

PENN STREET VISION PLAN

March 27, 2023

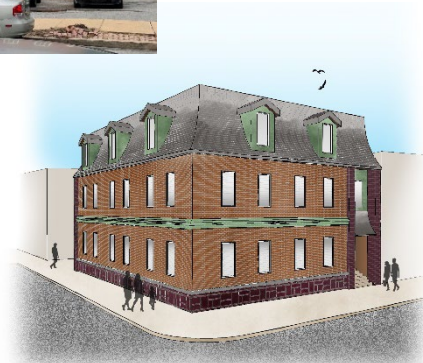


TABLE OF CONTENTS

- I. ACKNOWLEDGEMENTS
- II. WHY PENN STREET
- III. EXECUTIVE SUMMARY
- IV. NEIGHBORHOOD HISTORY
- V. PROCESS & OBJECTIVE
- VI. VISUAL OVERVIEW
- VII. VISION COMPONENTS
 - WALKABILITY & SAFETY
 - PARK TO PARK CONNECTION
 - REINVENTING THE PRINCESS STREET CENTER
 - ACCESS FOR ALL
 - EXPAND DEVELOPMENT OPPORTUNITIES
 - IGNITE PENN MARKET
- VIII. NEXT STEPS
- IX. SOURCES
- X. APPENDIX



ACKNOWLEDGEMENTS

Murphy & Dittenhafer Architects and Montez Parker would like to thank **the York County Community Foundation (YCCF) and the Y Community Development Corporation (YCDC)** for partnering on this Penn Street Vision Plan project.

Our team would also like to express appreciation to the **Penn Street Residents** who contributed their voice to this important project for their neighborhood.

Thank you to all other stakeholders:

- YMCA of the Roses
- Michael Helfrich, York City Mayor
- Sandie Walker, President York City Council
- York County Economic Alliance
- York College Center for Community Engagement
- Urban Collaborative at York College
- York Redevelopment Authority
- York City Housing Authority
- Affordable Housing Advocates
- Four Square Development
- Brian Kreeger, Penn Market
- Downtown, Inc.
- Logos Academy
- Glatfelter Insurance Group
- Powder Mill Foundation
- Shipley Energy
- Children's Aid Society
- Kacey French, CorrellGreen
- Union Lutheran Church
- York County History Center
- Carol Hill-Evans, PA Representative
- Mike Regan, PA Senator

WHY PENN STREET

The challenge on Penn Street is also Penn Street's biggest opportunity: the history of Black America's great migrations to the North, social uprisings, and a legacy of disinvestment to communities of color.

The immediate domain of Codorus homes, social unrest in York City during 1969, and Hurricane Agnes left Penn Street barren. As new development takes place around Penn Street, "now" is a golden opportunity to connect residents to fresh foods, healthy recreation, livable wages, educational opportunities, and more resources.

The mission on Penn Street is to channel ideas of residents and local business owners – and to transform the Penn Street community into one sustainable body of opportunity, with legacy residents on Penn Street connected to the Codorus Creek beautification project, York College's Knowledge Park, Dr. Martin Luther King Jr. Park, Penn Market and so much more. The need to connect York City residents to affordable housing, opportunity, equity, and downtown commerce is ripe.

EXECUTIVE SUMMARY

Over the past six months Murphy & Dittenhafer Architects and Montez Parker surveyed residents, conversed with stakeholders, and met with government officials to create an inclusive vision plan for the Penn Street Corridor. Our team broke the vision plan process into three steps: gathering information, polishing the facts, and presenting the material in the form of a vision plan.

During our information gathering phase, we found that residents would like safer, more accessible streetscapes and a built environment that connects them to recreation, commerce, and nearby neighborhoods. Our team learned that the desire of the business community matched the desires of residents and government officials. Our evidence also revealed that the Penn Street Corridor contains 101 parcels - 78% of those parcels are residential buildings; the remaining 22% of Penn Street parcels are commercial, religious, or community spaces.

The vision plan encourages new development that brings a contemporary and progressive perspective to a historic district – while advocating on behalf of an underserved business district that is heavily populated with minority and small business owners.

The following report also includes a focus on clean streets, green neighborhoods, park to park connections, and affordable housing developments that are near the Codorus waterway.

The primary goal of this vision plan is to respond to residents' concerns by providing a "roadmap" that outlines specific action steps. These next steps will establish priorities for achieving maximum impact on the Penn Street Community and York City.

NEIGHBORHOOD HISTORY

In the early 1900's, Penn Street was a neighborhood with industrialization, education, and fresh food as the cornerstone of its community. As Black Americans moved North to free themselves from the segregation of the South, Penn Street, and the old Codorus Homes neighborhood, became home to a dense Black population. Historically, York City also struggled with systematic segregation within the community and the school system.

The Princess Street School, built in 1889, was an all-white school up until 1951. In this year, the school superintendent allowed for a select number of Black students in the Penn Street neighborhood to attend the Princess Street School. The desegregated school would function for another 11 years until closure – and then transform into a York City community center. As the Princess Street Center, it eventually lost its stable source of revenue, which led to its unfortunate decline.

In 1961, the Codorus Homes neighborhood was torn down via eminent domain action. The former site is now largely covered with Dr. Martin Luther King Jr. Park. The 73 addresses, from Penn Street to Green Street, housed generations of families. Past members of the old neighborhood still talk about the strong community atmosphere of old Codorus Street.

Penn Market, York County's oldest market house is still functioning today, but is struggling to maintain a stable reputation. The neighborhood's former industrial companies relocated to the suburbs, leaving Penn Street devoid of much business activity.

Over the last decade, residents have noticed new development around their community. They are anxious to bring their community back to the thriving district it once was.

PROCESS & OBJECTIVE

Informally, there have been discussions about Penn Street for more than a decade. This (official) project began in the Spring of 2022 when the York County Community Foundation developed an agreement with Murphy & Dittenhafer Architects and Montez Parker to begin the physical Vision Plan for Penn Street. After the kick-off meeting with the YCCF and Y Community Development Corporation, our team began the work to create a Vision Plan for Penn Street.

PROCESS

Internal Street Walks & Meetings

Our team began this process with several walks of Penn Street. We took notes and photographs of the buildings and streetscape to document the existing physical conditions. We not only walked along Penn Street, but also around the back of each Penn Street property to understand the full condition of the buildings.

Throughout the project duration, the Team met bi-weekly to review information

internally and discuss the next steps of the project. These meetings helped to compile work and provide dedicated time for group analysis.

September 6, 2022 – Community Site Walk & Meeting #1

We met with long-term members of the community to walk Penn Street and listen to their thoughts about their neighborhood. The walk ended at Penn Market where the entire group had a broader discussion about Penn Street and the resident's major concerns.

October 4 & 6, 2022 – Stakeholder Meetings

Our team scheduled two meetings with the neighborhood stakeholders to listen to their thoughts about Penn Street. These stakeholders included local business owners and community leaders. The groups discussed ideas for improving this neighborhood for the residents, and how the stakeholders themselves could be involved in these efforts.

November 29, 2022 – Community Meeting #2

We met with the community and Penn Street neighborhood residents again to listen to more thoughts they had about Penn Street. The group discussed the most important needs and priorities for the neighborhood.

Penn Street Report

After the information gathering phase involving the community and stakeholders, our team focused on developing an Action Plan for Penn Street. These items are outlined in this final report.

OBJECTIVE

Complete Neighborhoods

While our team gathered "local" information, we simultaneously researched the goals of "Complete Neighborhoods." Complete Neighborhoods generally consist of places to live, work, play, worship, dine, shop, and simply interact with each other. Additionally, Complete Neighborhoods are

well connected through walkability, bike lanes, and public transit.

Achieving this sustainable neighborhood model requires a targeted approach, addressing the needs of existing residents – and should not lead to any displacement in the neighborhood. By combining both the Complete Neighborhood themes with the community's requests, we hope to achieve an end goal of revitalizing Penn Street into a neighborhood that provides all residents with everyday needs in a safe, convenient, and accessible way.

VISUAL OVERVIEW



Figure 1 – 300 Block of South Penn Street

Penn Street, West of the Codorus Creek, runs North-South in downtown York City. The Corridor is capped by Madison Avenue on the North and Kings Mill Road on the South. Connecting Farquhar Park and York College’s Campus, Penn Street has numerous residential properties and only a few commercial and community spaces in between.

After listening to the residents and stakeholders of Penn Street, one of their major concerns is the accessibility, safety, and cleanliness issues of the streetscape. Residents also stressed the lack of landlord

property interest that adds to the troubled streetscape. Our team documented several areas of hazardous sidewalk conditions and littering along Penn Street.

The residents also expressed a need for more safe spaces for neighborhood children and the community to enjoy. Many stakeholders suggested the empty Princess Street Center was an opportunity for a revitalized community center within the neighborhood. Our team also noted there are few community and commercial spaces along Penn Street that supply the residents with everyday needs.



Figure 2 – First Block of North Penn Street



Figure 3 – Residential vs Non-Residential Site Diagram

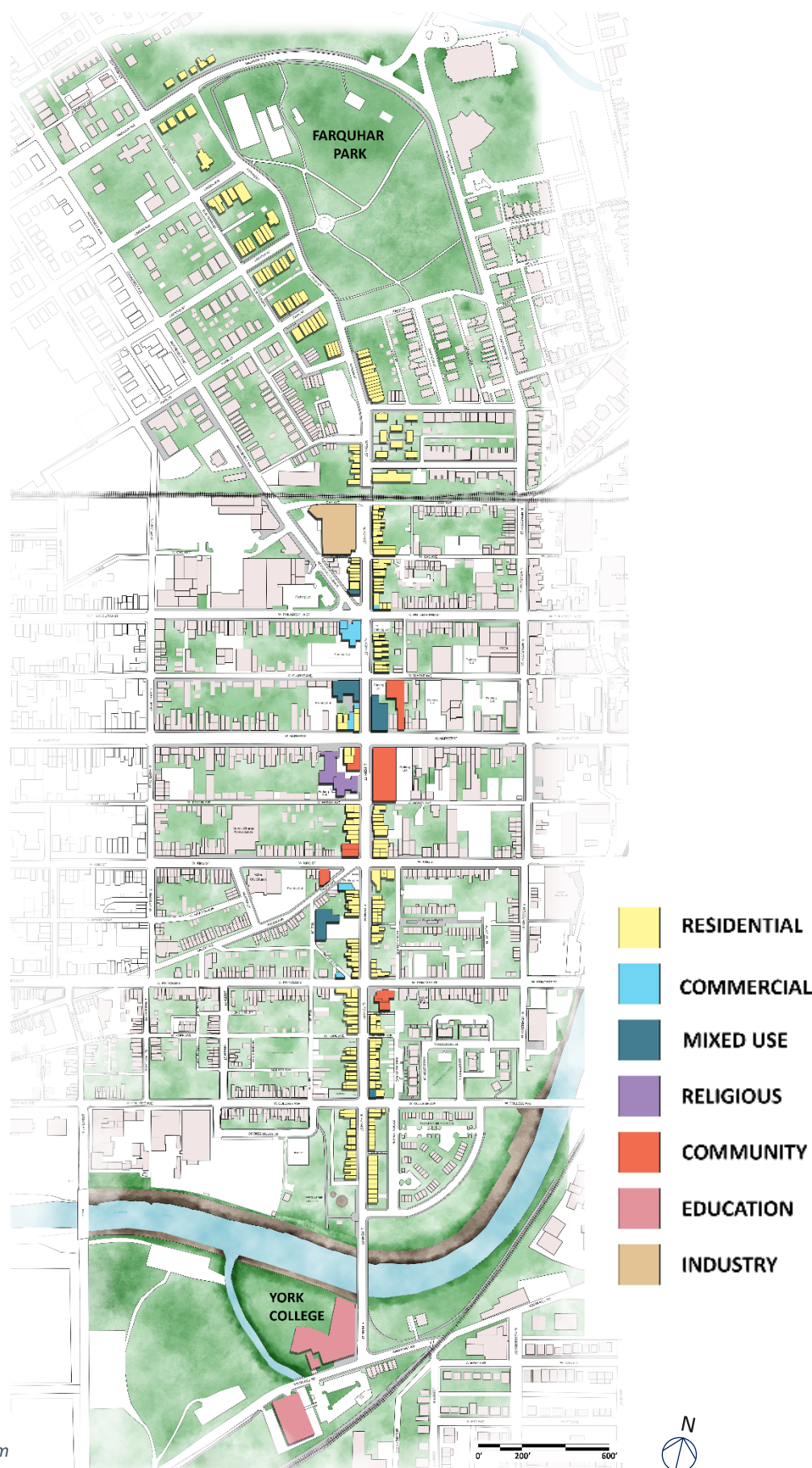


Figure 4 – Building Use Site Diagram

DATA COLLECTION & ANALYSIS

Our team collected data to understand the characteristics and trends of the existing properties along Penn Street.

Residential

The following data shows that Penn Street has a higher homeownership rate compared to the rest of York City. Our team sees high homeownership numbers as a positive quality of the neighborhood.

American Community Survey – York City

- 42.6% Homeownership
- 57.4% Rental

Penn Street

- 60 % Homeownership
- 40% Rental

Commercial /Mixed Use

Penn Street has approximately 10 commercial or mixed used properties on or near its street frontage. This includes corner stores, restaurants, and small businesses.

Religious

Union Lutheran Church is the only religious institution on Penn Street. The Church has several community programs – and a positive reputation.

Community

Penn Street is home to few functioning community spaces and has the resource centers of LifePath, Bell Socialization, and Mr. Sandy’s Homeless Veteran’s Center. The Princess Street Center was once the neighborhood’s main community center.

Education

The only educational institution along Penn Street is York College on the South end – specifically the future “Knowledge Park” project.

Industry

Kottcamp Sheet Metal Inc. marks the only industry on the street, and it is our hope that the business stays involved in the community and provides employment opportunities.

VISION COMPONENTS - SIX THEME PLAN

After months of gathering information from residents, stakeholders, and historic sources, our team outlined a Six Theme Plan for Penn Street. This plan hopes to represent the highest priority needs and desires of everyone involved in the Penn Street Vision Plan process. The development of the plan has also incorporated the analysis of the Penn Street neighborhood in comparison to the Complete Neighborhood objectives.

The Six Theme Action Plan is listed in relative order of priority and an anticipated implementation timeline. From our team's analysis of the community's desires and general practicality, the Action Plan has been strategically presented in this order. Certain action items may overlap or adapt due to many factors including funding, availability, approvals, and support. In the end, the overall goal of the Action Plan is to address the primary steps on the list.

