

NORTHWEST TRIANGLE INITIATIVE

Planning and Concept Design Study

York, Pennsylvania

1.0 Executive Summary

The purpose of this document is to present the findings of the field investigation and concept design study, as well as recommend appropriate track relocation and bridge modifications to provide the maximum contiguous land for redevelopment within the limits of the Northwest Triangle (NWT) as shown on the attached maps and drawings.

This study is a conceptual-level investigation and set of recommendations and is not meant to serve as an engineering or design document. Further investigation and engineering will be required for any subsequent design. HDR considered several possible track and bridge configurations as part of this study, however, only three were considerable feasible given constraints presented by York Railway and the site itself. The three alternatives considered are:

Alternate A is designed to provide a land mass large enough to place a proposed stadium within the NWT, as demonstrated on **Figure A**. This would require track relocation, bridge modification and removing existing facilities (e.g. Agmark and Ohio Blender).

Alternate B is designed to provide land for redevelopment along the Codorus Creek waterfront as demonstrated on **Figure B**. This would require track relocation, bridge modification and removing existing facilities.

Alternate C may also be referred to as the 'do nothing' approach and would leave the existing track configuration largely unchanged, as shown in **Figure C**. However, this alternate does consider the removal of several existing facilities within the NWT in order to provide land for redevelopment.

A summary of findings is presented in **Table 1.1** on the following page.

Recommendations and Plan of Action:

- 1) Closely review the assumptions and findings of this study.
- 2) Assess general risk of proposed track / stadium location.
- 3) Consider impacts to York Railway operations (especially transload warehouse).
- 4) Determine proposed land use types and locations.
- 5) Approach York Railway with findings of this report and any subsequent decisions in order to begin negotiations. (Note: As a major property owner and business operation, York Railway plays a vital role in success of the project.)
- 6) Complete property acquisition process.
- 7) Proceed with preliminary and final engineering design for rail relocation.
- 8) Closely coordinate efforts of all design aspects (i.e. rail, land-use, stadium, etc)
- 9) Obtain bids and begin construction.