



CITY OF LANCASTER

Request for Proposals

Issued by the
City of Lancaster Land Bank Authority

Former Strawberry Hill Bistro Properties
401 W. Vine St., 122 W. Strawberry St., & 128 W. Strawberry St.
Lancaster, Pennsylvania



Release Date: October 16, 2023
Submit Proposal By: January 12, 2024

City of Lancaster Land Bank Authority
120 North Duke Street
Lancaster, PA 17602
Contact: Denice Madonna
Phone: (O) 717.723.7954 (C) 717.945.2548
Email: dmadonna@cityoflancasterpa.gov

Request for Proposals

Former Strawberry Hill Bistro Properties
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Lancaster, Pennsylvania

A. PURPOSE & OBJECTIVE

The City of Lancaster Land Bank Authority (the Authority) wishes to sell three properties for the purpose of revitalization and redevelopment. The properties are located at **401 W. Vine Street, 122 W. Strawberry Street, and 128 W. Strawberry Street in the Cabbage Hill Neighborhood of Lancaster, Pennsylvania**. The Authority seeks an experienced developer or partnership to return the property to productive use that will benefit the community and the city.

B. VALUE

In April 2023, the Authority paid \$400,000 for the three properties located at 401 W. Vine Street, 122 W. Strawberry Street, and 128 W. Strawberry Street. Since then, the Authority has incurred additional expenses related to maintenance, legal fees, closing costs, and staff time among other costs. The Authority is not obligated to accept the highest bid for purchase and will evaluate offers based on the criteria provided within this request for proposals.

C. PROPERTY INFORMATION

1. Zoning & Use Information.

- a. PAST USE: The ground floors of 122 and 128 W. Strawberry were formerly occupied by a bar and restaurant (known as Strawberry Hill Bistro) while 401 W. Vine once operated as a “cash and carry” beverage distributor. All three properties have interior connections on the ground floor, though each property is set at a slightly different elevation, thus stairs are required between buildings. The second floor of 128 W. Strawberry was used as an event space for the former restaurant and the upper floors of all three buildings were formerly residential units, though appear to have been unoccupied for a few decades.
- b. ZONING INFORMATION: Please contact Zoning Officer Jameel Thrash for additional information at jathrash@cityoflanasterpa.gov or by phone at (717) 291-4736.
 - i. The properties are zoned R3. For more information, refer to the [City Zoning Code](#), specifically the [Table of Permitted Uses \(Zoning Chapter 300, Attachment 2\)](#).
- c. PARKING: Since the properties were most recently used as a restaurant, a significant amount of parking may be “grandfathered in” under the [Zoning Code](#). Based on an estimated 1,200 square feet of customer service area, the Zoning Officer has estimated that as many as 12 parking spaces may be considered “grandfathered in” and do not need to be provided on-site.
- d. USE AND BUILDING CONTEXT: The properties lie within a residential area consisting primarily of two- and three-story row homes situated on small parcels (less than 0.10 acre) though small-scale streetcorner commercial uses and occasional institutions such as churches and schools add variety. One prominent institution, being the former St. Joseph’s Parochial School / Historical South Mulberry Street Public School lies directly across the five-point intersection situated in front of the properties. A larger multi-family residential development, the Umbrella Works Apartments, is operated by HDC MidAtlantic

within the historic Follmer, Clogg, and Company Umbrella Factory just north on Mulberry Street and provides affordable units.

2. Building & Lot Information (Obtained from the Lancaster County Property Assessment Office Database)

a. 401 W. Vine Street

- i. Assessed Value: \$95,100
- ii. Building Area: 1,388 finished square feet
- iii. Land Area: 0.04 acres
- iv. Most Recent Use: “cash and carry” beverage distributor/beer take-out.

b. 122 W. Strawberry Street

- i. Assessed Value: \$106,200
- ii. Building Area: 792 finished square feet
- iii. Land: 0.02 acres
- iv. Most Recent Use: Restaurant Dining Room

c. 128 W. Strawberry Street

- i. Assessed Value: \$356,500
- ii. Building Area: 6,477 finished square feet (plus a 2,159 square foot unfinished basement)
- iii. Land: 0.04 acres
- iv. Most Recent Use: Bar, restaurant, and kitchen with upper-floor restaurant event space and apartments

3. Building History & Architecture. The existing building at 128 W. Strawberry Street first appears on an 1897 Sanborn Map Company fire insurance map. Earlier records dating to 1886 and 1891 display a 1.5-story frame structure and saloon at the same location. The “new” (and existing) brick building is noted on the 1897 Sanborn map as a saloon and is listed in business directories as the Centennial Hotel. Records show an attached three-story brick structure (probably the piece with an inset stairway and bricked-in door - see Exhibit Four on “Photos”) that once housed a barber. Originally, 122 W. Strawberry Street was adorned with large windows on both W. Vine Street and W. Strawberry Street and had a prominent arched window at the corner entry.

Historic District. The property is located in the Heritage Conservation District and thus will need to comply with City historic regulations, per [Chapter 155 Article II Heritage Conservation District](#) (learn more about the Heritage Conservation District [here](#)). Within the [Heritage Conservation District](#), projects such as new construction, additions, and demolition may be reviewed. **Proposals for complete demolition of the structures will not be considered.** For additional information and guidance, please contact Suzanne Stallings, Historic Preservation Specialist, for additional information at ssallin@cityoflanasterpa.gov or by phone at (717) 291-4726.

4. Property Conditions. The building has been mostly unoccupied for several years and will likely require significant investment and reconfiguration. Restoration needs include but are not limited to roofing, flooring, electric, plumbing, plumbing fixtures, HVAC, paint, drywall, windows, and selective demolition or demising wall construction for future occupancy.

