

Attracting High Impact Development

Mayor John S. Brenner
City of York, Pennsylvania
March 27, 2008





A red silhouette of the state of North Carolina with the word "Mark" written in a gold, cursive script across the center. The letters have a slight 3D effect with a dark shadow.

Mark

REVOLUTIONARY EXPERIENCE™

An Economic Development Revolution Is Brewing In York!

Since 2002...

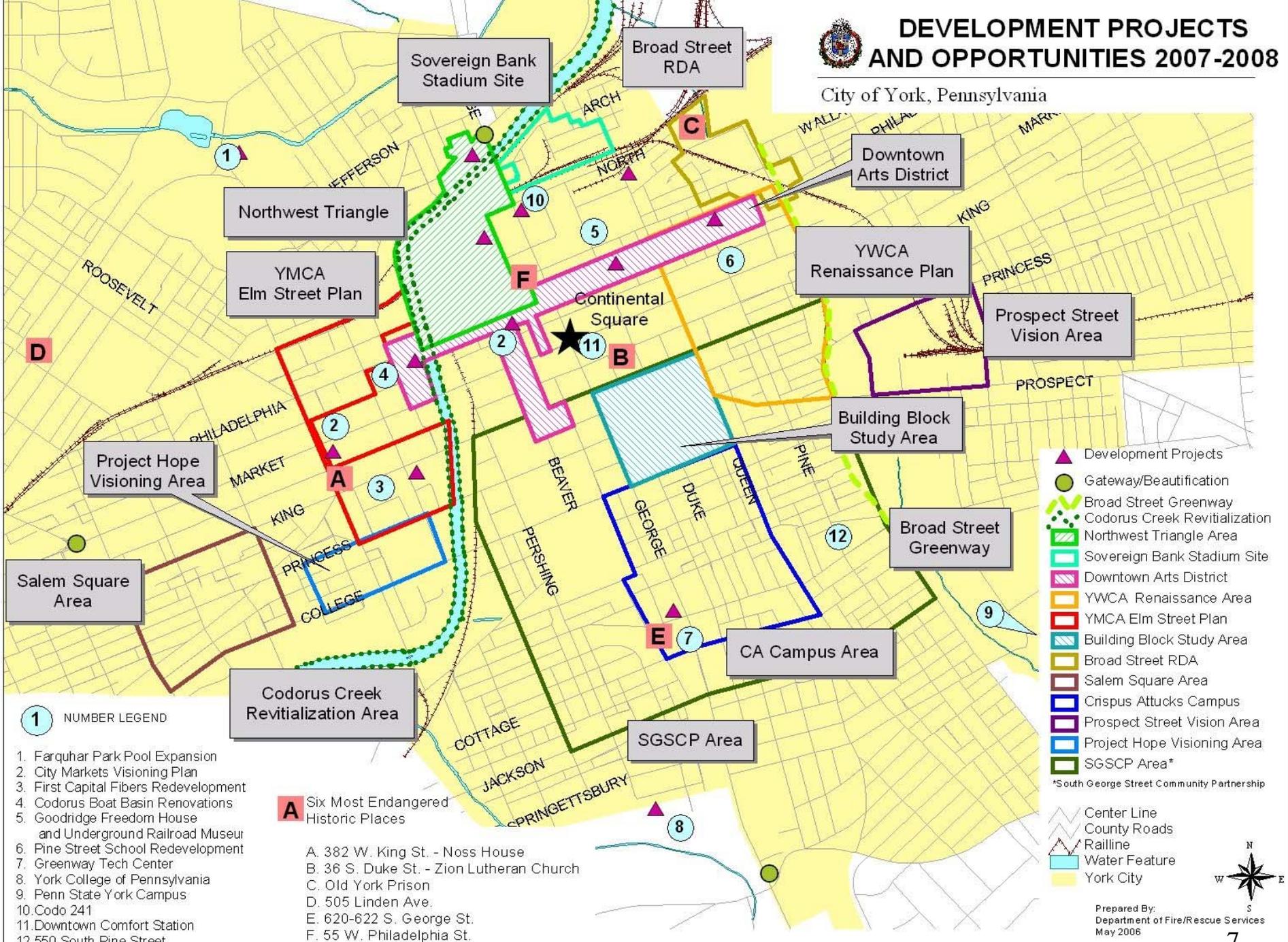
Strand-Capitol Performing Arts Center:	\$17 million
Susquehanna Commerce Center:	\$30 million
York County Judicial Center:	\$65 million
Pullo Family Performing Arts Center:	\$20 million
Martin Memorial Library:	\$9.5 million
Greenway Tech Center:	\$11 million
White Rose Restaurant & Lounge:	\$1 million
Market Street Saloon & Nightclubs:	\$2.7 million
Harp & Fiddle Restaurant:	\$4 million
Monarch Mills Re-use: 27 condos:	\$4 million
Sovereign Bank Stadium:	\$33.5 million
Northwest Triangle:	\$53 million
Codo 241 & Codo 26:	\$13.5 million

TOTAL: \$264.2 Million



DEVELOPMENT PROJECTS AND OPPORTUNITIES 2007-2008

City of York, Pennsylvania



1 NUMBER LEGEND

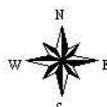
1. Farquhar Park Pool Expansion
2. City Markets Visioning Plan
3. First Capital Fibers Redevelopment
4. Codorus Boat Basin Renovations
5. Goodridge Freedom House and Underground Railroad Museum
6. Pine Street School Redevelopment
7. Greenway Tech Center
8. York College of Pennsylvania
9. Penn State York Campus
10. Codo 241
11. Downtown Comfort Station
12. 550 South Pine Street

A Six Most Endangered Historic Places

- A. 382 W. King St. - Noss House
- B. 36 S. Duke St. - Zion Lutheran Church
- C. Old York Prison
- D. 505 Linden Ave.
- E. 620-622 S. George St.
- F. 55 W. Philadelphia St.

