



# *City of York*

## *Department of Community Development*

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### **REPORT & RECOMMENDATION**

TO: Cameron Texter, President, Council of the City of York  
Matthew Jackson, Coordinator, Redevelopment Authority of the City of York  
FR: Genevieve H. Ray, Chair, York City Planning Commission  
ON: 30 December 2005  
RE: **Northwest Triangle Redevelopment Proposal 1**  
Review and Recommendations of the City Planning Commission  
**Recommended - Approval with Modifications**

At a special meeting of the York City Planning Commission held December 19, 2005, in accordance with Urban Redevelopment Law 53 P.S. Section 1710(e), the Commission reviewed a Redevelopment Proposal submitted for certain redevelopment activities needed to begin implementation of the Northwest Triangle Redevelopment Project, a portion of the larger Northwest Triangle Redevelopment Area.

Redevelopment activities as proposed in Proposal 1 comprise early-phase necessities including acquisition, demolition and engineering and design studies. One or more Redevelopment Proposals covering actual development projects through new construction or re-use of existing structures are to be submitted to the Commission and City Council at a later date.

Planning Commissioners Buckingham, Hill-Evans, Johnson, McIlnay, Ray and Sommer were present. The Commission found the redevelopment activities to be consistent with the adopted Northwest Triangle Redevelopment Plan, and voted unanimously to recommend to City Council approval of the Redevelopment Proposal with modifications.

Exhibits: #1 Modified Proposal as Recommended by the Planning Commission (all modifications recommended by the Commission are embodied in this document)

#2 Summary Report itemizing the City Planning Commission's proposed changes and including the rationale for the proposed modifications

## Summary Report

### Itemization & Rationale for Planning Commission's Proposed Modifications to Northwest Triangle Redevelopment Proposal 1

At its special meeting held 19 December 2005, the York City Planning Commission voted unanimously to recommend various modifications to the "Northwest Triangle Redevelopment Proposal 1" submitted for review by the Redevelopment Authority of the City of York

Commission members expressed a desire to make sure that the proposal would be clear, coherent, and easy for any ordinary member of the public to understand and grasp. They felt that this was particularly important in documents that reflect and justify the considerable governmental powers vested in Urban Redevelopment Law (including the power of eminent domain).

The proposed modifications, itemized below, fall into four basic categories:

- A. Substantive changes to fill informational gaps in the Proposal as submitted
- B. Substantive or formatting changes to avoid potentially misleading or confusing information
- C. Changes intended to clarify the need for additional (future) Redevelopment Proposals
- D. Minor changes correcting clerical or grammatical errors, typos, redundancies

#### A. Substantive Changes to Fill Informational Gaps

##### RDA Proposal Page 3, PROJECT DESCRIPTION

The only "project description" included in the Proposal as submitted was a boundary description of the western portion of the Redevelopment Area. The Commission's proposed modifications insert new language to fill this gap [*CPC Exhibit #1 (Modified Proposal), Page 1*]. Commission members' rationale was that Proposals should state the intent and aim of proposed redevelopment activities and as much as possible, identify future uses anticipated in the wake of those activities.

#### B. Substantive or Formatting Modifications to Avoid Confusion

##### RDA Proposal Pages 4 and 5 -- ACQUISITIONS information

In the proposal as submitted, introductory information on Acquisitions was followed immediately by the list of "Buildings for Demolition," and the Acquisitions list and map were separated from the text and placed at the end of the report, on pages 9 and 10 as Exhibits A and B. Planning Commission members found this scattering of information confusing. The Commission's proposed modifications place all acquisitions information -- text, map and list -- together, early in the report: [*CPC Exhibit #1, Pages 2 and 3*].

##### RDA Proposal Page 6 -- LAND USE MAP

To place "like" information together, a formatting change was recommended to move the Redevelopment Plan's Land Use Map to the Introduction, with other information on the Redevelopment Plan [*See Exhibit #1, Modified Proposal, Page 1*]. The map's original location in the RDA's proposal as submitted was on Page 11 as Exhibit C. In subsequent corrective editing, a section on Page 6 of the RDA proposal called "Land Use Plan Map," which mistakenly referred readers to a map on Page 8, became unnecessary and was deleted in the Planning Commission's modified version of the proposal.