THE SIX THEME PLAN:

1. WALKABILITY & SAFETY
2. PARK TO PARK CONNECTION
3. REINVENTING THE PRINCESS STREET CENTER
4. ACCESS FOR ALL
5. EXPAND DEVELOPMENT OPPORTUNITIES
6. IGNITE PENN MARKET

Each step will have different strategies and factors involved in the implementation. In the section, *Next Steps*, further detail is provided about these strategies and the specific entities we recommend being involved. Hopefully, local stakeholders will read the Vision Plan and show interest in such an important project for Penn Street and York City as a whole. Positive economic growth and increased resources in the neighborhood benefit all of the residents.

① WALKABILITY & SAFETY

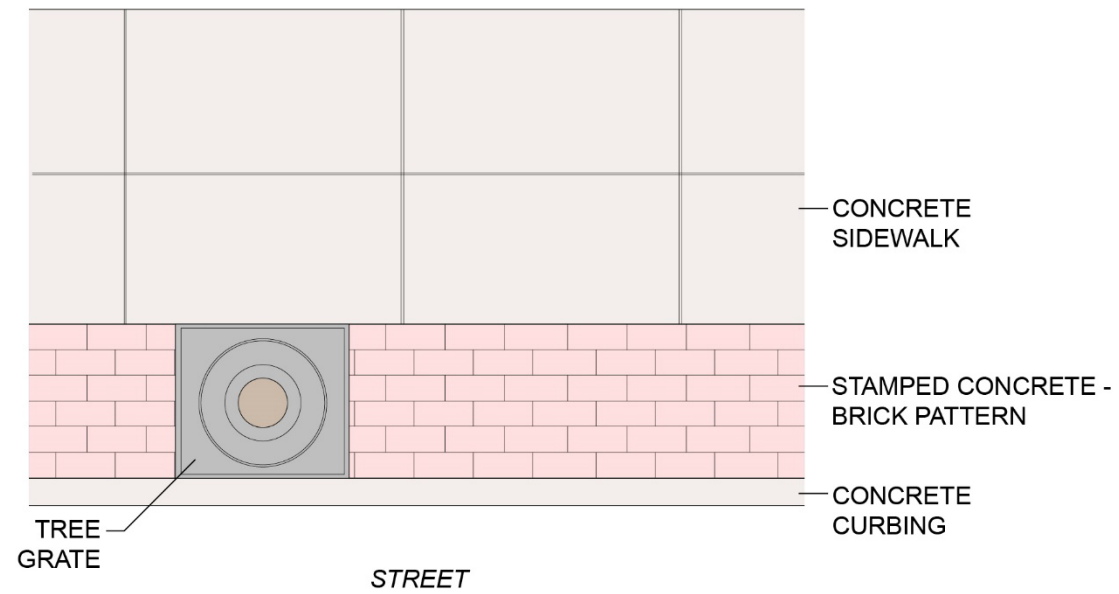
The Walkability and Safety of a city streetscape is one of the most crucial aspects of a successful urban space. In order to promote walkability through the urban corridor, the streetscape must be safe and accessible to all. Penn Street currently has areas of very dangerous sidewalks due to overgrown trees and cracking sidewalks, which prevent all residents from safely traveling up and down the street. The other elements of successful walkability including adequate lighting and wayfinding.

Our team proposes a comprehensive walkability project that improves the streetscape for the safety and well-being of the Penn Street community. This project includes removing the overgrown trees, adding necessary lighting, providing bilingual signage, and improving the overall streetscape. Mayor Helfrich is in agreement with our team that it is crucial for the overgrown trees to be removed for the safety of residents. All work should be coordinated with the local utility companies.



Figure 5 – Existing sidewalk conditions on Penn Street

The Walkability Plan is broken down into Four Phases to prioritize the blocks that need the most improvement. The quantified improvements for each phase are summarized at the end of this section.



DETAIL 1 - STREETScape

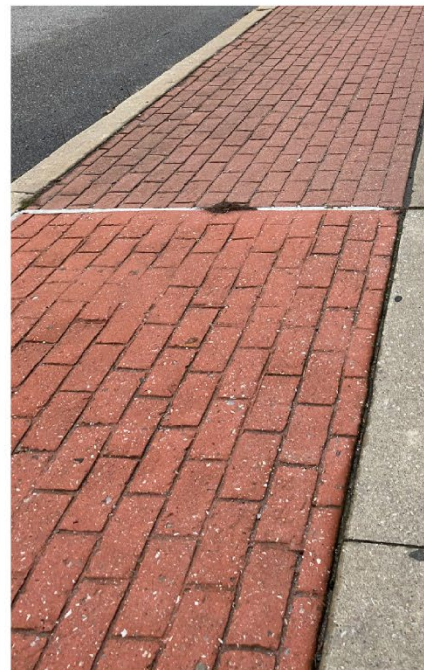
Figure 6 – Typical Streetscape - Detail 1



LIGHT FIXTURE



URBAN - SCALE TREES



STAMPED CONCRETE - BRICK PATTERN

Figure 7 – Streetscape Elements

PHASE 1 – KINGS MILL ROAD TO WEST PRINCESS STREET

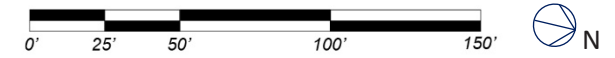
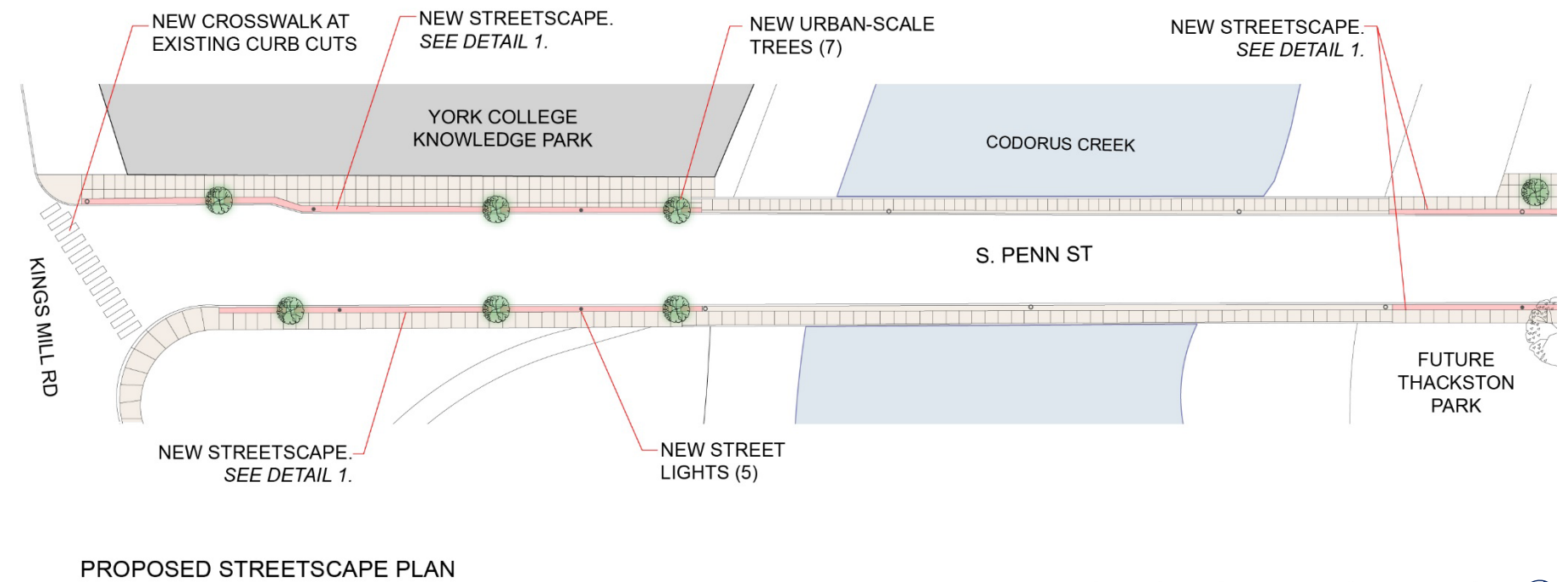
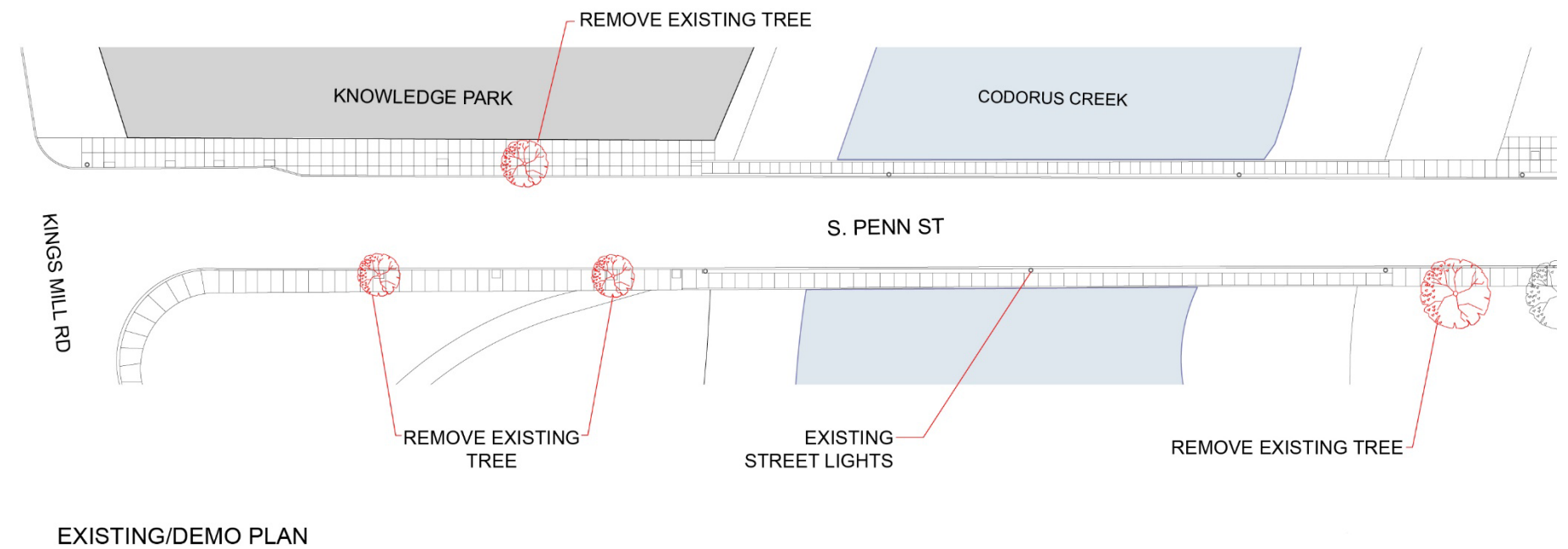
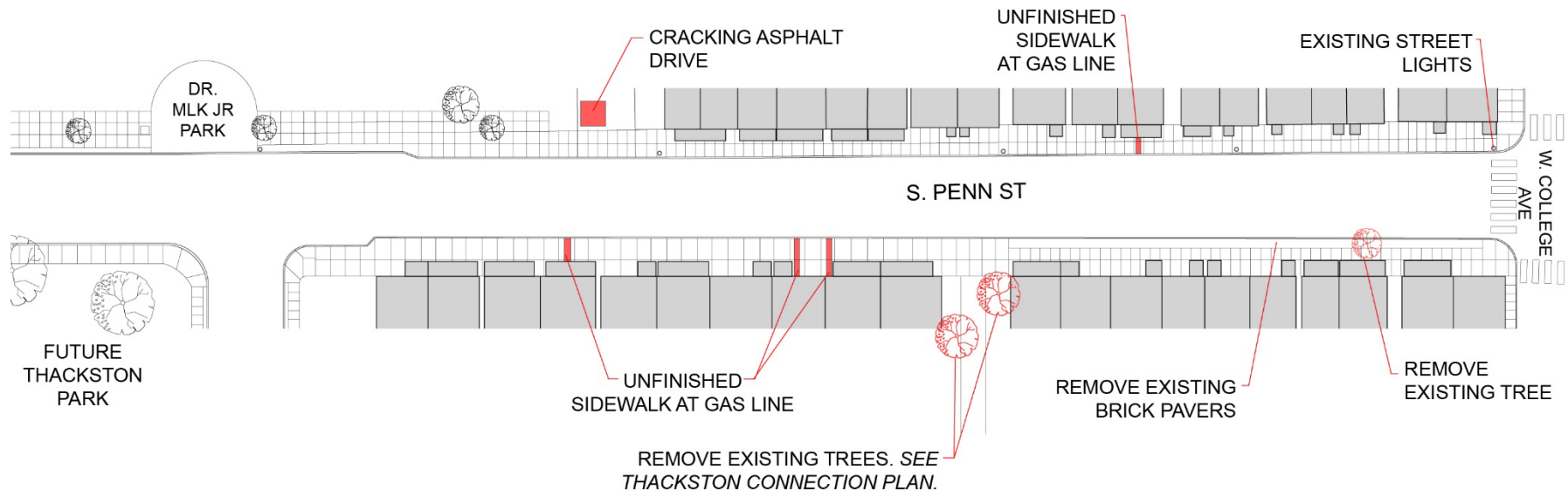
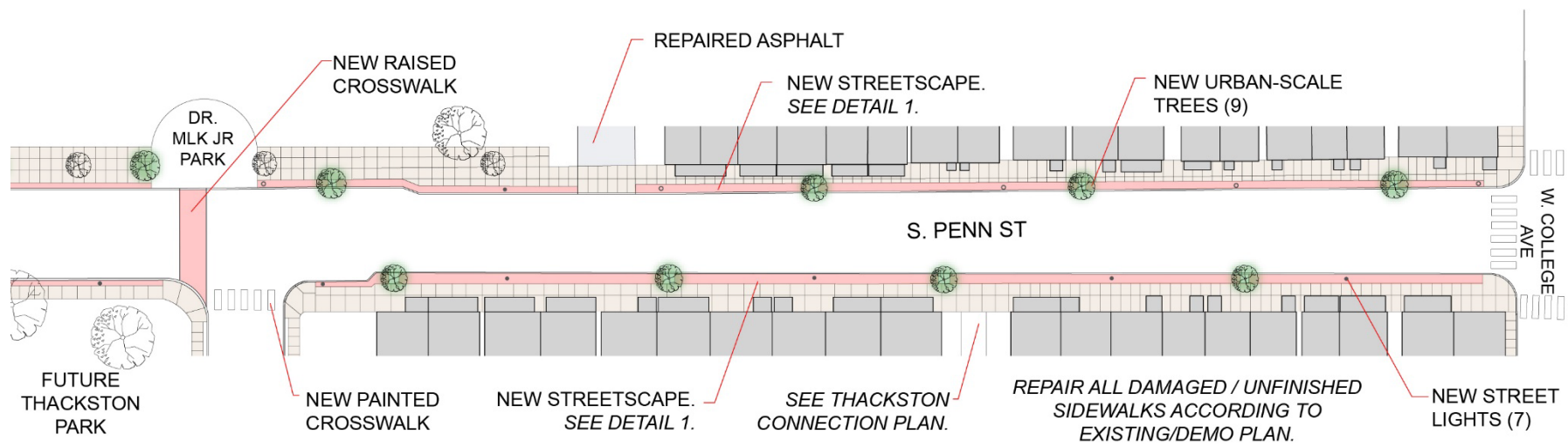


