2017 COMMONWEALTH AWARDS

Celebrating Community & Economic Revitalization in the City of York

York, Pennsylvania
Thursday, December 7, 2017
Welcome!

Thank you for joining 10,000 Friends of Pennsylvania for our annual presentation of the Commonwealth Awards. This year we celebrate the visionary and home-grown redevelopment of York. The combined commitment of enlightened local developers, architects, planners, and civic leaders – along with the support of key community partners and the City of York – has led to an emerging renaissance of this historic Pennsylvania city, one that is both reenergizing the downtown and addressing important neighborhood and community needs. We are delighted to celebrate this collective effort and honor some of the key players, projects and initiatives.

That 10,000 Friends would come to York to honor the impressive revitalization that has been underway in the White Rose City was perhaps inevitable. Over the past six years, York-based development projects have won Commonwealth Awards for Smart Growth innovation and vision – starting with the CODO 28 housing project in 2011, the mixed-use Market View Arts project in 2013 and both the York Central Market House and the George Street Commons projects in 2015. This impressive body of collective work, both past and present, is creating a healthy, walkable York with the vitality and authenticity that attracts both new commercial activity and new residents, young and old alike.

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2 / 2017 Commonwealth Awards
Named in honor of 10,000 Friends’ long-time benefactor, the Louis J. Appell, Jr. Leadership Award recognizes outstanding private sector leadership and innovative investment promoting transformational and replicable community revitalization. Preferring to work behind the scenes, Louis’s quiet leadership, extraordinary vision, and humble generosity were well known in many circles, if not often publicly celebrated in his lifetime. Louis, who went to Phillips Exeter, Harvard, and served in the Navy before returning to his hometown, believed deeply in revitalizing York’s downtown core, restoring its older historic buildings, strengthening the city’s surrounding neighborhoods, and promoting smart growth, sustainability, and preservation. A founding Board member of 10,000 Friends, in 2006 Louis was honored with its lifetime achievement award known as the “Friend of Pennsylvania Award.” As chairman of Susquehanna Pfaltzgraff Co., he led by personal example through his corporation’s commitment to York, and inspired many others to invest in the City. The Louis J. Appell, Jr. Leadership Award celebrates exemplary private sector leadership that collaborates effectively with community partners and local government to produce vital and authentic urban places that are attractive to residents and businesses. Louis did that and more. His legacy is the York renaissance that we celebrate this evening.
Inaugural Louis J. Appell, Jr. Leadership Award – RSDC, Inc.

RSDC is at the forefront of the greatest urban renaissance that York City has seen in half a century. Starting with four buildings in one block that became available at the same time, RSDC bought, rehabbed and leased them rapidly – then acquired eleven more properties. With financing from investors, most notably Louis Appell who was also generous with his counsel, the company had the firepower to then redevelop twenty-two buildings on King and Duke Streets. The impact of this was transformational – the comprehensive revitalization of an entire neighborhood, now known as the Royal Square District. More recently, RSDC renovated three major buildings on West Market Street, York’s main thoroughfare, filling vacant retail space with art galleries and small businesses.

Under the visionary leadership of Josh Hankey, RSDC oversees more than twenty real estate investment portfolios, with sixty-five of their approximately seventy-five total properties concentrated in York alone. This portfolio demonstrates the transformational and catalytic impact that an entrepreneurial developer, collaborating with civic leadership and other partners, can have in our smaller cities.

Through creative, block-by-block, square-by-square mixed-use projects – establishing art, restaurant, and music venues, while stimulating the commercial and civic life of the city – RSDC is turning York’s historic building stock to gold, with a transformational impact on the quality of life for all Yorkers. York’s emerging renaissance proves that with developers like RSDC who are committed to collaborating with community partners and local government, smaller cities can bring back their traditional, walkable downtowns and attract both new residents and new businesses.
Board of Directors’ Awards

**CHARLES BACAS**  
Founding Board Member

A founding Board member of 10,000 Friends, Charlie’s detailed knowledge of state government and keen strategic vision guided 10,000 Friends from its earliest days and continues to inform its mission and policy initiatives. Unrivalled in his policy acumen — gleaned from two decades working with the legendary House Majority Leader James Manderino and later as Policy Secretary to Governor Casey — Charlie’s expertise helped 10,000 Friends advance landmark land use, Historic Preservation Tax Credit, and other vital legislation. Generous and compassionate, Charlie has served on the boards of Better York and York JCC, among others.

**ERIC MENZER**  
Two-Term Board Chair

Twice serving stints as Board Chair of 10,000 Friends, Eric Menzer has been at bat for York since his arrival in 1987. Drawing on his service directing the Transit Authority and later as the City’s Economic Development Director, Eric brought a deep knowledge of transportation, local government, and community development to 10,000 Friends. His later work for Wagman Construction, where he focused on urban renewal projects, informed 10,000 Friends’ understanding of the challenges faced by progressive developers. Working with the RDA, he helped make People’s Bank Park a reality, where he now serves York as the President of the York Revolution.