##### RDA Proposal Page 7, "PROCEDURE FOR CHANGES TO THE PLAN"

This proposed modification changes the word "PLAN" to "PROPOSAL." There is a legal distinction between the two documents, and the Authority cannot change the Plan.

### C. Changes to Clarify the Need for Additional (Future) Redevelopment Proposals

At four places in the Proposal, the Commission's proposed modifications suggest new language to make clear the limited range of redevelopment activities that are specified in the current "Redevelopment Proposal 1."

The Commission recommends additional language to underscore the need for further Planning Commission review when the actual alignment of roads and rails is settled, when the Redevelopment Authority is satisfied that competent and qualified developers are promulgating serious redevelopment proposals, and when proposed future land uses are being firmed up. Planning Commission and City Council review at the "proposal" stage is not only built into Urban Redevelopment Law, it is good public policy and a valuable tool for smoothing and speeding the implementation process.

It is the Commission's belief and experience that responsible developers value an early "we're all on the same track" confirmation from all relevant branches of the City -- at least the City Administration, Redevelopment Authority, Planning Commission and City Council -- before they invest heavily in preparing the detailed plans that will be required by the Redevelopment Authority's redevelopment contracts in the next stage of project implementation.

- RDA Proposal Page 1, PROJECT DESCRIPTION,  
Paragraph 2 of new language added by the Commission includes the sentence, "Detailed proposals for future uses of developable parcels that remain after the relocation of railroad lines and other infrastructure will be addressed in subsequent Redevelopment Proposals.")
- Page 6, LAND USE PROVISIONS,  
Paragraph 2, in the sentence reading "The following may provide additional controls on redevelopment and use," new language has been added to extend the sentence: "... for this and subsequent Redevelopment Proposals in the Redevelopment Plan Area (although some of the items listed below may not be applicable to the acquisition, demolition and engineering activities that comprise this Redevelopment Proposal, they are listed because of their potential impact on subsequent Redevelopment Proposals or amendments to this Proposal):"
- Page 7, LAND USE PROVISIONS,  
(a) Control and Approval of Plans ... insertion of the words, "Contractor or" twice, before the word "Developer." This language included to underscore that there is as yet no developer, and the work proposed to be done under this first Redevelopment Proposal for the Triangle (engineering, demolition) is likely to be done by a contractor rather than a true developer.
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end of paragraph, new language, "This proposal for Phase I activities and all subsequent redevelopment proposals in the Redevelopment Plan Area shall be reviewed by the City Planning Commission as required under Pennsylvania Urban Redevelopment Law 53 P.S. Section 1710(e) through (i), and considered for approval by the City Council of the City of York as required under Sections 1710 and 1711 of the Redevelopment Law."

### D. Minor Changes to Correct Clerical or Grammatical Errors, Typos, Redundancies

- RDA (Redevelopment Authority Proposal) Page 3, paragraph 1, line 2, change "their" to "its"
- RDA Page 3, paragraph 2, last line, insert date of Planning Commission action & correct name of document approved by Commission

- RDA Page 4, AREA DATA, changed “Num. of Properties” to “Num. of Parcels” at the request of Outdoor Recreation Complex staff in companion proposal reviewed by the Commission on the same date; changed in NW Triangle proposal for consistency’s sake.
- RDA Page 7, (b) Statement of Duration ... deleted because information is redundant (it is included in the adopted Redevelopment Plan)
- RDA Page 7, OTHER PROVISIONS ... changed verb tense in line 3 (RDA “... shall prepare a Redevelopment Proposal” changed to “has prepared this ‘Redevelopment Proposal 1’”)
- Throughout, deleted language that became “orphan” or “widow” lines after moving exhibits (e.g. Land Use Map language, RDA Proposal page 6).
- Throughout, where exhibits’ placement changed, they were re-lettered to reflect their new order of placement.

NB: All proposed modifications approved by the York City Planning Commission have been incorporated into CPC Exhibit #1, “Modified Proposal as Recommended by the Planning Commission,” attached to this Report and made a part thereof.

Also attached to this report is the 12-page “RDA Proposal” with pagination as referred to in this report.