5. Planning Context. Lancaster City is defined by its mixed-use neighborhoods, which create a walkable place where residents live, work, and play. The former Strawberry Hill Bistro properties in Lancaster's historic Cabbage Hill Neighborhood are a great example of this historic mixed-use pattern and remain a prime opportunity for strengthening it. Any development at the properties subject to this request for proposals would benefit from studying the adjacent intersection and surrounding neighborhood context and considering how a proposed development could complement or interact with other opportunities. The City of Lancaster, Lancaster City Alliance ([LCA](#)), Lancaster Southwest Community ([SoWe](#)), and other partners have developed plans and policy documents that provide important context and general directions for development in Lancaster City. Among these efforts, several key documents are listed below:

- a. ***Building On Strength: The Economic Development Strategic Plan for the City of Lancaster (2015-2030).*** <https://lancastercityalliance.org/wp-content/uploads/2021/09/Building-Strength-Complete-Plan-06.15.pdf>
- b. ***Southwest ("SoWe") Lancaster Neighborhood Revitalization Strategy.*** <http://sowelancaster.org/wp-content/themes/sowe/downloads/SoWe-Lanc-Plan-Final.pdf>
- c. ***Building a Stronger and More Equitable Lancaster, Block By Block*** (Mayor's Strategic Plan) <https://lancasterblockbyblock.com/>
- d. ***City of Lancaster Interim Housing Strategy*** <https://www.cityoflancasterpa.gov/wp-content/uploads/2021/12/CPED-187-InterimHousingStrategy-Web.pdf>

D. SUBMISSION REQUIREMENTS & EVALUATION OF PROPOSALS

1. **Contact.** Denice Madonna, dmadonna@cityoflancasterpa.gov

2. **Timeline.**

- a. Open House:
 - i. The properties will be available for viewing on Wednesdays between the hours of 4:00 p.m. to 6:00 p.m. Please register by calling Ada Rivera from Home First Realty at Office: (717) 208-3250 or Cell: (717) 615-3400. Any individual wishing to enter the property must sign a liability waiver.
- b. Submission of Questions Due:
 - i. Questions on this Request For Proposals must be submitted by Wednesday, November 15, 2023.
- c. Response to Questions Submitted.
 - i. Responses to all questions will be provided by Friday, December 15, 2023, on the Authority website: <https://www.cityoflancasterpa.gov/boards-commissions-and-authorities/lancaster-city-land-bank-authority/>
- d. Proposal Submission Deadline.
 - i. Proposals are due via email by 5:00 p.m. on Friday, January 12, 2024.
- e. City Staff Review of Proposal Completion.
 - i. By the close of business on Friday, January 26, 2024.
- f. Committee Review 1:
 - i. A selection of Authority board members and City of Lancaster staff will compose a review committee tasked with reviewing all proposals submitted in accordance with the requirements specified within this Request For Proposals. Committee Review 1 will result in the identification of finalists.
- g. The Authority Meeting 1:
 - i. At this meeting, the Authority will conduct public interviews with finalists.
- h. Committee Review 2
 - i. The review committee will convene again if necessary.
- i. The Authority Meeting 2:
 - i. Recommendation of award.
- j. The Authority Meeting 3:
 - i. The finalization and approval of a contract/agreement with the successful proposer.
- k. Closing.
 - i. The closing of the property sale will be scheduled at the convenience of the Authority and Buyer.

3. Proposal Content.

a. **Organization name, contact information, and mission/goals.**

- i. Please provide the official registered name and contact information including the appropriate name(s), address, email, and phone number for your organization or interest.
- ii. Briefly address how your proposal advances and supports the mission and goals of your organization.
- iii. Describe how and why your organization(s) is (are) qualified to undertake this project. This may include team member or subcontractor experience, similar projects, certifications, etc.
- iv. Please identify any partners you plan to include in the development process.

b. **Summary of Proposed Use.**

- i. IF RESIDENTIAL USES ARE PROPOSED: Provide the anticipated number of dwelling units, including estimated square footage, number of bedrooms, and applicable affordability restrictions. If your proposal will include services or programming associated with the residential units, please describe such accommodations. Please note that at least 25% of any residential units must be affordable at 60% or lower of the Lancaster County Area Median Income, as updated annually, according to the U.S. Department of Housing and Urban Development (HUD).

1. Definition of Housing Affordability & City of Lancaster Housing Goals

- a. DEFINITION OF AFFORDABILITY: Housing Affordability is a concept that relates the cost of housing to the income of households. Housing is considered affordable when the occupant pays 30% or less of their gross income on housing and utilities. Housing affordability is influenced by factors such as housing prices, rents, mortgage payments, neighborhoods, quality, and access to jobs and amenities.
- b. INTERIM HOUSING STRATEGY: The City of Lancaster's Interim Housing Strategy was created to encourage the development of new housing units and rehabilitation of existing housing units, including benchmarks for affordable units (listed below). To review the City's Interim Housing Strategy, please visit <https://www.cityoflanasterpa.gov/wp-content/uploads/2021/12/CPED-187-InterimHousingStrategy-Web.pdf>.
 - Goal 1 – PRODUCE approximately 2000 new units, 300 of which are affordable. "Produce housing units in new constructions to meet demand and expand the number of available homes, both affordable and market-rate."
 - Goal 3 – ACQUIRE approximately 200 units for affordability-focused redevelopment. "Acquire properties and redevelop for the express purpose of neighborhood revitalization and affordability."

