

NEWS

The Crossings at Conestoga Creek: With the Support of Manheim Township, High Real Estate Group LLC Moves Ahead to Land Development Phase

Contact Information

Benjamin H. Bamford

Senior Development Manager

High Real Estate Group LLC

(717) 209-4072 bbamford@high.net

News Facts

- On April 14, 2008, Manheim Township Commissioners approved a Conditional Use Application submitted by High Real Estate Group LLC to develop The Crossings at Conestoga Creek, a lifestyle retail center located in the southwest quadrant of the intersection of Harrisburg Avenue and U.S. Route 30 across from Long's Park in Lancaster, Pa.
- The \$100-million project will generate up to \$2 million annually in tax revenues for the school district, county, and township. Approximately 1,800 permanent jobs are expected to be created at the center, in addition to about 1,400 construction jobs.
- A series of 15 Conditional Use Hearings, which provided an opportunity for the public to gain understanding of the project in conceptual form and provide feedback, began in June 2007 and concluded January 30, 2008. The location is zoned for industrial use and previously, on October 30, 2006, Manheim Township Commissioners had approved an ordinance that allows for potential use of the site for a purpose other than industrial use, subject to the Conditional Use approval (mentioned in the first news bullet above). This ordinance allows for a Planned Commercial Development in I-1 and B-4 districts.
- With this vote of approval, High Real Estate Group moves to the next phase of work to bring The Crossings at Conestoga Creek to Lancaster – the Land Development Phase.
- During the upcoming Land Development Phase,
 1. the project will be presented to the community in technical detail,
 2. discussions will be stepped up with retailers, restaurant operators, and entertainment venues, and
 3. work will continue on the design, funding, and facilitation of substantial roadway improvements for which this project is an important catalyst.

- Roadway improvement plans include modifying the existing Route 30/Harrisburg Pike Interchange from its current configuration (a diamond interchange) to a single-point urban interchange (SPUI). Click here for details:
<http://www.crossingsatconestogacreek.com/route30.html>
- The project supports initiatives of key organizations that contribute to the process of smart growth within the region, and the location is within an urban growth area along an important corridor that is being transformed into an impressive, vibrant gateway to Downtown Lancaster.
- Its location, across from Long's Park and adjacent to the City of Lancaster, will help attract people inward toward Lancaster as a destination, instead of out to more far-flung locations away from the city, or to other cities entirely, for activities and venues currently unavailable or under-served here in the region.

Quotes

Quotes attributable to Benjamin Bamford, Senior Development Manager, High Real Estate Group:

- "We are encouraged that, through 15 public hearings, we were able to hear feedback from the community, address issues and concerns, and provide extensive information to Manheim Township, residents, and other stakeholders."
- "While the conditional use process is a lengthy one, it was important for the purpose of hearing the community's feedback and factoring all related issues into the land development phase."
- "We understand that the three key concerns people communicate in relation to this project are applying environmental best practices along the Little Conestoga Creek, prioritizing the balance between development and farmland preservation with the use of transferable development rights, and addressing the existing traffic conditions so that they become better, not worse."
- "Traffic along this important corridor currently is problematic, and because this project is able to serve as the catalyst in the overall process of solving the problems, we've been able to make real progress in effecting roadway infrastructure improvements along the Harrisburg Pike and the Rt. 30 interchange."
- "We continue to believe wholeheartedly that The Crossings at Conestoga Creek will be the kind of quality-of-life asset that attracts and retains people, and in turn appeals to retailers and other new employers."

Links

www.crossingsatconestogacreek.com

www.manheimtownship.org

www.highrealestategroup.com

Boilerplate

About High Real Estate Group: High Real Estate Group LLC, based in Lancaster, Pa., is a full-service developer/owner of office, industrial, retail, hotel, and multi-family properties. Through its affiliates — High Associates Ltd., High Construction Company, Greenfield Architects Ltd., High Hotels Ltd., and High Investors Ltd. — the firm also provides architecture, construction services, sales and leasing services, property management, corporate real estate services, strategic planning and consultation, appraisals, hospitality services, and investments. With offices and properties throughout the eastern United States, the company owns and manages a portfolio of more than 9 million square feet of assets. For more information about High Real Estate Group, call (800) 638-4414 or visit

www.HighRealEstateGroup.com.