2017 Commonwealth Award Winners

**Platinum: 210 York Street**  
Think Loud Development

Think Loud’s spectacular project houses a world-class recording studio, local home for the band LIVE, and the headquarters for a tech company, United Fiber & Data (UFD). UFD is currently constructing a low-latency fiber optic network between New York City and Northern Virginia using a route unique compared to the majority of other routes along the eastern seaboard. With this adaptive reuse project, Think Loud has provided a space for future growth and development of its business ventures that simultaneously catalyzes redevelopment in the surrounding neighborhood. Seeing bricks and mortar as simply the shell to house the potential within, Think Loud combines inspired development, creative strategy, and a deep sense of social responsibility that contributes to viable downtown economies and revitalized communities. Another example of native sons returning home, Think Loud’s project celebrates the culture, civic pride, and potential of York.
PNC Opportunity for All: Salem Square Neighborhood Initiative  
Y Community Development Corporation • Salem Square Community Association  
Salem Square Library • City of York  
This extraordinary collaboration in an older, lower income neighborhood has created new and renovated affordable housing, new streetscaping, a police sub-station, neighborhood greenspace, and the Salem Square Library, a new York Library branch. The City of York Redevelopment Authority, Police Department and community groups are working closely to create a safe, healthy place for neighborhood residents.

Community Institution: Center for Community Engagement  
York College  
The landmark Lafayette Club on Market Street is now York College’s downtown foothold, where students and the community will take classes, hold meetings, and undertake civic engagement projects. Beautifully restored and renovated, the 1898 building’s leaded glass, hand-carved banisters, wall murals and porcelain tile are engaging the next generation of Yorkers.

Community Institution: Social Impact Investing  
York County Community Foundation  
Downtown revitalization is a strategic priority for YCCF. Recognizing the need for flexible capital to make projects work, the Social Impact Investment Fund was created to support economic development in at-risk communities where additional funding will have a broad social impact. This fund focuses on mission-related investing and supporting large-scale transformative projects, while the YorIt Social Venture Challenge, a membership-driven fund, supports emerging socially-minded organizations that add to the vitality of York.

Mixed Use / Commercial: Warehaus Headquarters at Northwest Triangle  
Warehaus  
Nearly a century old, the Thomas Somerville Building was a well-worn, plumbing supply warehouse before it became the stunning offices of the architecture and design firm Warehaus. With the installation of new windows and metal siding, roof and masonry repairs, and contemporary, sustainable interior finishes, it is now an award-winning, LEED-Platinum headquarters with ground-level commercial space.

Mixed Use / Residential: One West  
Yohn Property Management  
Yohn's adaptive reuse of the former Bear’s Department Store created fifty apartments plus commercial space, a pub restaurant, and underground parking in York’s Main Square. Preserving much of the 100,000-square-foot, 1888 building – while inserting a new HVAC system, leveling floors, retooling in-wall infrastructure, and consolidating multiple buildings into one – was an extraordinary challenge and has been a great success.
PNC Opportunity for All: The Homes at Thackston Park
York Housing Authority • CONE Inc. • Enterprise Community Investment

Named for education pioneer Helen Thackston, the Homes at Thackston Park increase downtown affordable housing while providing access to the opportunities and assets of city living for residents of all incomes. Close to public transportation, healthcare, markets, shops, and a new greenspace along the river, the project makes downtown living healthy and accessible. Financed with Federal housing tax credits, this project transformed a dilapidated city block into a beautiful village of affordable townhomes for 39 families.

Planning: Vision 2020 Plan
City of York

With clear goals, specific initiatives, and strategic partnerships that build on the City’s recent momentum, Vision 2020 lays the groundwork for the continued prosperity of York. The five-year Plan emphasizes building strong neighborhoods and business districts through meticulous fiscal stewardship, regional collaboration, and big-picture leadership that capitalizes on the renewed interest in urban living.

Planning: West Market Street Revitalization Action Plan
Better York • Murphy & Dittenhafer Architects

Better York demonstrated leadership and dedication to establishing a vibrant downtown through this initiative years ago. Catalyzing local efforts to address vacancy and blight, volunteers painstakingly documented existing building conditions, Murphy & Dittenhafer proposed realistic programs for older buildings, and the valuable data was made available to all investors and developers. By lowering the barriers to investment and spotlighting genuine opportunities, the Action Plan has become a blueprint for successful revitalization along West Market Street.

Residential: Keystone Color Works at Northwest Triangle
Distinct Property Management

Wallpaper, paint, farm equipment, railcars – this downtown factory has seen a spectrum of uses since 1894. With a redevelopment agreement from the RDA, Distinct Properties completely revitalized this former industrial space. The result is a thoroughly modern apartment building featuring attractive lofts, on-site parking, a fitness center and a green rooftop deck overlooking the Codorus Creek.

Public Infrastructure: York City Heritage Rail Trail Redevelopment
Downtown Inc • City of York • York College • York County
York County Community Foundation • York County Rail Trail Authority

Any time of the day or night, Yorkers with dogs and strollers, riding bicycles and skateboards, enjoy the beautiful Rail Trail that now connects with the heart of the City. Truly a collaborative effort, the project involved the installation of 100+ LED fixtures, storm water management, re-grading, and the installation of porous pavement. Partners have created a valuable model for the continuous investment in and improvement of urban trails.
10,000 Friends of Pennsylvania is the leading statewide and regional voice for creating great places to live and work. Founded in 1998, 10,000 Friends advocates for policies and investments that build and sustain walkable, healthy communities for all Pennsylvanians. As a recognized authority on responsible land use, it partners with and provides technical assistance to government officials, non-profit organizations, and the private sector on development and policy solutions that protect the natural and built environments, strengthen local economies, provide access to economic opportunity for all, and improve community health and quality of life in the state’s cities, towns, older suburbs and rural communities.

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