- ii. IF COMMERCIAL OR INSTITUTIONAL USES ARE PROPOSED: Provide the anticipated number of commercial or institutional spaces, potential/proposed uses, and estimated square footage.

c. **Scope of Work and Cost Estimates.** Please include descriptions and cost estimates for the following elements, as well as any other anticipated work. Proposals will be reviewed by building code officials for accuracy, comprehensiveness, and quality.

- i. Permitting
- ii. Demolition

- iii. New Construction/Addition
- iv. Building Exterior
 - 1. Roof & Spouting
 - 2. Windows, Doors, Woodwork
 - 3. Porches, Decks, Balconies, Stairs
 - 4. Walkways and Patios
 - 5. Flatwork, Brickwork, Stonework
 - 6. Accessory Structures
 - 7. Other elements as necessary
- v. Building Interior
 - 1. Lead-Based Paint Remediation and Lead Safe Certification (Required)
 - 2. Walls, Drywall, Structural Repairs
 - 3. Flooring
 - 4. Ceilings
 - 5. Cabinetry
 - 6. Woodwork
 - 7. Electrical
 - 8. Plumbing
 - 9. Mechanical, HVAC
 - 10. Other elements as necessary
- vi. Additional Requirements
 - 1. Subdivision and Land Development
 - 2. Parking
 - 3. Stormwater Management
 - 4. Curb & Sidewalk
 - 5. Trees & Landscaping
 - 6. Others as necessary
- d. **Long-Term Management/Ownership.** Please describe how the building will be owned and managed following its rehabilitation and provide the address and contact information for the management office and staff. Include a basic summary of the relevant experience of the management or ownership organization and staff.
- e. **Funding Summary.** Please provide an adequate response for each of the following questions.
 - i. What sources will you or your organization use to fund the project?
 - ii. Has funding for your proposal already been secured?
 - iii. Is the project dependent on securing funding from one or more outside sources?
 - iv. What financial resources do you (or your organization) bring to the project?
 - v. Do you or your organization intend to pursue other grant or loan funding from government programs such as HOME or Historic Tax Credits to support redevelopment? (please describe which ones) See Exhibit 2 regarding "Potential Financing Resources" attached.
 - 1. If so, what is the estimated amount that would be required to make your project successful?
- f. **Estimated Project Timeline.** Please provide an estimated timeline for beginning and completing the project, taking into consideration organizational staffing, capacity, finances, supply chain, and other needs. The property has been vacant and blighted for an extended period, therefore the shortest possible rehabilitation timeline is preferable.

- g. **Community Engagement.** Please describe your plans for how you or your organization will engage and inform the community throughout the planning and development process.
- h. **Community Benefit.** Please describe any other ways in which your proposal will help to improve, sustain, and provide equitable opportunity for the neighborhood, community, and economy at large. This might include elements such as:
 - i. Green or sustainable features or design, energy efficiency, etc.
 - ii. Streetscape engagement, or how the building interacts with and enlivens the sidewalk and the public realm.
 - iii. Ground floor commercial use that provides neighborhood-scale amenities.
 - iv. Multi-modal transportation opportunities (such as bike racks, pedestrian accommodations, etc.).
 - v. Economic opportunities such as jobs, housing, or tax revenue.
 - vi. Publicly accessible resources, services, or amenities.
 - vii. Others.

4. **Proposal Evaluation and Selection Process.**

City staff will review all submitted proposals and will provide only complete proposals to the Review Committee. A committee comprised of the Authority members and City staff will review the proposals. The committee may reach out to entities submitting proposals to request additional information. The Review Committee will select a short list of proposals that best meet the evaluation criteria to be considered as finalists. Finalists should be prepared to be present for a public interview at a meeting of the Authority. The Authority will need to consider and take official action to award the property at a public meeting. Please see the aforementioned timeline for additional information.

Evaluation Criteria are based on the proposal contents listed above. A breakdown of how each of the aforementioned criteria will be weighted is provided as follows:

| | |
|--|----|
| a. Provision of affordable housing units | 20 |
| b. Community Benefit | 15 |
| c. Complete and Realistic Scope of Work and Cost -Out | 15 |
| d. Proven ability/capacity to complete the project | 15 |
| e. Historic Preservation and/or Restoration (ex: preservation/restoration of original/historical architectural elements such as windows, doors, decorative elements, and/or restoration of altered historical architectural elements) | 10 |
| f. Creative Use of Funding/Leveraged Funding Sources | 10 |
| g. Articulated vision for how proposal serves neighbors and surrounding context | 5 |
| h. Management/Ownership Plan | 5 |
| i. Project Timeline | 5 |

E. BASIC PROJECT REQUIREMENTS

The successful proposer, after being notified of their selection, shall comply with the following basic project requirements.

1. Must enter into a Redevelopment Contract.
2. Must obtain all necessary City permits and approvals, which may include but are not limited to: zoning, building, demolition, plumbing, electrical, land development, stormwater, historical reviews, etc.
3. Must remediate any known environmental hazards.
4. Must present a Certificate of Occupancy to the Authority at the completion of the project.
5. Must obtain a Lead Safe Certification prior to being occupied.
Must remediate any known environmental hazards.

F. EQUAL OPPORTUNITY & INTERPRETATION ASSISTANCE

1. **Equal Opportunity Eligibility.**

The City of Lancaster Land Bank Authority is committed to providing an equal opportunity for all applicants responding to this request for proposals and will not consider applications on the grounds of actual or perceived race, color, sex, religion, ancestry, genetic information, national origin, sexual orientation, gender identity or expression, familial status, marital status, age, mental or physical disability, use of the guide or support animals, and/or mechanical aids.

