

City of York, Pennsylvania

Zoning Map Amendment and Update of Comprehensive Plan 2030 Future Land Use Map

June 19, 2017

PROPERTY:

Former Danskin Building
300 North State Street
York, PA 17404

STATUS: Semi-demolished /
Site preparation for redevelopment

OWNER:

City of York Redevelopment Authority (RDA)
101 S. George Street
York, PA 17401
Contact: Shilvosky Buffaloe, Acting Director of Economic &
Community Development
(717) 849-2876

REDEVELOPMENT PARTNERS:

City of York, Department of Economic and Community Development
City of York, Redevelopment Authority (RDA)
Pennrose Properties, LLC – engages in multifamily residential and mixed-use development and management

BACKGROUND INFORMATION:

The York City Department of Community and Economic Development is evaluating neighborhoods where the existing zoning is restrictive, where the existing zoning is suppressing a variety of redevelopment opportunities that would benefit the community and where the zoning is incompatible with the current neighborhood character and inconsistent with neighborhood revitalization goals and objectives. This evaluation is ongoing and the proposed Zoning Map Amendment specific to this property is a first of other potential amendments to the August 2011 Zoning Map and Update to the York City Strategic Comprehensive Plan 2030 Future Land Use Map.

In 2005, the City conducted a Northeast Neighborhood Feasibility Study for Neighborhood Renaissance with emphasis on a portion of this neighborhood as shown to the right in the area shaded in pink. Neighborhood partners included the Northeast Neighborhood Association, the York Street Community Center and the City. The non-profit referred to as the York Street Community Center had developed a Business Plan for the renovation and occupancy of the former Bi-Comp building for a neighborhood-based community center – the Business Plan was not realized.

The study focused on housing providing several strategies for the rehabilitation and/or redevelopment of existing housing stock in poor to dilapidated conditions throughout the study area shown above and infill housing for 319 East Chestnut Street, the former York County Prison site. At that time, the study recommended to seek funding for the demolition of both the Old York County Prison and the vacant, dilapidated former Graybill building at 200 & 304 North Broad Street. The Danskin manufacturing and distribution operations was still a viable operation and part of the City's economic base and was not studied as part of this plan or identified for redevelopment.



Since completion of the 2005 neighborhood feasibility study, the following relevant events have transpired in the neighborhood and at 300 North State Street:

- Continued code enforcement neighborhood-wide to address blight and building code violations.
- In **2006**, York's Baseball Stadium, home of the York Revolution, opened for the 2007 season. This facility is located at the northwestern corner of the Northeast Neighborhood.
- As part of a Redevelopment Plan, the demolition of the former Graybill building at 200 & 304 North Broad Street took place in **2007** with a portion of the site temporarily used as urban gardens. This site is one of several sites identified in the City's Strategic Comprehensive Plan as an opportunity site.
- Danskin shut down operations at 300 North State Street in **2009** leaving the facility unoccupied and for sale until **2010** when it was purchased by 300 North State Street LP with the intent of demolishing the facility and redevelopment of the site for mixed residential use. Over the next five years, challenges occurred with demolition activity and ownership of the property.
- Around 2005, Still Meadows Church of the Nazarene purchased the property at 350 Chestnut Street as part of a York City Campus initiative followed by renovation of the property in **2011/2012** offering an improved neighborhood faith-based institution, community services and the Fresh Blessings Food Pantry.
- In **2012**, Think Loud/120 York LLC purchased the former Bi-Comp building at 210 York Street followed by renovations to house United Fiber & Data, Think Loud Development and YRK Magazine. This project was followed by selective demolition of adjacent vacant, dilapidated residences as part of 120 York LLC holdings.
- 300 North State Street was purchased in **2015** by the York City Redevelopment Authority in hopes of remedying public safety issues associated with partial demolition of the site and support future redevelopment of the site in a compatible manner to meet neighborhood revitalization goals and objectives. The property is featured on the Council of Development Finance Agencies website for potential redevelopment: <http://www.cdfabrownfields.org/cdfa/brownfields.nsf/projects/6513771267>.
- Metso Minerals located at 229-240 Arch Street was part of a corporate consolidation effort leaving the facility unoccupied when operations shut down at the end of March **2016**.
- Currently (**2016-2017**), a temporary one-way street pattern in effect on York Street is under study for future decision on a permanent one-way street with York Street dead end.
- Planned renovation/adaptive reuse of 127 North Broad Street (the former Weaver Piano Factory/Weaver Warehouse LLC) was recently approved for a 44-unit multi-family residential property with on-site parking.
- Numerous proposals for 319 East Chestnut Street (the former York County Prison) were discussed over the past 10 years with the latest conclusion consistent with 2005 Northeast Neighborhood Feasibility Study identifying the building for demolition and redevelopment of the site with a compatible use.

