



**REQUEST FOR INTERESTED DEVELOPERS**



**THE NORTHWEST TRIANGLE REDEVELOPMENT SITE**

**ISSUED: DECEMBER 10, 2021**

**RESPONSES DUE: FEBRUARY 1, 2022**

City of York Redevelopment Authority  
Request for Interested Developers Northwest Triangle

City of York Redevelopment Authority  
101 South George Street  
York, PA 17401

Attention Interested Developers:

Your firm is hereby invited to submit a response to the Redevelopment Authority of the City of York (hereinafter RDA) request for Interested Developers (RFID) for the 4.4 acres of publicly owned land located within the Northwest Triangle (NWT) Redevelopment Area. It is the intention of the RDA that a successful developer(s) will be selected to work with the RDA and develop this area as a result of this process.

Letters of interest may be submitted for the entire redevelopment area, or selected tracts of land therein.

This RFID and supplemental documents are available online at [www.yorkcity.org/nwt](http://www.yorkcity.org/nwt). Any additional information will be posted to the same site. It is the responsibility of the respondent to monitor the web site for any such updates.

The proposed 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 goals to:

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

Thank you for your consideration of this RFID. We look forward to further conversations with your firm.

Sincerely,



Mr. Blanda Nace  
Executive Director, Redevelopment Authority  
Chief Opportunity Development Officer,  
Department of Economic & Community Development,  
City of York

**REQUEST FOR INTERESTED  
DEVELOPERS FOR  
THE NORTHWEST TRIANGLE REDEVELOPMENT SITE**

Issue Date: December 10, 2021

Responses requested no later than: February 1, 2022  
(via email to Blanda Nace)

**Information and Project Contacts:**

Blanda Nace  
Chief Opportunity Development Officer,  
City of York  
Department of Economic & Community Development  
Executive Director, Redevelopment Authority  
101 S George St.  
York, PA 17401  
[bnace@yorkcity.org](mailto:bnace@yorkcity.org)

## Request for Interest Overview

**(A) General Overview:**

The Redevelopment Authority of the City of York, Pennsylvania (RDA) is requesting letters of interest from a qualified developer(s) for the redevelopment of a strategically located parcels of land publicly owned by the RDA. The Authority is seeking interest that will build upon recent developments made in and around Downtown York and will adhere to the neighborhood character. The parcels are located within the Northwest Triangle (NWT) Redevelopment Area created by the City of York in 2006.

The Northwest Triangle Project is a priority redevelopment effort, the goal of which is to leverage additional downtown revitalization, provide new employment opportunities for all City residents and stimulate private investment in a formerly blighted and underutilized corner of the City. The City of York and the RDA seek to expand upon development successes in the adjacent area, that includes new residential, retail and restaurants, as well as the location of the York Academy Regional Charter School. The Northwest Triangle redevelopment should serve as an impactful, urban infill project which creates employment opportunities for all the residents of York and serves as a vibrant gateway to the City's downtown.

The RDA is seeking a development team to redevelop the subject area, in its entirety or as multiple sub-projects within the defined site area as identified in Figure 1, converting this area into a vibrant mixed-use urban neighborhood which is economically sustainable and will

positively impact the surrounding community and the City-at-large. This targeted waterfront area is part of the larger, multi-municipal Codorus Corridor *River of Opportunity* area. In the broader context, the Corridor plan calls for physical and economic connections between projects, areas and neighborhoods that will enhance the collective impact of the Corridor. The concept recognizes the fundamental role of the Codorus Creek as an organizing feature for development throughout York's history. The focus on redevelopment of the corridor will help return the Codorus to its original stature as a common community asset.

The selected developer(s) would be responsible for the redevelopment of approximately 4.4 acres bounded generally by the Codorus Creek to the North and West, Gay Avenue to the South, and North Beaver Street on the East. **Interest may be submitted for the entire redevelopment area, or selected tracts of land therein.** The RDA is considering the complementary effects of the overall site. The RDA will evaluate each proposal for the highest and best use of the land either in aggregate or individually by parcel. In the event of complementary proposals, the RDA may facilitate coordinating parties for compatible uses, design, and development of the site.