## INTRODUCTION

The Redevelopment Area of the Northwest Triangle was approved by the City of York Planning Commission at its regularly scheduled meeting on July, 18, 2005. The Redevelopment Area covers more than 45 acres approximately 3 blocks from the city center of York.

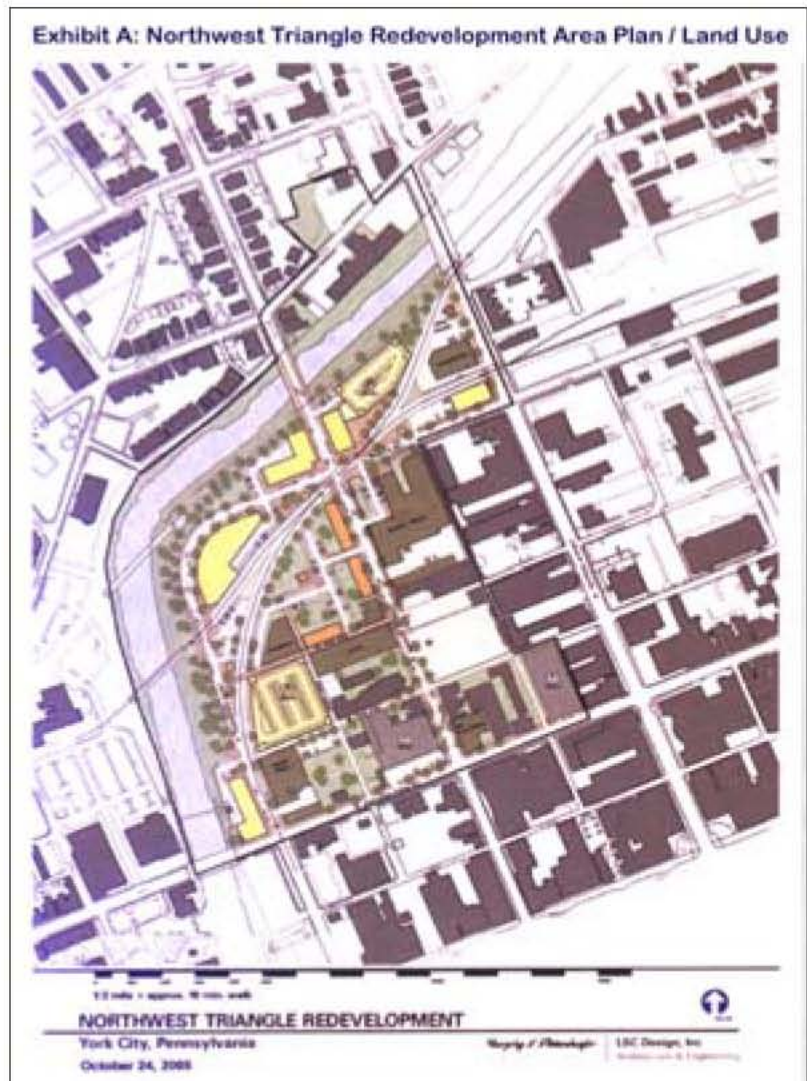
The Northwest Triangle Project comprises about half of the redevelopment area. A Redevelopment Plan for the portion of the Redevelopment Area which is east of North George Street was adopted by York City Planning Commission on December 12, 2005. (Redevelopment Area Plan for the Northwest Triangle). That document's Land Use Plan is included as Exhibit A.

## PROJECT DESCRIPTION

The future land uses in the Redevelopment Proposal site are railroad right-of-way, roadway and other infrastructure development. In addition, a concept land use plan (Exhibit A) included in the adopted Northwest Triangle Redevelopment Plan shows the potential rail and road relocations and anticipated development parcels. Detailed proposals for future uses of developable parcels that remain after the relocation of railroad lines and other infrastructure will be addressed in subsequent Redevelopment Proposals.

