

# Lancaster Northwest Gateway Project

**T**he City of Lancaster is surrounded by rolling pastures and prime farmland. As with so many urban communities, as suburban development evolved, industrial enterprises began to disappear and Lancaster, the county seat, became a city in decline.

Today, a collaborative redevelopment strategy is taking shape, driven by a dynamic group of representatives from area businesses, government, residents and a local college. The stakeholders have focused redevelopment efforts in a part of the city known as the Gateways Area, so named because of the intersection of roads, bridges and railways that serve as a gateway to the city.

The northwest section of the larger Gateways Area, primarily industrial and railroad property, was transformed through the combined efforts of Franklin & Marshall College, Lancaster General Hospital and Norfolk Southern Railroad. The \$120 million project represents the largest brownfield redevelopment project the City of Lancaster has ever undertaken.

The first phase of the Lancaster Northwest Gateway project involved the demolition of more than 200 buildings covering 50 acres of what was once Armstrong World Industries' tile operations, most of which were phased out by 2004. The cleanup of this Brownfield Action Team site took more than a year and was completed in 2009, and will be the home for Franklin and Marshall's expanded athletic fields and new football stadium.

Lancaster General Hospital plans to move its nursing school and some other operations and offices to the site, creating an "eds and meds" corridor, a mix of educational and medical business ventures.

Phase two of the project involves the cleanup and remediation of a former municipal landfill in Manheim Township. Once completed, Norfolk Southern will relocate a 30-acre section of its rail yard to the new site, allowing roads now dissected by the rail lines to be extended.

The Northwest Gateway project, slated for completion in 2012, combined with the renovation of Lancaster's Amtrak Station and the already completed 6,000-seat Clipper Magazine Stadium, will breathe new life into this once decaying industrial area of the city providing jobs, tax revenue, housing and greenspace for the community.



**"We're putting the area back into constructive use in a way that will remake nearly a quarter of the City of Lancaster."**

Keith Orris, Vice President  
Franklin & Marshall College



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DEPARTMENT OF ENVIRONMENTAL PROTECTION

Office of Community Revitalization and Local Government Support