The subject development site is bifurcated by two rail lines of the York Rail Company and any development plan would have to be configured accordingly. In addition, situated adjacent to the parcels is the Keystone Color Works building that should be incorporated into a redevelopment plan as an existing adaptive reuse residential product.

Interested developers should also be aware of other adjacent development projects such as the York History Center redevelopment of the former "steam-plant" building at the corner of Pershing and Philadelphia Streets.

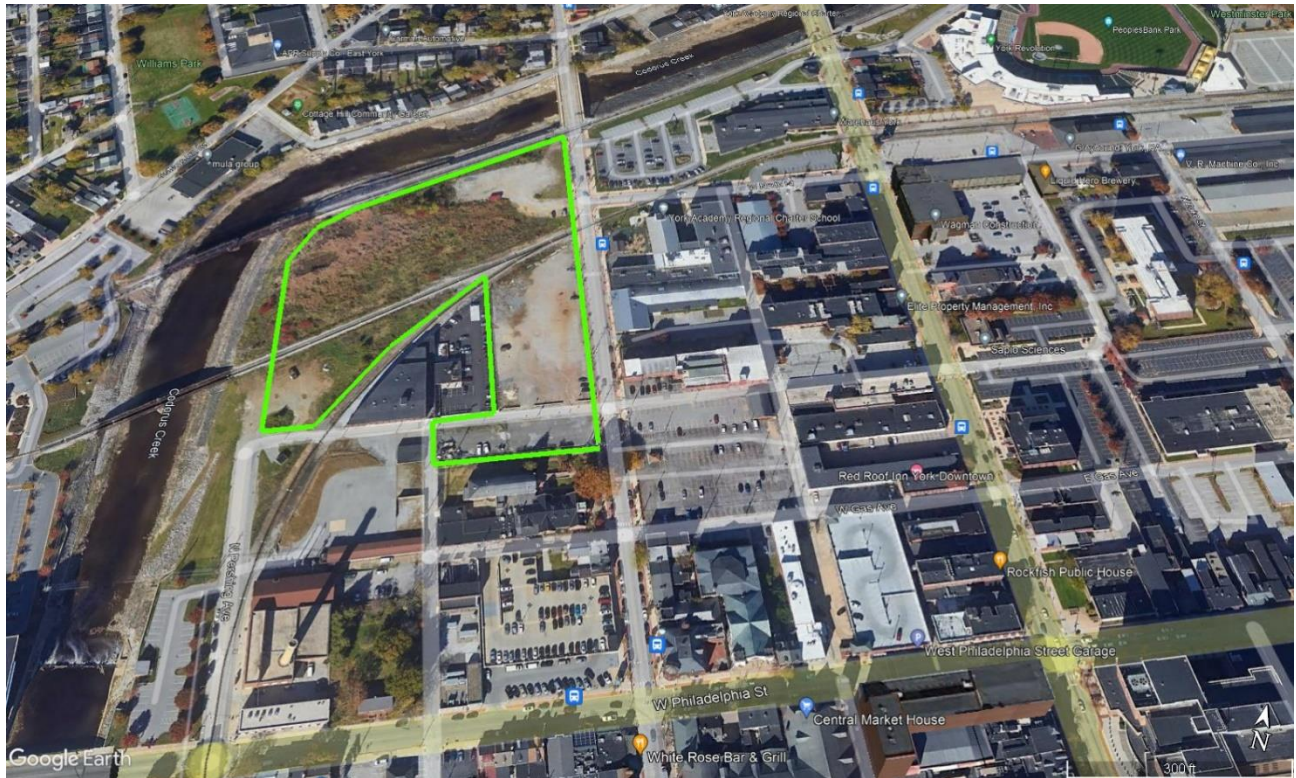


Figure 1: Existing Site

**(B) RFID Process Overview:**

Questions about the interest submission process and project or site should be directed to the Department of Economic Development. Questions may be e-mailed to Blanda Nace, RDA Executive Director at [BNace@YorkCity.org](mailto:BNace@YorkCity.org). *Please note that Mr. Nace will be unavailable (on vacation) until December 21, 2021.*

Members of all interested firms or teams shall refrain from contacting or discussing this project with any other York public official, professional staff person, or elected official. Proposing firms that do not adhere to this requirement may be disqualified from further consideration.