The general area in which the acquisition, demolition and engineering activities included in this Redevelopment Proposal are to occur is located within the larger Northwest Triangle Redevelopment Area Plan boundaries, which are as follows:

BEGINNING at a point on the west bank of the Codorus Creek extending east along the south side of West Philadelphia Street approximately 1,290 feet; extending north approximately 310 feet along the east side of Cherry Lane to the north side of West Gas Avenue; extending west along the north side of West Gas Avenue approximately 128 feet to the east side of Cherry Lane; extending north along the east side of Cherry Lane approximately 713 feet to the south side of West North Street; extending east along the south side of West North Street to the east side of North George Street; extending north along the east side of North George Street to the north side of Hamilton Avenue; extending west along the north side of Hamilton Avenue to the east side of Snyder Place; extending north along the east side of





Snyder Place approximately 107 feet to the north side of Lowell Place; extending west along the north side of Lowell Place approximately 204 feet to the eastern lot line of parcel 13-440-4-4; extending south along parcel 13-440-4-4 approximately 75 feet to the southern lot line of parcel 13-440-4-4; extending west along the southern lot line of parcel 13-440-4-4 approximately 67 feet to the west side of Cherry Lane; extending south along the west side of Cherry Lane approximately 160 feet to the north side of Hamilton Avenue; extending southwest along the north side of Hamilton Avenue approximately 258 feet to the west side of North Beaver Street; extending south along the west side of North Beaver Street approximately 253 feet to the north side of the Army Corps of Engineers' easement along the north bank of the Codorus Creek; extending south along the north side of the Army Corps of Engineers' easement along the north bank of the Codorus Creek approximately 1,800 feet to the north side of West Philadelphia Street.

The acquisition, demolition and engineering activities covered under this Redevelopment Proposal will occur in the smaller area shown in Exhibit B, below.

## PURPOSE

The purpose of this Redevelopment Proposal is to eliminate blight as determined in the approved blight certification by providing ownership control of the properties that will permit further studies and engineering of rail lines, streets and other infrastructure development, demolition of buildings and re-alignment of rail lines. All of the properties are commercial or industrial in their use.

## 1. AREA DATA

Present Use	Num. of Parcels
Commercial business -	14
Parking lot/garage-	2
Vacant lot -	2

## PROPOSED REDEVELOPMENT ACTIVITIES

Proposed redevelopment activities for the Northwest Triangle Redevelopment Proposal 1 include the acquisition of properties, as identified in Exhibit B – Proposed Property Acquisitions Map and in Exhibit C - List of Properties

Identified for Acquisition, further studies and engineering of rail lines, streets and other infrastructure development, demolition of buildings and re-alignment of rail lines.



## 1. PROPERTY ACQUISITION

Seventeen (17) properties will be acquired under this Redevelopment Proposal.

## Exhibit C -- List of Properties Identified for Acquisition

City Tax Map Parcels		Street Address	Purpose of Acquisition
Block	Parcel		
46	6	260 N. Beaver St	Relocation of Rail Line
46	7	132-152 Pershing Ave	Relocation of Rail Line
47	1.A	N. Beaver St	Relocation of Rail Line
47	1.B	N. Beaver St	Relocation of Rail Line
49	13	N. Pershing Ave	Relocation of Rail Line
43	5	W. North St	Relocation of Rail Line
43	2	326-350 N. George St	Relocation of Rail Line
43	6	N. George St	Relocation of Rail Line
47	1	N. Beaver St	Relocation of Rail Line
43	1	320 N. George St	Relocation of Rail Line
43	4	320 N. George St	Relocation of Rail Line
43	3	320 N. George St Rear	Relocation of Rail Line
46	9	109 W. Gay Ave	Relocation of Rail Line
46	8	151 W. Gay Ave	Relocation of Rail Line
46	5	208-236 N. Beaver St	Relocation of Rail Line
45	11	146-150 N. Beaver St	Infrastructure Development
45	13	W. Gas Alley	Infrastructure Development

## a. Estimated Acquisition Costs

The total estimated cost of the proposed acquisition is \$5,000,020.00.

## 2. BUILDINGS FOR DEMOLITION

The buildings and/or structures, or portions of the buildings and/or structures will be demolished in accordance with all applicable codes, ordinances to allow for re-alignment of the rail lines that traverse the area and other infrastructure development.