2. **Language Access & Interpretation Assistance.**

The City of Lancaster provides interpretation assistance and language access services to ensure that everyone can understand and participate in opportunities provided by the City and its partners. If you require translation assistance, please contact Denice Madonna at dmadonna@cityoflanasterpa.gov.

CONTACT

Denice Madonna
Redevelopment Administrator
Land Bank Authority of the City of Lancaster
Phone: 717.723.7954
Email: dmadonna@cityoflanasterpa.gov

EXHIBIT 1: SITE AND CONTEXT IMAGES

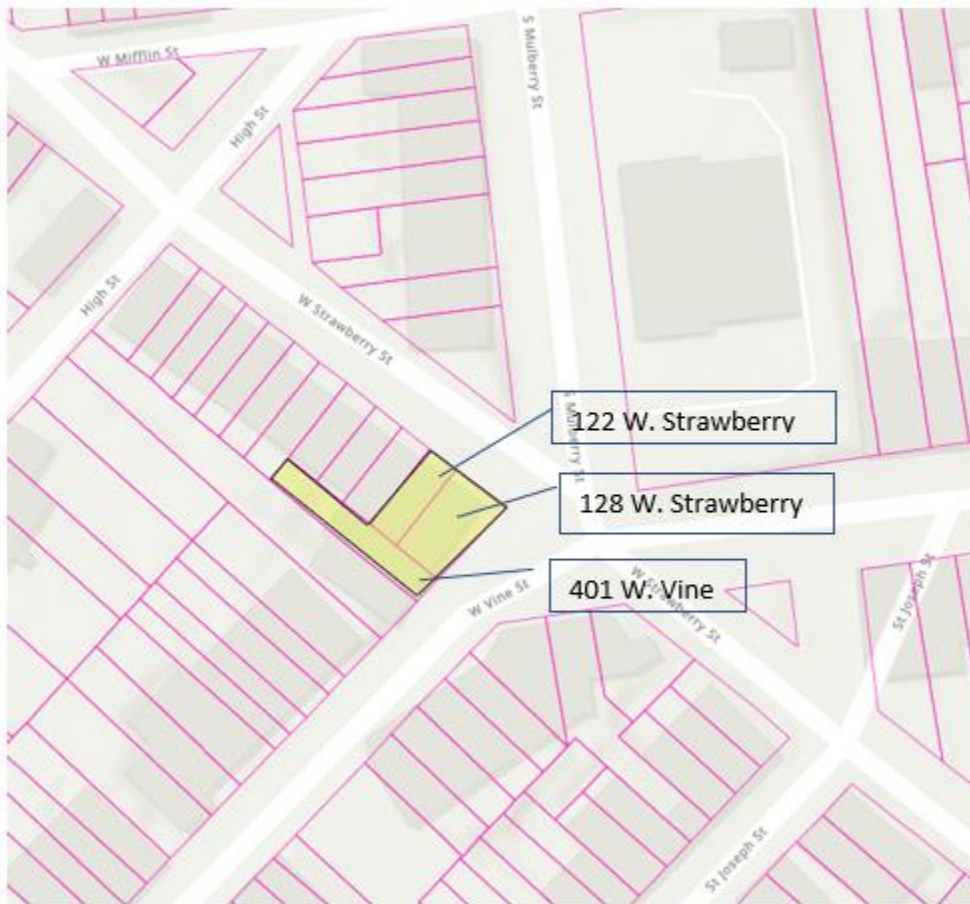


EXHIBIT 2: POTENTIAL FINANCING RESOURCES

1. Local Economic Revitalization Tax Assistance (LERTA)

LERTA provides exemptions of City of Lancaster, School District of Lancaster, and County of Lancaster property taxes) on improvements for qualifying projects on a sliding scale for a period of up to seven years.

Contact: City of Lancaster, Department of Community Planning & Economic Development, Learn more: <https://www.cityoflanasterpa.gov/local-economic-revitalization-tax-assistance-lerta/>

2. City Revitalization & Improvement Zone (CRIZ) Program

The Lancaster City Revitalization and Improvement Zone (CRIZ) Authority provides grants, loans, and annual debt service assistance to support small business growth and the development of vacant/underutilized properties in the designated CRIZ district, supporting real estate acquisition, site preparation and infrastructure, real estate development soft costs (ex: architectural design, engineering, surveys, legal fees), new construction, facade improvements, interior renovations (including leasehold improvements), and new furniture, fixtures, and equipment.

The CRIZ Small Business Financial Assistance (SBFA) Program provides grants of up to \$25,000 and low-interest/fixed-interest loans of up to \$100,000 for operating small businesses in the Zone, for the eligible uses of funding as listed above.

Pending approval from the State later in 2023, a new CRIZ Residential Development Financial Assistance (RDFA) Program may provide grants of up to \$100,000 and low-interest loans of up to \$2 million to support residential and mixed-use development and renovations to vacant/underutilized upper floors to create residential units. The creation of affordable units will be a priority of this new program.

Learn More: <https://lanastercityalliance.org/criz/>

Contact: Lancaster CRIZ Authority (c/o Lancaster City Alliance), info@teamlanc.org or (717) 394-0783

Note: While the former Strawberry Hill Bistro properties are not currently within a designated CRIZ district, their proximity to the "Central Business" CRIZ district (one block away in the 200 block of W. King St.) results in a high probability for their addition to the Zone if a qualifying project is proposed. Please contact Lancaster City Alliance to understand the process to have property(ies) added to the CRIZ in order to qualify for CRIZ financial assistance.