The RDA and City of York reserve the rights to amend, modify, or withdraw this RFID, to waive any requirement of this RFID, to accept or reject any or all proposals, to negotiate or hold discussions with one or more of the interested parties which may result in a redevelopment agreement or option agreement, or to issue a subsequent request for a shortlist of proposers. The RDA reserves the right to correct deficient responses that do not completely conform with the RFID, and to cancel this RFID, in whole or in part, for any reason, or no reason, in the RDA's sole discretion. The RDA may exercise any such rights at any time, without notice or liability to any proposer(s).

Final approval is subject to approval by the Redevelopment Authority Board of Directors.

## Redevelopment Project Description

Beginning in 2003 an ad hoc Northwest Triangle Initiative project committee comprised of several public and private community stakeholders convened to discuss general concepts for redevelopment of this area. From these efforts several early concepts were developed that explored and envisioned what this area will eventually become. As such, in 2004 efforts began in earnest with environmental assessments, engineering reports, rail relocation analysis, market studies, and design studies.

From June of 2004, when the first envisioning report conceptualizing the area as a mixed-use neighborhood was published, until October 2009, when the city began demolition of the last site to be acquired and cleared, approximately five-and-a-half years had elapsed. During that time, the Redevelopment Authority and the City joined forces to acquire and demolish structures, conduct environmental studies, and perform environmental remediation on all parcels.

Over the lifespan of this project the City of York has expended over \$14 million on site acquisition and preparation anticipating this future development. This funding was comprised primarily of federal, state, and local public sources. The entire cost of implementing the proposed development shall be the sole responsibility of the selected developer(s).

The initial redevelopment area encompassed 45 acres and proposed phased development to include the now developed Peoples Bank Park, home of the York Revolution baseball team, and a 5-acre commercial site, now occupied with the 44,000 square foot Class-A commercial redevelopment of the former Thomas Somerville building and Western Maryland Railroad Head House, and the 40,000 square foot York Academy Regional Charter School. As noted in the Figure 2 below the subject of this RFID is Phase III.

