

Northern Gateway / Ballpark Commons project

This week, on behalf of the York County Industrial Development Authority and the YCEA, I will present the Northern Gateway / Ballpark Commons project to HARB. We have shared information about this project in the past through a variety of forums, but recognizing that it has been some time – and I don't expect everyone to remember every project all of the time, I thought I would share the attached document as an update on the project status.

Way back when the stadium was first constructed, the York Outdoor Recreation Complex (YORC) development plan approved by Council and the Planning Commission included the acquisition, demolition of nine properties along North George Street, 319-335 North George, that sit adjacent to Brooks Robinson Plaza north to Arch Street. At the time, construction funding for the stadium was prioritized and proceeded. Over the course of 15 years, the YCIDA acquired properties along that stretch as they became vacant and available. We now hope to complete the vision of the 2005 Redevelopment Plan, and improve our City's northern entry point with this exciting project.

In addition to the work along George Street, as we are entering the 15th season for the York Revolution, we anticipate doing several capital improvements to PeoplesBank Park, in conjunction with this project and in cooperation with the REVS. Thus ensuring the stadium is looking sharp for another 15 seasons! (Sidenote, Opening Home Game is May 3rd!)

Earlier this year, I presented the project to HARB for discussion and recommendations. We have since incorporated their recommendations, and will provide an update this week. The project has twice received funding from the Commonwealth of Pennsylvania, in November of 2021 and just last week.

Included in this PowerPoint are conceptual renderings. These are merely conceptual. The project will still require a formal, public bidding process to engage developers. Ultimately, any construction would still require the same HARB approval process, collaboration, and permitting.

If you have any questions, or would like to set some time aside in the near future for a meeting to discuss the project in more depth, I would be more than happy to do so. Thank you all for your continued support! Please do not hesitate to reach out to me if you have any questions.

Kim Hogeman

Director, Strategic Development
Project Management Professional, PMP®
York County Economic Alliance
144 Roosevelt Avenue
York, PA 17401
Cell: 717-586-6433

We Make Things Happen.



10 Eisenhower Blvd.
 Lancaster, PA 17603
 717-509-7000

York County Economic Alliance
 144 Roosevelt Avenue
 York, PA 17401
 Kim Hogeman

Invoice number 69363
 Date 04/28/2022

Project **220620 319-335 N George Row Home
 Conditions Assessment**

Work Through: April 15, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed	Remaining to Bill
Professional Services	1,600.00	100.00	0.00	1,600.00	1,600.00	0.00
Total	1,600.00	100.00	0.00	1,600.00	1,600.00	0.00