3. Lancaster City Alliance Façade Improvement Grant Program

Lancaster City Alliance provides matching grants to property owners of up to \$5,000 (\$10,000 for corner properties) per property to improve the street-facing frontages of residential and commercial buildings in targeted areas of the City of Lancaster, including the SoWe neighborhood and commercial hubs/corridors that are a focus of the *Building On Strength* economic development strategic plan for the City of Lancaster. Projects that include preservation and/or restoration of historical/architectural building features may be prioritized. Eligible work includes but is not limited to masonry repairs, painting, replacement of roofing visible from the street, window and door repair and/or replacement, metalwork, and lighting improvements.

Contact: Lancaster City Alliance, jyoung@teamlanc.org or 717-696-6200

Learn More: <http://sowelancaster.org/live/>

4. Lead Hazard Control & Healthy Homes Programs

The City of Lancaster's Lead Hazard Control and Healthy Homes Program, funded by the Department of Housing and Urban Development (HUD), helps qualified homeowners, landlords, and renters reduce risks related to lead-

based paint exposure and improve the safety and overall condition of their homes. For residential units where lead hazards have been identified, lead remediation work may include replacement of windows, doors, restoration of floorboards, and removal of lead-based paint.

Learn more: <https://www.cityoflanasterpa.gov/lead/>
Contact: lead@cityoflanasterpa.gov or 717-291-4730

5. Historic Preservation Tax Incentives

Federal Rehabilitation Investment Tax Credit Program

The former Strawberry Hill Bistro properties, as contributing resources to the Lancaster City National Historic District, listed in the National Register of Historic Places, may qualify for the Federal Rehabilitation Investment Tax Credit ("Federal Historic Tax Credit"), which encourages private sector investment in the rehabilitation and reuse of historic buildings. The Program provides a 20% federal tax credit for income-producing properties (including commercial and rental residential). The State Historic Preservation Office (SHPO) of the Pennsylvania Historical and Museum Commission (PHMC) and the National Park Service of the U.S. Department of the Interior review and approve Federal Historic Tax Credit projects.

Learn more: <https://www.phmc.pa.gov/Preservation/tax-credits/Pages/Federal-Tax-Credits.aspx>
Contact: Shelby Splain, Preservation Incentives Division Manager (Acting), PA SHPO, ssplain@pa.gov or 717-787-0772

Pennsylvania Historic Preservation Incentive Tax Credit Program

The former Strawberry Hill Bistro properties, as contributing resources to the Lancaster City National Historic District, listed in the National Register of Historic Places, may qualify for the Pennsylvania Historic Preservation Incentive Tax Credit ("State Historic Tax Credit"), which provides a 25% state tax credit to qualified taxpayers who will be completing the restoration of a qualified historic structure into an income producing property. An additional 5% tax credit (for a total of 30% credit) is provided for approved projects that include workforce housing units. The State Historic Preservation Office (SHPO) of the Pennsylvania Historical and Museum Commission (PHMC) and the Pennsylvania Department of Community & Economic Development (PA DCED) review and approve Federal Historic Tax Credit projects.

Learn more: <https://www.phmc.pa.gov/Preservation/tax-credits/Pages/State-Tax-Credits.aspx>
Contact: Shelby Splain, Preservation Incentives Division Manager (Acting), PA SHPO, ssplain@pa.gov or 717-787-0772

6. Affordable Housing Financial Assistance Programs

Local Housing Investment Fund & Trust (LHIFT)

Tenfold's Local Housing Investment Fund & Trust (LHIFT) is a regional loan fund that was launched in 2015, for the purpose of increasing the availability of safe, affordable housing units throughout the South-Central Pennsylvania region, including Adams, Cumberland, Dauphin, Franklin, Lancaster, Lebanon, Perry, and York counties. The expansion of affordable housing is made possible through investments from financial institutions, government bodies, and foundations, which allows Tenfold Community Lending to offer low interest with flexible financing terms. Many developers struggle to include affordable units due to persistent financing gaps. LHIFT investment in a housing project facilitates the inclusion of affordable units by filling these gaps to ensure a project moves forward.

Learn more: <https://wearetenfold.org/tenfold-community-lending/>

Contact: Tenfold, Wilfred Bentley, Chief Community Investment Officer, wbentley@wearetenfold.org or 717-358-9269

Community Revitalization Fund

The Pennsylvania Housing Finance Agency (PHFA)'s Community Revitalization Fund provides financing for the construction or rehabilitation of critical projects providing affordable housing in commercial corridors across the Commonwealth. This Program serves as a funding mechanism to bridge the gap that exists between traditional housing programs and commercial lending sources while fostering sustainable partnerships to leverage public and private resources. Funding from this Program will be awarded to financially viable, mixed-use projects that are consistent with a well-defined community development or revitalization plan (Main Street Corridor Plan, Downtown Development Strategy, etc.).

Learn more: https://www.phfa.org/forms/crfp/2022-23_crfp_overview_and_request_for_proposals.pdf

(Note: 2023-24 Request for Proposals anticipated to be issued in August 2023.)

Contact: Pennsylvania Housing Finance Agency, Shelby Rexrode, srexrode@phfa.org or 717-780-1854

Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)

The PHARE Fund was established by Act 105 of 2010 (the "PHARE Act") to provide the mechanism by which certain allocated state or federal funds, as well as funds from other outside sources, would be used to assist with the creation, rehabilitation, and support of affordable housing throughout the Commonwealth.

