

Lancaster Northwest Gateway Project



The City of Lancaster sits at the heart of rolling pastures and prime farmland. Even so, the city was once home to bustling industry. But as is the case with so many urban communities, as suburban development evolved these industrial enterprises began to disappear and Lancaster, the county seat, began to decline.

A dynamic group of local stakeholders joined together to reverse that trend. Representatives from area businesses, government, residents, and a local college put together a collaborative redevelopment strategy. They focused on a section 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 in a \$120 million project that represents the largest brownfields 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 spanning 50 acres of what was once Armstrong World Industries' floor cover operations, most of which had been phased out by 2004. The cleanup of this site took more than a year, finishing in 2009. It is now the home of Franklin & Marshall's expanded athletic fields and new football stadium. Lancaster General Hospital also relocated its nursing school and some other offices and operations to the site, creating an "eds and meds" corridor, a mix of educational and medical business ventures.

Environmental cleanup activities for the Armstrong phase of the project were completed in 2012. Approval was received under the U.S. Environmental Protection Agency "One Cleanup Program" agreement with the Pennsylvania Department of Environmental Protection.

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



Before



After



Keith Orris
Former Vice President Franklin & Marshall College

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



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