- ▲ Development Projects
 - Gateway/Beautification
 - Broad Street Greenway
 - Codorus Creek Revitalization
 - Northwest Triangle Area
 - Sovereign Bank Stadium Site
 - Downtown Arts District
 - YWCA Renaissance Area
 - YMCA Elm Street Plan
 - Building Block Study Area
 - Broad Street RDA
 - Salem Square Area
 - Crispus Attucks Campus
 - Prospect Street Vision Area
 - Project Hope Visioning Area
 - SGSCP Area*
- *South George Street Community Partnership
- Center Line
 - County Roads
 - Railline
 - Water Feature
 - York City

Prepared By:
Department of Fire/Rescue Services
May 2006



The First Bookend ...

The Susquehanna Commerce Center

- Public/Private partnership, Brownfield land acquired by City Redevelopment Authority, conveyed to Susquehanna Real Estate.
- Total private investment exceeds \$30 million.
- Comprised of 3 buildings - total of 250,000 sq. ft. commercial office space.
- 700 new, professional jobs.
- Commonwealth "*Keystone Opportunity Zone*" designated tax incentive site.
- Completed in 2003.



Sovereign Bank Stadium

\$33.5 million, 6,000 seat, multi-use outdoor stadium.

Home of York Revolution, Atlantic League Professional Baseball.

110 NEW Part-time positions.

40 NEW Full-time positions.

Average attendance of 3,700 per game this past Inaugural Year.

\$5 million back to York County workforce through labor costs.

REVOLUTION!





Sovereign Bank

STADIUM



The Revolution Has Begun!

The Revolution Has Begun!





300



www.wellspan.org

Join the
#Team!



121

10

4

33

8

8

36

WellSpan
12

WellSpan
12



CODO 241

freshYork

\$10.5 million dollar redevelopment of York Auto Parts.

Project of Wagman Construction, Murphy & Dittenhafer Architects & Sherman Property Management.

35 NEW, High-End, Residential Rental Units with high ceilings, elegant windows, sliding walls, wood floors, a roof deck, and corner café.

Contemporary Style, Easy Living, first pure private development of LEED (Leadership in Energy & Environmental Design) certified building.

30 New Jobs on First Floor.

Adjoins the Northwest Triangle Redevelopment Area.

Coupled with NWT's up to 125 townhouses, Codo 241 will be a catalyst in transitioning downtown York into a work, live, play community.













The Northwest Triangle

\$7 Million in RACP Funding*

\$50 Million Development Project

- \$15 million site acquisition & preparation
- \$35 million construction

- 22 parcels of land, 9 owners
- 8.5 developable acres
- Heart of Downtown York

- Master Development Team
 - Kinsley Construction
 - Enterprise Homes



Location

Location

Location

1 Block - Sovereign Bank Stadium

1 Block - Central Farmers Market

1 Block - Cultural Arts District

1 Block - Codorus Boat Basin

1 Block - Restaurant Row

2 Blocks - Strand-Capitol

2 Blocks - Continental Square

**Bordered by Codorus Creek
Waterfront**

Northwest Triangle - Before -

- 8 total residents.
- 100 jobs.
- Property Tax Revenue: only \$81,799.78.
- Commonwealth designated Brownfield Site.
- Certified by Planning Commission & City Council as Blighted.

Northwest Triangle 2009-2010

- 347 new and retained, family-sustaining jobs (by 2010)
- Property Tax Revenue: \$1,579,563.90
(by 2018, based on 2007 tax estimates)
- 130,000 square feet of commercial space.
- 80-125 residential townhouses & over 200 new downtown residents.
- 1,600-1,900 square feet homes from the \$150's.
- Townhouses and condos will be predominantly market-rate, owner-occupied.



