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## Neighborhood Notes

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# Focus On Spring 2009

This issue of Neighborhood Notes centers around some of the many activities underway that support the 2009 opening of the Lancaster County Convention Center and Marriott Lancaster at Penn Square. Now less than one year away from opening, Penn Square is dramatically changing. Both behind the scenes and increasingly evident throughout Downtown Lancaster, work is being done by a wide range of public and private sector community partners, some of whom are featured here. Beyond these activities, far more work is underway related to other important components including signage, hospitality training, visitor services, transportation and traffic needs.

## The Basics

### QUICK FACTS

#### Marriott Lancaster at Penn Square

- 300 guest rooms featuring the newest state-of-the-art amenities
- Indoor pool, pool bar, spa and health club
- Signature 100-seat restaurant and lounge
- Valet parking
- Grand cathedral lobby with food, beverage and wireless internet
- Presidential and hospitality suites
- Concierge lounge

#### Lancaster County Convention Center

- 46,000 s.f. Exhibit Hall plus additional ballroom/break-out rooms
- Two business centers
- Full-service banquet facilities and kitchen
- Wireless connectivity throughout
- Capacity to host meetings from 5 to 5,000
- Covered loading dock facilities on Christian Street



# Construction Updates

With the hotel tower now visible and the Convention Center Exhibition Hall “under roof,” it is getting easier to visualize what the final product will look like next spring. The many contractors who make up the construction team have already passed several important milestones. By early April, the concrete had been poured that forms the health

club, meeting and administrative rooms along with the 6th, 7th and 8th floors of guest rooms in the hotel. Streetscape and sidewalk work along Vine and South Queen Streets has begun. A PPL electrical transformer vault is now being installed along East King Street. Steel is being erected in and over the hotel and convention center ballroom area.

And, the north exterior brick walls of the Montgomery House (the property mid-block on S. Queen Street) are being rehabilitated.

Important upcoming highlights include the removal of the steel scaffolding that stabilizes the façade of the Watt and Shand building, currently anticipated in June, and a “topping out” celebration when the concrete for the last floor of the hotel has been poured, tentatively set for early September.

All Images Courtesy of Russell Frost/www.frostimaging.com

## Special Events

**MAY 31, SAT—RED ROSE RUN**  
8:30am // Take part in this annual 5-mile run. Children under 10 are welcome to participate in a special “Kids’ Fun Run.” Sponsored by Highmark Blue Shield.  
Details: [www.lancasterreddroserrun.com](http://www.lancasterreddroserrun.com)

**JUN 1, SUN—BACK TO THE PAST**  
11am-6pm // FREE — A street celebration by the shops and restaurants of the 300 block of North Queen Street.  
Details: [www.uptownlancaster.com](http://www.uptownlancaster.com) or (717) 509-7660

