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PLACES2040 PLANNING PROJECT AWARDS

PASSENGER COFFEE ROASTERY & CAFÉ

TONO GROUP



CREATING MEANINGFUL PLACES



APPLICANT INFORMATION SHEET

Project Name: Passenger Coffee Roastery & Café

Award Category: Creating Great Places

Project Participants: TONO Group
TONO Architects, LLC, Designer
PROTO Construction Management LLC, Construction
Manager
Kyle Sollenberger, Owner, Passenger Coffee

Web Links: [Passenger Coffee Website](#)

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PROJECT DESCRIPTION

Passenger Coffee, a growing modern micro-roaster and certified B Corporation, contracted with TONO Group to develop a new headquarters location and manufacturing space on North Plum Street in Lancaster City. Requirements included space for coffee roasting operations, a testing kitchen, coffee and tea storage, packaging areas, additional offices, and a coffee bar open to the public.

PROJECT NARRATIVE

Passenger Coffee and Commons Company owner Kyle Sollenberger has been a long-time client of TONO Group, having worked with TONO's design and construction teams to transform a small hammer-manufacturing facility on East Marion Street into Commons Company's primary operations location in 2014. In the years since its completion, the space's kitchen and roastery have supported the business' Lancaster-based ventures including Merrymaker, Passenger Coffee, and Prince Street Café.

In 2018, Sollenberger approached TONO Group with plans to move Passenger's roasting operations from the Marion Street facility to a new building at 131 N. Plum Street, just a half a block away. Formerly the home of Cycle Circle, a bike shop that closed in 2017, the new location was chosen primarily for its close proximity to the original Marion Street location.

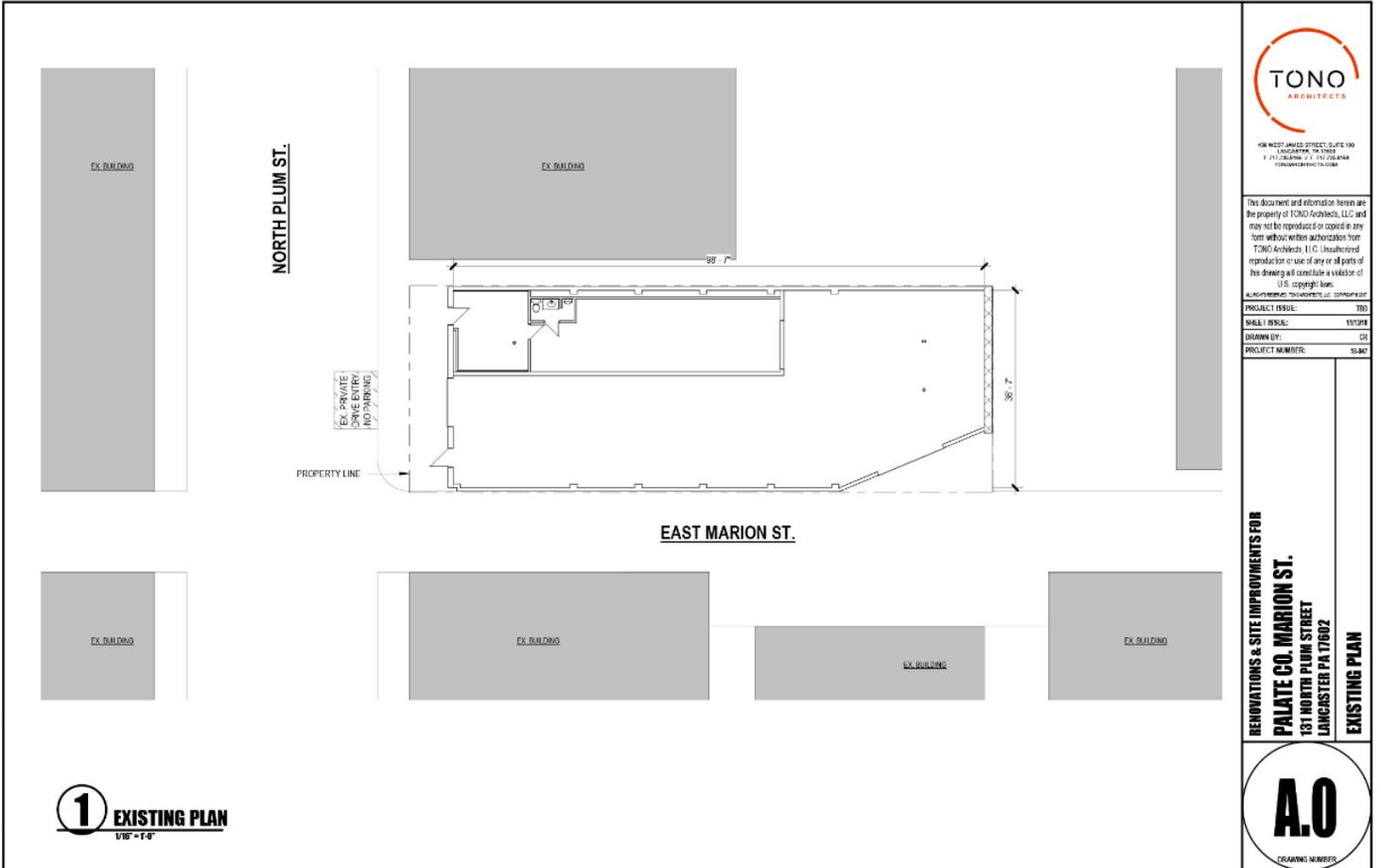
Owner requirements for the new space included a core area for coffee roasting operations, a testing kitchen, coffee and tea storage and packaging areas, additional offices, and a coffee bar open to the public. Although the existing building had the capacity to support Passenger's growing needs, it required significant restoration. This included a façade renovation, new roofing assembly, new utility line hook-ups, and the demolition of twenty-six feet of rear building space in order to create room for waste receptacles and parking.

