

# Park City Center

City of Lancaster, Lancaster County, Pennsylvania



## Project Description:

Park City Center, the only super-regional shopping center in south-central Pennsylvania, expanded for the first time since the early 1970's. The new "lifestyle" project created an exterior "streetscape" that includes several new upscale retailers and restaurants as well as a major expansion to the Bon Ton store. The streetscape expansion brought a new concept to the existing mall by providing additional shops with individual exterior entrances. Each shop has frontage on a lively streetscape complete with site furniture, raised planters with integral seating, a fountain, specialty lighting and signage, as well as landscaping.

The building expansions required redesign of adjacent access drives and parking areas. More efficient site design resulted in a minimal loss of existing parking spaces while incorporating new storm water controls, best management practices, and landscaping, which dramatically enhanced the overall shopping center.

One of the primary parameters was timing and scheduling of this project. ELA Group played a key role in assisting General Growth Properties in fast-tracking municipal approvals so construction could occur in a timely fashion. ELA Group was part of the project team that includes General Growth Properties, a national retail-real estate investment company, and Carrol Architects, a national architectural firm.



## Client / Contact

General Growth Properties, Inc.

Rachel Gallagher, General Manager for Park City Center

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## Professional Services Provided

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- Athletic Fields
- Bid Phase Administration
- Comprehensive Plan / Study
- Construction Administration
- Construction Documents
- Construction Management
- DCNR Grant
- Erosion & Sedimentation Control
- Feasibility Study
- General Structures (design)
- General Structures (repairs)
- GIS Consulting
- Highway Occupancy Permitting
- Hydraulic Study
- Inspections / Observations
- Land Development Plan
- Master Planning
- Miscellaneous Permits
- Miscellaneous Study
- Ordinance Reviews
- Plan Review
- Planning Module
- Playground Design
- Potable Water Design
- Recreation Study
- Retaining Wall Design
- Roadway Improvements
- Sanitary Sewer Design
- Signal Permitting
- Sketch Plans
- Stormwater Improvements
- Stormwater Management
- Subdivision
- Topographic Survey & Boundary
- Traffic Impact Study
- Water Distribution Design
- Wetlands
- Zoning

*Exploring Possibilities....*

*...Finding Solutions*

