

# REQUEST FOR PROPOSALS

## BALLPARK COMMONS PROJECT



**Redevelopment opportunity "Ballpark Commons"**

**319-335 N. George Street**

**York, PA 17401**

Release Date: Friday, June 30, 2023

Proposals Due: Thursday, September 7, 2023

## INTRODUCTION AND BACKGROUND

The York County Industrial Development Authority (YCIDA) is a government entity that serves as a champion for economic development projects throughout the County. The YCIDA invests in, supports, and seeks projects that form a stronger community, create, attract, and retain jobs, and build a better quality of place.

The YCIDA is seeking proposals for the phased design/build “Ballpark Commons” project in York City, York County, Pennsylvania, phases defined below. The site was the former location of 9 blighted properties which were demolished in March 2023, creating a pad site for creative redevelopment proposals. The site is located on the east side of North George Street, generally bounded by the former parcel addresses of 319-335 North George Street, between Arch Street, Brooks Robinson Place, North George Street and the parking lot serving WellSpan Park.

Since the opening of the WellSpan Park in 2007, this gateway entrance into downtown York City has seen an incredible amount of growth and revitalization. Important redevelopment projects such as Codo 241, Keystone Kidspace, Keystone Colorworks, and the York Academy lower and upper schools have all been completed within the immediate walkable vicinity. Additionally, this northern entrance into the City of York can boast the corporate office relocations of organizations such as Warehaus, the Farm & Natural Land Trust, and Investment Real Estate Group into this area. The redevelopment of this important artery and entrance into the City of York will complement 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.”

## PROJECT OBJECTIVES

The project has been approached in phases:

- **Phase 1 - (COMPLETE)** the demolition, site preparation and grading of nine blighted properties immediately adjacent and in front of WellSpan Park. This phase was completed by the YCIDA.
- **Phase 2** – The IDA is seeking proposals for the redevelopment of the nine-parcel site to include a likely reverse subdivision, and a local partner/team identified to include the design and construction of a multi-story, mixed use, commercial, retail, and/or residential building with a minimum 20,000 square foot footprint that would be a visible and welcoming enhancement to the York City’s northern gateway. The new design will incorporate design features that give tribute to the historic neighborhood and esthetic qualities that create a welcoming gateway and provide an architectural expression that to withstand the test of time and provide needed building infrastructure for York’s market demands.

**A successful response to this RFP will accomplish the following goals:**

- Improve the visual site lines of the northern gateway entrance into York City.
- Encourage MBE/DBE/WBE/LBE business participation in the development and construction of the project.
- Enhance the growth of the area's commercial/retail base.
- Take into consideration the economic development goals outlined in the [York County Economic Action Plan](#).
- Establish a financially feasible and economically viable project.
- A detailed capital financing strategy.
- Take into consideration the prominent architectural elements of the neighboring properties and surrounding historic or significant buildings.
- Create quality jobs for residents and maximize permanent employment opportunities for the area's local and disadvantaged residents.
- YCIDA's preference is to maintain ownership of the property but will consider alternatives depending upon the development proposal's objectives.
- Will generate a sustainable, positive income sufficient to support the investment of YCIDA or other project investors.
- Incorporate and detail the manner in which the development and use will complement and coordinate with the contiguous WellSpan Park and York Revolution/York Professional Baseball.

**YORK COUNTY, AN IDEAL LOCATION**

York County, Pennsylvania is a diverse urban, suburban, and rural landscape with more than 450,000 residents and is an ideal market in which to launch and grow a business. To learn more about the economic advantages of York County, including its proximity to major metros, visit: [York County Profile](#)

York County is composed of over 900 square miles in PA, bordered by the Susquehanna River along its eastern boundary and Maryland along its southern boundary. Today, York is a balanced community of both urban and rural experiences. As rich as York is in history, it is rich in diversity as well.