In addition to supporting Passenger's production and operational needs, the new facility has made significant contributions to Lancaster City's East Side. Its street-front retail space is open daily to the public, generating foot traffic and providing a laid-back, intimate neighborhood cafe experience to patrons in a largely residential area served by few other restaurants or retailers. In combination with the Commons Company's other businesses, the roastery and café creates a diversified set of employment opportunities for Lancaster County residents.

The project is an example of successful adaptive reuse, realizing the Commons Company's mission to "belong to and nourish our communities through inspiring concepts, thoughtful hospitality, and meaningful employment."

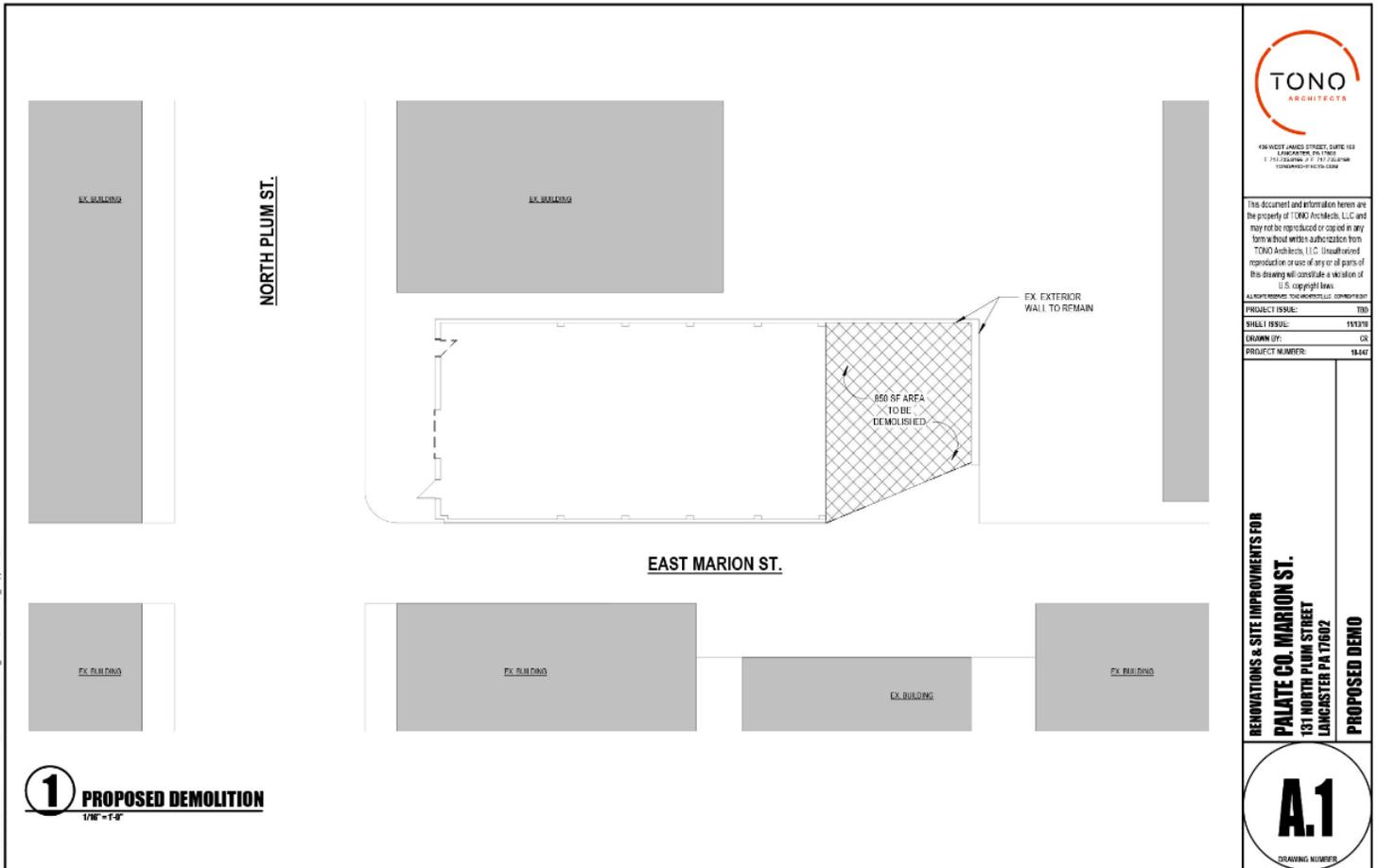
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PROPOSED PLANS



