.

Privately Led Investment Since July 2015

By Commercial Hub and Current Phase of Development (as of February 2023)









10 PRINCE
♦ APARTMENTS ♦



10 PRINCE
♦ APARTMENTS ♦







Landis Place on King



City Revitalization & Improvement Zone

Managed by LANCASTER CITY **ALLIANCE**

Marshall W. Snively, Acting Executive Director



CITY REVITALIZATION &
IMPROVEMENT ZONE (CRIZ)



CITY REVITALIZATION & IMPROVEMENT ZONE (CRIZ)

BUILDING ON STRENGTH
COMMERCIAL HUBS

BUILDING ON STRENGTH
INVESTMENT OPPORTUNITY SITES

DOWNTOWN INVESTMENT DISTRICT

An aerial map of Lancaster, Pennsylvania, with various urban planning zones overlaid. A large red area in the northwest is labeled 'HARRISBURG AVENUE/NORTHWEST GATEWAY'. A large yellow area covers much of the central and eastern parts of the city. A blue hatched area in the center is labeled 'DOWNTOWN CORE'. Several smaller red areas are scattered throughout, including one near the river in the southeast. Dashed lines outline several areas, including 'TRAIN STATION AREA' at the top, 'NEW HOLLAND AVENUE/EAST WALNUT STREET' in the northeast, 'COLUMBIA AVENUE/WEST KING STREET' on the west side, 'MANOR STREET' in the southwest, and 'SOUTH PRINCE STREET/SOUTH QUEEN STREET' in the south. A label 'EAST KING STREET' points to a specific street on the east side. The Susquehanna River is visible on the right side of the map.

LANCASTER CITY ALLIANCE

CRIZ Program

\$5 million

New CRIZ Small Business Financial Assistance Program
launched in 2022 in partnership with EDC Finance Corporation;
will provide maximum \$25K grants and \$100K loans to catalyze
small business growth and commercial renovations

CRIZ Program

Small Business Financial Assistance (SBFA) Grants

- Grant Maximum: \$25,000
- Required Match: 1:5
- May be used in combination with a SBFA Loan
- Real Estate Acquisition
- New Construction
- Façade Improvements
- Interior Renovations (including Leasehold Improvements)
- Furniture, Fixtures, Equipment

CRIZ Program

Small Business Financial Assistance (SBFA) Loans

Underwritten in partnership with

EDC FINANCE
corporation™



CRIZ Program

Small Business Financial Assistance (SBFA) Loans

- Loan Maximum: \$100,000
- Required Match/Equity: 1:5
- Interest Rate: Follows PIDA rate (currently 4.75%); fixed
- Repayment Term: 7-10 years
- May be used in combination with a SBFA Grant
- May apply to use CRIZ increment to repay loan
- Real Estate Acquisition
- New Construction
- Façade Improvements
- Interior Renovations (including Leasehold Improvements)
- Furniture, Fixtures, Equipment







DRIFFT

SPA

  *passerine*



EDC FINANCE
corporation



ii
HIGH
ASSOCIATES
LTD.

An Affiliate of High Real Estate Group LLC

Lancaster
CRIZ Authority

LANCASTER CITY
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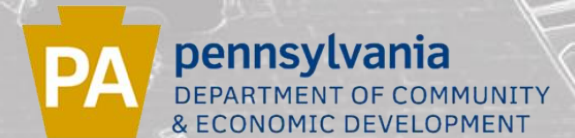
COMMUNITY FIRST FUND



issei
noodle

>\$624K in grants awarded since 2019

>\$1.3 million in total neighborhood investment





Façade Improvement Project



Southwest (SoWe) Neighborhood
Revitalization Area Boundary

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User

































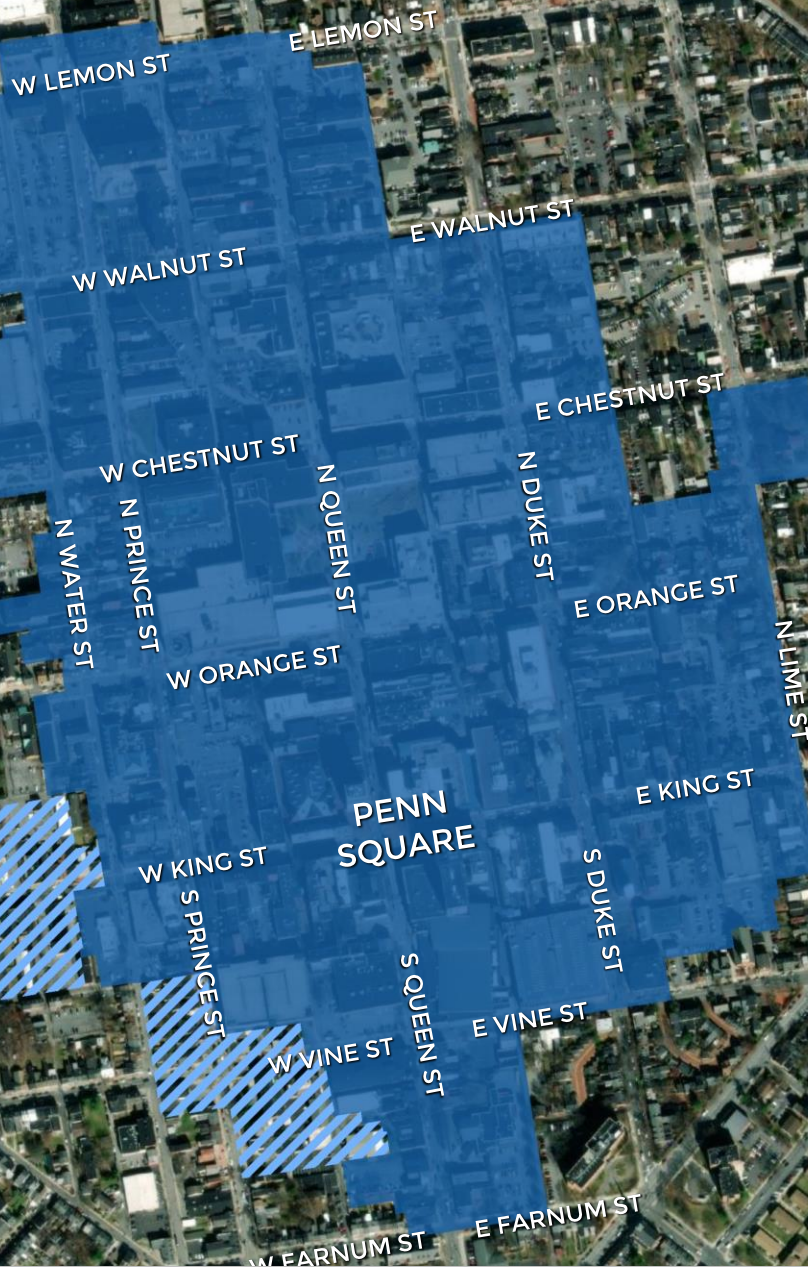


LANCASTER
DOWNTOWN
INVESTMENT
DISTRICT

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MAY 1, 2023



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Questions?