Invoice total **1,600.00**

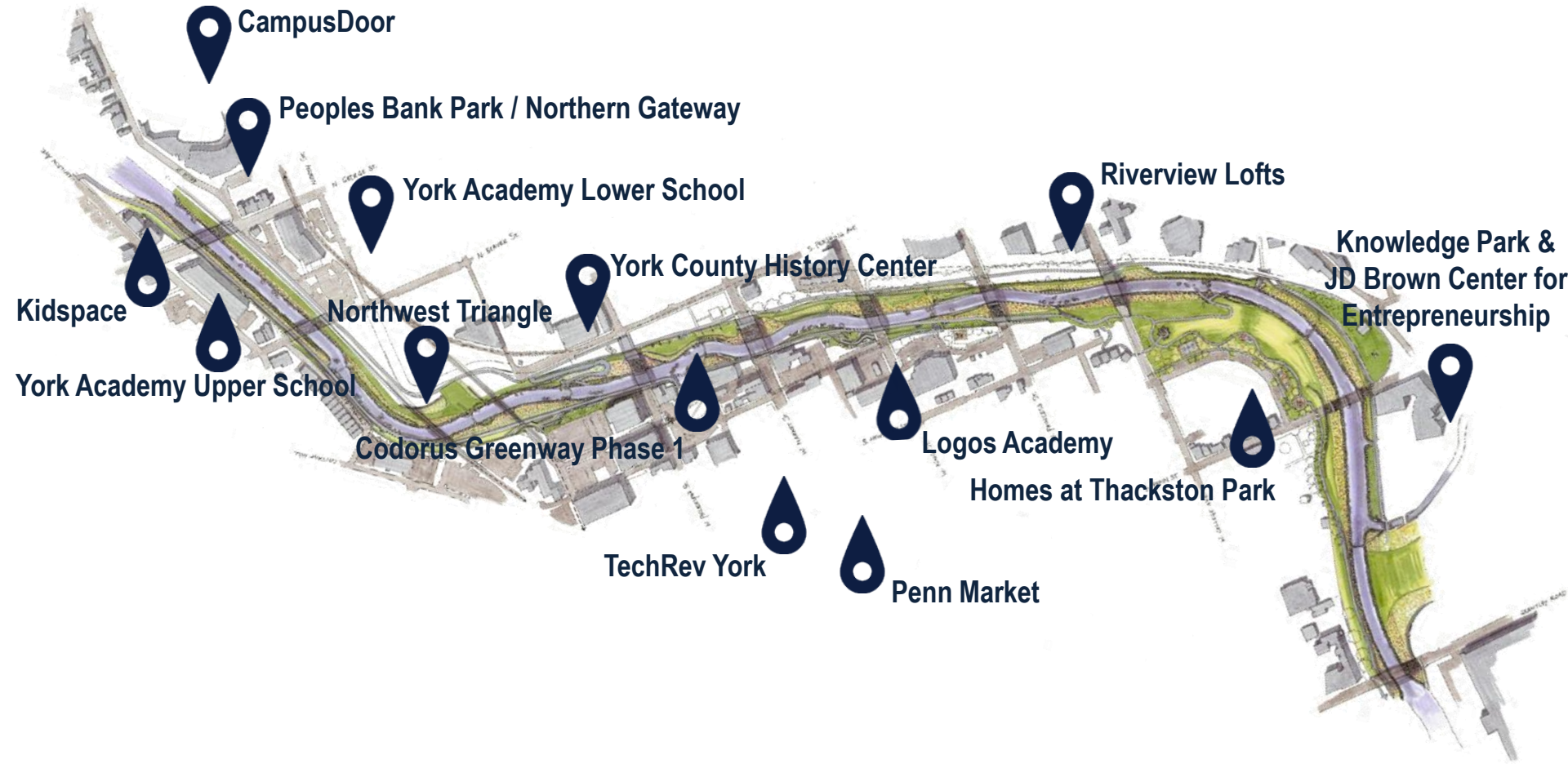
Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
69363	04/28/2022	1,600.00	1,600.00				
	Total	1,600.00	1,600.00	0.00	0.00	0.00	0.00

Please pay from invoice. Terms: Net 30 days, 1-1/2% per month on unpaid balance. Please email accounting@proveng.com for billing questions.

YORK DOWNTOWN HISTORICALLY EDGY

The Codorus Innovation Corridor



PeoplesBank Park & the Northern Gateway

- Celebrating its 15th year hosting professional baseball, Peoples Bank Park is a 7,500-seat, \$32.5 million stadium developed and owned by the York County Industrial Development Authority and leased to York Professional Baseball.
- The York Revolution baseball team attracts approximately 200,000 spectators to York City every season.
- The YCIDA and York Professional Baseball are currently evaluating the development of a mixed-use “Northern Gateway” project along North George St.



PeoplesBank Park & the Northern Gateway

- “Completing the vision” of the 2005, City of York Outdoor Recreation Complex (YORC) Redevelopment Plan, approved by the City Planning Commission and City Council.
- The YORC plan proposed demolition of the N. George Street properties to incorporate into the stadium environs. However, stadium construction took priority and proceeded.
- Over the course of 15 years, the YCIDA acquired the 9 remaining parcels adjacent Brooks Robinson Plaza, as they became vacant and available, paying fair market price for all.



City of York
 Department of Community Development
 1 Marketway West 3rd Floor, York, PA 17401
 717.849.2307 (office) 717.849.2329 (fax)
 www.yorkcity.org

John S. Brenner, Mayor
 C. Kim Bracey, Director
 Department of Community Development

Bureau of Permits, Planning & Zoning
 (717) 849-2307

REPORT & RECOMMENDATION

TO: Cameron Textor, 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 necessary including acquisition, demolition and engineering and design studies. One or more Redevelopment Proposals covering actual development projects through new construction or reuse of existing structures are to be submitted to the Community Council at a later date.