Figure 8 – Walkability Diagram: Kings Mill Road to MLK Park

PHASE 1 – KINGS MILL ROAD TO WEST PRINCESS STREET



EXISTING/DEMO PLAN



PROPOSED STREETSCAPE PLAN

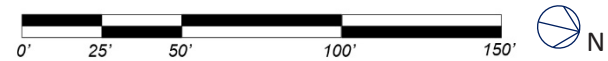
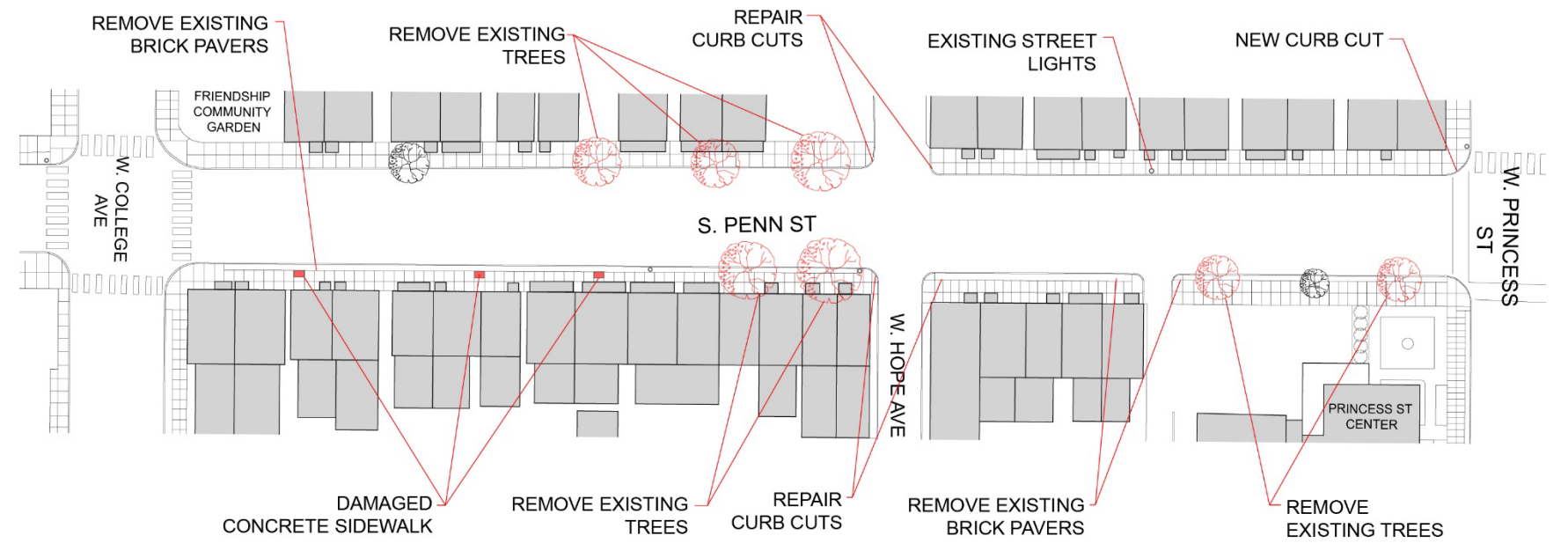
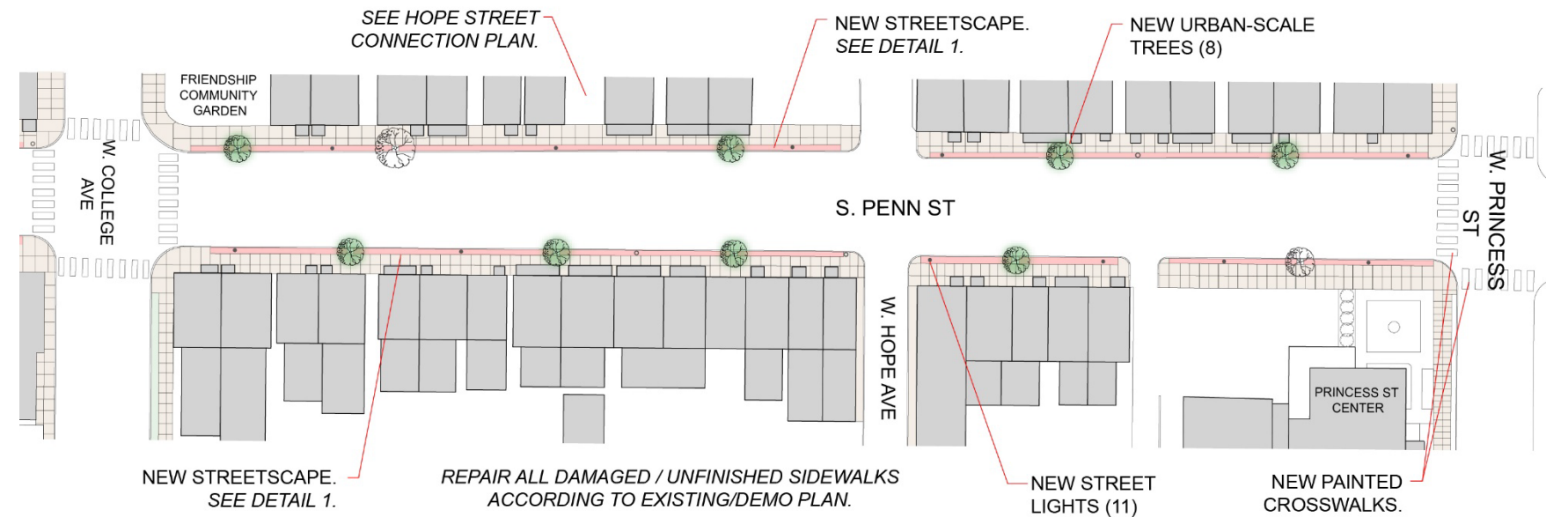


Figure 9 – Walkability Diagram: MLK Park to West College Avenue

PHASE 1 – KINGS MILL ROAD TO WEST PRINCESS STREET



EXISTING/DEMO PLAN



PROPOSED STREETSCAPE PLAN

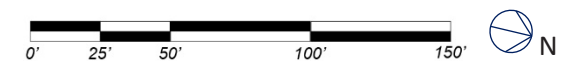
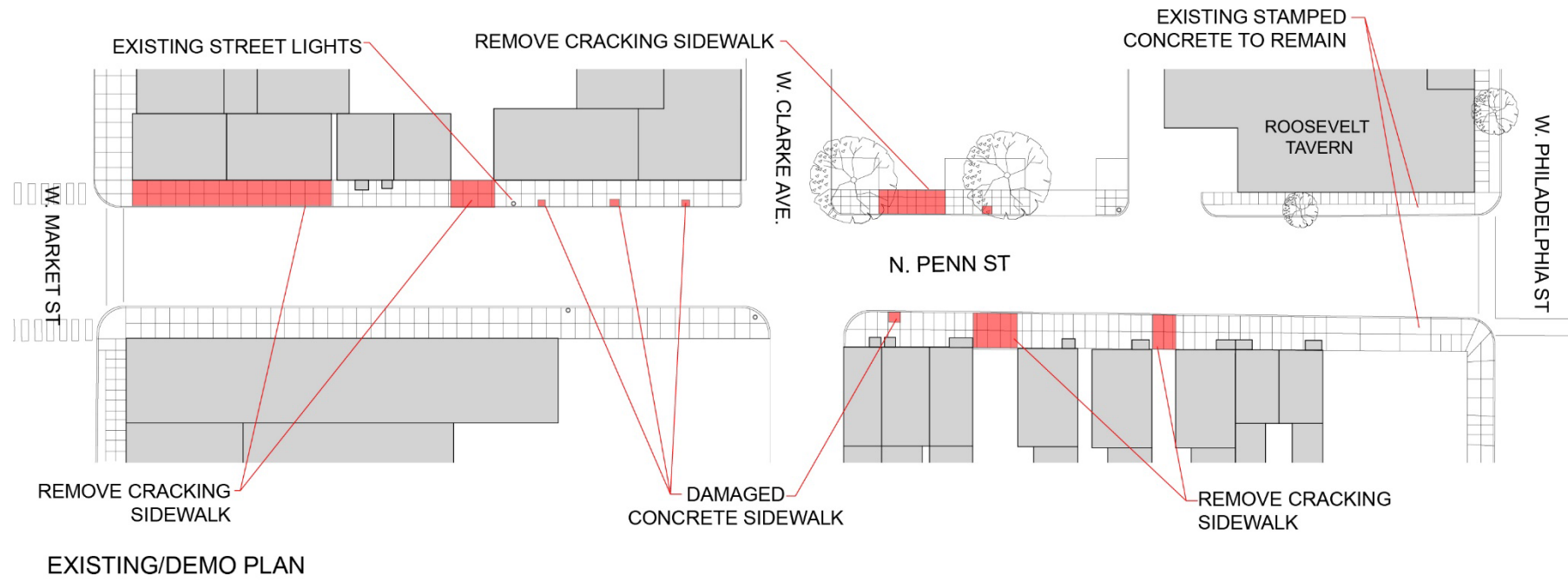
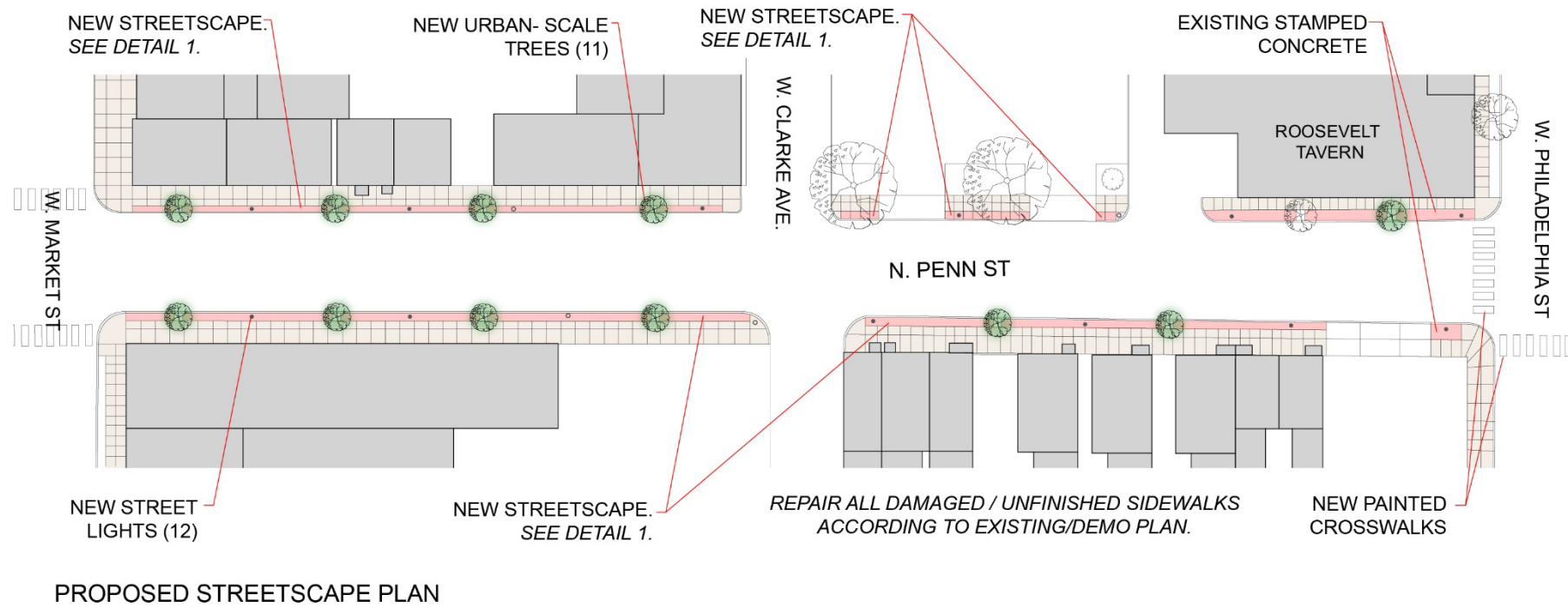


