

**THE YORK DISPATCH**  
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## York City's Northwest Triangle a work in progress (video)

JOHN WALK *The York Dispatch*

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Renovations to the future home of a new York City charter school are under way, and a decision might soon be reached regarding the final property to be acquired in the Northwest Triangle redevelopment project.

Totaling \$50 million and spanning roughly 29 acres, the Northwest Triangle project is the largest economic development undertaking in the city's history.

When complete, the site is expected to accommodate 84,000 square feet of new and rehabilitated space for professional/financial services -- offices, entertainment, restaurants and retail -- as well as the addition of 85 to 125 townhouses and condominiums.

The city estimates the redevelopment project will create 300 to 500 permanent jobs and bring in 250 new residents.



Kevin Schreiber, director of Economic Development & Redevelopment Authority of York City, talks about the progress of the Northwest Triangle project. (John A. Pavoncello Photo)

**Charter:** Part of the redevelopment project is the Smyser-Royer complex on West North Street, which is being restored by Kinsley Construction for the York Academy Regional Charter School.

Restoration to the exterior of the building was completed in June. Kinsley has already begun restoration to the building's interior, with a completion date of July 2011, according to Kinsley spokeswoman Barbara Sardella.

Construction of the school will be completed in three phases. The first phase will renovate the building to hold kindergarten through second grade. Eventually, the school will hold kindergarten through 12th grade. Kinsley plans to complete the final phase within five years.

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The academy will be York City's fifth charter school and include an International Baccalaureate curriculum emphasizing foreign language learning and global awareness. The school is expected to open in August 2011, said Dennis Baughman, president of the charter school's board.

**Eminent domain:** The city is still handling issues with the Ohio Blenders property at 260 N. Beaver St., the final property to be acquired in the triangle. The city had been locked in a battle for the property with Ohio Blenders for three years before acquiring it through eminent domain in May 2009.

Eminent domain requires a review board to determine an assessed property value, which the general authority must reimburse to Ohio Blenders. In October, a review determined the assessed property value to be \$1.97 million, which the general authority appealed.

As a result, the case must next go to jury trial, where the property value will be re-assessed. According to Donald Hoyt, the attorney representing the York City Redevelopment Authority, the jury trial will take place in October.

**Price tag:** Some of the cost for the entire Northwest Triangle project is being paid by the city, but a \$7 million state grant and both public and private developers are covering the remaining costs.

Kinsley




will contribute \$12 million to \$14 million, while Enterprise Homes will put forth approximately \$18 million.

While Kinsley is busy restoring the Smyser-Royer building, the construction company has also started work for future commercial space at the Thomas Somerville building at the intersection of North George and North streets, across from


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Sovereign Bank Stadium.

In addition, Kinsley will begin restoration by the end of July on the 1,600-square-foot Western Maryland Head House at North George and Arch streets, which was last used as a wheat processing building by Agmark. Sardella said restorations to both the Somerville and Head House buildings will take about two years.

**Other projects:** The residential component of the project will be carried out by Baltimore-based Enterprise Homes, which has been conducting a market study of the York area to determine when and how to configure the Northwest Triangle's anticipated 85 to 125 homes.

The company must reach an agreement with the city planning commission regarding a final development plan by December, according to Enterprise President Chickie Grayson. Enterprise is required to begin residential construction no later than July 1, 2011. Grayson estimates construction will take at least two years.

The redevelopment project will also feature an extension of the county's Heritage Rail Trail through the city. It will be extended from the corner of Pershing Avenue and West Philadelphia Street, following Codorus Creek to John Rudy County Park in East Manchester Township.

York-based engineering firm Buchar Horn Inc. heads the extension project and hopes to begin construction before the end of the year, said

Kevin Schreiber, York City economic development director and community development director.

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Streetscape improvements

As part of another improvement toward the Northwest Triangle project, Kinsley Construction might also be making streetscape improvements along Beaver Street starting in August.

At its meeting Tuesday, the York City council is expected to approve a streetscape project on Beaver Street between Philadelphia Street and Codorus Creek. The project carries a price tag of \$890,980, said James Gross, the city's public works director. The project will be paid for by a grant the city received from the federal government, Gross said.

The streetscape project is expected to begin in August and will take about three to four months to complete, Gross said.

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