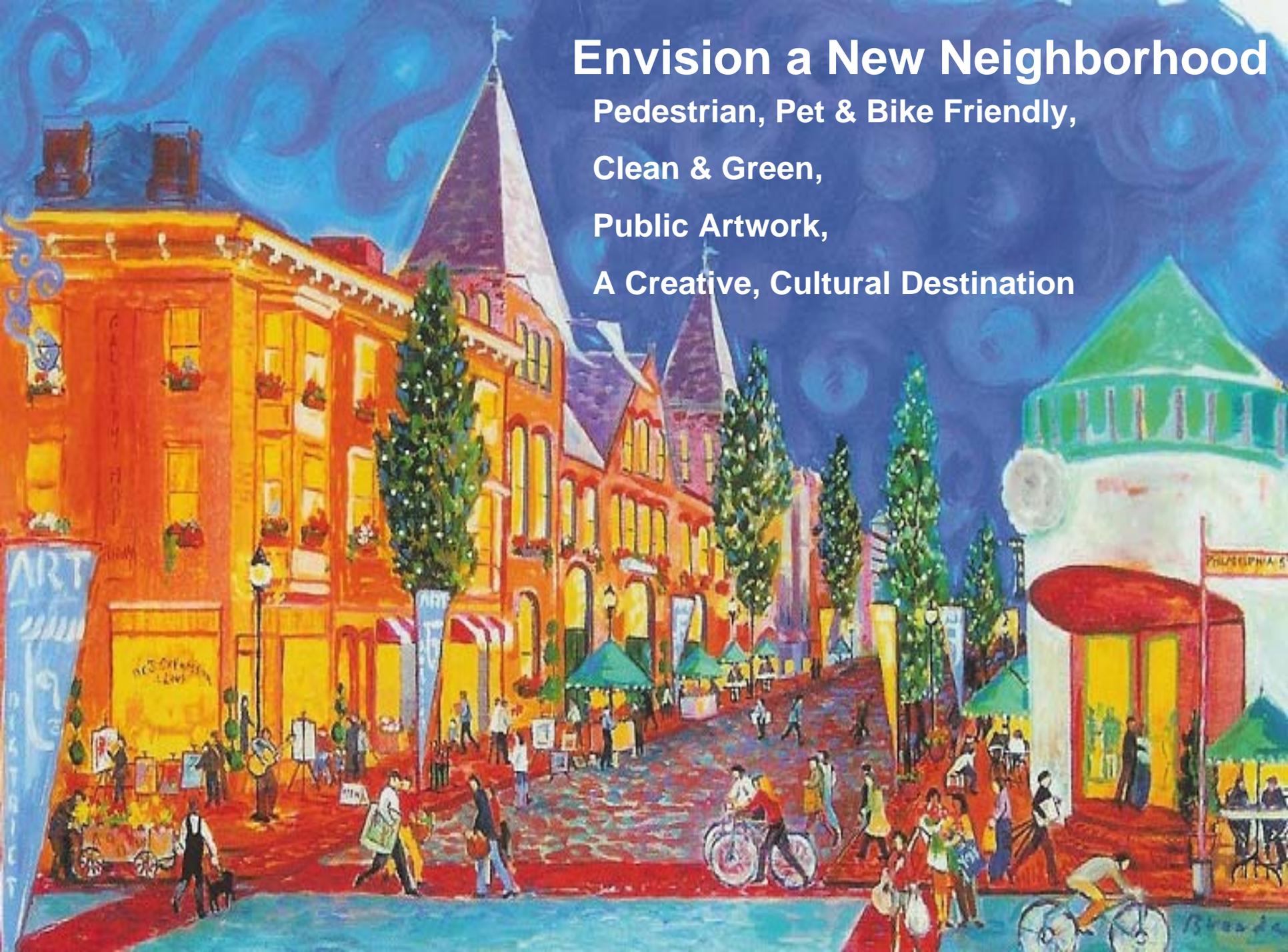
Envision a New Neighborhood

Pedestrian, Pet & Bike Friendly,

Clean & Green,

Public Artwork,

A Creative, Cultural Destination



NWT = Artist Destination

The
Nation's
Only
City-Wide
Artist
Homestead
Program

CREATIVE
CREATIVE SPACE PERFECT PLACE

York City Artist Homestead



\$50,000 Financial & Amenity Incentives for Artists to purchase a home and live-above-work.



Artwork by Brenda Wintermyer

The Smyser-Royer Building Remnant of York's Industrial Might.

Smyser-Royer Ironworks, dates to 1860 & was internationally known for wrought-iron work.

Did you know, Smyser-Royer ironwork may be seen:

- Brooklyn Bridge.
- Famous French Quarter, New Orleans.
- Ben Franklin Parkway lampposts, Philadelphia.
- Wannemaker Estate, Philadelphia.

Heritage meets Innovation!

39,400 square feet of high-end commercial office space.