Figure 10 – Walkability Diagram: West College Avenue to West Princess Street

PHASE 2 – WEST MARKET STREET TO GAY AVENUE



EXISTING/DEMO PLAN

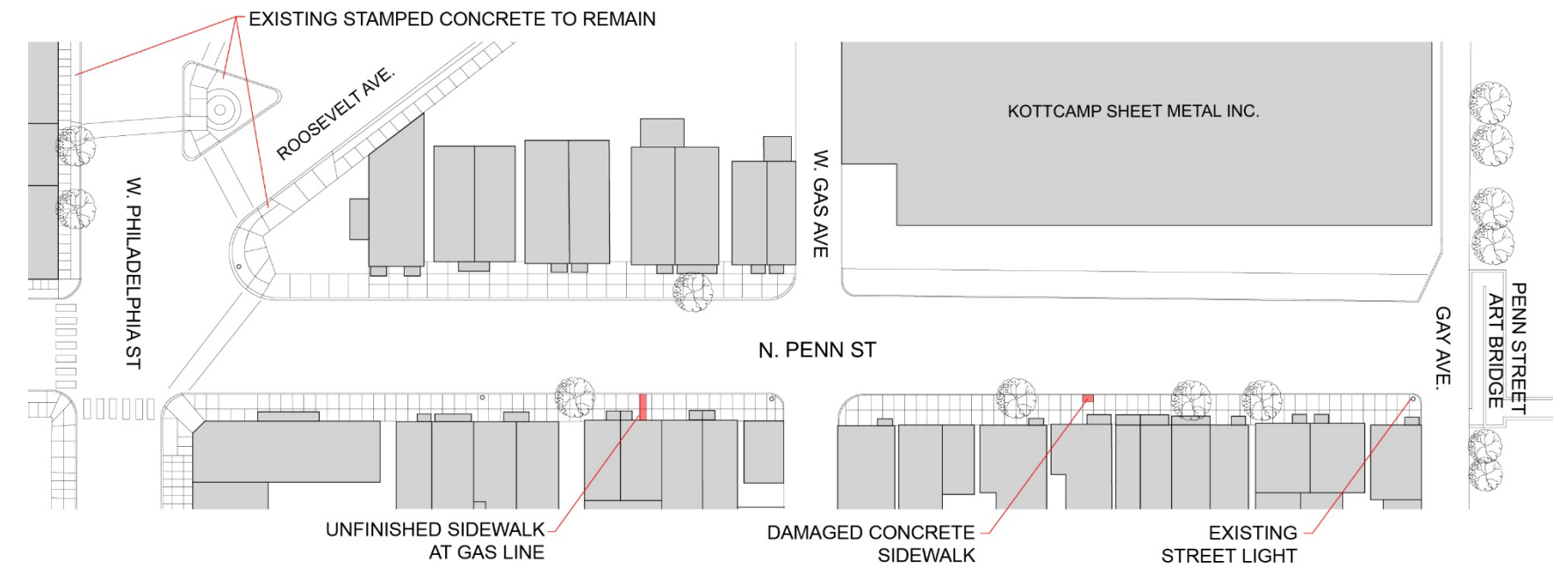


PROPOSED STREETSCAPE PLAN

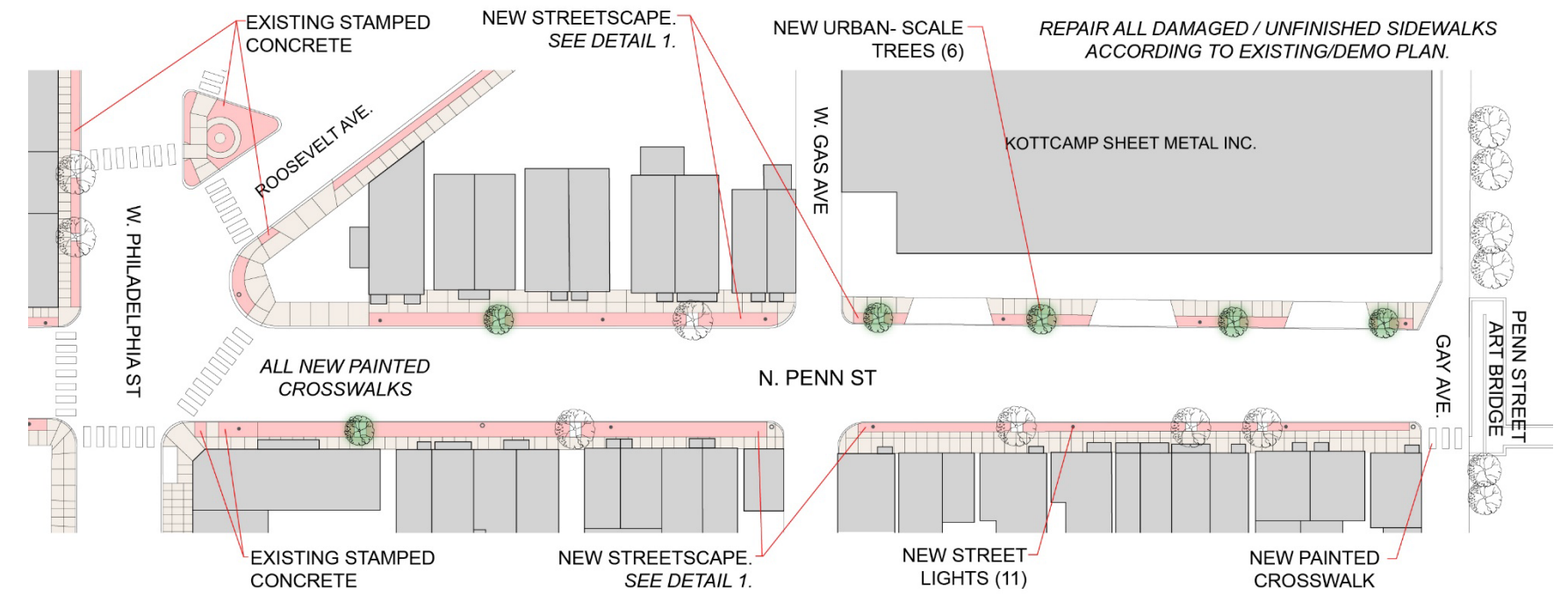


Figure 11- Walkability Diagram: West Market Street to West Philadelphia Street

PHASE 2 – WEST MARKET STREET TO GAY AVENUE



EXISTING/DEMO PLAN

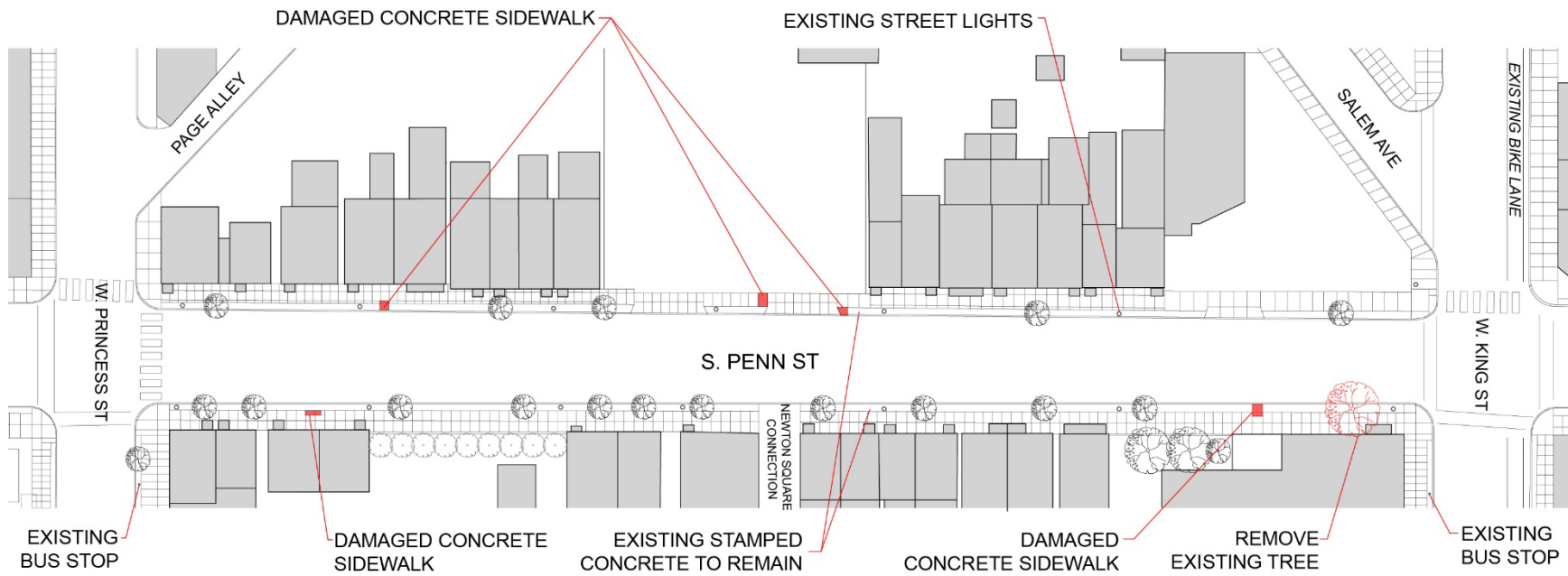


PROPOSED STREETSCAPE PLAN

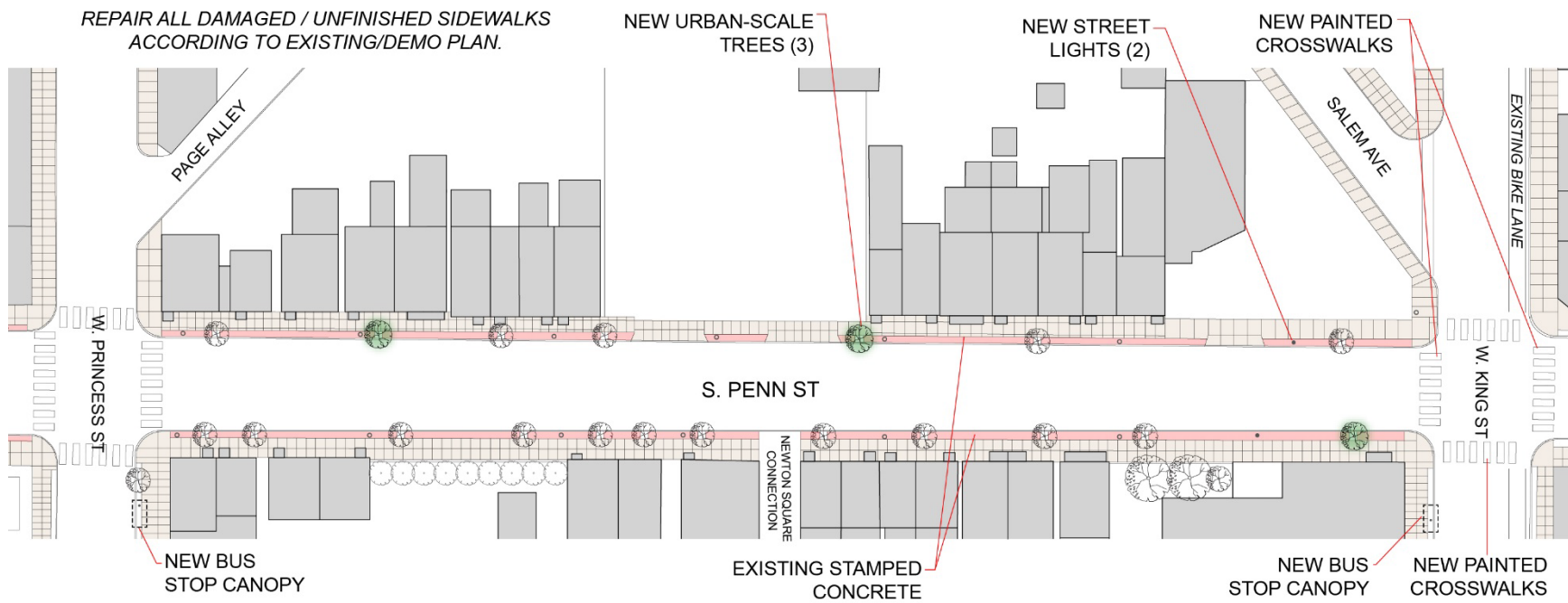


Figure 12- Walkability Diagram: West Philadelphia Street to Gay Avenue

PHASE 3 – WEST PRINCESS STREET TO WEST MARKET STREET



EXISTING/DEMO PLAN



PROPOSED STREETScape PLAN

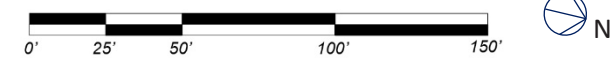
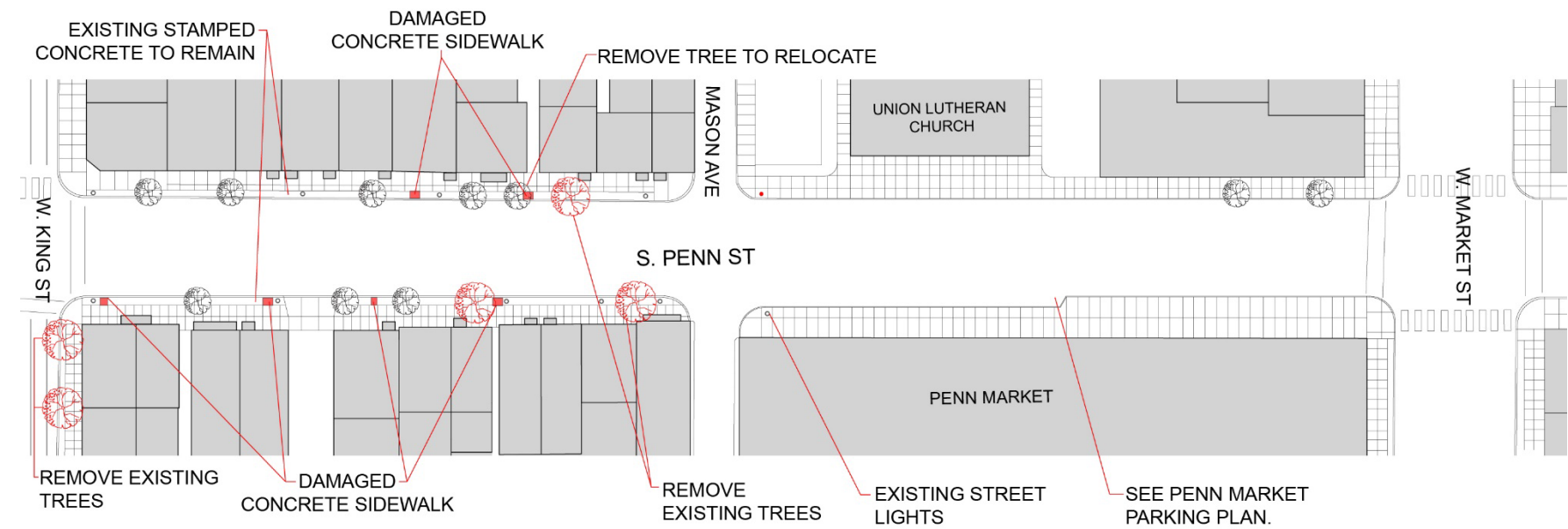
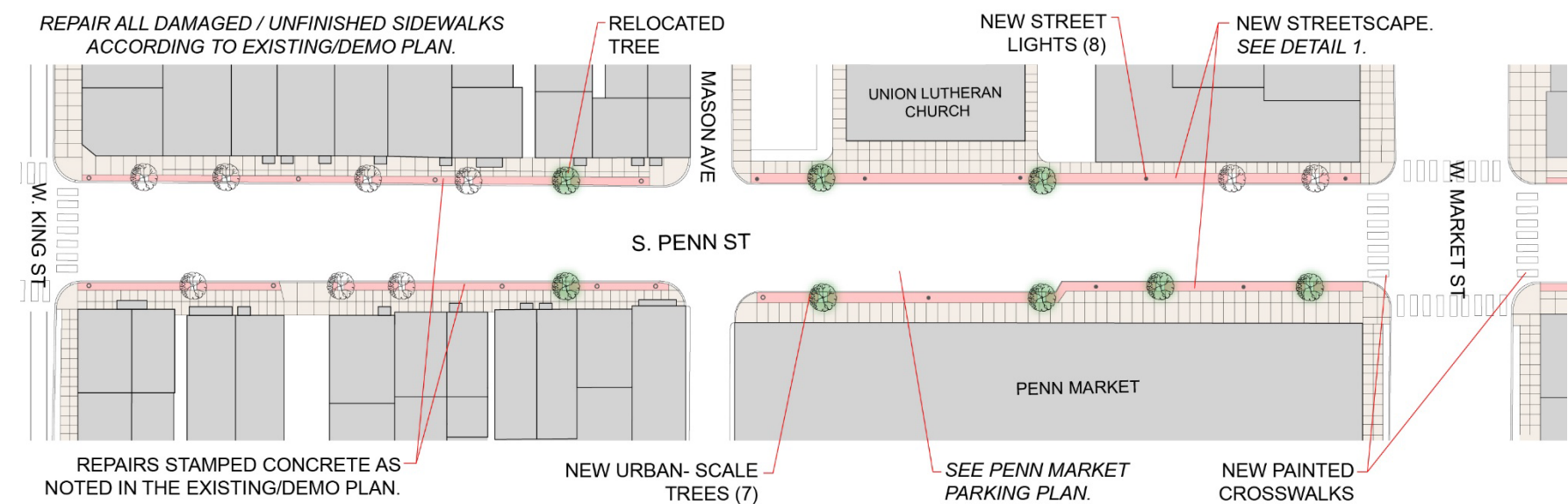