- 260 N. Beaver St. (Block 46, Parcel 6)
- 132-152 Pershing Ave. (Block 46, Parcel 7)
- N. Beaver St. (Block 47, Parcel 1.A and 1.B)
- N. Pershing Ave. (Block 49, Parcel 13)
- 326-350 N. George St. (Block 43, Parcel 2) (Head House to remain)
- N. George St. (Block 43, Parcel 6)
- N. Beaver St. (Block 47, Parcel 1)
- 320 N. George St. (Block 43, Parcel 1 and 4) (Front Bldg & Façade to remain)
- 320 N. George St. Rear (Block 43, Parcel 3)
- 208 – 236 N. Beaver St. (Block 46, Parcel 5)
- W. North Street (Block 43, Parcel 5)

## a. Costs for Demolition

The estimated cost for the proposed demolition is \$380,000.00.



### 3. RE-ALIGNMENT OF RAIL LINES

To make redevelopment in the area feasible, relocation of the rail lines traversing the area is necessary. The reconfiguration of the rail lines is the controlling factor in identifying areas for proposed development or redevelopment. Final details and engineering of the rail re-alignment, grade-crossings and pedestrian crossing are to be completed, and will determine the final re-alignment design. Exhibit D shows the draft realignment concept.

#### a. Cost for Re-alignment of Rail Lines

The estimated costs for engineering and re-alignment of the rail lines is \$1,580,000.00.

### 4. STREETS AND OTHER INFRASTRUCTURE DEVELOPMENT STUDIES

The Redevelopment Area Plan calls for the connection of West North Street and North Pershing Avenue to create vehicular and pedestrian to and through the NWT. Design and engineering studies are necessary to identify the exact location and design of the connection.

#### a. Costs for Streets and Other Infrastructure Development Studies

The estimated costs to perform the necessary engineering and design work, and construction of the street connection is \$500,000.00.

## LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate redevelopment and urban renewal in the City of York. Redevelopment in the Northwest Triangle Redevelopment Area will be in conformity with the provisions of the Redevelopment Area Plan, and will comply with the Codified Ordinances of the City of York. All plans and proposals prepared by the RDA will be subject to the recommendations of the Planning Commission and the approval of the City Council.

The following may provide additional controls on redevelopment and use for this and subsequent Redevelopment Proposals in the Redevelopment Plan Area (although some of the items listed below may not be applicable to the acquisition, demolition and engineering activities that comprise this Redevelopment Proposal, they are listed because of their potential impact on subsequent Redevelopment Proposals or amendments to this Proposal):

Zoning Ordinance, Subdivision and Land Development Ordinance, International Building and Electrical Codes, reviews by the Historic Architectural Review Board, federal environmental and historic reviews, and other regulations stipulated by the City of York.

#### a. Control and Approval of Plans and Specifications

The Redevelopment Authority specifically reserves the right to review and approve the Contractor or developer's detailed plans, final working drawings, and specifications, as detailed in the contract between the Redevelopment Authority and the Contractor or Developer. Review and approval will be specifically concerned with, but not limited to, site planning, architectural layout, and materials of construction, landscaping, access, identification signs, streets, and sidewalks.



Preliminary sketch drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping and building construction shall be submitted to the authority for review and approval before working drawings are made.

#### OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The Northwest Triangle Redevelopment Plan dated December 12, 2005, has been prepared and approved by the City Planning Commission. The Redevelopment Authority of the City of York has prepared this "Redevelopment Proposal 1" conforming to and containing therein a copy of the redevelopment plan. This proposal for Phase I activities and all subsequent redevelopment proposals in the Redevelopment Plan Area shall be reviewed by the City Planning Commission as required under Pennsylvania Urban Redevelopment Law 53 P.S. Section 1710(e) through (i), and considered for approval by the City Council of the City of York as required under Sections 1710 and 1711 of the Redevelopment Law.