Planning Commissioners Buckingham, Hill-Evans, Johnson, Mellnay, Ray were present. The Commission found the redevelopment activities to be necessary and recommended approval of the Northwest Triangle Redevelopment Plan, and voted unanimously 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

NORTHWEST TRIANGLE REDEVELOPMENT PROPOSAL 1, AS MODIFIED BY PLANNING COMMISSION: EXHIBIT #1

Section 1004 of the York City Charter requires that the City Council, upon the recommendation of the City Planning Commission, acquire the property shown on the map in Exhibit B, hereinafter referred to as the "Acquisition Area".

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-engineering of rail lines. All of the properties are commercial or industrial in their use.

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 Acquisition 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-engineering of rail lines.

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

NORTHWEST TRIANGLE REDEVELOPMENT PROPOSAL 1, AS MODIFIED BY PLANNING COMMISSION: EXHIBIT #1

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.

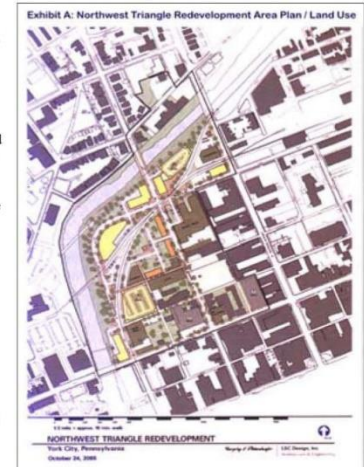
The Northwest Triangle Project comprises about half of the redevelopment area. A Redevelopment Plan for the portion of the Redevelopment Area which is east of North George Street was adopted by York City Planning Commission on December 12, 2005. (Redevelopment Area Plan for the Northwest Triangle). That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



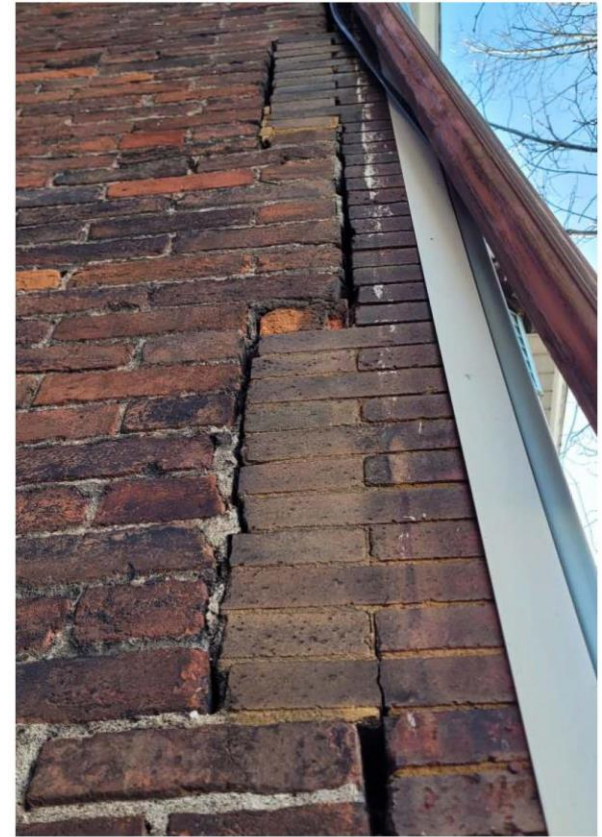
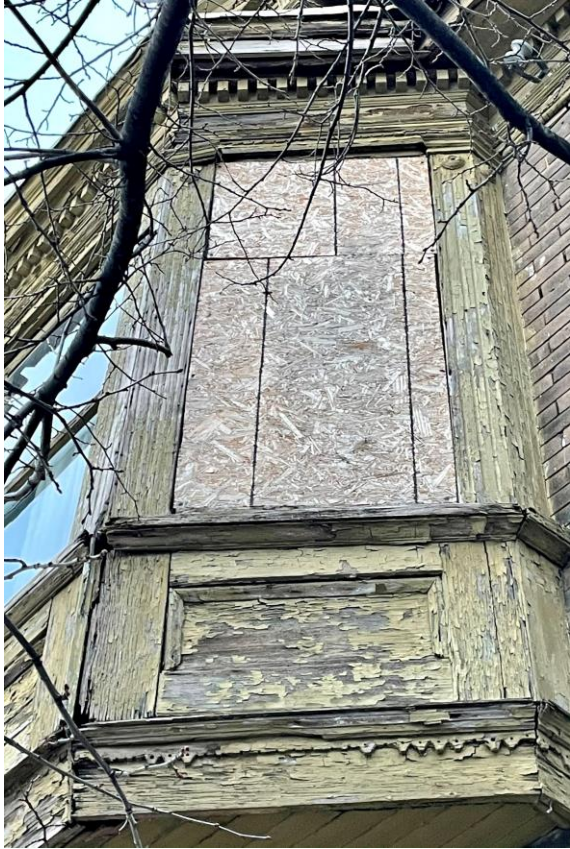