Figure 13- Walkability Diagram: West Princess Street to West King Street

PHASE 3 – WEST PRINCESS STREET TO WEST MARKET STREET



EXISTING/DEMO PLAN



PROPOSED STREETScape PLAN



Figure 14 – Walkability Diagram: West King Street to West Market Street

PHASE 4 – GAY AVENUE TO FARQUHAR PARK

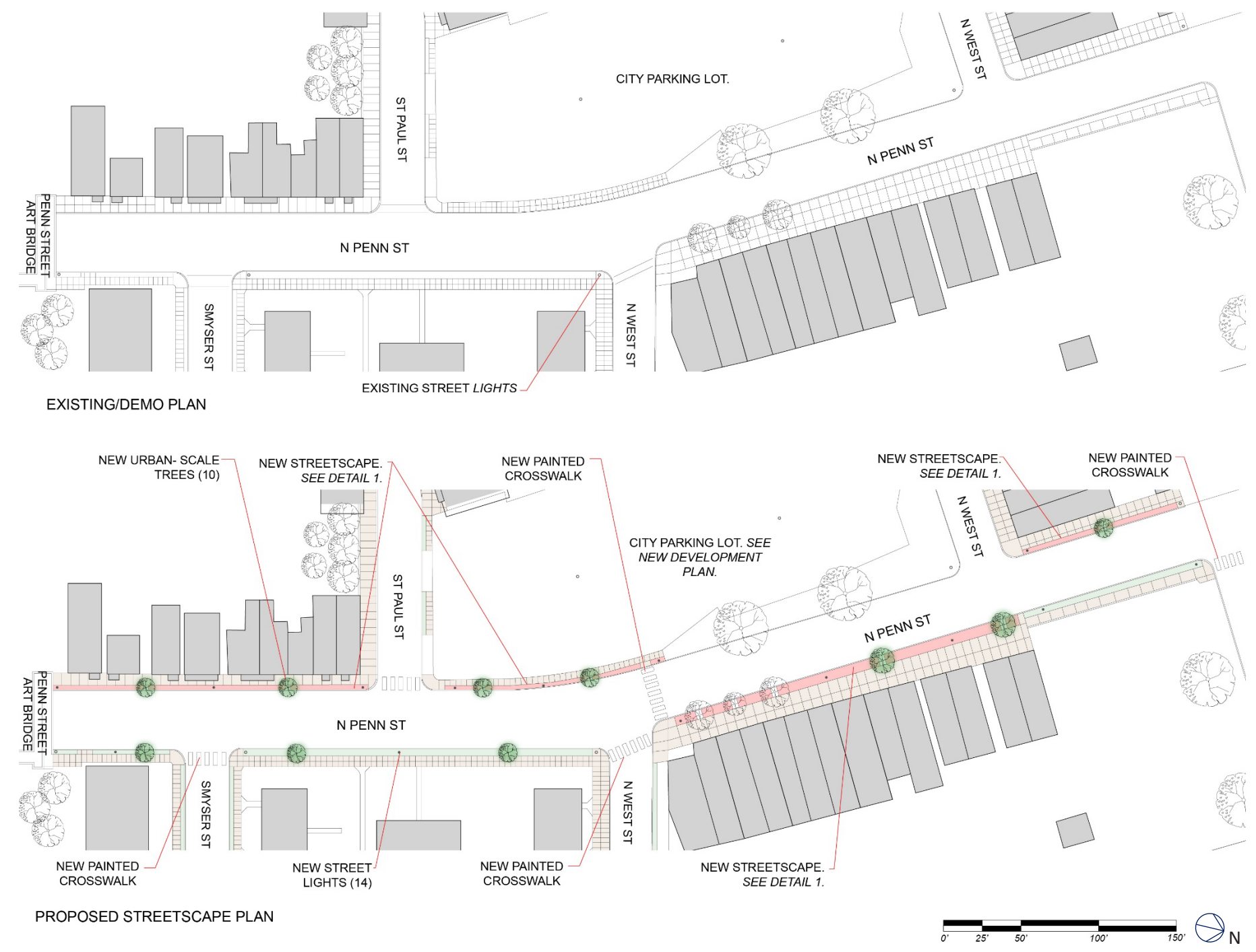


Figure 15 – Walkability Diagram: Gay Avenue to Farquhar Park

WALKABILITY SUMMARY:

Total Tree Removal: 19 Total Trees

Phase 1 – Kings Mill Road to West Princess Street

- New Urban Scale Trees: 24 Trees
- New Street Lights: 23 Light Poles
- Stamped Concrete: approx. 4,500 SF
- New Wayfinding Signage: 12 Signs

Phase 2 – West Market Street to Gay Avenue

- New Urban Scale Trees: 17 Trees
- New Street Lights: 23 Light Poles
- Stamped Concrete: approx. 2,800 SF
- New Wayfinding Signage: 8 Signs

Phase 3 – West Princess Street to West Market Street

- New Urban Scale Trees: 10 Trees
- New Street Lights: 10 Light Poles
- Stamped Concrete: approx. 900 SF
- New Wayfinding Signage: 8 Signs

Phase 4 – Gay Avenue to Farquhar Park

- New Urban Scale Trees: 10 Trees
- New Street Lights: 14 Light Poles
- Stamped Concrete: approx. 1,500 SF
- New Wayfinding Signage: 6 Signs

2 PARK TO PARK CONNECTIONS

Penn Street has a wonderful collection of existing parks and new green space opportunities that should be promoted as assets to the neighborhood. Residents expressed the necessity for having safe parks for kids to play and grow in a space that beautifies and embraces the community.

For these parks to be used to their highest potential, our team is recommending both improvements to the “parks”, but also the establishment of the Penn Street Park Network. This network would include wayfinding for the neighborhood to better understand the access and connections to each park on Penn Street.

The plan for Penn Street would include 9 total parks and connections that would be a part of the Park Network. Each of these parks would have signage like that of *Figure 16*, that would include wayfinding, descriptions, and historical information. It is imperative that the text on all of the

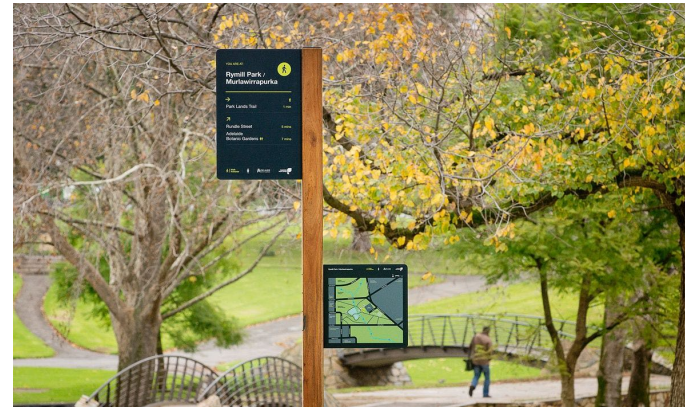


Figure 16 - Image of Wayfinding from Studio Binocular - Adelaide City

signage is written in both English and Spanish. These new signs would allow both children and the community at large to find parks within their neighborhood. Several of these parks are planned to be connector paths. The purpose of these green spaces is to connect the surrounding neighborhood to Penn Street to support integration of the entire urban space.

Each park should also be evaluated in its current condition and specific improvements will be recommended as necessary. We encourage a cleanup program that involves local kids in an effort to hold a high expectation for all of the green spaces. All the parks should have sufficient lighting and visibility for safe use by the community.

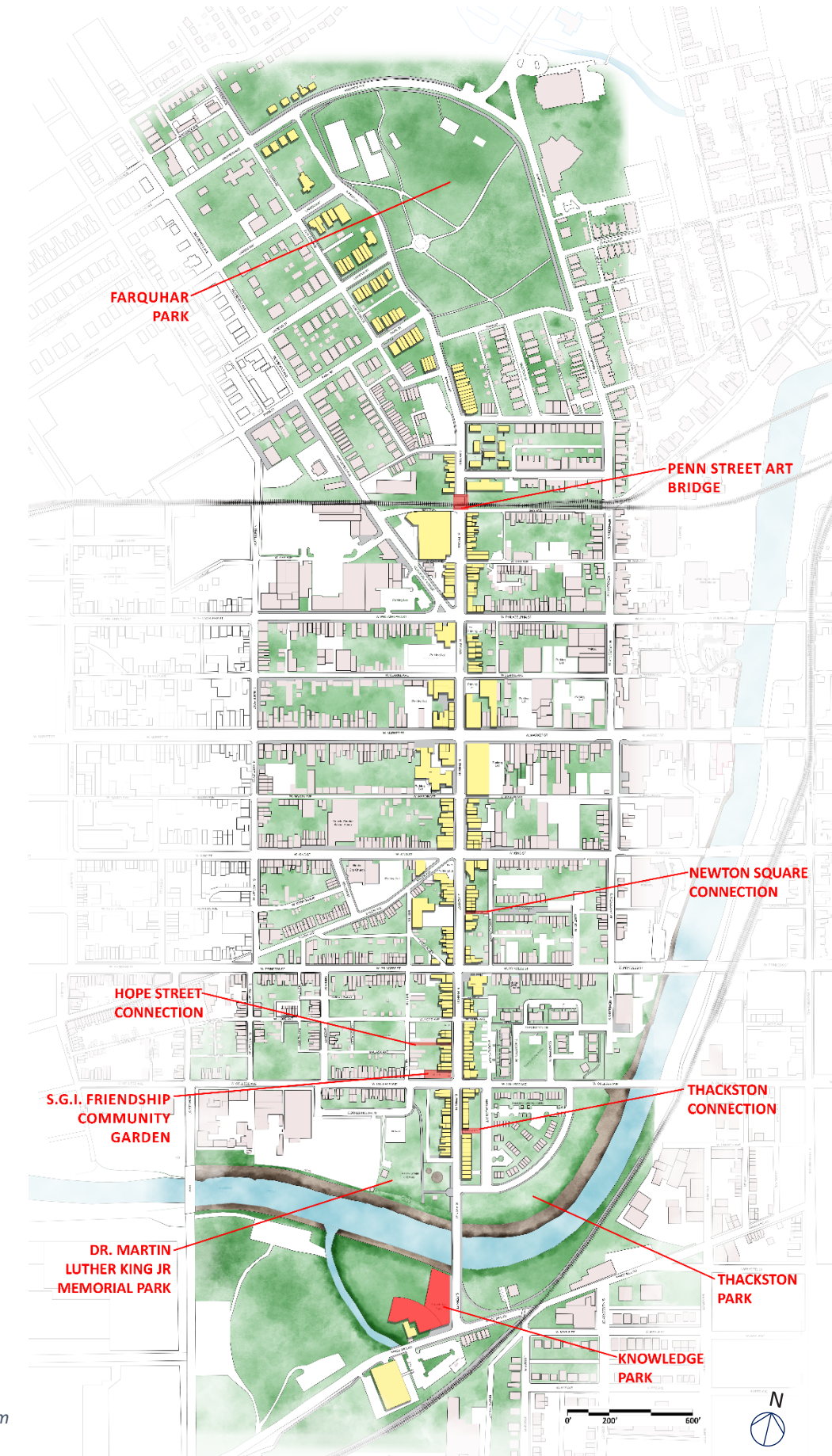


Figure 17 – Park to Park Diagram

Dr. Martin Luther King Jr. Memorial Park & Thackston Park



Figure 18 – Existing Dr. Martin Luther King Jr. Park

The green space at Dr. Martin Luther King Jr. Park was opened in 1970 and dedicated to Dr. Martin Luther King Jr. in 2003. The location of the park sits on the site of the old Codorus Homes, a significant neighborhood in Penn Street’s past. The cultural importance of both the park and the land should be represented with a high-quality park for the community.

MLK Park has an existing playground, open green space, and basketball courts. Our team recommends upgrades to MLK Park including additional lighting, pavement

improvements, and additional signage (see Figure 19 for full plan). It is our hope that the City of York Parks and Recreation Department will take the lead to achieve these upgrades. Our team assigns great importance to Dr. Martin Luther King Jr. Park and its potential of becoming a beautiful green space for the community.

Across the street from the existing MLK Park is the site of the future Thackston Park, a part of the *Codorus Beautification Initiative*. The park is planned to include playgrounds, green spaces, and new landscaping along the Codorus Creek. The safe connection between Dr. Martin Luther King Jr. Park and the future Thackston Park is essential for these two community green spaces. A raised crosswalk should be planned across South Penn Street to allow a safe, seamless connection between the two parks (as noted on pg. 16). Raising the crosswalk from the street level will create not only a safer walking path, but also a speed bump to slow cars driving on South Penn Street. Both MLK Park and Thackston Park can provide much needed green space for the neighborhood.