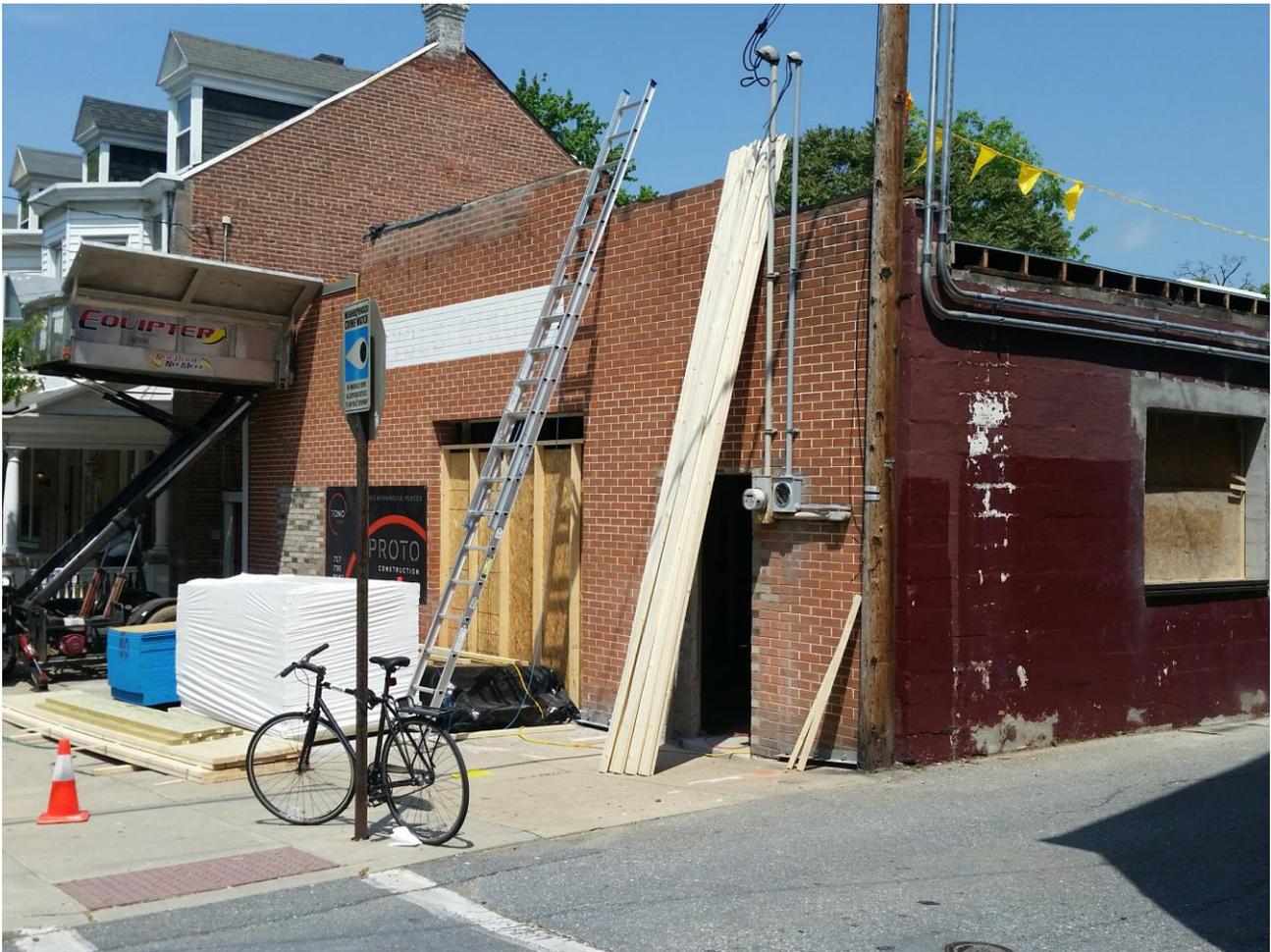
CONCEPTUAL RENDERING

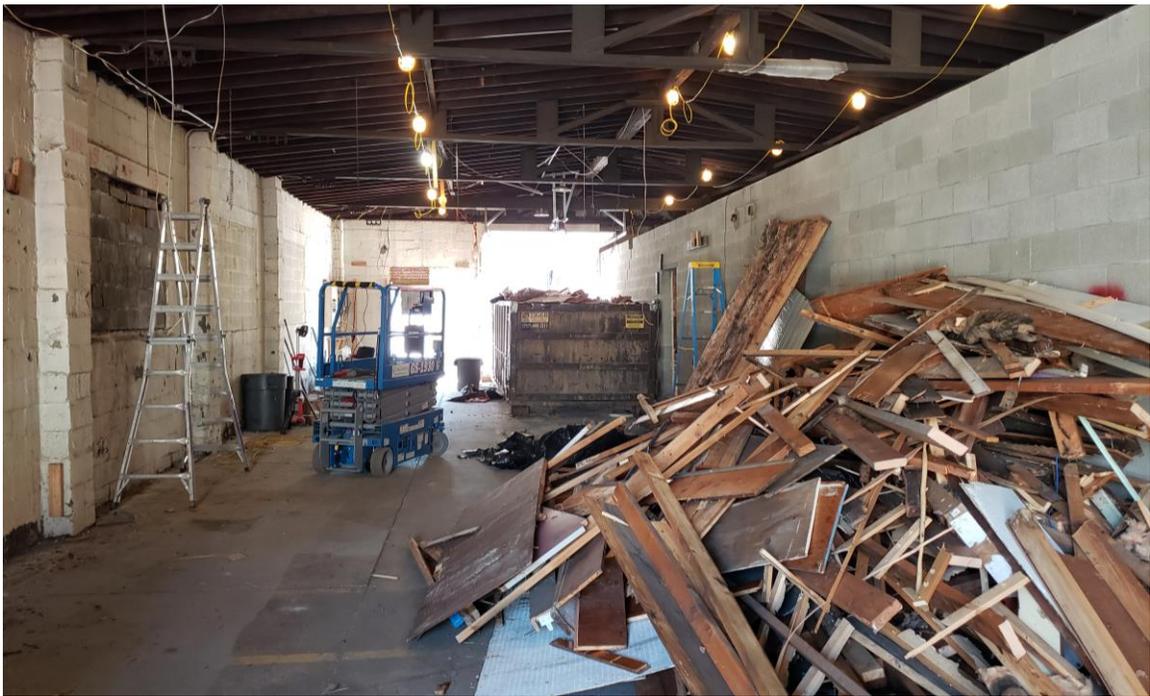


PALATE CO. 2
Conceptual Design
Plum Street View

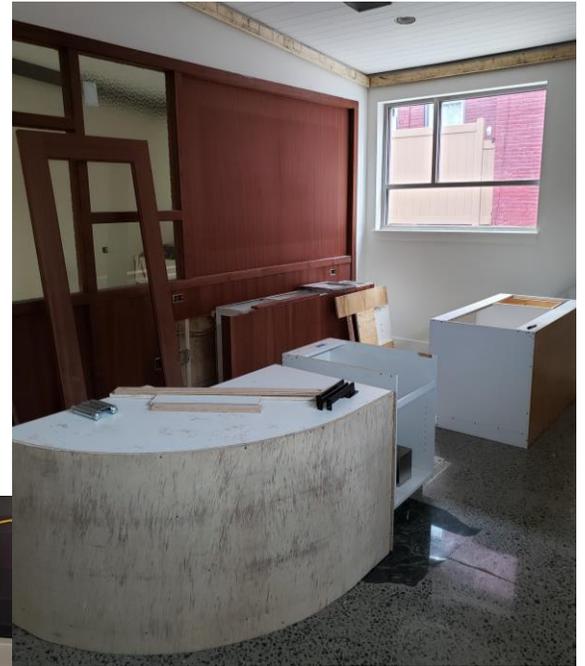


CONSTRUCTION PROGRESS



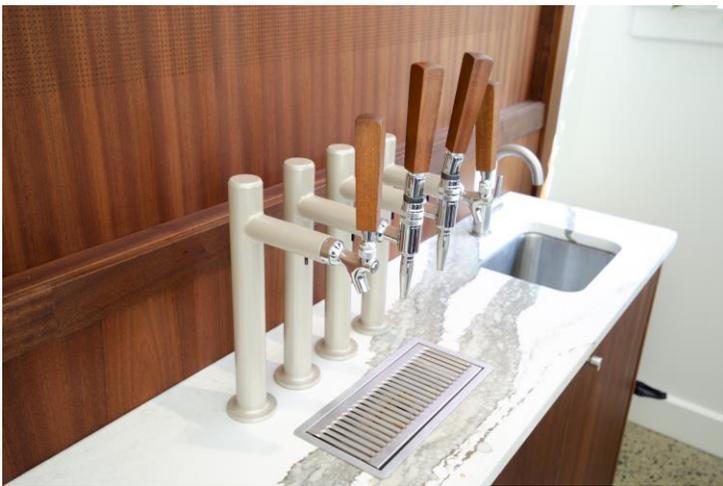






COMPLETED SPACE









NEWS MENTIONS

The Lancaster City community continues to celebrate the development of Passenger's newest location. The following are a sampling of news articles written about the project.

[Daily Coffee News](#)

Passenger Coffee Rides Into New Roastery, Cafes and B-Corp Certification

[Sprudge](#)

Build-Outs Of Summer: Passenger Coffee In Lancaster, PA

[LNP](#)

Passenger Coffee Roasters to move roasting operation, add Lancaster city shop

[LNP](#)

Passenger Coffee Roasters opens coffee shop at new Lancaster city production center