



A VISION OF ECONOMIC IMPACT

Our Plan for Success is
Coming Together



OUR VISION

Provide a strategic plan to guide responsible and inclusive economic development that will foster greater opportunity for our entire community. This will help create a prosperous future for Columbia Borough while protecting natural resources and historical assets, as well as creating stable tax structures.



Our Impact Together

Working closely with the business community, political leaders, and economic development stakeholders throughout Columbia, our comprehensive Economic Development Plan:

- Enhances the quality of life of our residents
- Fosters job creation
- Fulfills an important overarching vision for the continued growth and longevity of our community through stable tax structures



OUR PLAN IN MOTION



Through collaborative efforts, we are starting to see the combined outcomes of partnering developers, investors, economic planners, and members of the community bringing our economic vision to life.

The following projects are in motion, breaking ground and even planning their grand openings, all working together to fulfill the economic vision for the Columbia Borough.



Columbia Market House Redevelopment

The Columbia Market House, once the epicenter for fresh produce, specialty foods, and Saturday morning market traditions, will reopen in mid 2021 with a renewed vision for serving the local community. “We wanted this historic market, first established in 1869, to once again serve the community as it once did by connecting our residents and visitors with local farmers and fresh healthy food,” said Borough Manager Mark Stivers, AICP. The market closed in 2017 and is being revitalized through a private/public partnership with CHI St. Joseph Children’s Health and Columbia Borough and will feature year-round farm stands, a restaurant, and event space.





New Housing Development at 132 Locust Street

33 apartments are planned in the property, meeting the demand for rental properties in the market.

Eberly Myers, LLC is an experienced developer with properties throughout Lancaster.

Plans for attractive amenities such as parking and a first-floor commercial space.

Monthly rents starting in the \$800s for 1-bedrooms.





The Clarion Hotel at The Chip Factory

Choice Hotels International and local real estate firm Cimarron Investments are developing a 60-room, multi-story Clarion Hotel property in downtown Columbia. Murphy Hospitality Management, which is owned by the same group as Cimarron Investments, will own and operate this unique property within a historic potato chip factory, with much of the original 1876 structure preserved.

The Clarion Hotel at The Chip Factory will offer affordable accommodations in the heart of downtown with breathtaking views of the Susquehanna River. A full-service restaurant and rooftop bar will attract overnight leisure visitors and the meeting space will draw business travelers as well, according to Borough Manager Mark Stivers, AICP.





River Park Expansion/Rail Trail Project

Today, visitation to Columbia Crossings and River Park has grown to an estimated 150,000 people accessing the NW Lancaster County River Trail each year.

On January 14, 2020, Borough Council continued its commitment and investment with an additional \$30,000 to match the National Park Service Grant (through Department of Conservation and Natural Resources) to fund the engineering design and access plan for Phase III of the Columbia River Park Development Plan.



Starview Brews

One of the fastest growing business segments is beer tourism, fostered through local breweries that can bring thousands of visitors to our community.

Starview Brews is slated to open in mid 2021 in a 5,000 square-foot former tobacco warehouse renovated by Cimarron Properties.

The new brewery and restaurant located at 224 Locust Street will accommodate 90 patrons and promises to serve up many of Mike's award-winning brews which he perfected as a longtime homebrewer and beer judge.



An aerial photograph showing a large, mostly green field with scattered trees. The field is bordered by residential and commercial buildings, parking lots, and roads. Two small white 'x' marks are visible on the grass. The text 'McGinness Property Development: Supporting the Future of Columbia' is overlaid in white on the central part of the image.