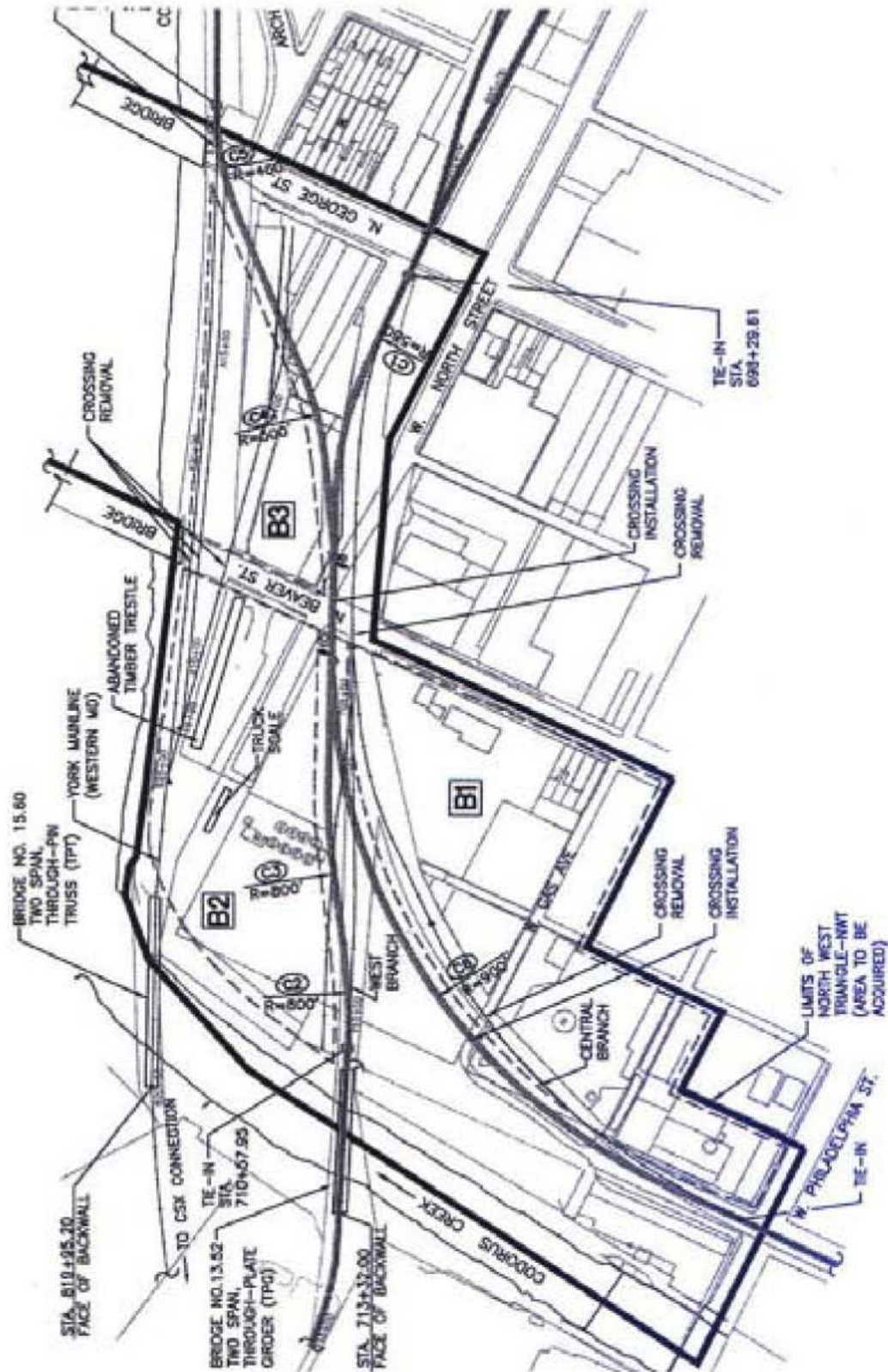
#### PROCEDURE FOR CHANGES TO THE PROPOSAL

This proposal may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the project area previously disposed of by the Redevelopment Authority for use in accordance with the proposal, the Redevelopment Authority receives the written consent of the then owner of such land whose interest is materially affected by such amendment.

#### REDEVELOPMENT CONTRACT

A redeveloper(s) to perform the work is not yet selected. The City of York Redevelopment Authority will not execute a redevelopment contract with a redeveloper hereafter selected, until the said redevelopment contract shall have been approved by the York City Council and found to be in substantial conformity with the proposal. The City of York Redevelopment Authority will not execute a redevelopment contract with a redeveloper hereafter selected, until the said redevelopment contract shall have been approved by the York City Council and found to be in substantial conformity with the proposal.

Exhibit D - Work in Progress Rail Relocation Drawing





## Summary Report

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