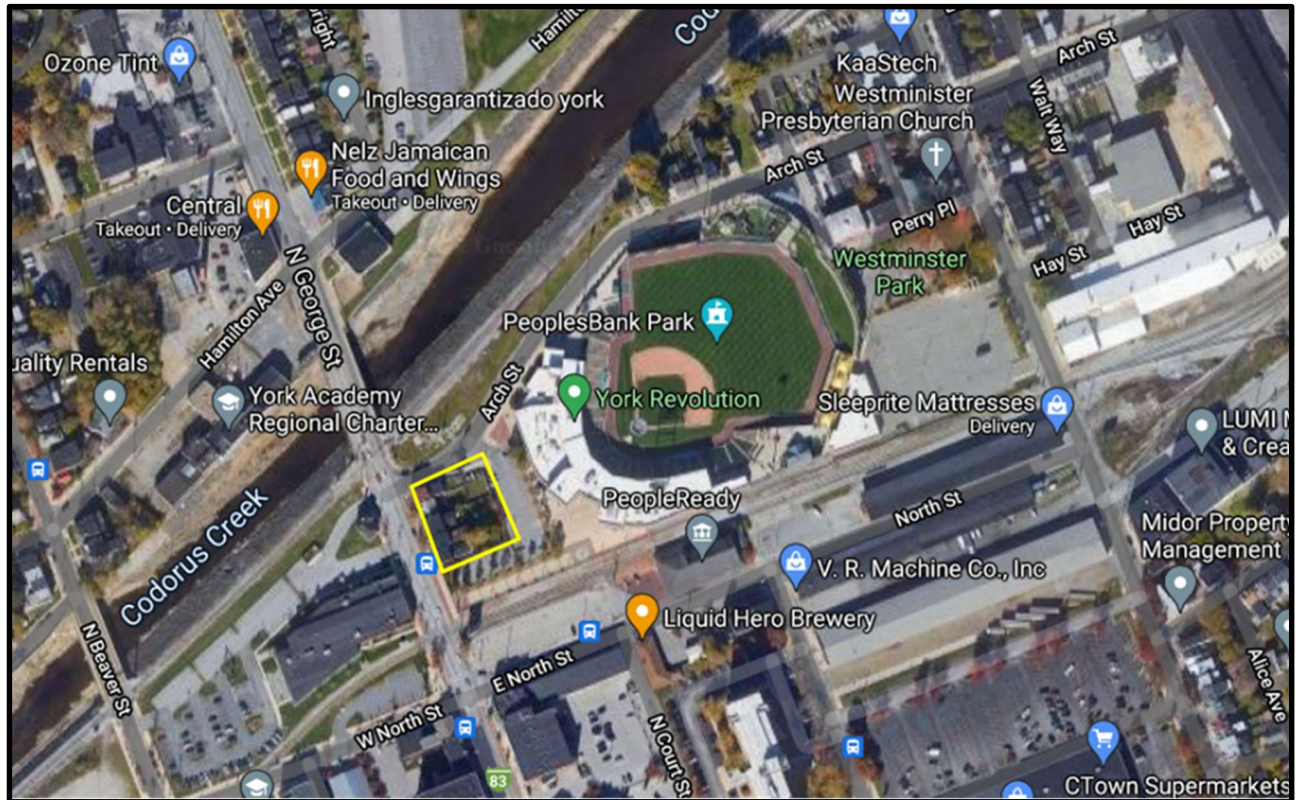
York County is a great place to raise a family with a low cost-of-living, moderate climate, low crime rate, state-of-the-art health care facilities, diverse religious community, variety of educational institutions and workforce development, rich history, manufacturing, and agricultural significance.

With easy access to four major travel arteries; Route 30, Interstate 83, Interstate 95, and Interstate 76; you can access Philadelphia and Washington, D.C. within a two-hour drive, Baltimore and Gettysburg within a 45-minute drive, and Lancaster or Harrisburg within a 30-minute drive.



## EXISTING CONDITIONS & BOUNDARIES

The pad site is located directly in front (to the west) of WellSpan Park and along the Codorus Creek (to the north). The boundaries shown below are approximate.



## DEVELOPMENT ASSISTANCE

The awarded partner/team will be working collaboratively with the YCIDA, the York County Economic Alliance (YCEA), Downtown Inc (DTI) to ensure that the outcome of the development is beneficial for all.

- **Pennsylvania RACP Grant Funds:** The “Ballpark Commons” project has been awarded \$4,000,000 in Redevelopment Assistance Capital Program (RACP) grant funding. Of that, a minimum of \$2,000,000 may be utilized to support this project and development proposals.<sup>1</sup>
- Of the \$4 million awarded, \$2 million may be utilized for development of the George Street parcels, the remaining RACP funding will be utilized for capital improvements to WellSpan Park under a separate scope of work. This additional scope of work could be included in response to this RFP as a larger overall project if respondent can

[PA RACP is a reimbursable, match grant program.](https://www.budget.pa.gov/Programs/RACP/Pages/Main%20Page.aspx) Therefore, any use of grant funding must be matched dollar for dollar. Further it is a reimbursement grant program, and grant reimbursement is limited to actual, eligible expenses authorized in accordance with RACP program guidelines and compliance requirements set forth by the PA Office of Budget. RACP guidelines and compliance requirements can be found at: <https://www.budget.pa.gov/Programs/RACP/Pages/Main%20Page.aspx>

demonstrate capacity and an understanding of PA RACP funding utilization and compliance.

- The YCIDA is a public authority, and with the inclusion of RACP funding, proposals are subject to requirements including but not limited to: public bidding, the Pennsylvania Prevailing Wage Act, the Pennsylvania Steel Procurement Act, the Trade Practices Act, the Public Works Contractors' Bond Law (payment and performance bonds), and the Americans with Disabilities Act, .
- **Identified Eligible PA RACP Match:**
  - The YCIDA approximates that \$700,000 in expenses incurred to complete the acquisition, demolition, and site preparation may be eligible as PA RACP grant match. This dollar amount is based upon the actual expenses but has not yet been officially authorized as match by PA Office of Budget.
- **Tax Immunity:** Depending on the development proposal and potential future ownership, the redevelopment may be tax immune during the development activities.