Learn more: <https://www.phfa.org/legislation/act105.aspx>

Contact: Pennsylvania Housing Finance Agency, Shelby Rexrode, srexrode@phfa.org or 717-780-1854

HOME Investment Partnership Program

The Pennsylvania HOME Program is a federally funded program that provides municipalities with grant and loan assistance to expand and preserve the supply of decent and affordable housing for low- and very low-income Pennsylvanians. HOME funds can be used in a variety of ways to address critical housing needs in the Commonwealth, including market-oriented approaches that offer opportunities such as homeownership or rental activities to revitalize communities with new investment. The program supports new construction and rehabilitation of housing units for affordable rental or homeownership opportunities; rehabilitation of owner-occupied dwelling units, assistance to first-time homebuyers, including acquisition and rehabilitation assistance; assistance to Community Housing Development Organizations (CHDO) engaged in eligible CHDO rental or homeownership projects. All eligible uses must benefit very low-, low- and/or moderate-income households.

Learn more: <https://dced.pa.gov/download/home-program-guidelines/?wpdmdl=80332>

Contact: Pennsylvania Department of Community & Economic Development, 215-560-5832

EXHIBIT 3: COMMUNITY SURVEY

SoWe is a resident-led community organization supported by Tenfold and the SoWe Collaborative that works to implement the Southwest Neighborhood Revitalization Strategy, and they provided the below information to the City Land Bank Authority for use in the RFP. This community survey information should be used to guide and ground truth proposed development concepts.

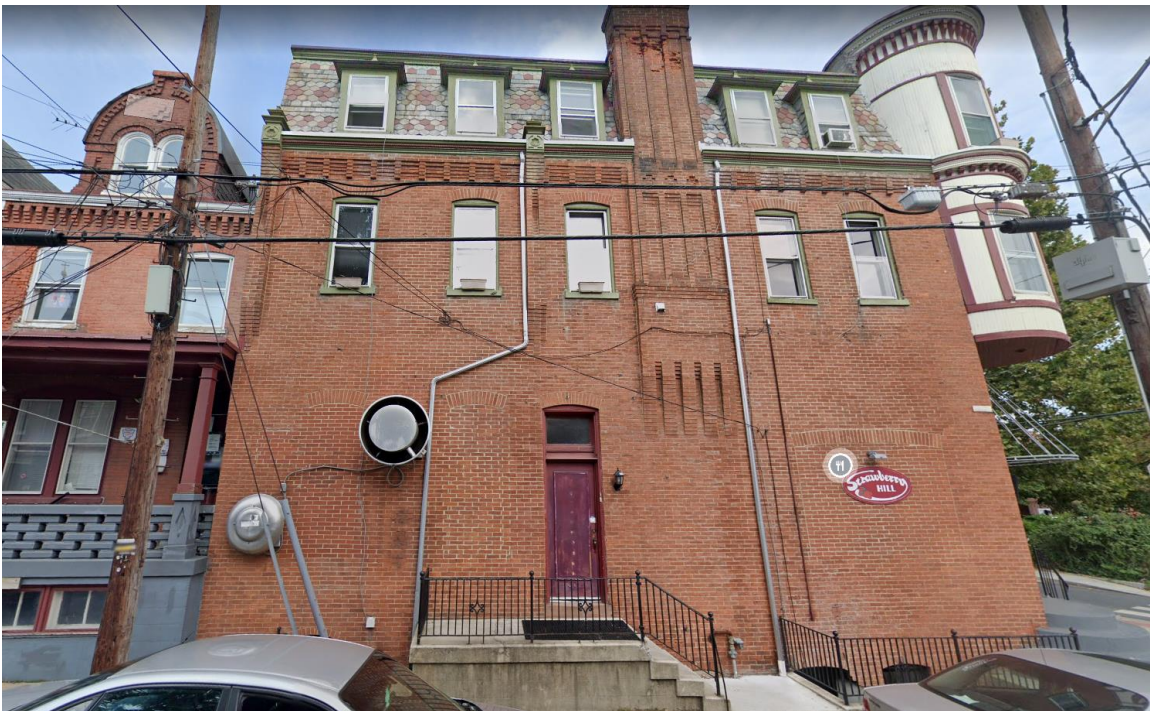
SoWe conducted a community survey over social media between June 8 and June 16, 2023 and reached 132 number of residents. The purpose of the survey was to identify the neighborhood's desired uses as follows:

- SoWe residents want businesses that allow people to gather - coffee shops, restaurants, and ice cream shops are priorities for the folks who completed the survey.
- SoWe residents want businesses that serve the current needs of the neighborhood. They do not want businesses that primarily attract customers from outside the neighborhood.
- SoWe residents recognize that parking will be a challenge for new businesses.
- SoWe residents want more businesses located within the neighborhood, not just along the commercial corridors.