Northwest Triangle Milestones

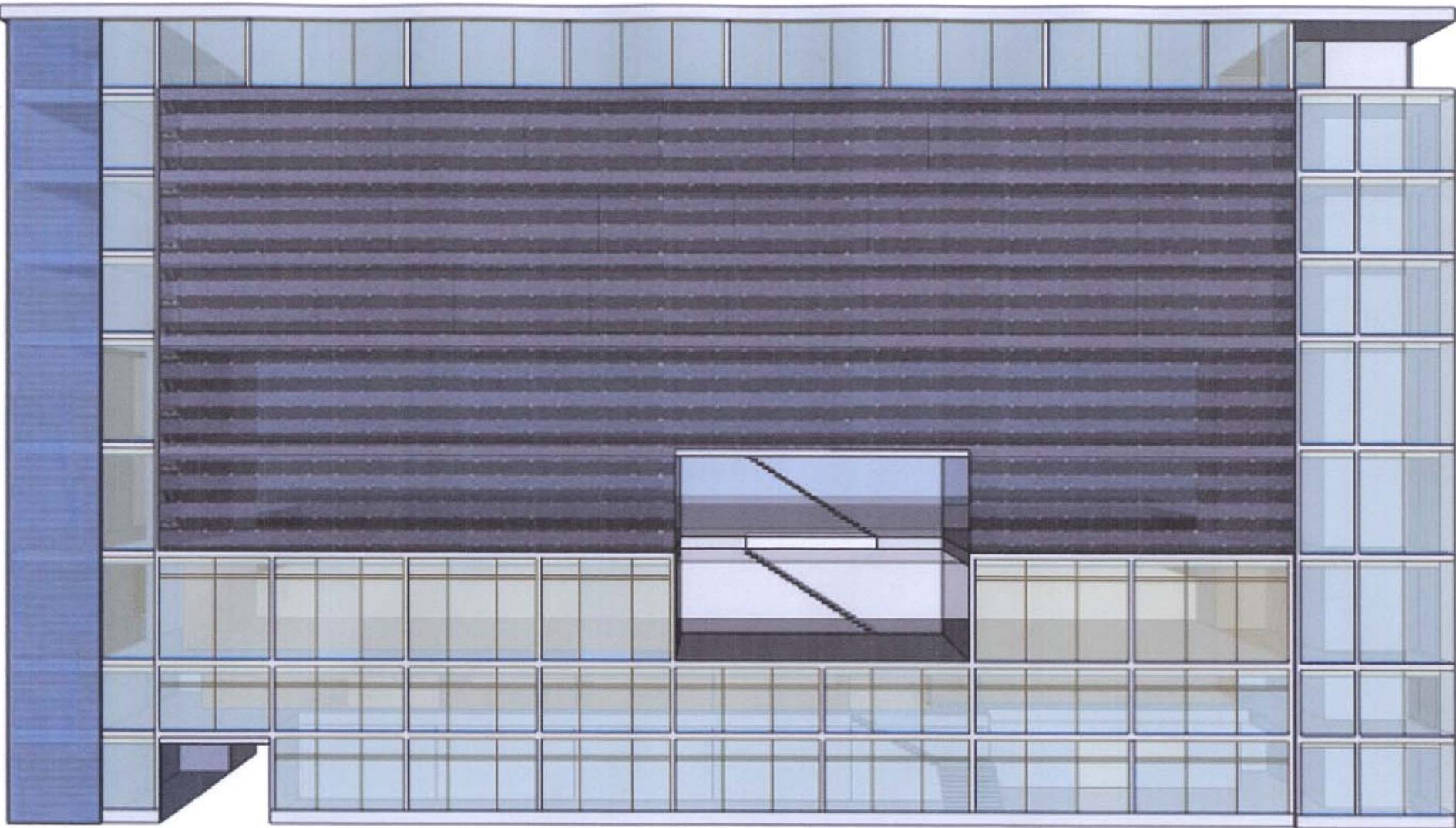
- Land Acquisition
 - 8 of 9 properties
 - Eminent Domain Hearing
- Demolition
 - Demolition Bid Submission: November 7, 2007
 - Notice of Award: November 21, 2007
 - Groundbreaking & Demolition: January 15, 2008
- Environmental
 - Phase II Site Characterization: December 22, 2007
 - Phase III Site Remediation: March, 2008
- NWT's Smyser-Royer Adaptive Reuse April, 2008 (completion)
- Infrastructure
 - Further Construction commences: 2008-2009
 - Roads, streetscape, utilities



