



City of York Redevelopment Authority
50 West King Street
York, PA 17401

Attention Respondents:

Your firm is hereby invited to submit a formal response to the Redevelopment Authority City of York (hereinafter RDA) request for proposals (RFP) for the five acres of publicly-owned land located within the Northwest Triangle (NWT) Redevelopment Area. It is the intention of the City of York and RDA that a successful respondent(s) will be selected as a result of this process.

The RDA and City of York envision the creation of a niche neighborhood replete with high density market rate residential units, new retail and commercial development and waterfront open space improvements conducive to pedestrian and bicycle traffic. This is a premiere, showcase development project. It should employ quality materials, energy and environmentally efficient design, and attention to smart urban development theory.

Proposals may be submitted for the entire redevelopment area, or selected tracts of land therein. Pre-proposal conferences will be held on January 17th and 18th at 10:00 a.m. in the conference room of Stock & Leader Attorneys at Law, located in the Susquehanna Commerce Center, 221 West Philadelphia Street, York, PA 17401, in the 6th floor of the east building. Complete responses to this RFP must be received by the Authority at York City Hall, 50 West King Street, York, PA 17401, no later than 3:00 p.m. on March 30, 2012. Submissions should include one (1) clearly marked original document, an electronic copy and nine (9) bound copies of the document. Absolutely no submissions will be accepted after 3:00 p.m. on March 30, 2012.

At the conclusion of this document is a visual preference survey. This appendix shows projects that both the RDA and City believe were successful urban infill projects, employing skillful design, land use and materials. This RFP and supplemental documents are available online at www.yorkcity.org/nwt. Any addendum information or Frequently Asked Questions will be posted to the same site. It is the responsibility of the respondent to monitor the web site for any such updates.

The awarded Northwest Triangle project should complement the surrounding economic development that has occurred and serve as a catalyst for future development within proximity of the site. It is highly preferred that the Northwest Triangle redevelopment conform to the principles outlined in the City's comprehensive vision to:

1. Improve curb appeal;
2. Promote walkable and bikeable streets;
3. Be a market rate residential destination;
4. Be an entertainment, commercial and cultural destination;
5. Be designed to incorporate public space and extension of York Heritage Rail Trail;
6. Be a job creating development, both directly and indirectly; and
7. Be a sound economic and community investment, by enhancing the tax base and promoting ancillary development.

Thank you for your consideration of this RFP. We look forward to selection and project development.

Sincerely,

A handwritten signature in black ink that reads "Kevin J. Schreiber".

Kevin J. Schreiber
Secretary, Redevelopment Authority
Director, Department of Economic & Community Development