

## **Meeting Notes: Northwest Gateway Project**

### **Community Meeting, Thursday, October 16, 2008**

**LOCATION:** Coldwell Banker Select Professionals, 1001 Prince Street, Lancaster, PA

**ATTENDANCE:** Approximately 35 community members; 4 project members and representatives from the City of Lancaster and Manheim Township

Richard Wells, a consultant for the project (The Wellynn Group), opened the meeting by welcoming community members and introducing the team members present.

Tim Gigliotti, Radnor Property Group and project manager, reviewed the project status and upcoming schedule for the Northwest Gateway Project (NWG). He noted:

- The current phase of the project is 70% completed.
- The project remains on schedule for “shovel ready” delivery to F&M and LGH by June 2009.
- Those portions of the Lincoln Street roadway for which the Project is responsible (i.e. 200 block) are essentially complete; only some base coat asphalt remains to be installed.
- Runoff and water control should be greatly improved given improvements to the NWG site and the work on the streets.
- Work will slow down considerably starting by mid-November as road paving can't occur in cold weather; repairs to sidewalks and walks to people's homes can continue during cold weather.
- Access agreements are still needed from property owners.

Charlotte Katzenmoyer, City of Lancaster's Director of Public Works, reviewed the sewer system on Jackson Street and stated that the sewer line was in good shape, having been encased in concrete by Armstrong some years ago. She reviewed the issue of storm water runoff and the problem of homeowners' downspouts tying directly into the sewer lines, which overburdens the system. She encouraged homeowners to disconnect leads into the sewer and reviewed a number of options for how to better handle that water.

Phil Mellott, Manheim Township's Director of Public Works, reviewed Manheim Township's current plans related to the repair of the 100 block of Lincoln Street, the 100 and 200 blocks of Jackson Street and the Township portions of Charlotte and Water Streets. He noted:

- The cost of total restoration including street reconstruction, curbing and sidewalk replacement of all streets is estimated at \$900,000.
- Next year's budget includes a request for \$250,000 for repair of the block between Charlotte and Water Street. The Township also plans to reconstruct the east side of Charlotte Street between Water and Lincoln when the west side is reconstructed as part of an approved project proposed by The Drogaris Companies.
- Other blocks would be done in future years pending funding.
- The funds requested in the upcoming budget are not guaranteed so residents are encouraged to contact the Township to advocate for funding.

Mr. Wellyn facilitated a Questions and Answers session.

The first major point of discussion focused on issues related to the widening of Lincoln Street and use of the Right-of-Way for repair of the sidewalk. Comments and questions included:

- Complaints about lack of notice of when specific work would be done and how that work would impact issues such as parking on the streets.
- An inquiry related to the rationale behind the widening of Lincoln street in the middle and the suggestion that F&M's property was left untouched. Mr. Orris, a senior administrator from F&M, noted that the property left untouched is not owned by the College but is owned by The Drogaris Companies. "Will Lincoln Street be made two-way?"
- Discussion on the 200 block (and what will become the 300 block) becoming two-way. Project partners indicated that the roadways are being built consistent with Township and City regulation that all new roads being constructed wide enough for two-way travel. The 100 block of Lincoln will remain one-way. Additional details provided included that the project team originally proposed that the 200 and newly constructed 300 blocks of Lincoln Street remain one way as this maximized developable land for the partners. However, both municipalities required that the street be widened to two way and the road be shifted 10 feet further into the new development to accommodate this width.
- General comments followed about the need for proper signage and traffic calming to alert vehicles about the change to two-way. The project team will work with the Township to install signs alerting traffic that the road will be turning two way in the future. Lincoln Street will also be striped with a yellow center line to alert drivers of the switch to two-way traffic. A suggestion for a speed bump or any other alterations if needed will require Township approval. Project members agreed to temporary striping on Lincoln now, even though final asphalt won't go down until next spring.
- Several other specific questions were asked:

Q: Will repairs to the 100 block of Lincoln include the sidewalks?

A: Repairs to Lincoln will stop at the right-of-way, but homeowners can work with the contractor to repair/replace sidewalks at that time. It can be more cost effective to do it that way.

Q: Where can residents park as sidewalks are being done?

A: Street parking will remain open as the sidewalks are poured on Lincoln and Water Streets.

Q: What about the parking spaces on North Charlotte?

A: That property is owned by a separate property owner not affiliated with the NWG project.

A second major point of discussion involved the repair of sidewalks. Community residents raised a number of issues and questions about this activity. There were several comments about the need to improve communication with property owners particularly regarding specific activities to properties, with the suggestion of a weekly calendar. Project partners agreed that communication needed to be improved and committed to taking quick action.

Discussion followed about the access agreement. Comments included concerns related to the release of liability, quality assurance and changes to sidewalks recently renovated. Project partners noted that they will only repair properties where permission to enter the property has been granted.

Community members raised the issue of plans for the Lancaster General portion of the site. Lancaster General does not have any new information or details about their plans for the site available. Residents

inquired if the current open field could be used by neighborhood youth, and the project partners indicated that was acceptable. Residents also encouraged Lancaster General to consider adding a play area as a neighborhood amenity. The site, including standing water, will continue to improve. Also, project partners noted that the houses on Stevens Street may begin within the next few weeks.

### Final Comments

Shelby Nauman, James Street Improvement District, commented that people can always call her with issues and concerns as they arise and that she would get answers promptly. Her contact information is 717-394-0783 or [shelbynauman@jsidlancaster.org](mailto:shelbynauman@jsidlancaster.org).

Mr. Orris noted the amount of behind the scenes work that has happened over the last 6-9 months between the Project Partners, Manheim Township and City of Lancaster. He acknowledged Ms. Katzenmoyer and Mr. Mellott for their assistance in helping to research ownership and conditions of the underground pipes.

The meeting concluded at approximately 8:40pm.