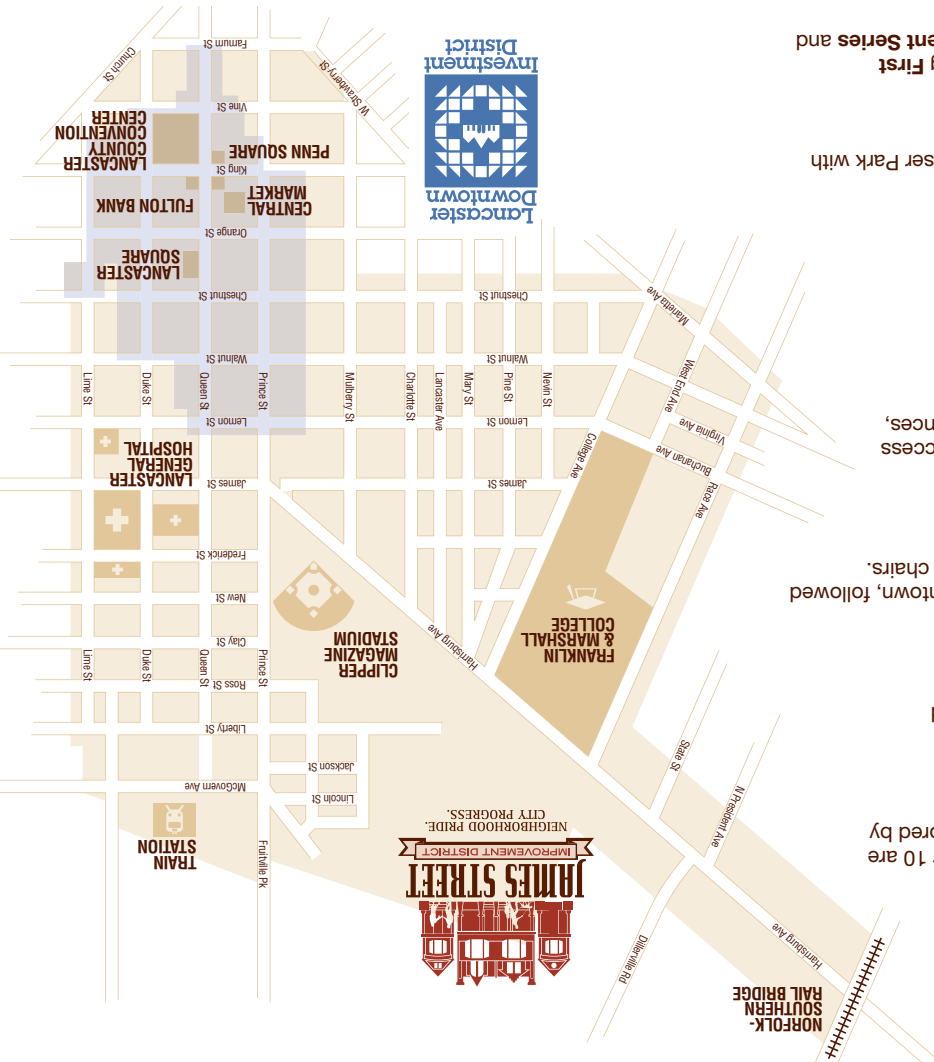
**JUN 5-AUG 28—DINNER AND A MOVIE SERIES**  
Every Thursday—Movie Begins @ 9pm // Enjoy dinner Downtown, followed by a FREE movie in Bins Park. Bring your own blanket and chairs.  
Details: Contact MOOSE @ (717) 291-4757  
or [moose@cityoflancasterpa.com](mailto:moose@cityoflancasterpa.com)

**JUN 7, SAT & JUN 8, SUN—DEMUTH GARDEN TOUR**  
10am-5pm // This “House and Garden Tour” gives visitors access to gardens and home interiors of exclusive Lancaster residences, along with the Demuth Gardens.  
Details: [www.demuth.org](http://www.demuth.org) or (717) 299-9940

**JUN 27, FRI—CELEBRATE LANCASTER! 2008**  
Noon-10pm // Begin your Independence Weekend in Downtown Lancaster. Entertainment and a huge fireworks display will start your 4th of July off with a bang!  
Details: Contact MOOSE @ (717) 291-4758

11am-4pm // An Independence Day celebration held in Musser Park with food, games, crafts, entertainment and fun.

**JUL 4, FRI—MUSSER PARK OLD-FASHIONED 4TH OF JULY**  
For more information or to view a full list of events, including First Barnstormers Games, please visit [www.jsidlancaster.org](http://www.jsidlancaster.org)



## Planning Ahead for 150-250 New Jobs

Lancaster County Convention Center Authority, along with Lancaster County's Workforce Investment Board, are partnering to take advantage of the job opportunities presented by the Convention Center and Marriott Hotel project. Utilizing the community members of the Inner City Group, which includes the Spanish American Civic Association (SACA), Urban League, Crispus Attucks, Brightside Baptist, Neighborhood Services, the Puerto Rican Cultural Center, the Convention Center team and the City of Lancaster, the partnership is developing and implementing strategies to create a ready workforce to ensure the community has a strong pool of candidates, particularly City residents, for the wide range of jobs that the project will offer. The team is focused on preparing the residents of Lancaster to take advantage of long-term employment opportunities that will be created in 2009 with the Center's opening. A key strategy is to identify individuals with strong hospitality skills. The partnership is utilizing resources available through the PA CareerLink of Lancaster County, including the Ready-2-Work, Job Club and industry-specific training programs. As of mid-April, 350 people are participating in a Ready-2-Work program offered by the PA CareerLink of Lancaster County, with half of those coming through SACA. A total of 50 people per month are graduating. An additional 15 people are participating in a skills training program, "Sanitation for the Food Service and Food Processing Industries." CareerLink serves individuals from all skill levels, has a considerable customer base from Lancaster City, and works with individuals from all economic and social backgrounds.



Mark Moosic and Josh Nowak of Interstate Hotels & Resorts

## Marketing and Operating the Convention Center and Marriott Hotel

Interstate Hotels & Resorts maintains the primary responsibility for the operating, marketing and selling of the Convention Center and Marriott Hotel. General Manager Mark Moosic, a seasoned hotel hospitality veteran, along with Director of Sales & Marketing Josh Nowak, lead a team of sales professionals who have been attending numerous industry trade shows, pitching prospects and managing all detailed components of the customer's diverse needs.