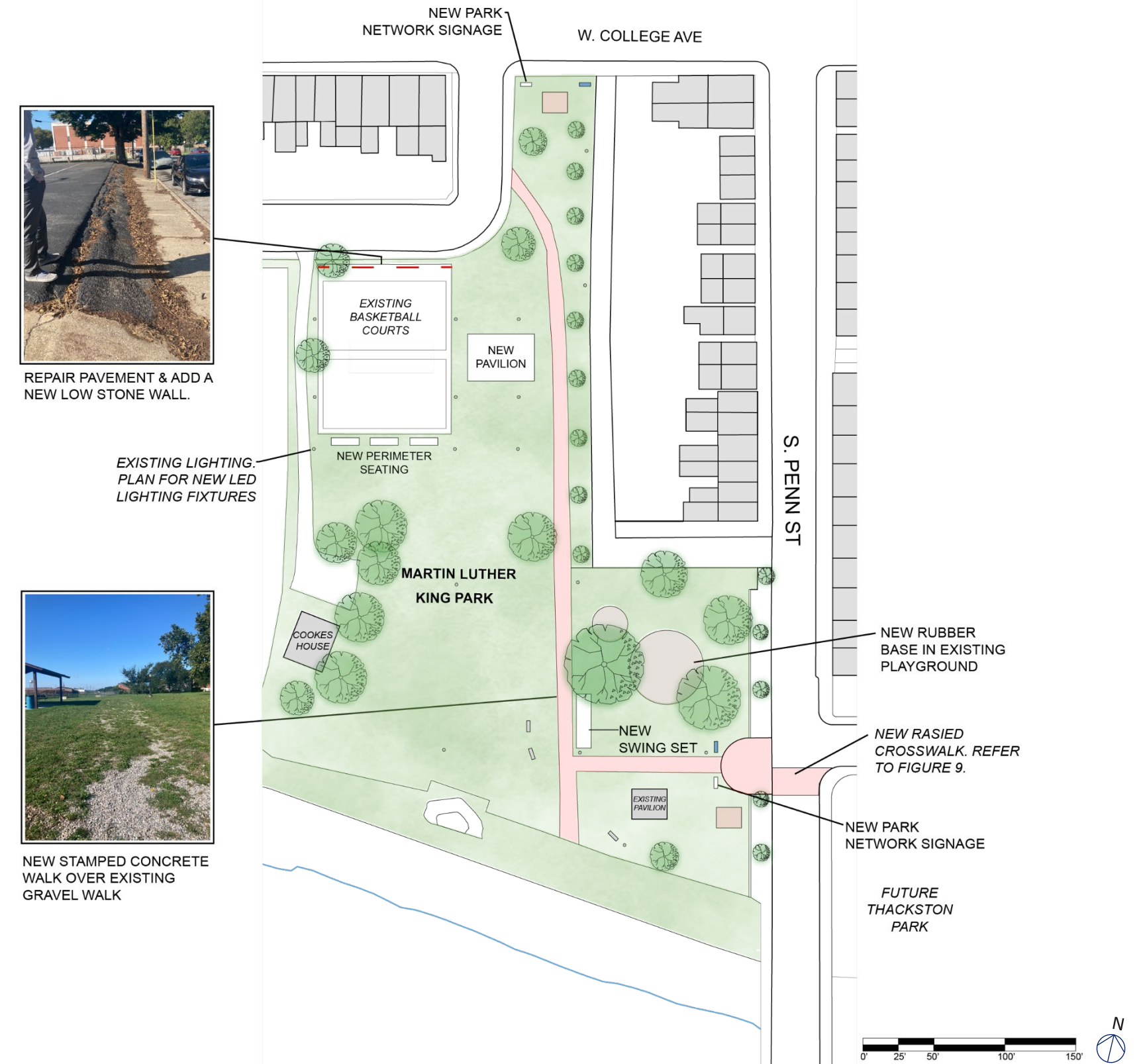


Figure 19 – Dr. Martin Luther King Jr. Park Improvement Diagram

Thackston Connection



Figure 20 – Existing Thackston Connection

The empty lot on the 300 Block of South Penn Street presents an opportunity to become a community connection point for the Park Network. This lot physically connects Penn Street to Thackston Homes, reinforcing the goal to link Penn Street to the surrounding neighborhoods.

The design team has spoken with the York Housing Authority regarding their role at this property. The property is owned by the City of York, but the Housing Authority has agreed to be involved in the cleanup of this property during the construction and current site work at Thackston Homes. Our team recommends removing the two large

trees (included in the walkability scope) and replacing them with simple plantings that are easily maintained. A new walking surface, adequate lighting, and wayfinding should also be added to increase the safety of this connection. The improvement of this connector property will create an attractive green space for the neighborhood to utilize and enjoy.

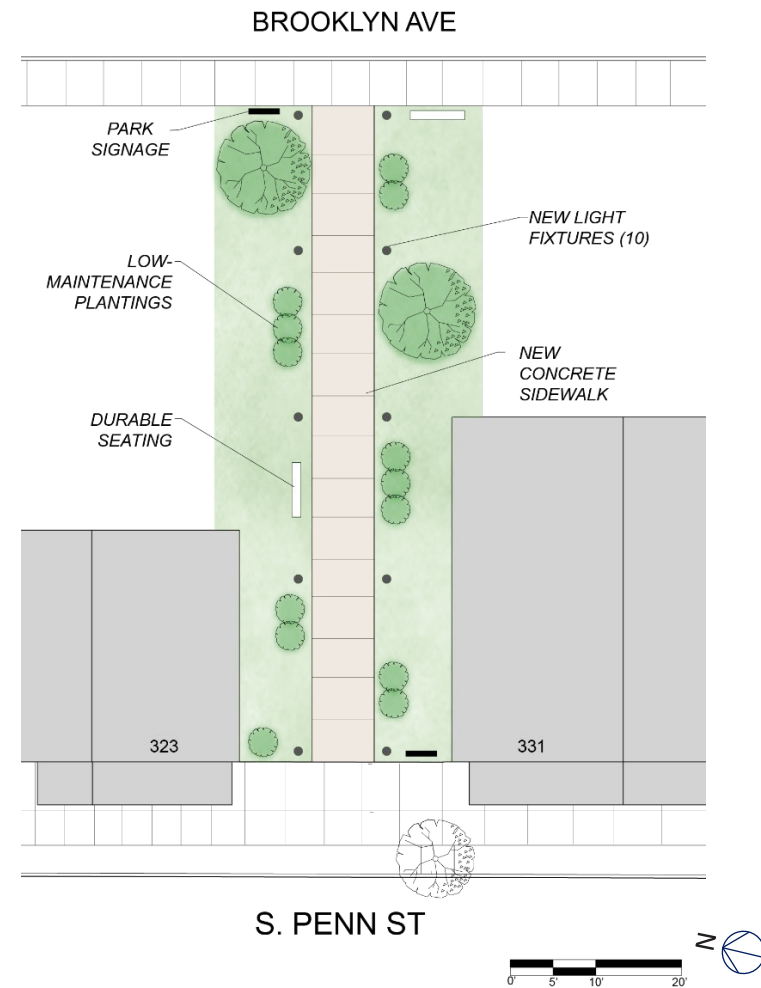


Figure 21- Thackston Connection Improvement Diagram

Hope Street Connection



Figure 22- Existing Hope Street Connection

This empty lot at 236 South Penn Street is another opportunity for a green space connection to/from Penn Street. Behind this empty lot is the existing Hope Street Garden and neighborhood. This connection highlights a link to an existing green space beyond Penn Street and creates a pathway to bring the adjacent neighborhood to Penn Street. This area could be designed with simple plantings and sufficient new lighting. A pedestrian walk and a new crosswalk will allow for safe pedestrian travel. Wayfinding for the Park Network would also be included in this connection space design.

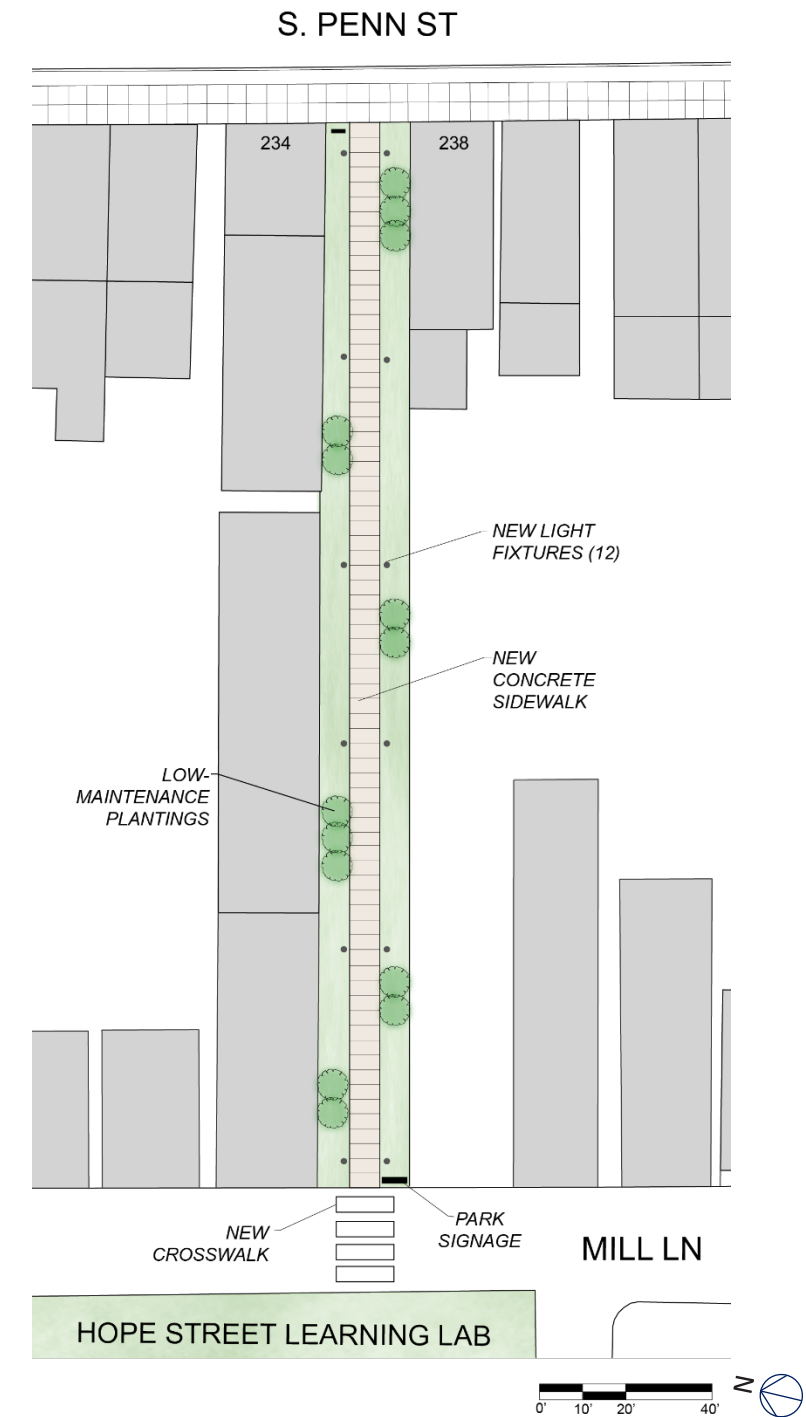


Figure 23- Hope Street Connection Improvement Diagram

OTHER PARKS TO INCLUDE IN NETWORK

Newton Square Connection



Figure 24- Existing Newton Square Connection

This property, in the 100 block of South Penn Street, is the pedestrian extension of West Newton Avenue. The lot connects Penn Street and the historic Newton Square neighborhood using a brick paver walkway. This existing connection at Newton Square serves as a precedent for the other connection lots in this report as it successfully provides a community link between two neighborhoods.

We recommend a basic cleanup and paving repair for the Newton Square Connection to revive the space. Additionally, new lighting and Park Network Signage should be included during the restoration work.



Figure 25- Existing Newton Square Neighborhood

These connection parks should be thoughtfully designed with minimal maintenance required, so that they can sustain use from the community for many years to come.

York College Knowledge Park



Figure 26 – Knowledge Park Rendering from ycp.edu

The first “park” on the South end of Penn Street is the upcoming Knowledge Park developed by York College of Pennsylvania. The original building, serving as the Schmidt & Ault Paper Co. for over 200 years, has great potential and historic value. The building location also serves as Penn Street’s direct connection to the York College Campus. As an anchor on Penn Street, Knowledge Park should be a part of the Park Network as a uniquely educational “park” destination for members of the College and the neighborhood to utilize for economic development and community engagement opportunities.

S.G.I. Friendship Community Garden



Figure 27 – Existing SGI Friendship Community Garden

The S.G.I. Friendship Community Garden at 253 South Penn Street, is a resident-run garden within the neighborhood. The residents of Penn Street have expressed significant importance to this green property and the potential for new community programming. This park provides the neighborhood’s families with a valuable opportunity for hands on experience in urban horticulture and beautification. Our team recommends the S.G.I. Friendship Community Garden be a part of the Penn Street Park Network with new signage included.

Penn Street Art Bridge



Figure 28 – Existing Penn Street Art Bridge

The pedestrian bridge on Penn Street, also known as the Penn Street Art Bridge, has strong artistic value for the community. This bridge provides a connection for Penn Street’s pedestrians to traverse over top of the existing railroad tracks. A local graffiti artist, Jay Rock, continually creates new artwork on the bridge that supports the neighborhood with positive themes and messages. This hidden gem should be a part of the Park Network and be a destination for the neighborhood.

This park has the potential to promote community art and expression, a great

lesson for the children within the neighborhood. The bridge opens the door to other community art projects that could have a positive impact on the Penn Street corridor.

Our team proposes a cleanup project be conducted around the Penn Street Art Bridge to collect trash and debris in the surrounding areas. The park should then be included in the Park Network with the addition of wayfinding signage and generous lighting on all areas of the bridge. The Penn Street Art Bridge is a wonderful asset of the Penn Street Park Network.



Figure 29 – Existing Penn Street Art Bridge

Farquhar Park



Figure 30 – Existing Farquhar Park pavilion

Farquhar Park, one of the largest parks in York City, borders the North end of Penn Street. The park, named after York’s famous agricultural implement manufacturer, A.B. Farquhar, has been an integral part of York City since the 1880s. The formal establishment of Farquhar Park in 1897 caused the creation of the City Parks Commission, an entity to take care of the safety and condition of the park. Today the City of York’s Parks & Recreation Bureau provides this service to all parks within York City.

Farquhar Park has playground equipment, tennis courts, walking paths, pavilions, and much more for the residents to enjoy. The park also connects to Kiwanis Lake, another outdoor landmark in York City.

It is important for Farquhar Park to be a part of the Penn Street Park Network for both the historic value and the amenities it holds for the community. Our team recommends ample signage be included for Farquhar Park as part of the Penn Street Park Network.



Figure 31 – Existing Farquhar Park at Madison Avenue

③ REINVENTING THE PRINCESS STREET CENTER



Figure 32 – J.A. Dempwolf’s original drawings of the Princess Street School (York County History Center).

The Princess Street Center building was designed in 1889 by York’s famous architect, J.A. Dempwolf. Located at the corner of South Penn Street and West Princess Street, the building functioned as a schoolhouse for over 70 years. Like all the elementary schools in York City, the Princess Street School started out as a segregated school. In 1951, York City’s Superintendent broke this separation by allowing Black students to attend the Princess Street School. The elementary school functioned until 1962, when the school district sold the building to become a neighborhood recreation center.

The 1889 building has two full stories of large classroom spaces with a central staircase connecting the floors. A second adjacent structure was later built to function as a gym space for recreation. The entire building is approximately 7,500 SF.

Most recently, the Lots of Love Daycare and the Hopkins Tae Kwon Do Program were located in the Princess Street Center. Both programs successfully served the community for many years. In early 2022, both groups were asked to leave the Princess Street Center due to safety concerns with the building’s condition. The City of York currently owns the building.



