Attracting High Impact Development

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


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!
$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

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

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

Artwork by Brenda Wintermyer
Northwest Triangle Milestones

• Land Acquisition
  – 8 of 9 properties ACQUIRED
  – Eminent Domain Hearing PENDING

• 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
    • Roads, streetscape, utilities
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.
• Total Project Cost: $50 Million
• New Construction
• Multi-Story, Contemporary Structure
• Green Building, Potentially “Off the Grid”
• Regional Center for the Arts
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 project is a mixed use, comprehensive cultural project with museum, gallery, arts center, retail, workshop, education and residential component.
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.
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).