EXHIBIT 4: PHOTOS



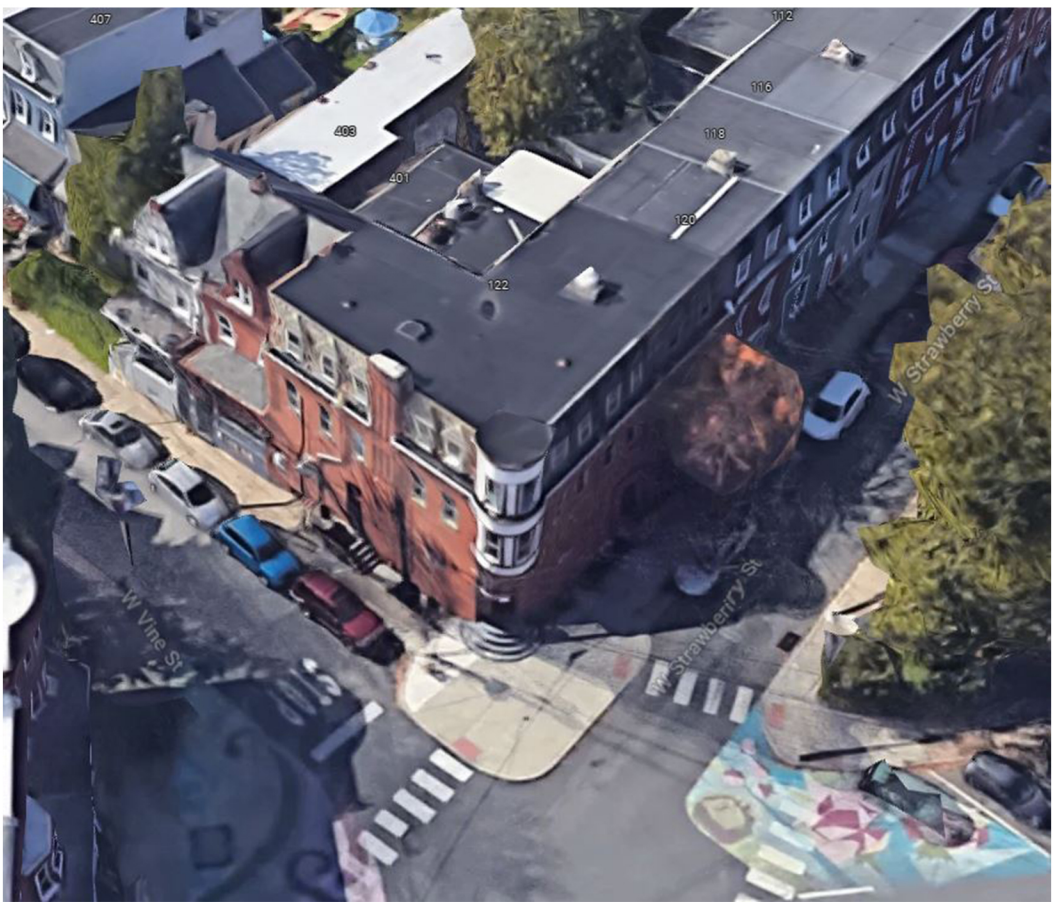
128 W. Strawberry Street (left) and 122 W. Strawberry St. (right).



128 W. Strawberry Street (W. Vine Street frontage).



401 W. Vine St.



1- GOOGLE EARTH . birds eye view.JPG



2 - EXTERIOR . 122 STAWBERRY ELEVATION.JPG



3 - EXTERIOR . 128 stawberry elevation.JPG



4 - EXTERIOR . 128 corner elevation.JPG



5 - EXTERIOR . 128 vine elevation.JPG



6 - EXTERIOR . 401 vine elevation.JPG



7 - EXTERIOR . 401 rear elevation.JPG



8 - EXTERIOR . 401 rear yard.JPG



9 - BASEMENT . 122 - hall 006.JPG



10 - BASEMENT . 128 - mechanical 001.JPG



11 - BASEMENT . 128 - storage 004.JPG



12 - BASEMENT . 401 - mechanical 005.JPG



13 - FIRST FLOOR . 122 - dining 109.jpg



14 - FIRST FLOOR . 128 - bar @ dining 102.jpg



15 - FIRST FLOOR . 128 - dining 102.jpg



16 - FIRST FLOOR . 128 - dish 104.jpg



17 - FIRST FLOOR . 128 - kitchen 103.jpg



18 - FIRST FLOOR . 128 - kitchen 105.jpg



19 - FIRST FLOOR . 401 - storage 108.JPG



20 - FIRST FLOOR . 401 - pantry 106.JPG



21 - SECOND FLOOR . 122 - bedroom 213.JPG



22 - SECOND FLOOR . 122-128 - interior roof area.JPG



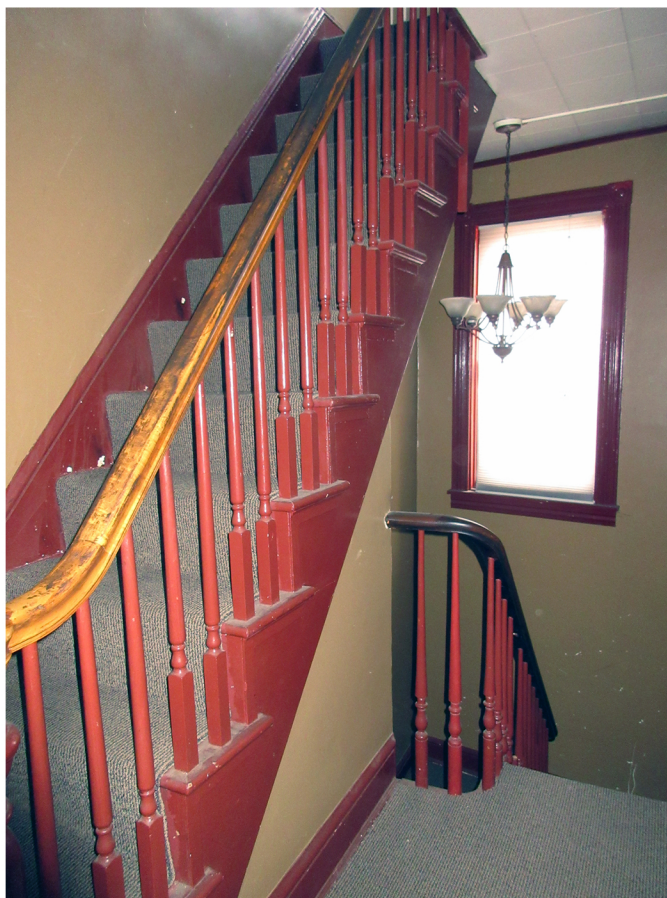
23 - SECOND FLOOR . 128 - dining 201.JPG