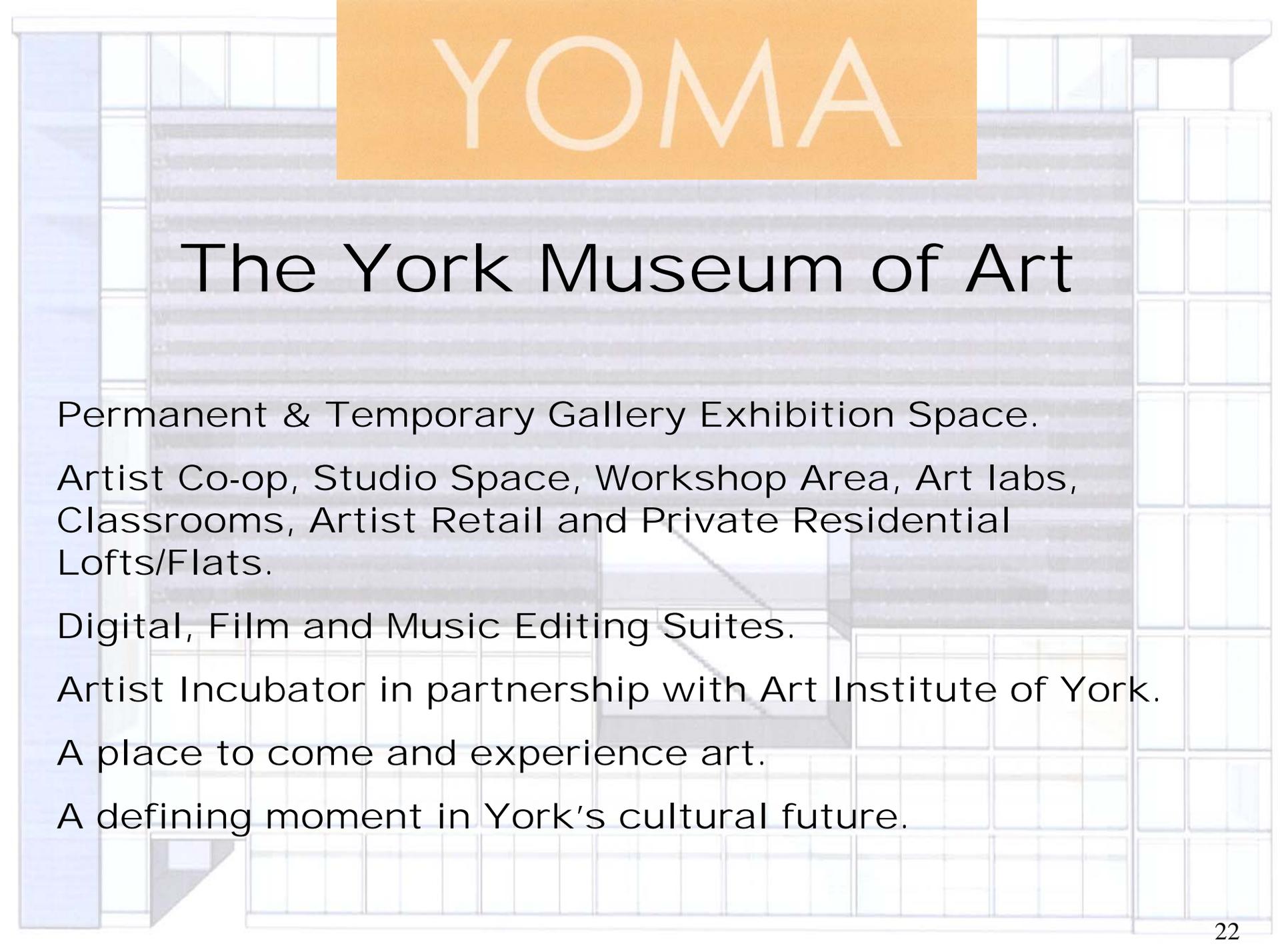
LICOMING SUPPLY

SPEED
LIMIT
25

NO
PARKING



YOMA



YOMA

The York Museum of Art

Permanent & Temporary Gallery Exhibition Space.

Artist Co-op, Studio Space, Workshop Area, Art labs, Classrooms, Artist Retail and Private Residential Lofts/Flats.

Digital, Film and Music Editing Suites.

Artist Incubator in partnership with Art Institute of York.

A place to come and experience art.

A defining moment in York's cultural future.

YOMA

- Total Project Cost: \$50 Million
- New Construction
- Multi-Story, Contemporary Structure
- Green Building, Potentially “Off the Grid”
- Regional Center for the Arts

YOMA

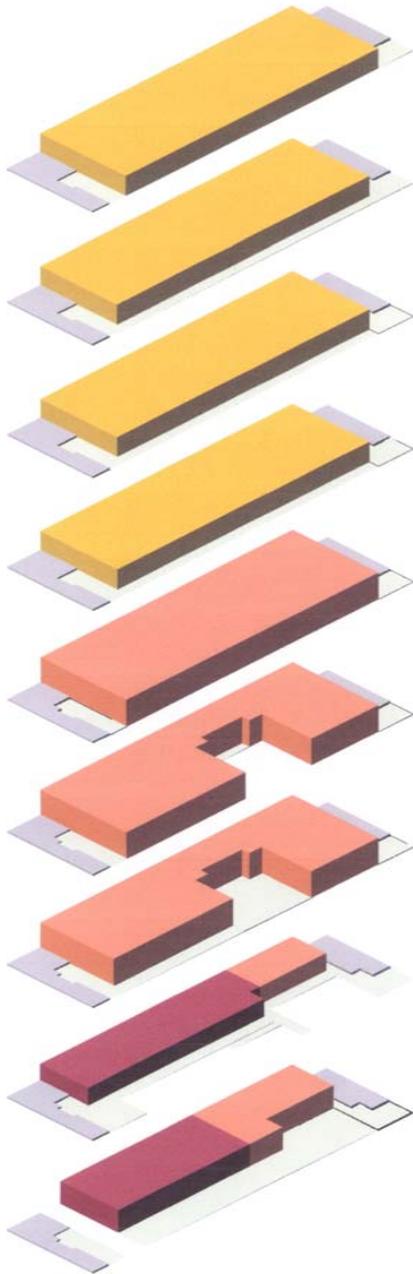
Located Center of the Downtown Cultural District.

Will be a central hub of cultural activity and an economic driver in the district.

Existing site is a surface parking lot with existing rear parking deck.