Figure 33 – Existing exterior of the Princess Street Center

The Princess Street Center was deemed unsafe to occupy by York City. Repairs and remediations must be completed before the building can be reopened.

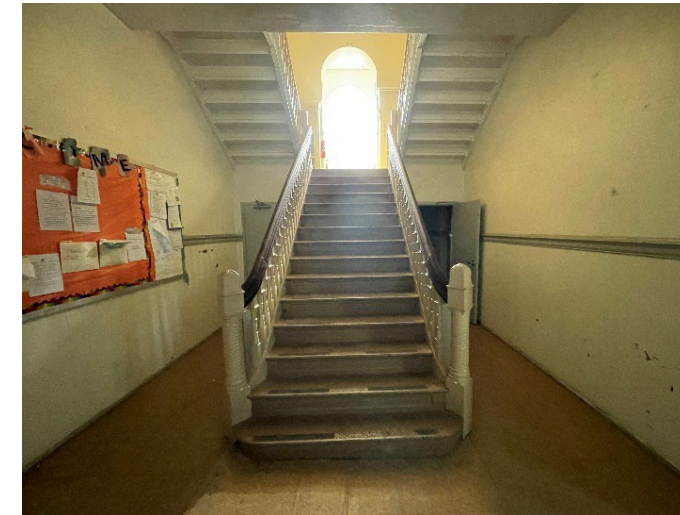


Figure 34 – Existing central stair in the Princess Street Center

The Penn Street Vision Plan Team toured the property to understand the existing conditions of the structure. Overall, the structure of the Princess Street Center has “good bones”. The exterior masonry walls, held up by a stone foundation appear to be in good condition.

The main concern for the Princess Street Center is the extensive water penetration and damage. In several spaces, there is proof of water infiltration on both the walls

and ceiling. It is our team’s assumption that the exterior envelope, including the roof, will need to be fully evaluated to understand the essential repairs and/or replacement. The windows will also need to be repaired or replaced in kind to match the historic character. Due to the water damage, it is expected that air quality and mold remediation will be necessary.



Figure 35 – Existing water damage inside the Princess Street Center

All new interior finishes are recommended, but any existing character of the building should be preserved wherever possible. A Code Analysis would need to be completed within the full scope of improvements under consideration. It is likely that minor accessibility improvements will also be necessary.



Figure 36 – Existing classroom inside the Princess Street Center

The existing layout of the building includes several large open spaces, including the gym addition, that could successfully serve many purposes and uses. The team agrees that minimal changes to the layout are necessary for this building to be able to function as a flexible community space.

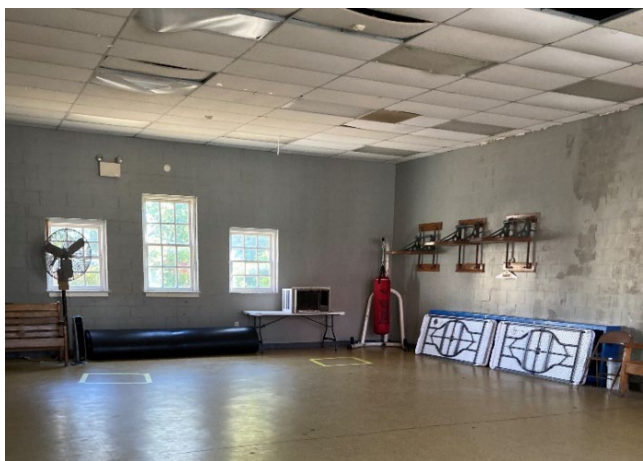


Figure 36 – Existing gym addition to the Princess Street Center

The property itself is in good condition. With minor walkability repairs, the exterior of the property would be operational. It is recommended that as a second phase of this project, the exterior should be designed with landscaping and play space for the community to enjoy.



Figure 38 – Existing exterior repairs of the Princess Street Center

The general scope of building repair would include, but not be limited to:

- Repair/replace roof
- Mold remediation
- Plumbing/HVAC/Electrical Upgrades
- Window Replacement
- Minimal Foundation Repairs
- All new interior finishes

Future Vision

After conversations and input from the community and some stakeholders, it seems unanimous that the Princess Street Center needs to be repaired, restored, and repurposed as a community center for Penn Street and the surrounding neighborhood. Penn Street residents have strongly expressed the need for safe places for children to play and grow. The Princess Street Center has a long reputation for providing that resource to families. The building has potential to include a variety of community resources.

Our team proposes a local York City entity, experienced in Community Revitalization, take the lead on this project. Such a community organization with both the operational experience and resources can achieve success with the Princess Street Center Project. We have already received interest to explore this project as an Adaptive Re-use from a local non-profit.

The building would first and foremost need to be assessed and repaired as explained in

this report. We expect significant community support and public funding opportunities for this project. Such a local organization could then work to establish a sustainable model for community programming within the building.

The community programming within the Princess Street Center should include safe spaces for kids, neighborhood resource offices and information, the ability to hold community events, and much more. The building has the potential to accommodate many programs during the day and night for the benefit of the neighborhood.

The success of this project would have a powerful and catalytic impact on Penn Street and the surrounding neighborhood. A community center with various resources can have a positive impact on entire family units. Our team assigns great importance to the need for a new and improved Princess Street Center, that will remember its history and provide for a bright future.

4 ACCESS FOR ALL

This section of the report addresses the residential portion of the Penn Street Corridor. Our team has conducted research on the existing residential data on Penn Street that shows a higher level of homeownership as compared to the rest of York City. Our vision for Penn Street stresses the value of homeownership and the positive impact it has on the neighborhood.

Our team has also met with one of the local property rental companies, SPG Capital, who owns several properties on Penn Street. It is our understanding that the company has positive intentions for these properties and hopes to improve the conditions of the homes for residents.

A new opportunity for homeowners is the **Whole-Home Repairs Program** offered through the Pennsylvania Department of Community and Economic Development. The program provides homeowners with up to a \$50,000 grant for their homes to

improve habitability, water/energy efficiency, and access for people with disabilities. From the Whole-Home Repair Program, York County has been allocated a total of \$3,858,677. Our team is currently working with the York County Planning Commission to assist Penn Street Residents in the application process.

The following are other applicable Residential Assistance Programs:

- Homebuyer Assistance Program - York County Planning Commission PA
- Home Improvement Program - York County Planning Commission PA
- Home Investment Partnership - York County Planning Commission PA (ycpc.org)

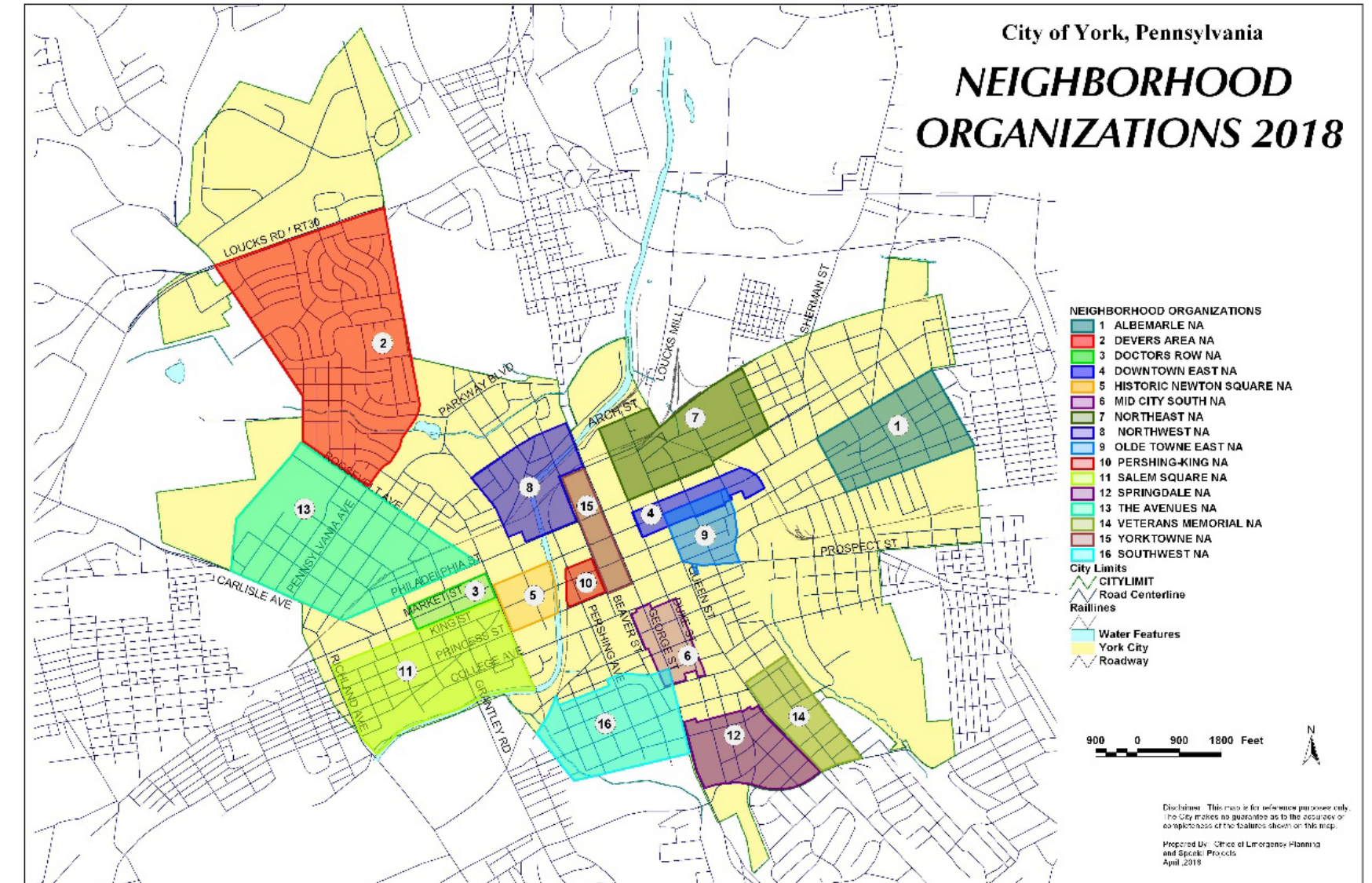


Figure 37 – City of York Neighborhood Organizations

5 Expand Development Opportunities

Now is the time to dream big and establish a **Bold Vision**. New Development addresses needs that are unfulfilled and opportunities the neighborhood is currently missing. Filling in these blanks will help create a more comprehensive neighborhood for the residents. New developments should suggest a better end use for the Penn Street community than the current property use. From our conversations and studies on Penn Street, it's our determination that mixed-use/residential developments would benefit this neighborhood through increased density and economic growth on specific underutilized properties.

These new Mixed-Use building developments would be designed with commercial space on the first level and residential space on the floors above. The commercial spaces could be fit out for local businesses that provide needed services for the residents, create walkable jobs, and expand the local economy within the neighborhood. The new residential properties allow the streetscape of Penn Street to remain “residential based” with increased density and more affordable

homes offered to City residents. This population increase will have a positive impact on local businesses. After listening to residents and stakeholders and studying the street, we have identified seven potential properties that could be transformed into new mixed-use development opportunities to benefit the neighborhood.

We understand the challenges that come with acquiring underutilized properties that are owned by out-of-town landlords. There are several successful examples of these acquisitions in York City including the former Gus' Place bar, the Woolworth Building, and the Cornerstone building project. The suggested new development properties identified in this report may come with challenges, but they can be strategically overcome with broad community support. This section is the long-view vision that aims to be **bold**.

Our initial goal for these development projects is to gain support from community stakeholders, so that such projects can successfully occur over time and benefit the residents of Penn Street.

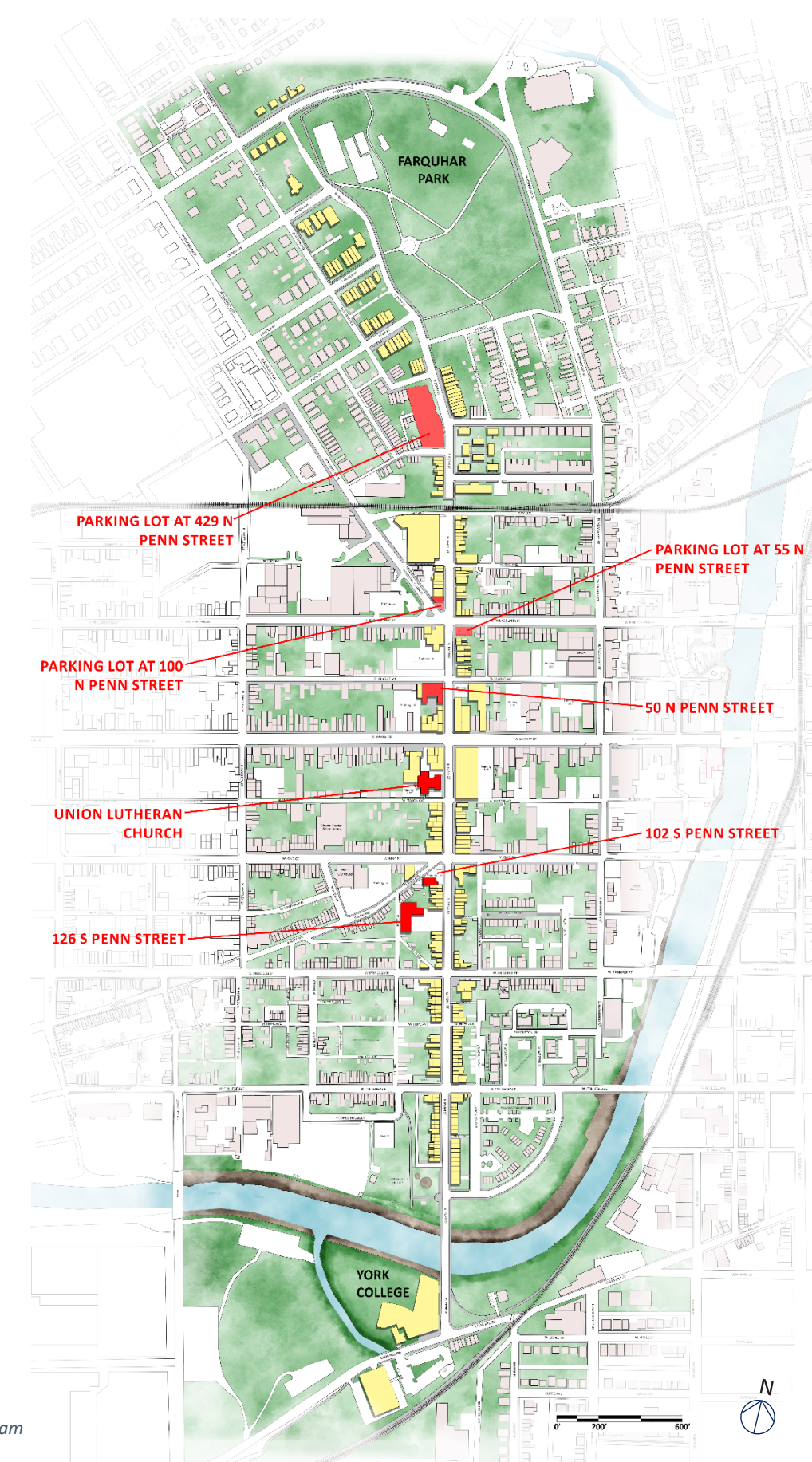


Figure 38 – New Development Diagram

126 South Penn Street



Figure 39 – Existing property at 126 South Penn Street

After hearing a multitude of negative comments from both residents and stakeholders, about the building and associated “club” at 126 South Penn Street, it is clear that this property could hold a more meaningful purpose for the neighborhood. The existing program, a private organization, does not serve the Penn Street community in any way. The property at 126 South Penn Street has significant size with potential to be an economic asset for the community.