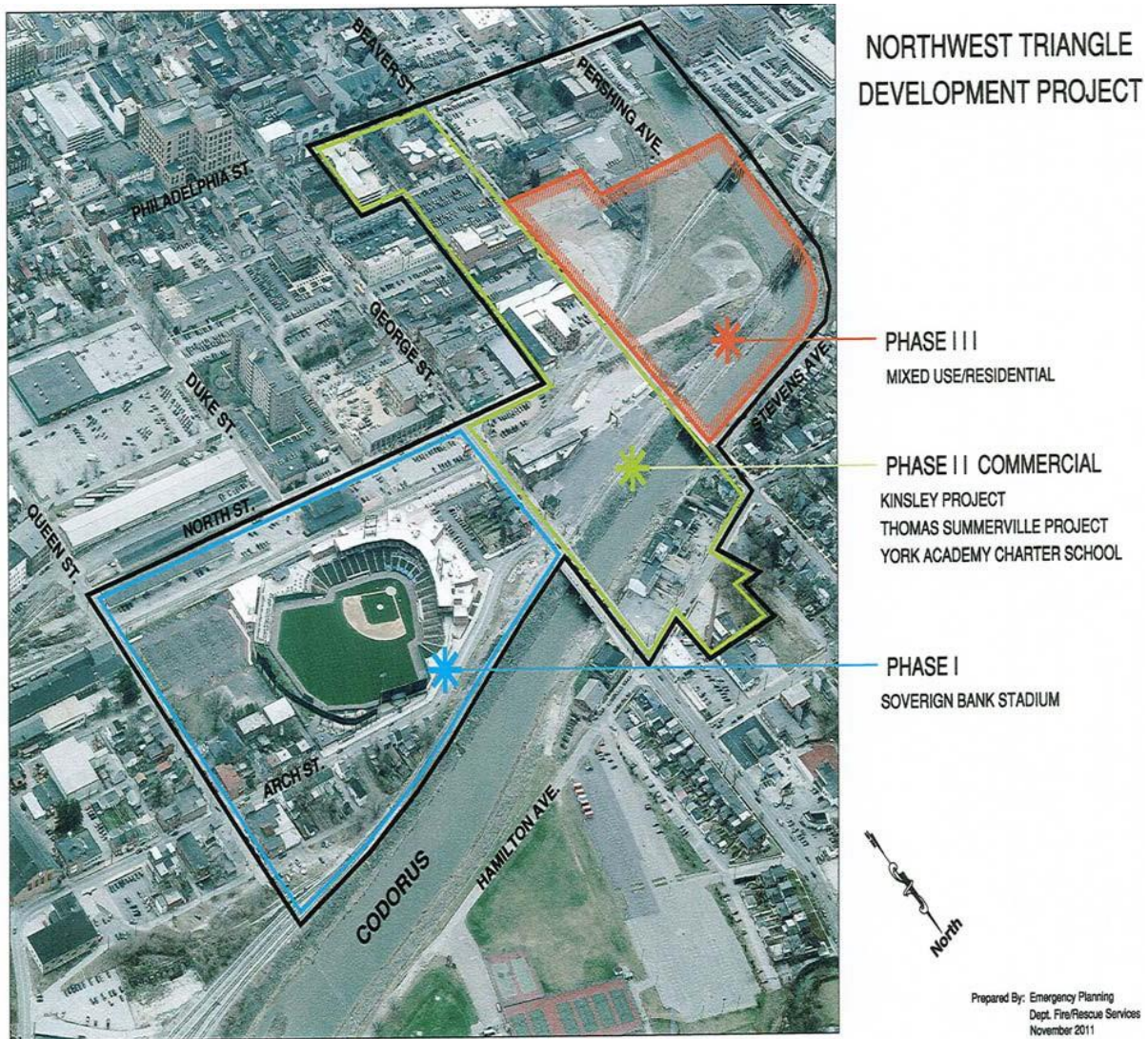


Figure 2: Redevelopment Phases diagram (c. 2011)

Now two-thirds complete through the phasing, the final acreage west of Beaver Street and bounded by the Ccodorus Creek is proposed for development and the subject of this RFID. The Redevelopment Area, referred to as the “Northwest Triangle Area,” for purposes of this RFID involves the RDA-owned parcels of developable area located along the Ccodorus Creek. The City and RDA recognize that the development of the Northwest Triangle must be market-driven but must also achieve aspects of the vision of the City to create community wealth.

A mix of uses is critical to achieve a successful and impactful long-term development. While we anticipate and recommend certain uses across the site, the ultimate mix will be determined by market demand, developer creativity and the ability to finance such uses.

#### (A) Infrastructure

**Parking:** The NWT is located within the City of York Central Business District (CBD). Pursuant to the City of York Zoning Ordinance there are no mandatory parking requirements

within the CBD. While a successful project will be predicated upon convenient and available parking, it is anticipated that some of the site may be utilized for site-specific accessible parking. The site is located within proximity to additional available parking, both municipal and privately owned. The closest publicly owned parking is available at the West Philadelphia Street Parking Garage, located one-block from the NWT. The total capacity of this conveniently accessible garage is 385 total spaces with approximately 150 current spaces available to monthly parking access or transient parking.

**Environmental Remediation:** In 2007, the City of York utilized a \$1,125,000 Growing Greener II grant from PA Department of Environmental Protection to perform all environmental remediation on site required for an unrestricted land use and Act 2 clearance. The environmental reports are available as supplemental information online at [www.yorkcity.org/nwt](http://www.yorkcity.org/nwt).

