

PLACES2040
LEADERSHIP AWARDS PROGRAM

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CREATING GREAT PLACES

101NQ

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In 1970, Lancaster City's 101 N. Queen Street and some adjoining properties transitioned from mid-19th century storefronts with upper-level residences to a short-lived department store that was an intended anchor for this era's misguided Urban Renewal efforts. Following store closure a few years later, its structure was initially repurposed as a military manufacturing facility, but it later remained vacant for a decade. In 2019, this building was stripped of its windowless façade, re-clad with a new architectural skin, and rebranded as 101NQ with a mix of commercial, office, and residential spaces. Outside, streetscape improvements further enhanced downtown Lancaster's growing vibrancy.



INNOVATION & PRESERVATION

Demonstrating three planning leadership principles – **effectiveness, innovation, and use of Best Practices** – 101NQ preserves the earlier department store’s steel and concrete skeleton while supporting 11 new retail spaces, 15 offices (including a local software company and a newspaper publisher), 15 residential units, and 32 parking spaces within its 150,000 sq. ft. structure. The former ‘Bulova Building’ was long viewed as a downtown detriment, but it now effectively advances places2040 goals and objectives.

Specifically, its mix of new uses capitalizes upon its Central Business District context and surrounding urban infrastructure. It supports Best Practices of adaptive reuse, while its central location and streetscape amenities encourage walking, biking, and nearby transit utilization. Former upper level retail areas are now retrofitted to meet some local housing needs, while the overall architectural skeleton reuse innovatively transformed a community eyesore into a more vibrant, safe, and attractive built environment.

Similarly, 101NQ demonstrates three additional planning leadership principles – **consistency with planning, partnership/collaboration, and civic engagement**. This blighted property was the first of forty reinvestment sites listed within Lancaster’s 2015 economic development strategic plan, Building on Strength - an effort collaboratively led by the Lancaster City Alliance, the City of Lancaster, and the Lancaster County Planning Commission. Critical civic engagement resulted in 1,000 engaged stakeholders participating in this primarily economic-driven, community-generated vision.



Zamagias Properties, a Pittsburgh developer, then purchased the long-vacant structure, and began implementation of Building on Strength's vision for new street-level retail/restaurant spaces and upper-level office/residential uses. 101NQ benefited from a New Markets Tax Credit award and a City Revitalization Improvement Zone (CRIZ) grant. In addition, Community First Fund provided the \$8,000,000 Tax Credit allocation along with a \$1,000,000 loan for project implementation.

101NQ then served as an effective catalyst for continued downtown investment within nearby Urban Renewal Era sites. In addition to streetscape enhancements, two new restaurant seating easements were created to accommodate outdoor dining within the forthcoming Ewell Plaza side of the 101NQ property. A vibrant 'third place' for community socializing and networking will soon fill a noticeable gap within the N. Queen streetscape.

Since its November 2019 opening, 101NQ has already restored walkable streetscapes near the intersection of N. Queen and E. Orange Streets. With visual access to 101NQ's interior through its transparent facade, 101NQ's architectural design puts people first. Where an access drive from E. Orange Street was needed to serve its new indoor parking area, 101NQ's site design prioritizes safe pedestrian circulation via sidewalk improvements such as detectable warnings, and building entrances are now ADA-compliant. Perhaps most importantly, this once vacant anchor building now accommodates approximately 450 new employees and residents, along with their customers and guests. It clearly demonstrates the planning leadership principle of **replicability** to the owners of other vacant or underutilized structures located throughout Lancaster City and Lancaster County.



Demonstrating Lancaster County Planning Commission's remaining two planning leadership principles – **effective communication and advocacy** – the 101NQ team (Zamagias Properties, LeFevre Funk Architects, RGS Associates, Warfel Construction) compiled images and text to successfully convey the importance of this innovative redevelopment effort to 10,000 Friends of Pennsylvania, a statewide promoter of smart growth. On November 13th, 101NQ garnered this organization's highest Commonwealth Award.

Earlier this year, 101NQ was also submitted to the Pennsylvania Downtown Center for its awards consideration, but award decisions have been postponed due the current pandemic. Advocating for 101NQ recognition, Mayor Danene Sorace, Marshall Snively (Lancaster City Alliance President), Lisa Riggs

(Lancaster County Economic Development Company President), and Joan Brodhead (Community First Fund Senior Executive Vice President) provided requested letters of support for Pennsylvania Downtown Center's consideration.

Along with requested photographs, this places2040 Leadership Awards submission includes an excerpt from Building on Strength. These documents provide additional details regarding 101NQ's transformation of a vacant anchor building into a truly 'great place' that further improves downtown Lancaster's overall community character.