YOMA



- 9 RESIDENTIAL FOR SALE**
residential unit for sale 2 at 3975 sq ft plus outdoor deck area
storage 320 sq ft
- 8 RESIDENTIAL FOR RENT**
1 bedroom unit for rent 5 at 890 sq ft
2 bedroom unit for rent 2 at 1330 sq ft
storage 720 sq ft
- 7 RESIDENTIAL FOR RENT**
1 bedroom unit for rent 5 at 890 sq ft
2 bedroom unit for rent 2 at 1330 sq ft
storage 720 sq ft
- 6 RESIDENTIAL FOR RENT**
1 bedroom unit for rent 8 at 890 sq ft
storage 720 sq ft
- 5 MUSEUM AND ARTS CENTER**
permanent collection gallery 7845 sq ft sculpture garden/green roof
restrooms 400 sq ft
storage 320 sq ft
- 4 MUSEUM AND ARTS CENTER**
permanent collection gallery 6645 sq ft rehearsal studios 5 at 620 sq ft
restrooms 400 sq ft recording studios 2 at 400 sq ft
storage 2345 sq ft control rooms 2 at 260 sq ft
performance space 3500 sq ft performance stage 1175 sq ft
instructional studios 1 at 500 sq ft film screening rooms 1 at 2445 sq ft
1 at 900 sq ft instrument exhibit 1520 sq ft
film editing rooms 3 at 300 sq ft
- 3 MUSEUM AND ARTS CENTER**
local and regional gallery 2700 sq ft classrooms 4 at 1000 sq ft
traveling exhibits gallery 3400 sq ft 1 at 2040 sq ft
outdoor sculpture space 1200 sq ft
restrooms 400 sq ft
storage 2300 sq ft studios 3 at 2495 sq ft
restrooms 400 sq ft digital media studio 2365 sq ft
storage 320 sq ft meeting room 570 sq ft
offices 4 at 170 sq ft
- 2 ARTIST STUDIO AND RETAIL**
artist studio and retail space 1 at 940 sq ft
5 at 570 sq ft
coffee bar 825 sq ft
restrooms 720 sq ft
- 1 ARTIST STUDIO AND RETAIL**
artist studio and retail space 4 at 700 sq ft
customer service 940 sq ft
gift shop 700 sq ft
lobby 1265 sq ft
utility 400 sq ft
restrooms 320 sq ft

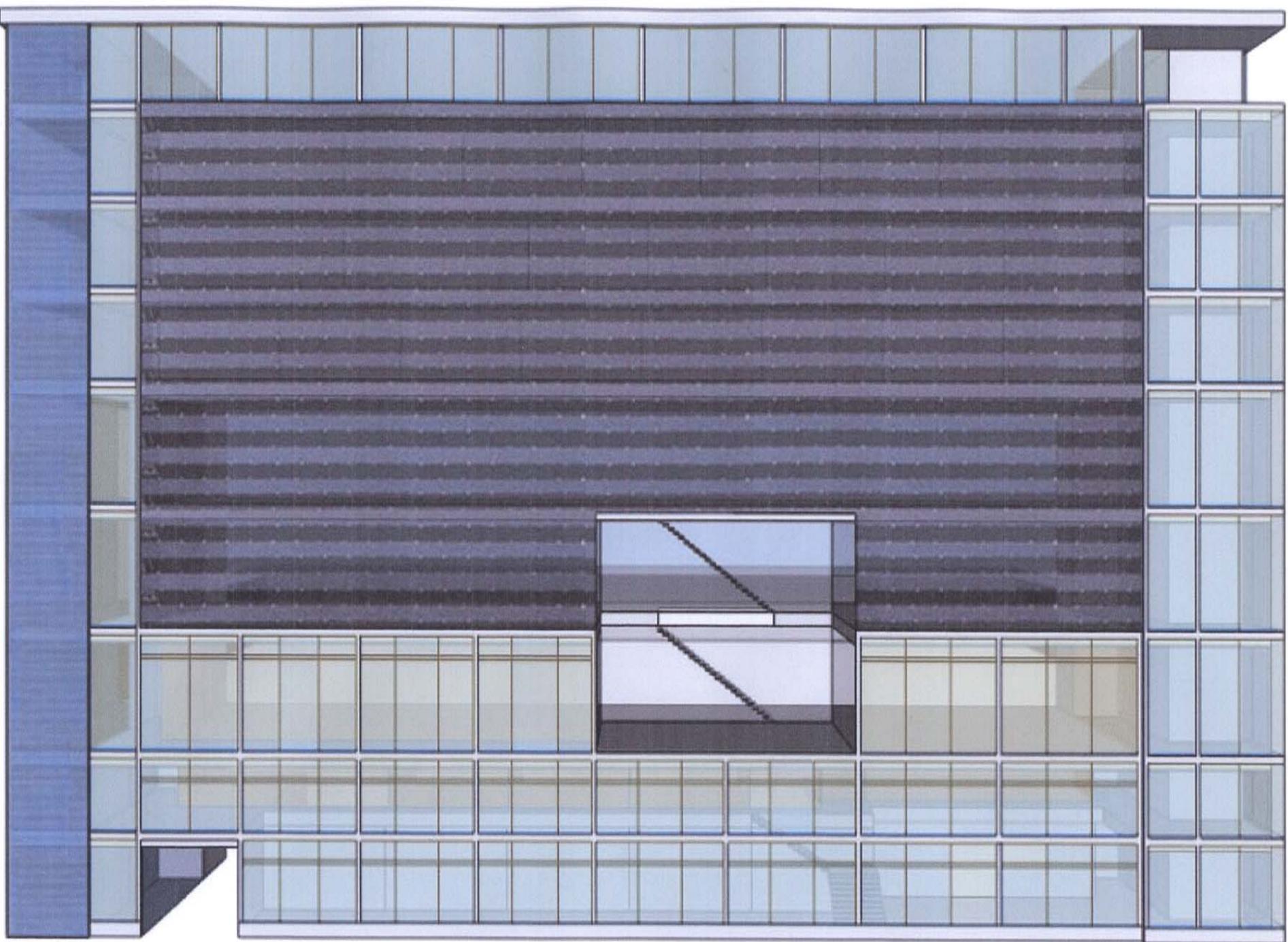
MAIN BUILDING 9 levels of 10,000 gross sq ft each
ARTS CENTER 2 levels of 23,800 gross sq ft each