N. George St. Gateway Project

Ballpark Commons

- Remove blighted, vacant structures.
- Create a pad site to publicly bid for creative new development.
- Improve the City's northern gateway, and site-lines to PeoplesBank Park.
- Completes the vision of the 2005 YORC plan.
- Last corner in this intersection to see improvement within the Northern gateway into York City.

Exterior Damage



Interior Structural Concerns



Demolition Recommended

Structural Assessment by Durst & Taylor

- Site visit August 31, 2021
- Exterior of all 9 properties assessed, two units entered
- Observed severe deterioration and rot on facades and balconies
- Water infiltration, spalling, and cracks at foundation level
- Demolition recommended in the interest of public safety

Structural Assessment by Providence Engineering

- Site visit March 15, 2022
- Interior & Exterior of all 9 properties assessed
- Severe deterioration observed, loss of mortar, long-term water infiltration
- Squatting, drug activity, human waste, observed
- Unsafe conditions present a risk to life-safety, demolition recommended

Temporary Grading



Improved Northern Gateway



PeoplesBank Park Capital Improvements

Potential Improvements to PeoplesBank Park

- New climate systems
- Roof repair
- New video board
- Concrete repair and replacement
- Concourse hospitality improvements
- Office modernization



Project Phases

Timeline

- Interior/Exterior Structural Assessment by Providence Engineering – Spring 2022
- Demolition of Blight – Summer 2022
- Temporary Grading – Summer 2022
- RFP for Redevelopment – 4th Qtr 2022

RACP Project

- Redevelopment of Gateway
- New climate systems
- Roof repair
- Concrete repair and replacement
- New video board
- Concourse hospitality improvements

Impact Statement

Since the opening of the PeoplesBank Park in 2007, this gateway entrance into downtown York City has witnessed an incredible amount of growth and revitalization. Codo, Warehaus, the FNLT new home in the Western Maryland building, York Academy, Northwest Triangle initial phase, Keystone Kidspace, the Codorus Beautification initiative, and many others. The redevelopment of this block will only serve to compliment all the other efforts that have taken place in the surrounding neighborhood.

The inspiration for this project stems from the original 2005 York Outdoor Recreational Complex (YORC) Plan. The original goal stated: “to weave the stadium into the urban fabric, improve the quality of life within the District and provide a catalyst for redevelopment opportunities in the area and linked with other similar projects in York City.”

The YCIDA has worked to acquire all 9 properties in the hopes of being the driver of this next phase in revitalization. The gateway project is a recent recipient of a 2nd RACP award and has also been granted demolition funding assistance from the York County Land Bank Authority.

With demolition approval, the blighted properties would be cleared, and the site would be prepared for a creative RFP process to identify the appropriate developer and an innovative commercial end-use for the block that would compliment the neighborhood and it’s surrounding characteristics.



Project Partners

Partners

- York County Industrial Development Authority
- York Professional Baseball
- York County Land Bank Authority
- Pennsylvania Office of the Budget - RACP Application Awarded
- YCEA – Codorus Beautification Initiative
- Unidentified Future Developer
- The City of York





BallPark Commons was a featured project showcased to Brandon Bellamy, owner of the Gastonia Honey Badgers and purpose driven real estate development company, The Velocity Companies.





HOME OPENER TUESDAY MAY 3rd!





YORK
DOWNTOWN
HISTORICALLY EDGY

Questions or Additional Information?

Kim Hogeman, Director of Strategic Development

York County Economic Alliance

khogeman@yceapa.org