

**Request for Proposals
Bridge to Bridge District
City of Harrisburg
Dauphin County, PA**

Introduction

The Capital Region Economic Development Corporation (CREDC) in cooperation with the Dauphin County Department of Community and Economic Development is seeking proposals for a pragmatic, highest and best use development plan for the Bridge to Bridge District within the City of Harrisburg.

Target Area

This area is bordered on the north by Herr Street, on the south by Paxton St, on the west by the railroad tracks, and on the east by Cameron Street. The core of the area is the area along Market St. from the railroad underpass to Cameron St. bordered by the Post Office Site, the old Patriot News Building and several other buildings. The adjacent block north of Market Street includes some very viable businesses. The purpose of this plan is to identify the highest and best possible reuse of properties within the study, in a realistic context for the area. The plan should also identify current opportunities and challenges within the area.

The Bridge to Bridge District name is for the Mulberry Street and State Street Bridges that span this section of Cameron St west from the downtown to the Allison Hill section of the city. Cameron Street remains the major industrial corridor in the core of City of Harrisburg linking I-81 on the north to I-83 on the south. North of the target area from Herr Street to the Farm Show Complex it remains a heavy industrial corridor.

The Bridge to Bridge District holds potential for expansion of Harrisburg's downtown commercial area linking residential neighborhoods to the east with the downtown. There are a number of major vacant buildings in the target area including the former Post Office building, the former Patriot News building, 1000 Market Street, and the uncompleted Capitol View Building at Herr and Cameron Streets.

There is a belief that the development of this area will significantly enhance the economic opportunities, tax base and livability of the City of Harrisburg by:

- ▶ Extending the downtown area with larger commercial, residential and retail opportunities
- ▶ Attracting diverse real estate investment.
- ▶ Contributing to the City's tax base.
- ▶ Providing job opportunities.
- ▶ Promoting a positive image and enhancing the quality of life of those who live in or visit the city.

Project Manager

This project is a task of the Harrisburg 20/20 Committee of the Capital Region Economic Development Corporation (CREDC) a Pennsylvania is a 501 (c) (3) non-profit corporation. The 20/20 Committee is a cross section of for profit and not for profit development interests in the City of Harrisburg. As the economic development arm of the Harrisburg Regional Chamber, it is the leading organization for promoting and performing economic development activities in Cumberland, Dauphin and Perry counties. The Harrisburg Regional Chamber and CREDC

serves as a catalyst for promoting growth and quality of life in the region by providing a unique blend of business, community and economic development, and advocacy services under one roof to boost our economic vitality and liveability as a region.

Information to be Provided to the Consultant

There have been several studies done in the area and there are a number of resources available with data on the area. In order to maximize the creative outcome of this planning study, the successful consultant will be provided with the following baseline information to save both time and money on the final product.

- Topographic Maps
- County GIS Data
- Aerial Photos
- Zoning Maps
- Infrastructure Maps
 - GIS available from the city
- Floodplain maps
 - How is the floodplain ordinance enforced?
 - Stormwater quantity and quality
- Existing Plans
 - 1990 Study of the Corridor
 - Paxton Commons Plan
 - Harrisburg University Master Plan
 - Cameron Street Study
 - Enterprise Zone
 - New Baldwin Corridor Study

Scope of Work

Deliverables/Action Items

- Identify (with help from CREDC) and Interview Stakeholders, possible workshop
- Infrastructure Development Needs
 - Transit Oriented Development Plan
 - Bicycles
 - Mixed Use Development
 - Walk ability
 - Connection to Downtown Transportation Center
 - Overview of Sewer and Water issues
 - Corridor access from suburbs and other city neighborhoods
 - State Street Access
 - Cameron Street
- Working with and around Floodplain Issues
- Build out Alternatives

Master Plan Components

- Identify infrastructure limits, requirements, and enhancements needed
- Site and building capacity
- Realistic ideas on Development Potential for the area
- Potential tenant identification
- Traffic and parking plan
 - Development criteria for traffic and pedestrians
- Public and private investments

- Roads, parking, and transit
- Open space
- Safety and Security

Submission of Proposals

Proposers shall submit proposals to CREDC (information below) by 3:00 pm on May 13, 2011.

Proposals must include a description of how the proposer will proceed with completing the Scope of Work and Master Plan Components required along with a plan of work to produce a better end product. We stress the words workable plan and pragmatic development as one of CREDCs desired outcomes. It is the hope of the CREDC that a realistic development strategy can be started based on these plans.

Proposals should include list of similar work in other municipalities, especially in Pennsylvania Cities if applicable, list of principals in firm and members of firm to be assigned to this project and their background information.

Proposal must include a not to exceed price. CREDC has limited funds from the Commonwealth for this project and total project costs cannot exceed \$50,000.

Submissions to: Harrisburg Regional Chamber & CREDC
ATT: Shaun Donovan, Economic Development Specialist
3211 N. Front. St. Suite 201
Harrisburg, PA 17110

Questions preferred in writing via email to: sdonovan@hbgrc.org

Process for Selection of Consultant

CREDC will select one or more proposals to evaluate in greater detail which will likely involve interviews. CREDC reserves the option to negotiate scope of work and price with all proposers.