**Streetscape:** In 2010, the City of York performed approximately \$1.1 million worth of paving, infrastructure, and streetscape improvements to North Beaver Street, between West Philadelphia and North Street, and to North Street, between Beaver and George. The focus of this investment was primarily on updating and improving the underground infrastructure, repaving, and enhancing the streetscape with trees, benches, ornamental lighting, and planters. The city worked closely with local utility companies to ensure that while construction was underway that these companies be involved to upgrade and improve their existing underground infrastructure, to include sanitary sewer, Columbia Gas, York Water Company and Metropolitan-Edison First Energy Company. The resulting work puts a new face to the NWT that includes new sidewalks, stamped concrete, curb cuts, trees, benches, lighting, planters, and crosswalks.

**Utilities:** In 2010, while the North Beaver Street paving project was underway, the City of York worked with local utility providers to update and enhance existing infrastructure while the street was under construction. All utility work was done to support future development and capacity on site.

**Columbia Gas:** Replaced the last of 24" round cast iron line with a 20" round treated steel line and replaced a 12" round bare steel gas line with 6" round plastic line along Gay Avenue, North Pershing, and North Beaver Streets.

**Metropolitan Edison/First Energy:** Relocated a sub-transmission line along Park Avenue to eastern side of North Beaver Street. Relocated and eliminated portions of 4.8kV line from Park Avenue to eastern side of North Beaver Street.

**York Water Company:** Replaced main line throughout existing site, along North Beaver Street and Gay Avenue.

## **(B) Site Development Options**

Multiple parcels exist within the redevelopment site area. Proposals may be submitted for the master development of the entire project area or individual proposals may be submitted for one or more of the redevelopment sections.

The RDA Redevelopment Agreements contain a provision that the RDA reviews and approves plans for development. In the case where multiple developers are selected across multiple parcels, the RDA will reserve the right to approve or deny material selections and the

appearance of proposed structures to ensure uniformity and cohesion of appearance across this project area.

The RFID website found at [www.yorkcity.org/nwt](http://www.yorkcity.org/nwt) contains the following information available for review:

**Planning and Zoning Documents**

Downtown, Inc Downtown Development Plan  
North Pershing / West North Road Extension Plan  
North Pershing Road Extension Engineer's Cost Estimate  
York County Economic Action Plan

**Market Reports**

2019 Appraisal Report  
2020 Residential Market Feasibility Study

**NWT Environmental Reports**

2011 Act 2 Final Report

**Northwest Triangle Subdivision Plan**

Depicting current lot lines for the site

**Heritage Rail Trail Extension**

Construction Documents for the final Phase through the NWT Site

**Keystone Colorworks Apartments**

Approved Land Development Plan  
Environmental Covenant  
Existing Parking Lease Agreement

**Previous Developer Concepts**

IDP Conceptual Phasing Plan  
York Ex Proposed Phasing Plan

**York County History Center**

Land Development Plans submitted

**Codorus Creek Beautification**

York County Economic Alliance

## Development Objectives

In the last decade, York has experienced a renaissance in its downtown and downtown adjacent neighborhoods with the development of the Peoples Bank Park, a 6,000 seat multi-use stadium and home to the York Revolution baseball team. Capitalizing on this development, York has had an economic ripple effect consisting of the development of new market-rate residential ownership and rental units, boutique retail establishments, restaurants, the creative arts, revitalization of two historic downtown farmers markets, further development of the York Heritage Rail Trail, and new entrepreneurial businesses. These public and private efforts have



all led to the enhanced beautification and physical appearance of York's Downtown and the Codorus waterfront, as well as the overall improved critical mass of individuals living and working within walking and biking distance of these urban amenities..

The Northwest Triangle project should be complementary to the surrounding economic development that has occurred. It is highly preferred that the Northwest Triangle redevelopment conform to the principles outlined in the City's goals to:

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

The project should employ high quality materials, energy and environmentally efficient design, and attention to smart urban development practices.