TOTAL BUILDING AREA - 137,600 gross sq ft
plus sculpture garden/green roof



An exploded version of the 9-story structure.

YOMA project is a mixed use, comprehensive cultural project with museum, gallery, arts center, retail, workshop, education and residential component.







STRAND

SUNDAY, JUNE 3 - 3:00 & 7:30

CAPITOL

ARE YOU READY?

WARRIOR
THE MOVIE

Model Of Excellence: The Banana Factory, Bethlehem, Pennsylvania

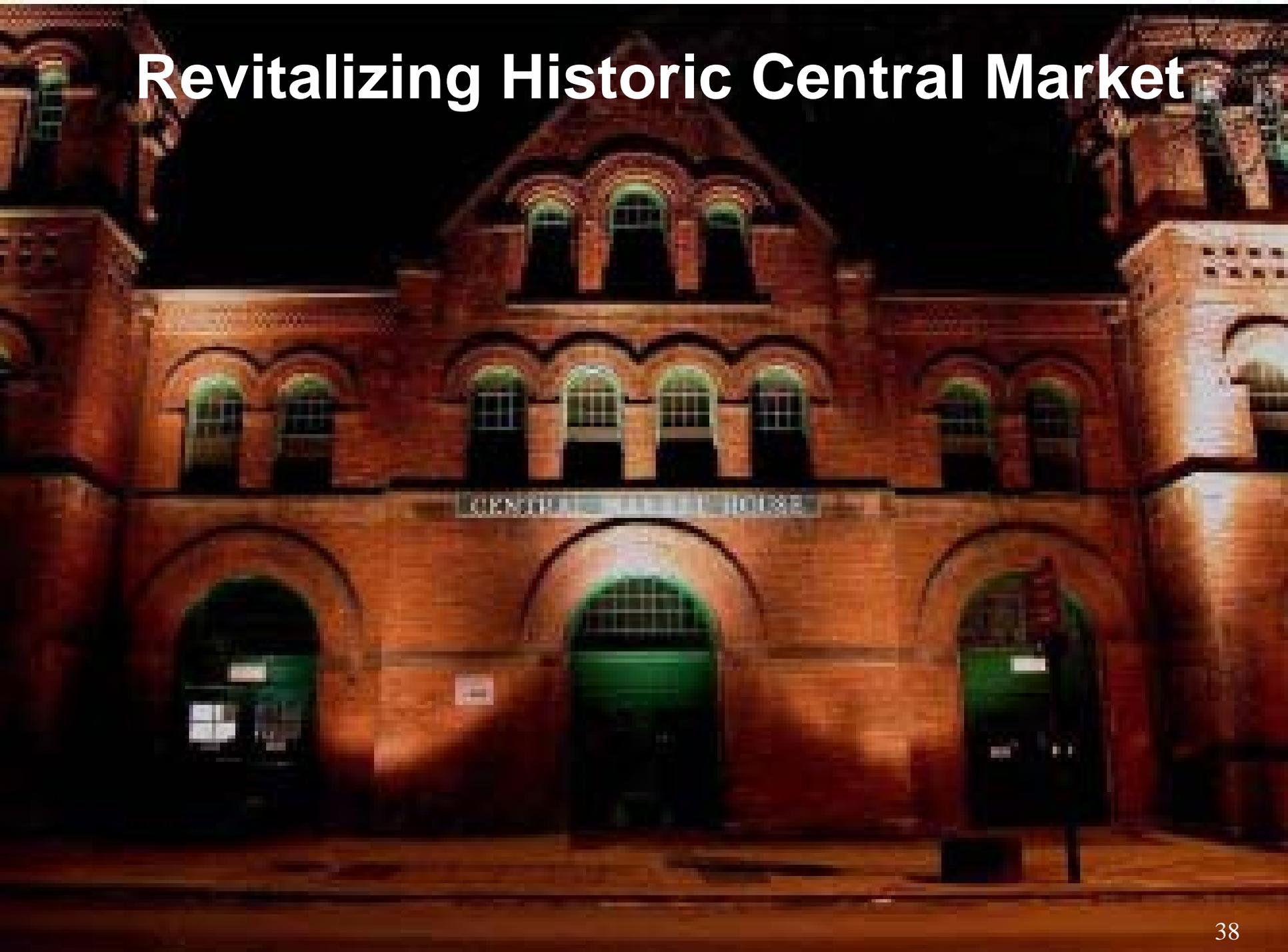


Model Of Excellence:

