

## Pedestrian Lighting Project Funded Through Elm Street Initiative



Pedestrian light example at Binns Park

The City of Lancaster and the JSID have been awarded a grant from the PA Department of Community and Economic Development as part of the Elm Street initiative. The \$360,000 grant will fund the design, engineering and installation costs for pedestrian light fixtures along North Prince and North Queen streets between Lemon and Clay. The block of West James Street between Prince and Queen streets is also included.

The state's Elm Street program provides direct assistance to mixed use/residential areas in proximity to downtowns.

In January 2005, the JSID was designated

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## JSID Releases Residential Market Analysis

In early June, the JSID released a residential market analysis it commissioned earlier this year. The study, performed by New Jersey-based Zimmerman/Volk Associates, Inc. provides comprehensive, objective information that is intended to support property owners, investors and developers evaluating the City's residential market.

The JSID conducted the study primarily to evaluate the merit of new housing options—whether it is new construction or the renovation/conversion of existing stock—as a priority for the City of Lancaster, as little new product has become available in the past decade. Additionally, several developers have recently proposed new residential developments which have raised questions about the depth of the market, target audiences and price levels.

The analysis indicates that a mix of approximately 225 units (rental to single family detached) of new construction or substantially renovated properties can be absorbed annually. Additionally, the study indicates that new or rehabilitated properties can command notably higher rent/sales prices if built to meet current consumer's needs. The study data supports the development of additional supply options. Anecdotally, the JSID has seen an increased interest in well-maintained properties, particularly for those ranging from \$75,000—\$150,000. The study identifies three target markets including younger singles/couples, traditional/non-traditional families and empty-nesters/retirees and provides specific descriptions of subsets within these markets who are most likely oriented toward Lancaster City living.

To view the entire study, visit [www.jsidlancaster.org](http://www.jsidlancaster.org).

## First Phase of Improvements Completed at Wharton Elementary



More than 175 parents and youth attended a celebratory ice cream social on June 7th to celebrate the completion of the first phase of site improvements to the grounds of Wharton Elementary School. The JSID, in conjunction with the School District of Lancaster, Wharton principal Jackie Hair and the Wharton PTO, designed, funded and implemented the improvements. The project was announced one year ago when the JSID received a grant from the Lancaster County Community Foundation

to launch the project. JSID's Project Manager Shelby Nauman oversaw all aspects of the project's design and construction.

The JSID's goal was to make the school grounds accessible to the community when not in use by the students. The first phase of improvements included the replacement of a portion of the six foot tall chain link



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## Pedestrian Lighting

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the Elm Street manager for the area generally bounded by Lemon, Prince, Clay and Christian streets. In the past 18 months, the JSID has established an Elm Street Advisory Council made up of the residents and business interests from the community, coordinated more than 55 façade improvement projects reflecting an investment of more than \$260,000 in properties, installed 10 trash receptacles and completed a master plan for the area.



The funds for the pedestrian lighting project provide a substantial boost to the Elm Street initiative, fast-tracking a project that had been identified to occur in phases over a five year period. Instead, the new grant funds permit the City and JSID to complete the entire project at one time, with a requirement that the funds be spent by July 2007. Planning for the project already is underway and involves the JSID, City of Lancaster and PPL.



Trash can in front of Gallagher Construction at corner of W. James and Water Street.

## Enhancing Pedestrian Safety by Trimming Trees

One of Lancaster City's greatest assets is its tree-lined corridors. Yet, mature trees also can present challenges when not regularly pruned or properly maintained, particularly when they prevent natural and street lights from illuminating sidewalks. This summer, the JSID is seeking to pilot a safety-related initiative by trimming trees in key corridors that are not compliant with the City of Lancaster's code.



Specifically, the JSID is focusing on Chestnut, Walnut, Lemon and James streets from College Avenue to Prince Street, and College Avenue from Marietta to Harrisburg Avenue, as its target areas.

The JSID has coordinated its effort with the City's Arborist and the Shade Tree Commission and has solicited proposals from licensed, insured and accredited companies with capacity to manage this complex project. The JSID will cover 100% of the cost of the service.

Approximately 700 property owners in those corridors have received an introductory flier from the JSID announcing the initiative. Of those properties, about 250 have trees that are eligible to be trimmed. Specifically, the JSID will be pruning trees to be 14 feet above the vehicular cartway and 9 feet above the pedestrian right of way, as required by the City. Property owners with trees targeted for pruning are required to

sign a waiver and opt into the program. The JSID is seeking participation of at least 75% of affected property owners to ensure the goal of enhancing safety is achieved. The current timetable is to have a professional arborist begin work by the end of July. The project is expected to take six weeks to complete.

For more information, please contact David Aichele, JSID's Operations Manager, at 394-6992 or [dtaichele@comcast.net](mailto:dtaichele@comcast.net).