ZONING MAP AMENDMENTS AND COMPREHENSIVE PLAN UPDATE APPROACH:

The City is cautiously approaching Zoning Map amendments and updates to the 2030 Strategic Comprehensive Plan. The approach will be one that is phased with changes studied and partners vetted to assure successful revitalization and redevelopment of the Northeast Neighborhood cooperatively with neighbors and property owners.

300 North State Street Rezoning Request

The current request is for the rezoning of 300 North State Street (the former Danskin facility) by the York City Redevelopment Authority (RDA) for the redevelopment of the 4.2-acre site with approximately 40 affordable rental townhouses for low-to-moderate income families mixed with a community center to support the development and possible small scale commercial retail and service uses. Attachment A identifies 300 North State Street (parking lot and former Danskin facility site) on the City's current Zoning Map.

Current zoning of the area shown in the hatched shading on Attachment B is EC – Employment Center District. The proposed rezoning of this area is to UN-2 – Urban Neighborhood/Urban Residential Neighborhood District (a logical

extension of the existing UN-2 District). The proposed mixed use residential development of townhomes, community center and possibly small scale commercial retail and services is compatible with the surrounding residential neighborhood to the east and south as well as compatible with Alexander Goode School to the west. The property to the north and property to northeast are industrial uses part of the City's Rail Corridor (refer to all exhibits). This logical extension of the adjacent UN2 District allows for the following select uses permitted by right and by special exception in comparison to the EC (current zoning) and UN1 Districts as it relates to the development proposal.

Principal Use Comparison	EC	UN1	UN2
Single-Family Attached Dwelling		P	P
Single-Family Semi-Attached Dwelling		P	P
Multi-Family Dwellings – New Construction			SE
Community Center	P	SE	SE
Secondary Principal Use Comparison* - Neighborhood Commercial Uses			
Neighborhood Coffee Shop		P	SE
Neighborhood Grocery Store		P	SE
Neighborhood Retail Boutique		P	SE
Neighborhood Office		P	SE
Neighborhood Public Service Office		P	SE
Neighborhood Hair Care		P	SE
Neighborhood Tailor/Dressmaker		P	SE
Neighborhood Art Studio		P	SE
Neighborhood Medical Office		P	SE

*Use comparison in the event the sketch plan concept changes to include small scale commercial uses.

Source: Table 1303.08(A) Permissible Use Table – York City Zoning Ordinance

The UN-2 – Urban Neighborhood District allows for a full range of uses that best matches the proposed redevelopment proposal and sketch plan for mixed use residential development shown in Attachment D.

The property is partially demolished with much of the debris and subfloor still on site. The RDA in partnership with Pennrose Properties, Inc. is working to clean the site and prepare it for redevelopment. The site is scheduled for assessment to determine what environmental hazards might exist and require remediation and/or mitigation. Once the site is cleaned to an unrestricted status and rezoning is approved, Pennrose in partnership with the RDA, the City and potentially PHFA will construct the proposed multifamily development as described above. Application to PHFA Low Income Housing Tax Credit Program for year 2017/2018 is anticipated by 8/30/2017. A zoning change is part of the documentation required for this submission.