**McGinness Property Development:
Supporting the Future of Columbia**

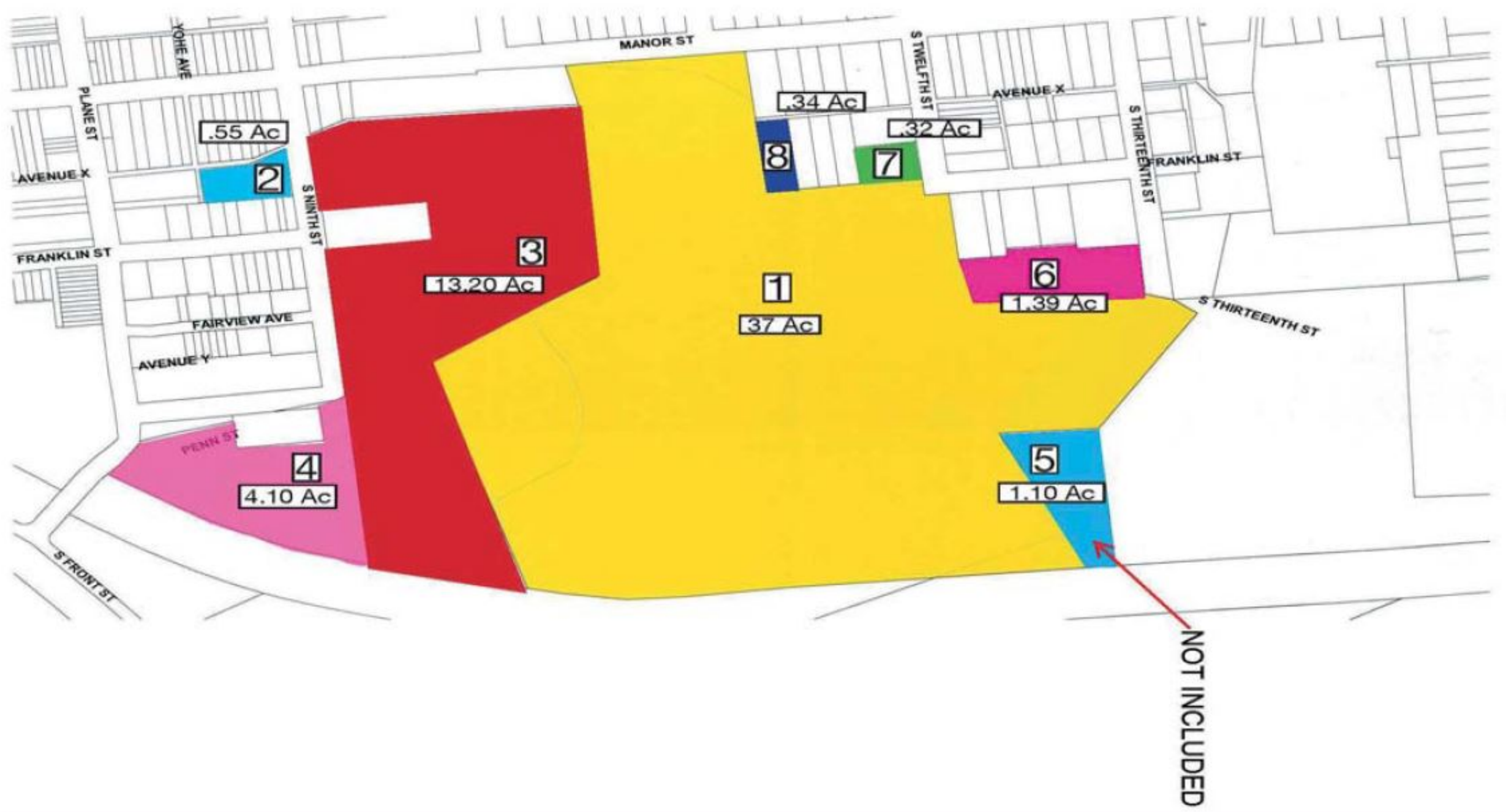


McGinness Property Development Property

Columbia Borough is in the process of pursuing acquisition of the last remaining large tract of land known as the McGinness Property, a former airport, that will play a significant role in the long-range Economic Development Plans for the Borough.

This land has the potential to be commercially developed in a way that will spur redevelopment, foster job creation, and drive long-term tax revenue into Columbia.

Long-term revitalization of this site is forecasted to offer revenue-producing uses, which the Borough is exploring to complement the broader economic vision for the community.





Project Team

- Columbia Borough
- Economic Development Company of Lancaster
- Columbia Economic Development Corporation
- Lancaster County Housing & Redevelopment Authorities

An aerial photograph of a residential neighborhood. In the foreground, there is a large, open green field with a few scattered trees and a small white 'x' mark. The middle ground shows a dense line of trees and bushes. In the background, there are several houses with dark roofs, a parking lot with several cars, and a street. The overall scene is a typical suburban residential area.

Due Diligence

- Geo-Technical Evaluation
- Environmental Evaluation
- Site Feasibility Study
- Site Access – Traffic Impact Analysis
- Site Survey
- Title Work



Project Timeline

- August 25, 2020 - Authorization to Negotiate the Purchase
- September & October 2020 – Borough & Trustees review proposed sales agreement
- October 13, 2020 – Approval of Contract with GAVIN
- February 23, 2021 – Approval to contract with ELA & ECS for Due Diligence preparation
- May 2021 – Complete Due Diligence process
- June 2021 – Final Determination to purchase property
- July 2021 – If approved, purchase land and begin development process

An aerial photograph of a residential and commercial area. A large, irregularly shaped plot of land in the center is outlined in blue, indicating its development potential. The surrounding area includes various buildings, parking lots, and green spaces. The text is overlaid on the blue-outlined area.

Development Potential

- The property is zoned Light Business
- The anticipated uses for the site include:
 - Technology & Innovation Park
 - Light Industrial
 - Commercial
 - Business
 - Open Space and Recreation



The Future of Our Plan

As we look to the future, we continue to assess what economic opportunities may be fostered through strategic outlooks and planning processes to guide our efforts to bring a more prosperous future to our Borough.