An integral aspect of the marketing effort is a unified, partnering sales plan with the PA Dutch Convention and Visitors Bureau. Interstate, the PA Dutch CVB, and local constituents are coordinating familiarization tours (FAMs) for groups of prospective meeting planners. The FAMs, which will try to coincide with First Friday celebrations, will include hard-hat tours of the site and will offer planners a culturally rich experience in Downtown Lancaster and other parts of the County.

While the initial sales and promotion efforts have been focused on conferences, trade shows, and consumer events, the team of the Marriott and Convention Center is reaching out to many local companies and organizations to host their meetings, special dinners, and any other events. For more information about the integrated facility, or to discuss scheduling an event, call the team at 717-239-1600 or toll free at 866-503-3786 or visit [www.lancasterconventioncenter.com](http://www.lancasterconventioncenter.com).

### What's Up Downtown?

Check out the new Downtown Investment District website at [www.DowntownLancaster.com](http://www.DowntownLancaster.com) for a complete list of Downtown Special Events and a directory of Downtown and Northwest Lancaster businesses.

### What's New in Northwest?

Visit [www.jsidlancaster.org](http://www.jsidlancaster.org) for current community news and to register to receive a free copy of JSID's quarterly *Neighborhood Notes*.

## Construction Ahead

The City of Lancaster is committing considerable energy and resources to the enhancement of public spaces and key corridors in Downtown. The City's efforts, led by Mayor Gray, Randy Patterson, Director of Economic Development/Neighborhood Revitalization, and Charlotte Katzenmoyer, Director of Public Works, have focused on investments that will be enjoyed by residents and visitors and that add to the unique ambience of Downtown.

With construction starting in the fall, one of the most visible projects will be the planned demolition of parts of the

east side of Lancaster Square. The preliminary plans call for the demolition of the pedestrian bridge over Queen Street, the south stair tower, the large planter and stage at ground level, the removal of the second-floor concrete flower planters, the "skylight" at the top of the north stair tower and the third tier that resembles a parapet. Decorative fencing and new lighting will be installed on the second level and new material will be placed on the ground level. Importantly, all of the work being done will help support any future development of the site. The project will be funded by existing federal, state and local grants.

A second ambitious project is the installation of decorative pedestrian scale lighting in key corridors of Downtown. Along with the lighting, the City will coordinate the installation of a brick band along the curb line of sidewalks. The brick band, ranging up to four feet depending on the design of each block, is a decorative element that also helps to guide pedestrians to active commercial corridors. Current plans are to install the lighting and brick band along parts of Prince and Queen Streets (from Lemon to Vine), Duke Street, East King Street and additional cross streets such as Orange in several phases. This whole project is currently in the design phase with Phase I construction anticipated this fall. Funding for the project will come from the City's capital budget and various county, state and federal transportation sources. Considerable outreach and communication is planned for property owners and merchants along the effected corridors to ensure that disruption to businesses is minimized.

The public plaza that forms the northwest corner of Penn Square is also slated for major improvements. A component of a master plan for Central Market, the refurbished plaza will become a much more inviting place with new bricks, trees, lighting, handicapped-accessible ramps, ample seating and trash receptacles. This project is also in the design phase with construction scheduled for fall 2008.



Randy Patterson (seated) and Charlotte Katzenmoyer field questions from Downtown property owners during a presentation of planned streetscape improvements.

## New Parking Garages Add 900+ Spaces to Downtown

Two garages now under construction will provide essential capacity to the Downtown parking market and will be important assets to the Convention Center. The Lancaster Parking Authority's (LPA) new East King Street garage will contain 466 spaces (along with 39 in an adjacent surface lot) and is scheduled to be complete by early October 2008. The garage, which was designed by local firm MM Architects, includes two retail storefronts and a façade that replicates the original buildings on the site.

On South Prince Street, the Lancaster Newspapers have commenced construction on a new 406-space garage adjacent to their current garage. The seven-story facility will include state-of-the-art systems and will provide entrances and exits off South Prince and West Vine. Based on the current

construction schedule, this new facility will be completed by Spring 2009.

Beyond the new construction, the LPA has retained Ashton Design Group to design a new comprehensive wayfinding signage system for all LPA facilities,

with the new East King Street, the newly renamed Penn Square (formerly King Street) and Prince Street garages first in line to get the new signage packages by March 2009.



East King Street Garage (Rendering Courtesy of MM Architects & LPA)