

Northwest Gateway/Armstrong Project: Next Steps

March 2008

Project Overview

The redevelopment of the former Armstrong World Industries site into a new Northwest Gateway is led by a partnership comprised of EDC Finance Corporation, Franklin & Marshall College and Lancaster General Hospital. Radnor Property Group serves as the Project Manager.

The site covers about 47 acres, and straddles the border between Manheim Township and the City of Lancaster. It is generally bounded by Stevens and Water Streets on the east, Lincoln heading west to a newly created Thomas M. Armstrong Boulevard, then south on the Boulevard to Liberty Street. The site is also bounded by the Amtrak lines to the north, Armstrong World Industries remaining operations to the northwest and the Norfolk-Southern lines on the south/southwest. Approximately two-thirds of the site will be acquired by Franklin & Marshall College and used for new athletic fields and facilities. The remaining third will be acquired by Lancaster General Hospital. While the Hospital has not made final decisions about redevelopment, it is looking at the site as a location for expanding the Hospital's College of Nursing and Health Sciences. In addition to new construction, the redeveloped site will offer new recreational and open space, with F&M's athletic facilities available to the public when not in use by the College.

2008 Proposed Construction Schedule

Spring 2008

- Water/storm/sanitary lines will begin being replaced with the work beginning on Water Street at Lincoln
- Top soil/grading work will begin on the portion of the site planned for Franklin & Marshall College athletic fields

Summer 2008

- With underground utility work complete, roadway reconstruction and rough paving will be completed on parts of Water and Lincoln Streets
- Construction of the stormwater lagoon will begin on the north side of the site near the Amtrak lines
- Construction begins on Thomas M. Armstrong Boulevard, new extensions of West Lincoln Street, North Charlotte Street and Manheim Avenue

Fall 2008

- Installation of curbing, sidewalk and street trees (streetscape improvements) along parts of Water and Lincoln Streets as well as the newly constructed streets.
- Reconfiguration of south parking lot will occur, after the conclusion of the Barnstormer season
- Newly constructed streets will be rough paved

Spring 2009

- Final paving of all streets in the development area
- "Shovel ready" sites for use by the College and the Hospital

Contact Information

Residents, property owners and business representatives from the neighborhood adjacent to the site are encouraged to contact Shelby Nauman, Project Manager, James Street Improvement District with any questions or comments. Shelby can be reached at 717-394-0783 or by e-mail at Shelbyrnauman@comcast.net.

Jim Leming will be the on-site supervisor for Abel Construction. Jim will operate out of a construction trailer located off Manheim Avenue during business hours.