Once acquired, we would propose to demolish the existing structure and build a new mixed-use building in its place. On the first level, this building would be designed with a large retail space for a possible restaurant or food store. This retail space would strive to provide food services to the community and create local jobs.

Locating the building back from the streetscape creates open pedestrian space that can be used for outdoor dining or general recreation. Above the retail space, two stories of residential apartment units would be designed to fit into the neighborhood context in terms of style and cost.

This new building could serve the community more positively than the existing “club” and parking lot program. All buildings in the Penn Street community should reflect peace, comfort, and inclusivity for all residents.



Figure 40 – 3D View of Proposed New Development Opportunity at 126 South Penn Street

102 South Penn Street



Figure 41 – Existing property at 102 South Penn Street

The DeArmas Notary, Auto Repairs & Sales Shop and adjacent Parking Lot at 102 South Penn Street occupies a significant location within this neighborhood. It is rumored that the owner is currently thinking of selling this property; so, it is important that new ownership resides in the hands of the right local owner.

This corner is at the intersection of three busy roadways, so there is potential for this property to provide a functional multi-use purpose with a lot of activity. A block away from this property is the Market Street

business district and the bulk of Penn Street’s businesses. A parking lot is not the best use of this crucial corner on Penn Street.

Our team suggests a new two-story mixed-use structure that could be fit out on the first floor for retail shops or dining. The retail would be meant to provide spaces for local businesses and spark growth in the Penn Street economy. The shape of the lot creates an opportunity for a unique building form that could have pockets of outdoor space included. The upper floors would be residential apartments that are designed to be economical, sustainable, and comfortable for Penn Street residents.



Figure 42 - 3D View of Proposed New Development Opportunity at 102 South Penn Street

50 North Penn Street



Figure 43 – Existing property at 50 North Penn Street

The structure at 50 North Penn Street provides a great opportunity for a mixed-use project that takes advantage of an existing historical building. Located inside the WeCo Business District and near the other businesses on Penn Street. This structure has potential for multiple retail spaces on the first floor and residential units above on two levels. This proposition plans to bring back the original character of the building with the previous large storefront windows on the first level to showcase the retail spaces.

Similar to the other proposed mixed-use developments, these first-floor retail spaces could be available for local community business that can provide needed services for the Penn Street residents and spark economic growth and stability in the neighborhood. These businesses would also receive benefits and resources from being a part of the WeCo Business District.

The two stories above the retail floor could be designed for multiple apartments configurations. The design of the apartments should match with the context of adjacent property rental costs. These units should not be luxury apartments, but instead new living spaces that supplement comfortable living on Penn Street.



Figure 44 - 3D View of Proposed New Development Opportunity at 50 North Penn Street

Parking Lot at 55 North Penn Street



Figure 45 – Existing property at 55 North Penn Street

The property at 55 North Penn Street, on the corner of West Philadelphia Street and Penn, is an existing parking lot that does not provide much benefit to the neighborhood. With a large parking lot existing across the street, there is a better use for this property.

Our team proposes a three-story multi-family residential structure to fill this lot. After discussing housing needs and researching successful projects, creating a denser urban space will benefit Penn Street both socially and economically. Varying the

housing types also helps to create a denser neighborhood and provides housing for all. Increasing the density of an urban space also leads to economic growth with an increased residential population utilizing local businesses.

This building structure would be designed to thoughtfully fit into the Penn Street context at the same scale and character of the surrounding housing. These multi-family units should also fit the context of Penn Street's existing homes.

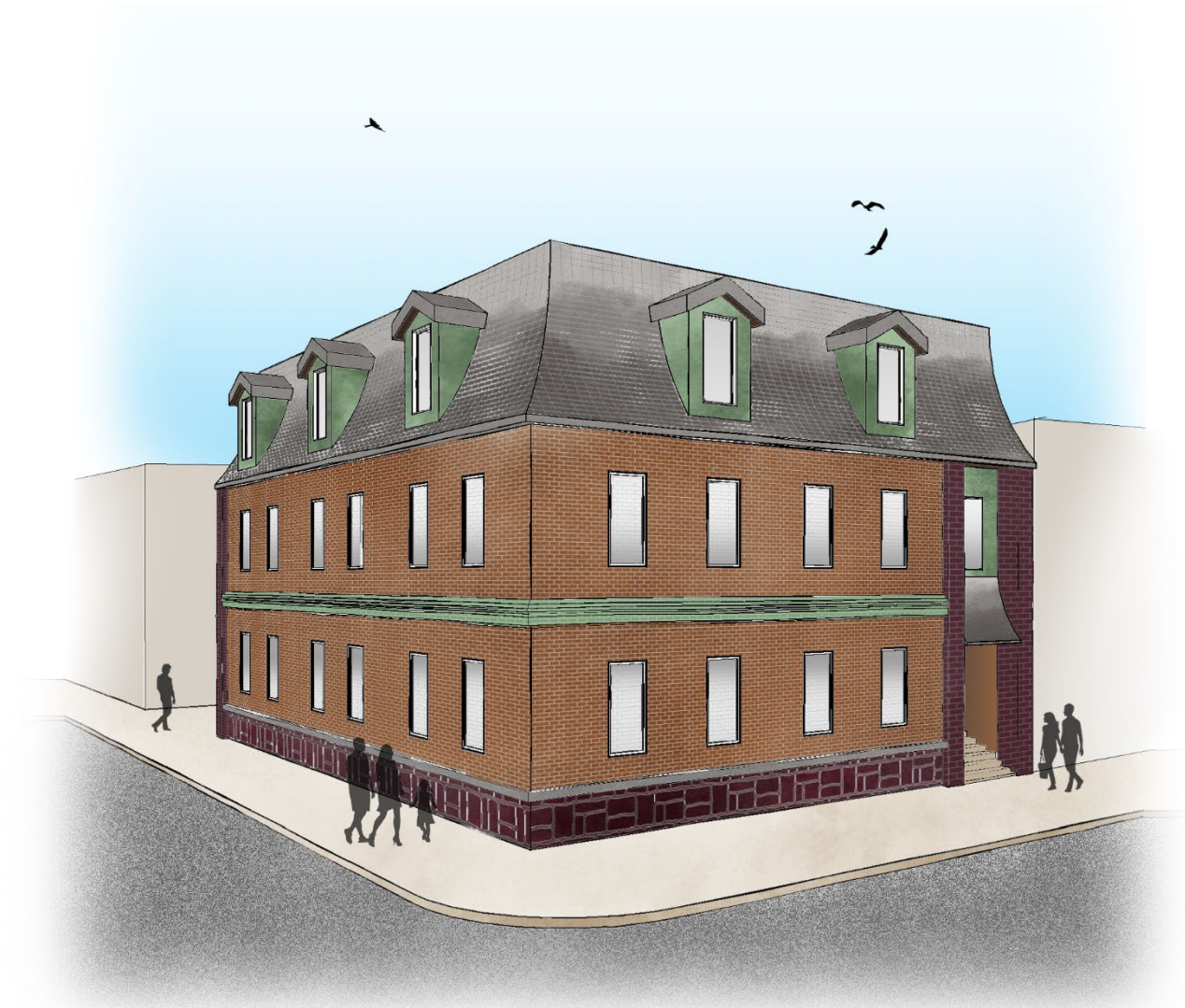


Figure 46 - 3D View of Proposed New Development Opportunity at 55 North Penn Street

Parking Lot at 100 North Penn Street



Figure 47 – Existing property at 100 North Penn Street

The property at 100 North Penn Street is an existing parking lot to an adjacent business that has recently closed. This corner provides minimal parking spaces and would be better suited for a new building instead. The lot is located at a populous intersection on Penn Street which deserves a better used to benefit the community.

For this corner lot, we propose a new development with a combination of one-story retail building and a two-story residential building that includes a partial renovation of an existing structure. The

overall form of this building could still provide ample space on the pedestrian level for circulation in front and around the building.

Like the previous proposed new developments, the retail component would provide a tenant space for a local business owner to provide necessary services for the neighborhood. The new residential portion of the building could be designed for various sized apartment units that would be economically appropriate for the surrounding context. The existing mixed-use structure would be renovated as part of this development project to maximize the project space. No residents would be displaced during the development of this project.



Figure 48 - 3D View of Proposed New Development Opportunity at 100 North Penn Street

Parking Lot at 429 North Penn Street



Figure 49 – Existing property at 429 North Penn Street

This property on North Penn Street is a large existing city-owned parking lot with minimal use. From our observations, this parking lot does not benefit the Penn Street community and should be developed into something new. Located just South of Farquhar Park, this property is in a predominantly quiet residential area of North Penn Street. The lot has potential to include new housing units with green spaces while retaining some existing parking.

We propose that approximately 50 percent of this lot be developed into an urban-style single family housing that is both economically and aesthetically fitting to the context of the surrounding homes. This housing will add to the density of the Penn Street corridor.

The rest of the lot should be strategically planned to retain a portion of existing parking as well as open, green space to connect to the adjacent Farquhar Park. These open spaces could directly serve the families of both the new units and existing homes by giving children safe places to play.



Figure 50 – Proposed Plan of New Development Opportunity at 429 North Penn Street



Figure 51 - 3D View of Proposed New Development Opportunity at 429 North Penn Street

Union Lutheran Church



Figure 52 – Existing exterior of Union Lutheran Church on West Market Street (www.unionlutheran.org)

Union Lutheran Church is another anchor within the Penn Street neighborhood. The church is comprised of two connected structures with two different street fronts: one on West Market Street and one on South Penn Street. The original 1859 structure on West Market Street was rebuilt in 1928 when J.A. Dempwolf was employed to design a new sanctuary. The building at 24 South Penn Street was built in 1916 after the property was acquired by the church.

The community at Union Lutheran Church is based on inclusivity and diversity and strives to be a “church in the neighborhood, and of the neighborhood.” The church has a positive reputation for being involved in the local community through various volunteer programs. The structure at 24 South Penn Street serves as a multi-functional community space that houses several of these programs.

We have been informed that the Penn Street structure has maintenance concerns, so a building assessment is needed to further understand the existing conditions. If the South Penn Street property were to be sold, our team highly recommends that similar community programming continue to be provided. It is crucial that this property continues to serve the neighborhood through its existing programs and/or new community programming including affordable housing opportunities. Our team advocates for a neighborhood related use at this property location.



Figure 53 – Existing exterior of Union Lutheran Church on South Penn Street

6 IGNITE PENN MARKET



Figure 54 – Existing exterior of Penn Market

Penn Market, built in 1876, was York City’s first indoor Market House. Penn Market has continued to function to this day with third generation vendors and local retailers leading the success. From our research and conversations with residents and stakeholders, Penn Market is a **vital** anchor on Penn Street – historically, socially, and economically. The market provides the closest source of fresh food in the neighborhood, an essential need for the residents.

More recently, the Redevelopment Authority of York City has purchased this property and plans to conduct a full-scale

building repair. The money to fund this project has been approved and allocated – in conjunction with the completion of a building study – however, progress with starting the building repairs has been stalled for several years. Our understanding is that the project has not received critical City support to continue.

Our team strongly advocates for this project to be advanced through the necessary means. Penn Market is an anchor for not only Penn Street, but for the entirety of York City. It is important that members of the York community continue to express their desires for this project to move forward. Our hope is that this Vision Plan can ignite the final phase of building repairs at Penn Market.



Figure 55 – Historic image of Penn Market from penmarket.com

Penn Market Parking Plan



Figure 56 – Proposed Penn Market Parking Plan

Aside from the Penn Market structure and operations, our team also recommends a new parking strategy be implemented for the building. We heard from many residents and stakeholders about the safety concerns with vendor parking blocking Penn Street. We propose moving the vendor parking / drop-off to the visitor parking and moving the visitor parking to the parking lot South of the Roosevelt Tavern. The two different uses will rarely overlap in parking needs. This will clear Penn Street of vehicles blocking the flow of traffic and encourage visitors to walk along the business district of Penn Street.

NEXT STEPS

The Six Theme Plan Summary

1. Walkability/Safety

a. Phased Streetscape Improvements

- York City Approval
- Public Funding Opportunities

b. Trash & Recycling Program

- York College Educational Program
- YMCA Street Sweeper

c. Traffic Study

- Location: Roosevelt Avenue –
W. Philadelphia Street Intersection
- Transportation Resource Group,
Inc.

2. Park To Park Connection

a. One Project: Wayfinding Initiative & Park Improvements

b. PA DCNR Funded Study & Project

- Scope, Planning, Implementation

3. Reinventing The Princess Street Center

a. Leader: Y Community Development Corporation

- Building Condition Assessment &
Cost Evaluation
- Funding: Building Repair &
Renovation
- Sustainable Mixed-Use Program:
Housing + Community

4. Access For All

a. Montez Parker & York County Planning Commission

- Whole-Home Repairs Program
- Community Meeting – Fill out
Applications

5. Expand Development Opportunities

a. Property Acquisitions:

- Private Entities & the York
Redevelopment Authority
- New Mixed-use Developments

6. Ignite Penn Market

a. Advocacy for Building Repair Work

- New Market Management Model

b. Parking Study

SOURCES

York History Center

- Gazette & Daily Archives (1946-1963)
- York County School Archives
- York City Neighborhood Archives Collection

Complete Neighborhoods

- <https://sacomplan.com/complete-neighborhoods/>
- <http://www.placemakers.com/2012/08/30/the-five-cs-of-neighborhood-planning>

Access for All Links

- <https://www.ycpc.org/382/Housing-Programs>
- <https://dced.pa.gov/programs/covid-19-arpa-whole-home-repairs-program/>

Other

- www.unionlutheran.org
- www.pennmarket.com

APPENDIX

- Appendix 1 – Meeting Minutes 10.04.22.
- Appendix 2 - Meeting Minutes 10.06.22.