### **Preferred Development Characteristics**

- **Functional and aesthetic features:**
  - Walkable, bikeable, mixed use urban neighborhood
  - Safe social community
  - Augments existing downtown amenities and other development efforts
  - Connective with surrounding community
  - Clear evidence of attention to design
  - Inclusion of functional public space and public artwork
- **High Density Mixed-Income Residential Community targeting:**
  - Empty Nesters
  - Young Single Earners
  - Families
  - Professionals and Downtown Employees
- **Development of First Floor Commercial Retail with Upper Floor Office & Residential:**
  - Multiple, flexible retail storefront spaces for merchant use
  - Anchor commercial retail, entertainment, or restaurant tenants
  - Upper floor office space
  - Upper floor, residential apartments, or for-sale condominiums
- **Development of Office / Commercial / R&D Space:**
  - Multiple, flexible spaces for tenant use
  - Anchor tenants offering career pathways
  - Appropriate occupants acceptable to the RDA
  - Preference towards the knowledge and innovation economy
- **Site Improvements:**
  - Inclusion of Recreation/Public Use open space

The selected developer(s) will be responsible for the construction of all necessary site

infrastructure improvements. In addition, the selected developer(s) will be responsible for securing performance bonds for site improvements such as infrastructure, sidewalks, landscaping, and stormwater management, as well as providing bonds for the maintenance of these improvements for a period after completion of construction.

## Economic Incentives

The selected developer(s) will be responsible for securing the necessary capital to finance the project. This may include private funds, public funds, or any combination thereof. The entire cost of implementing the proposed development, including design, engineering, entitlements and development costs, shall be the responsibility of the selected developer(s).

The City of York maintains a Tax Abatement Program to assist in the revitalization of the City. Developers should note that the City of York's Residential Tax Abatement Program ("RETAP"), provides a 100% tax abatement for ten (10) years of City property taxes, and a phased in ten (10) year abatement for School District and County property taxes for the development of residential housing. In addition, a Local Economic Revitalization Tax Abatement ("LERTA"), which provides a ten (10) year, phased in tax abatement program across City, School District, and County property taxes. The LERTA program commences at 100% abatement on the value of improvements in year one, 90% in year two, 80% in year three and continues forth at ten percent per year until full valuation is reached in year eleven. Both RETAP and LERTA apply to new construction or redevelopment and both programs run with the land for the ten-year period.

State and Federal incentives may apply but are predicated upon proposed development and availability.

**The entire project site is located in a Federal Opportunity Zone census tract.**

## Submission Requirements

Qualifications should be submitted on company letterhead containing the following information:

**1. Formal Letter of Interest on Lead Developer's Letterhead**

The person who signs the letter on behalf of the Developer must be someone vested with the authority to represent the development team. Such cover letter shall also designate the developer's main contact person to represent and communicate on behalf of the developer and to provide additional information as requested or required.

**2. Project Summary**

A narrative Project Summary with the following information:

- Development program including:
  - Proposed Project Footprint: specifically identify this proposal is for all or a portion of the project section areas
  - Estimated Number of Units Residential
  - Retail/Commercial/Office square footage
  - Potential number of jobs created

- Proposed ownership structure
  - Detailed description of how you would propose to undertake this work and identify any modifications you request to the scope of work. A narrative statement reflective of your thoughts and concepts as to how the site may best be developed to realize the City's goals
  - Project team identity (if known)
3. **Sketches, Renderings, & Preliminary Concept Plans**  
Sketches, renderings, and preliminary plans for the respondent's proposed design and facility can also be provided but are not required.
4. Programming plan for operations of commercial and residential elements
5. Detailed information on experience of the development team
- Narrative statement describing the previous experience of the developer and project team, especially with regard to projects that are relevant to this development proposed and emphasizing aspects in which the respondents' qualifications are believed to be exceptional and unique
  - A list of relevant projects undertaken by the developer including dollar value of the development, the financial structures utilized, sample photographs, and the project manager's name and current status of the project
6. **Financial Capability**  
Respondents should demonstrate the financial capability to plan, implement, and successfully complete the project. Respondents should provide a narrative that clearly demonstrates the financial structure of the proposed project. This may include:
- A project budget that approximates concepts of the development costs
  - A description of financial resources immediately available for negotiation of development agreements, entitlements, and other approvals and predevelopment activities
  - The developer's capability to secure capital for this project through internal capitalization and/or external financing
  - The project's team experience in securing private equity and/or debt for public/private ventures of this scale
  - Proposed acquisition price for the land and terms for acquisition of the development property
  - Intended exit strategy
7. **Proposed Development Schedule**  
Provide a schedule and phasing plan for components of the proposed project. Include predevelopment and development activities including milestones, phasing start dates and durations, completion dates, etc.