PLANNING STAFF RECOMMENDATION – REZONING

Based upon the needs identified in the City's 2030 Strategic Comprehensive Plan, the 2005 Northeast Neighborhood Feasibility Study for Neighborhood Renaissance, the current and past City of York Consolidated Plans, York Housing Authority Five Year and Annual Plan, the current and past York County Consolidated Plan and other local and county agency documentation, there is an overwhelming continued need over several decades for desirable, affordable housing for low-to-moderate income families in the City (both rental and ownership opportunities). Please reference these plans and documents for details that supports this well documented need.

The City of York has set a goal of attaining a homeownership rate of 50% within five years. The City's rate of 41% is lower than the national average of 64% and the state's rate of 72%. The City's Bureau of Housing Services has a mission *to create more desirable, affordable housing*, which can lead to a greater positive impact on city neighborhoods in terms of stabilizing and enhancing properties. Although this proposal does not provide

homeownership opportunities, it does meet with the overall mission of the Bureau of Housing Services along with the goals and objectives of the documents previous referenced.

Based upon today's status and circumstances of the property and the documented need for desirable, affordable housing, the City Planning staff recommends approval of the rezoning of 300 North State Street from EC to UN-2.

PLANNING STAFF RECOMMENDATION – UPDATE OF CITY'S STRATEGIC COMPREHENSIVE PLAN 2030

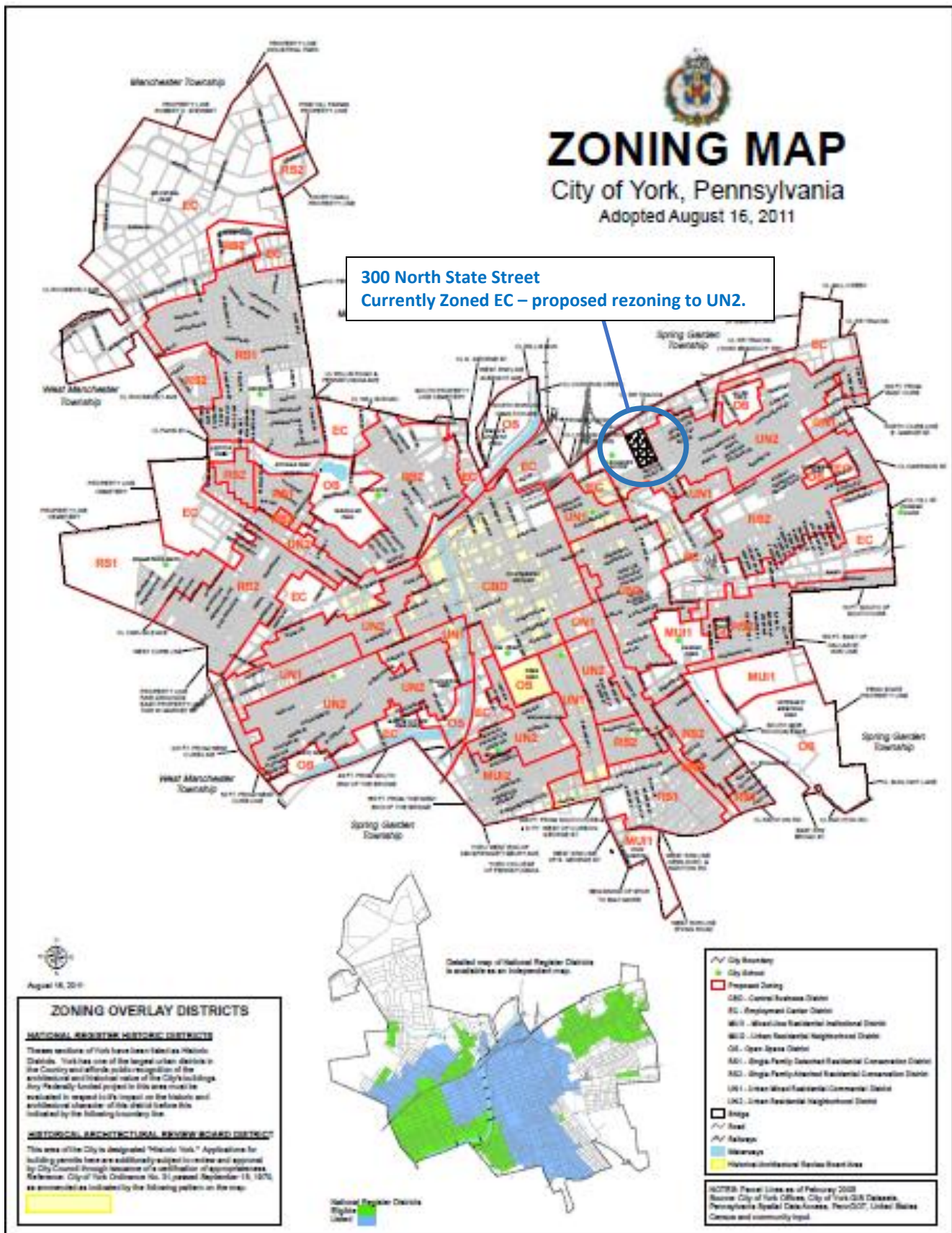
Attachment C depicts the 2030 Future Land Use map with modifications to reflect the change in use of this property consistent with the land use classification associated with the UN-2 zoning. York City Planning staff recommends this update to the plan based upon the above review. Jointly with the rezoning, the City's Strategic Comprehensive Plan 2030 Future Land Use Map will be amended for review and approval to reflect this change (see Attachment C).