## SUBMISSIONS

YCIDA is seeking proposals from qualified design/development firms or teams of firms to partner in this redevelopment opportunity for a variety of potential uses, including mixed-use commercial redevelopment. YCIDA's preference is to maintain ownership of the property but is open to discussing other alternatives depending on the proposal. YCIDA will consider responses proposing various approaches to redevelopment, but proposals that adequately demonstrate the following outcomes will be considered most favorably.

- Economic Impact on both York County and York City
- Land use and design – thoughtful and innovative architecture and design that take into consideration the historic character commonly found in our City.
- Team qualifications – experience, development skills, and financial resources necessary to complete a high-quality project on time and within budget.
- Demonstrated experience with completed RACP projects, including compliance, grant match requirements, and financing.
- Consideration of the project's relationship to the surrounding community, adjacent properties and existing neighborhood.
- MBE/LBE/DBE/WBE inclusion and the degree to which the developer addresses the Equity Management Plan outlined in the RFP.
- Facilitation of a final use or uses that activate the site for both residents, visitors, or employees working within Downtown York.
- Evidence of capital to the project and not rely solely or primarily on public sources of funding.
- Outline a realistic path to redevelopment and an associated timeline of project milestones.

- Outline a budget for the redevelopment project and projected sources and uses of funds.
- Identify major obstacles to redevelopment and how the firm will mitigate the obstacles.
- Either return the property to the tax rolls or provide a payment in lieu of taxes to compensate the taxing bodies for foregone tax revenue.

### **YCIDA EQUITY MANAGEMENT POLICY**

Respondents shall use their best efforts to comply with the principles and goals established by the YCIDA Equity Management Plan, during eventual construction and redevelopment activities.

- It is the policy of YCIDA to develop an aggressive Equity Management Plan to ensure that Minority Business Enterprises (MBE's) and Women Business Enterprises (WBE's) have the maximum opportunity to participate in the performance of contracts financed in whole or in part with YCIDA or projects financed with the assistance of YCIDA.
- MBE/WBE OBLIGATION OF BIDDERS FOR PRIME CONTRACTS - Take all necessary and reasonable steps in accordance with applicable law, to ensure that MBE/WBE's have the maximum opportunity to compete for and perform contracts and/or subcontracts. Do not discriminate on the basis of race, age, religious creed, color, national origin, ancestry, handicap or disability, use of guide dogs, or sex in the award and performance of YCIDA contracts or financing projects.

### **QUESTIONS / DOCUMENTS**

All project information will be kept here: <https://www.yceapa.org/strategic-development/ycida/> Interested parties are encouraged to submit contact information to [khogeman@yceapa.org](mailto:khogeman@yceapa.org) to be updated on developments, addendums, and information associated with this RFP.

### **HOW TO SUBMIT**

Sealed bids will be received by YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY until **1:00 P.M., Thursday, September 7, 2023**, and at 1:15 thereafter the bids will be publicly opened and read aloud in the YCEA upstairs boardroom.

York County Industrial Development Authority

144 Roosevelt Avenue, Suite 100

York, Pennsylvania 17401

Attention: Kim Hogeman, Director of Strategic Development

(717) 771-4583

All questions must be submitted in writing to Kim Hogeman at [khogeman@yceapa.org](mailto:khogeman@yceapa.org)

## **AWARD**

This RFP is for professional services and does not require the YCIDA to award a contract or contracts to the lowest responsible party or parties submitting a proposal. Rather, the YCIDA may award a contract to the applicant submitting a proposal that in the YCIDA's sole discretion, is in the best interest of, and provides the best value to the YCIDA. YCIDA will select a competitive proposal based on the information provided and on the desired outcomes outlined in each proposal. Competitive firms must have a proven record in advancing similar projects and clearly delineate a process and timeline for redevelopment.

The estimated timeline for selecting a proposal is 4<sup>th</sup> quarter 2023.

## **CONDITIONS, TERMS & LIMITATIONS**

The YCIDA reserves the right to reject any or all responses to this RFP, to advertise for new RFP responses, or to accept any RFP response deemed by the YCIDA to be in the best interest of the YCIDA or the York Community.

A response to this RFP should not be construed as a contract nor indicate a commitment of any kind. This RFP does not commit the YCIDA to pay for costs incurred in preparing a submittal in response to this RFP or for any costs incurred prior to or after the execution of a contract.

The YCIDA, nor any officers, agents, consultants, or employees shall be responsible for the accuracy of any information provided to any Respondent as part of this RFP process. All Respondents are encouraged to independently verify the accuracy of any information provided. The use of any of the information contained herein or provided as part of the RFP process in preparation of a response is at the sole risk of the Respondent.

Respondents shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the YCIDA for the purpose of influencing consideration of a proposal.

The YCIDA reserves the right to waive any irregularities in any proposals or any part thereof. Failure to furnish all information may disqualify a proposer. The YCIDA reserves the right to request clarification of proposal information without changing the terms of the proposal.

Respondents are hereby notified that YCIDA funding streams, agreements, contracts and terms with other entities and organizations may impact the end use of the property and the ability to develop the parcel.



**APPENDIX**  
Renderings





## Current Conditions