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## More Trash Receptacles Slated for District

In July, a dozen additional trash receptacles will be added to sidewalks, for a total of 44 receptacles throughout the District. In its Winter 2006 newsletter, the JSID solicited volunteers from the community who would "sponsor" a trash receptacle by permitting its installation on the sidewalk and agreeing to remove trash on a regular basis. The JSID pays for the sturdy, decorative receptacles and the costs associated with the installation. It also coordinates with the City's Department of Public Works to ensure proper placement on the sidewalks to meet ADA and other code requirements. Once again, the neighborhood responded with individuals willing to contribute to the cleanliness of the community. Thank you in advance to the following new receptacle sponsors:

- Miguel Torres, AutoRageous, 309 Harrisburg Pike
- Julie & Bucky Bashore, House of Clarendon, 201 W. Walnut Street
- Timm Wenger, Kids & Culture, 823 N. Duke Street
- Carolyn Herr, Christian Science Reading Room, 200 W. Lemon Street
- Michael Karpousiz, Sugar Bowl, 601 W. Lemon Street
- David Payne, Lancaster Arts Hotel, 300 Harrisburg Avenue (2 receptacles)
- Larry Harrison, Lancaster General, 555 N. Duke Street (2 receptacles)
- William Thomas, Thomas Campus Deli, 430 Harrisburg Avenue
- John & Peg Waller, 713 N. Lime Street
- Cynthia Minnich, St. James Episcopal Church, 319 W. Chestnut Street

## Construction Activity Centers on Harrisburg Avenue



Lancaster Arts Hotel



Barshinger Life Science Center

The face of Harrisburg Avenue is changing with nearly \$100 million of construction activity in progress. For commuters and visitors coming into the City, the changes begin with the transformation of the Lancaster County Solid Waste Management Authority's facility. Franklin & Marshall College's Barshinger Life Science Center is prominently visible now that the steel frame has been erected. The Center reflects the largest investment ever in an academic building in the College's history.

At the intersection of Harrisburg Avenue and College, the site for the new College Row project has been cleared with construction expected to begin by July. Lastly, just two blocks further east is the new Lancaster Arts Hotel, which already has received accolades in the New York Post. The hotel is expected to be open in early Fall, with 63 eclectic rooms and suites.



College Row, Harrisburg Avenue at College Avenue

## Bike Squad Update

The JSID Bike Squad just celebrated the completion of its third year of operations. Started in June 2003, the squad has now logged thousands of interactions with residents, employees and visitors. From providing directions, reporting public works issues to assisting emergency personnel and directing traffic at accident scenes, each squad member's role is to be a visible, friendly face in the community.

We'd like to hear feedback from the community on the squad's performance. Let us know what you like, or if there are areas where we can improve. Please contact David Aichele, Operations Manager, at 717-394-6992 or e-mail us at [jsidlan-caster@comcast.net](mailto:jsidlan-caster@comcast.net).

The JSID Bike Squad is on duty Monday through Friday from 7 a.m. until 11 p.m. and on Saturday and Sunday from 3 p.m. until 11 p.m.



## Wharton Improvements

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fence with decorative fencing and a gated entrance offset with two brick piers. A trash receptacle and bench also were added near the school's new playground equipment. The JSID has teamed up with Franklin & Marshall College's Department of Public Safety to share the responsibility for locking and unlocking the gate so the site is accessible during daylight hours.

The JSID and the Lancaster County Community Foundation provided the funding for the first phase. Over the summer, the JSID will evaluate options to begin implementing other components of the plan, which was detailed in the JSID's Fall 2005 newsletter.

## PPL Electric Utilities Upgrades Prince Street Substation Exterior

Hats off to PPL Electric Utilities for making a substantial investment around its substation located in the 500 block of North Prince Street. Thanks to the leadership of PPL's Regional Director, John M. Levitski, PPL Electric Utilities invested more than \$250,000 to help mask the utility's facility from public view. The recently completed improvements

include the construction of a decorative wall, upgraded sidewalks including brick pavers, and the installation of pedestrian lighting. The investment by PPL Electric Utilities was done voluntarily and at the company's own initiative as a contribution to the development of the Prince Street corridor.



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The JSID area is generally defined as Race Avenue on the west, Chestnut Street on the south, Lime Street on the east and the Amtrak train/transit station and railroad tracks on the north.

## Mission Statement

*The James Street Improvement District builds effective partnerships to maintain a clean and safe environment and to promote, plan and advocate for a growing, diverse, urban community in Northwest Lancaster.*

## Contact Information

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Saturday—Sunday 3 pm-11 pm

**Bike Squad** 717-394-9522

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To receive the JSID newsletter and periodic updates please call or e-mail Toby Vargas with your name, company name, address, phone, fax, and e-mail address.