OTHER PROPERTIES FOR POTENTIAL FUTURE REZONING – WHAT IS ON THE HORIZON?

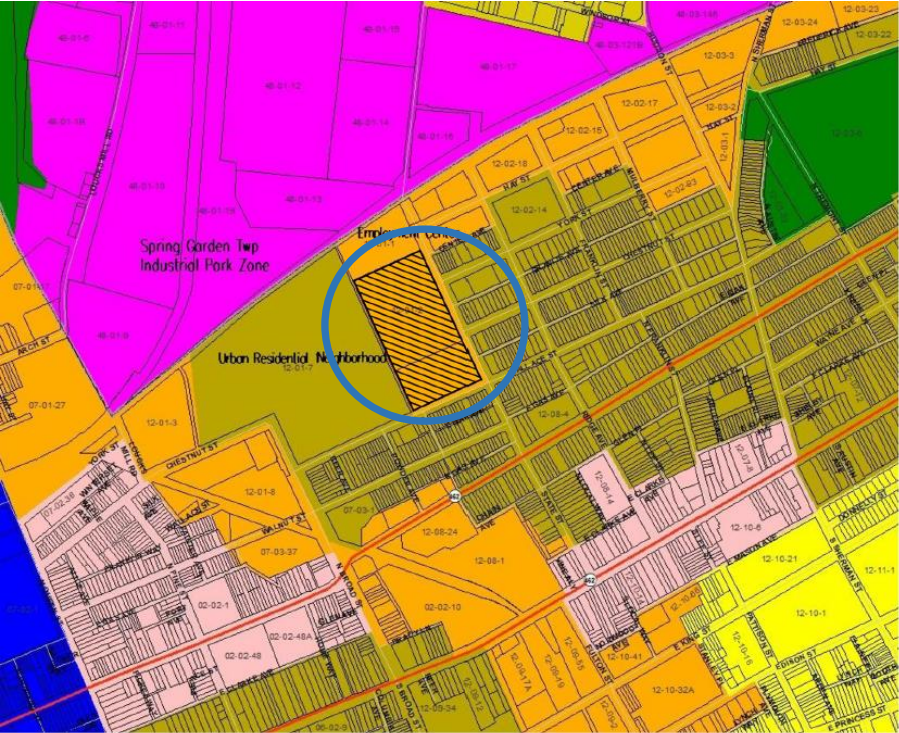
The rezoning of 300 North State Street is part of a larger planning effort to support revitalization of the Northeast Neighborhood and part of a large evaluation of zoning City-wide as previously described. Other properties owned by the RDA that are initially identified as opportunities sites within the Northeast Neighborhood consistent with the City's 2030 Strategic Comprehensive Plan include:

- 200 & 304 North Broad Street (the former Graybill site) – targeted for redevelopment.
- 319 East Chestnut Street (the former York County Prison) – tentatively scheduled for demolition.
- Other properties yet to be determined based upon further study and analysis.

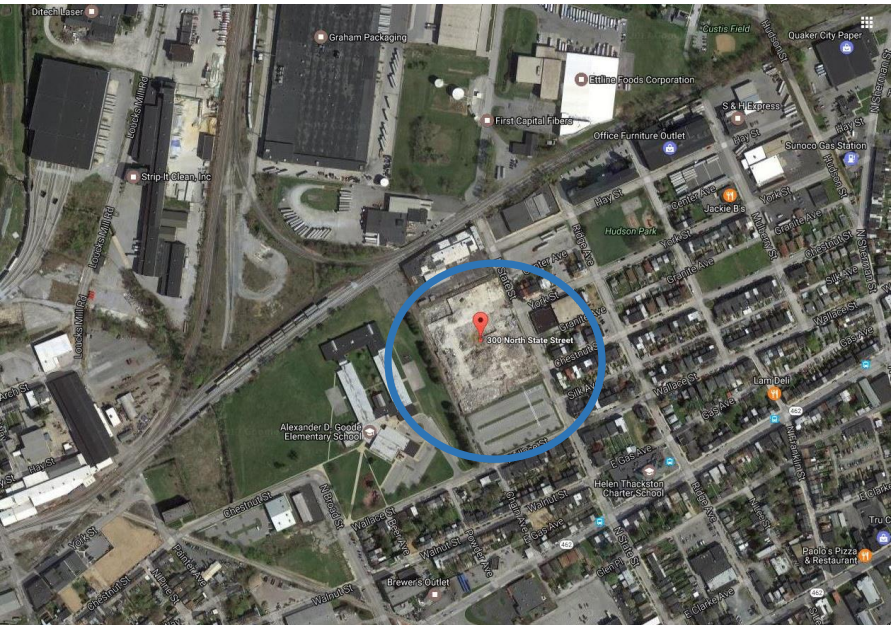
Additional study and coordination with partners is necessary to determine appropriate rezoning for the two identified sites above – UN-1 versus UN-2. These rezoning requests will be phased and will be submitted at some time in the future to the York City and York County Planning Commissions for review and recommendation for approval and to the York City Council for final adoption.



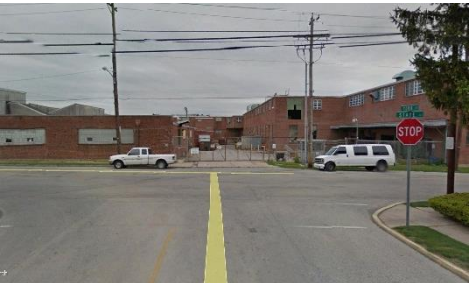
Attachment B – DRAFT – Amended 2011 City of York Zoning Map – Color Coded Enlargement of Area and Arial Photograph (current conditions) and Street Level Photographs of Site (before and after partial demolition)