All responses are requested via email by February 1, 2022 to [BNace@Yorkcity.org](mailto:BNace@Yorkcity.org).

## Selection Criteria

Successful Interested Respondents will be invited to enter into an option period agreement or a development agreement for the parcel(s).

The selection criteria that will be used to evaluate the respondents will be as follows:

CRITERIA
<b>Purchase Price of Land:</b> or other such offers that benefit the citizens of York.
<b>Project Impacts:</b> This will be evaluated by considering the ability of the proposed development to comply with and further the <i>Development Objectives</i> as described in earlier sections of this RFID.
<b>Strength and readiness of the development team:</b> The capacity of the development team to successfully complete the proposed project. Factors to be considered include but are not limited to, successful completion of projects similar in size and scope to the proposed project, experience and background of the key personnel assigned to the project, record of accomplishment of the developer and the ability to raise sufficient capital and equity for project completion.
<b>Feasibility of Development Proposal:</b> A respondent's financing plan must be considered feasible. Estimated construction costs must be within current industry parameters.
<b>Quality of the Proposed Design:</b> Overall quality of the design and construction will be given consideration. Site planning, building arrangements and planning, massing, layouts, building materials, amenities, streetscapes, lighting, and use of green building technologies will all be considered.
<b>Project Readiness:</b> This means the capacity of the development team to accomplish the proposed project, and each of its phases where phasing is proposed, within a reasonable time frame established in its proposed schedule.
<b>Willingness to "team" with the RDA or others:</b> The development team should consider the RDA and the City a partner with regards to final site amenities and layouts, uses and suggestions for tenants.

## Conditions, Limitations, & Waivers

The evaluation of the developer(s) interest in response to this RFID does not constitute any form of commitment by the City or RDA. It is anticipated that each submission will be evaluated based on the information submitted plus any other independent information developed by the evaluation team. The Authority's evaluation team reserves the right to request clarification or additional information from a respondent if necessary. The respondent shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the City, for the purpose of influencing consideration of a proposal.

This RFID does not represent a commitment or offer by the RDA to enter into a lease, option or other agreement with the respondent or to pay any costs incurred in the preparation of a proposal responding to this request. The proposals and any information made a part of the proposals will become part of the RDA's official files without any obligation on the part to return them to the individual respondents. This RFID and the selected firm proposal may, by reference, become a part of any formal agreement between the respondent and the City resulting from this solicitation.

The term contractor includes proprietors or proprietorships, all partners of partnerships, and all officers, directors, and holders of 10 percent or more of the outstanding shares of corporations. A statement disclosing the names and business addresses of each of those persons will be required to be submitted with each signed agreement. The respondent shall not collude in any manner or engage in any practices with any other firms that may restrict or eliminate competition or otherwise restrain trade. Violation of this instruction will cause one's proposal to be rejected. The prohibition is not intended to preclude joint ventures or subcontracts.

All information submitted must be the original work product of the respondent. The copying, paraphrasing, or otherwise using of substantial portions of the work product of another respondent is not permitted. Failure to adhere to this instruction may cause the proposal to be rejected.

The RDA has sole discretion and reserves the right to reject any and all proposals received in response to this RFID and to cancel the RFID at any time prior to entering into a formal development agreement or option period. Further, the RDA reserves the right to waive any irregularities in any or all proposals or any part thereof. Failure to furnish all information requested may disqualify a respondent.