Torpedo Factory, Alexandria VA



Revitalizing Historic Central Market



Revitalizing Historic Central Market

- New vendor locations
- European-styled food court
- Mezzanine dining
- Beer-garden
- WiFi connectivity
- New interior lighting
- New signage, seating & bathrooms
- Central air-conditioning
- Exterior public artwork

Central Market York

-- Serving York's Foodies since 1888 --

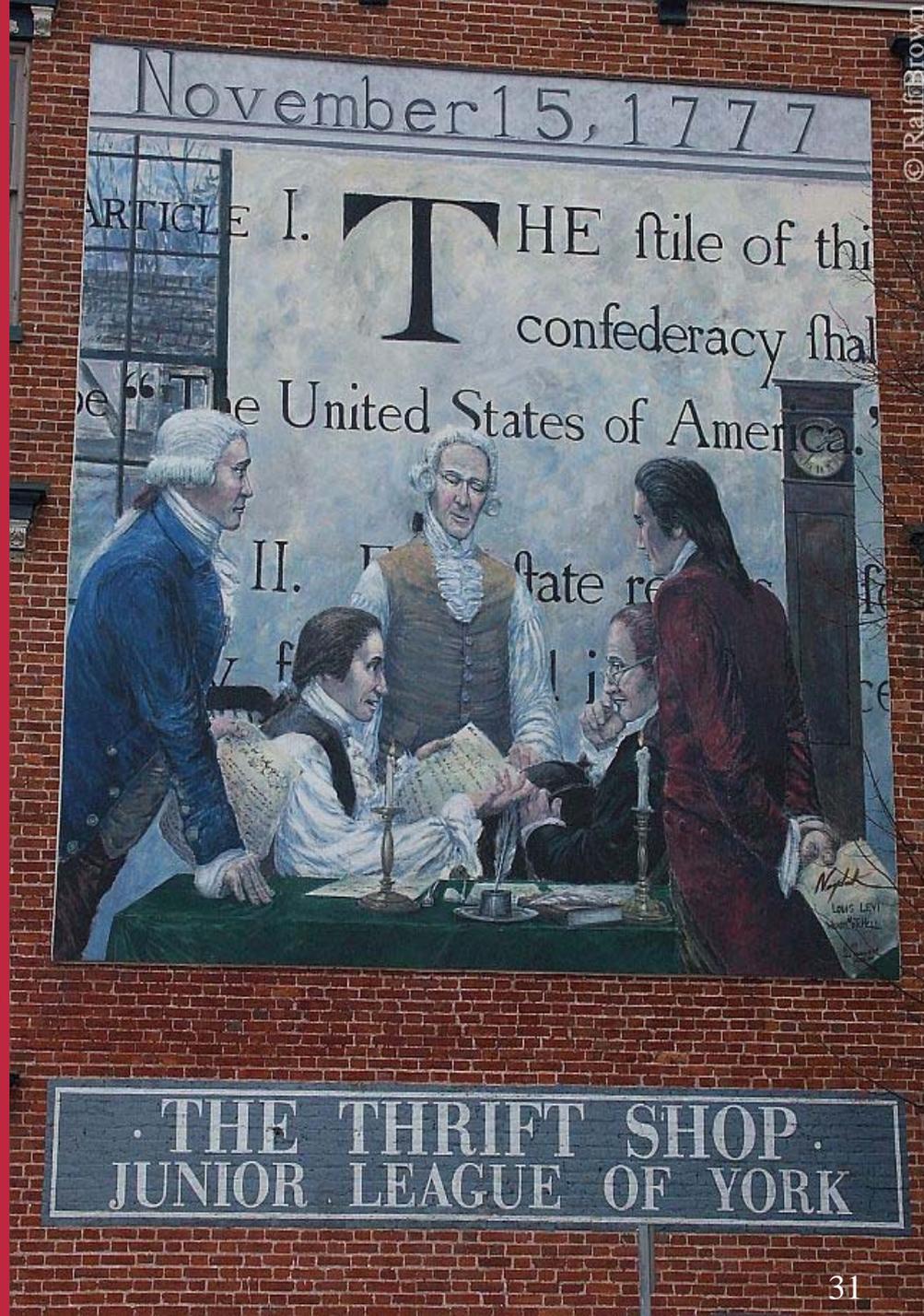
Creation of the Nation Center

York is the birthplace of the Articles of Confederation, the Nation's First Working Constitution.

Premiere facility will tell our nation's struggle toward a Constitution through interactive exhibits, living history experiences, and experiential learning.

Premiere display to showcase original Articles of Confederation on rotating basis from National Archives.

Articles of Confederation Research Hall will provide archives, library, resources, and scholarly research facility to study the Articles.



Creation of the Nation Center

Transform Colonial Courthouse into a highly visible, inviting, accessible Visitors Center, with strategic location.

Public Artwork will be present throughout the site as part of the "Casting Characters" campaign.

Photograph by Scott Butcher



Creation of the Nation Center

Infrastructure improvements to the Colonial Complex as a whole.

Cobblestone-laden, well-lit Lafayette Plaza.

Host living history events, reenactments, festivals (e.g., Oyster Festival).





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