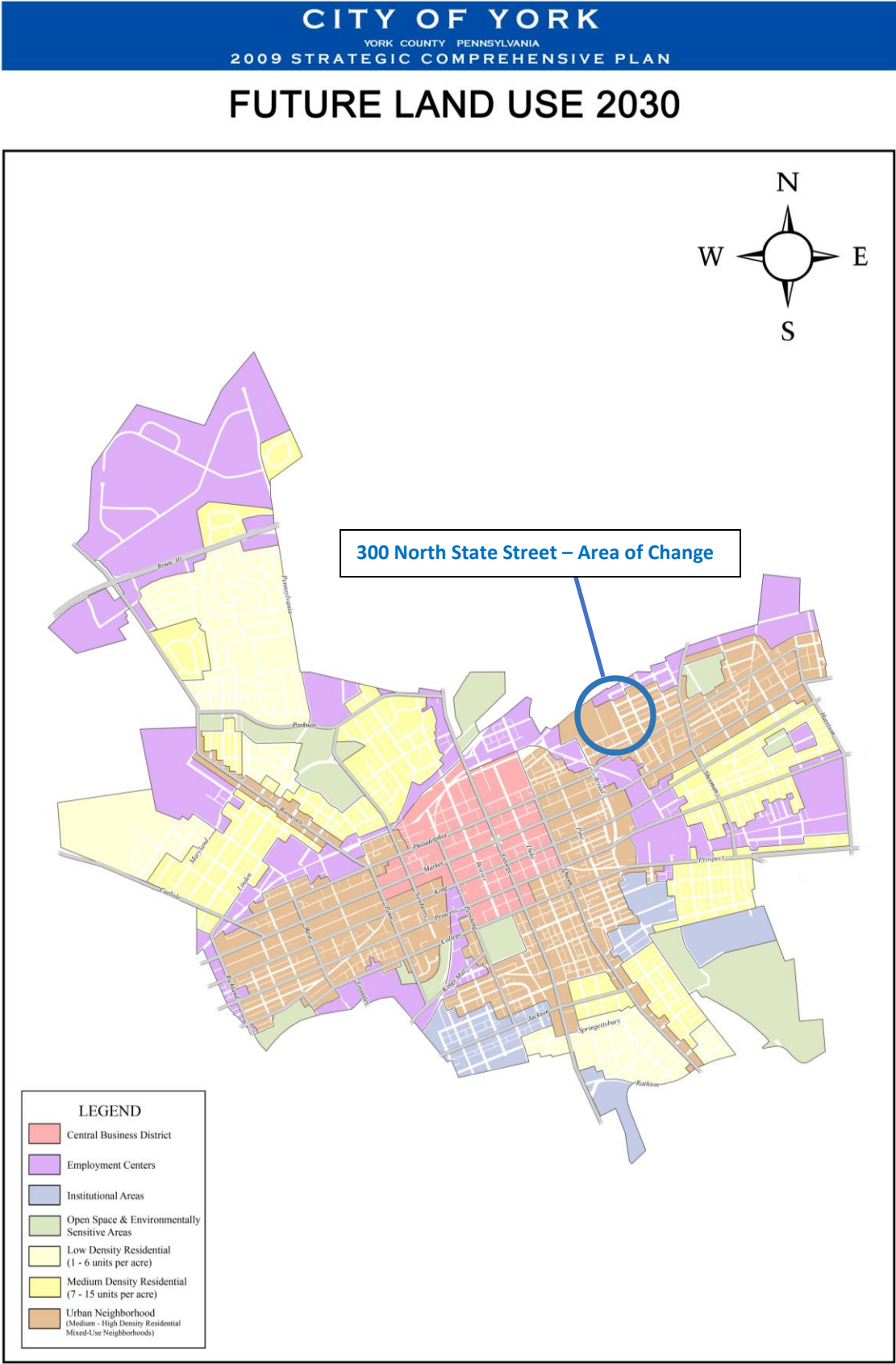


Photos of the site depicting partial demolition.



Photos below depict the site prior to demolition.





Attachment D – Potential Sketch Plan – 40 Units with Community Building and Playground