24 - SECOND FLOOR . 128 - dining 202.JPG



24 - SECOND FLOOR . 401 - bedroom 207.JPG



25 - 128 STAIR - A.JPG



26 - THIRD FLOOR . 122 - bedroom 309.JPG



27 - THIRD FLOOR . 128 - bedroom 302.JPG

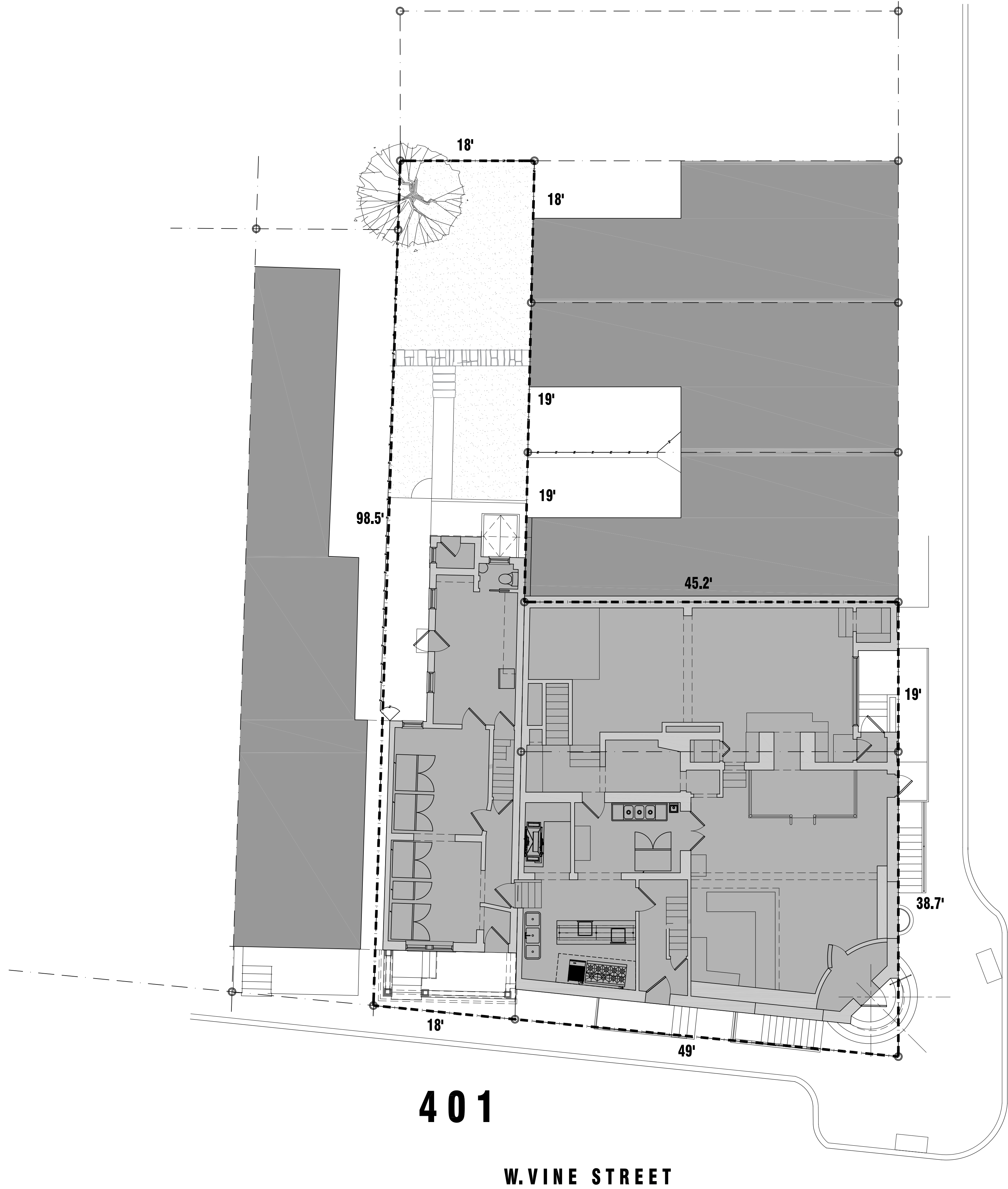


28 - THIRD FLOOR . 128 - living 301.JPG



29 - THIRD FLOOR . 401 - bedroom 307.JPG

EXHIBIT 5: BASE DRAWINGS AND RENDERINGS



W. STRAWBERRY STREET

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1



****NOTES ON FIELD SURVEY**:**

EXISTING CONDITIONS OF STRUCTURES WERE FIELD MEASURED FOR ROOM CONFIGURATIONS AND OVERALL BUILDING AND ROOM SIZES; NOT ALL WINDOWS AND DOOR LOCATIONS WERE VERIFIED; DRAWN CONDITIONS OF DOORS AND WINDOWS SIZES AND LOCATIONS COULD VARY FROM FIELD CONDITIONS

GROSS BUILDING AREA CALCULATIONS:

BASEMENT: 2,665 SQFT
FIRST FLOOR: 3,165 SQFT
SECOND FLOOR: 2,987 SQFT
THIRD FLOOR: 2,317 SQFT

TOTAL: 11,134 SQFT

TOTAL APPROX. SITE AREA:
0.10 ACRES = 4,554 SQFT

existing condition drawings prepared for:

THE LAND BANK AUTHORITY of the CITY of LANCASTER

122-128 WEST STRAWBERRY STREET and

401 WEST VINE STREET

LANCASTER, PENNSYLVANIA 17603

TIPPETTS / WEAVER

architects, inc.

137 north duke street

lanaster, pa 17602

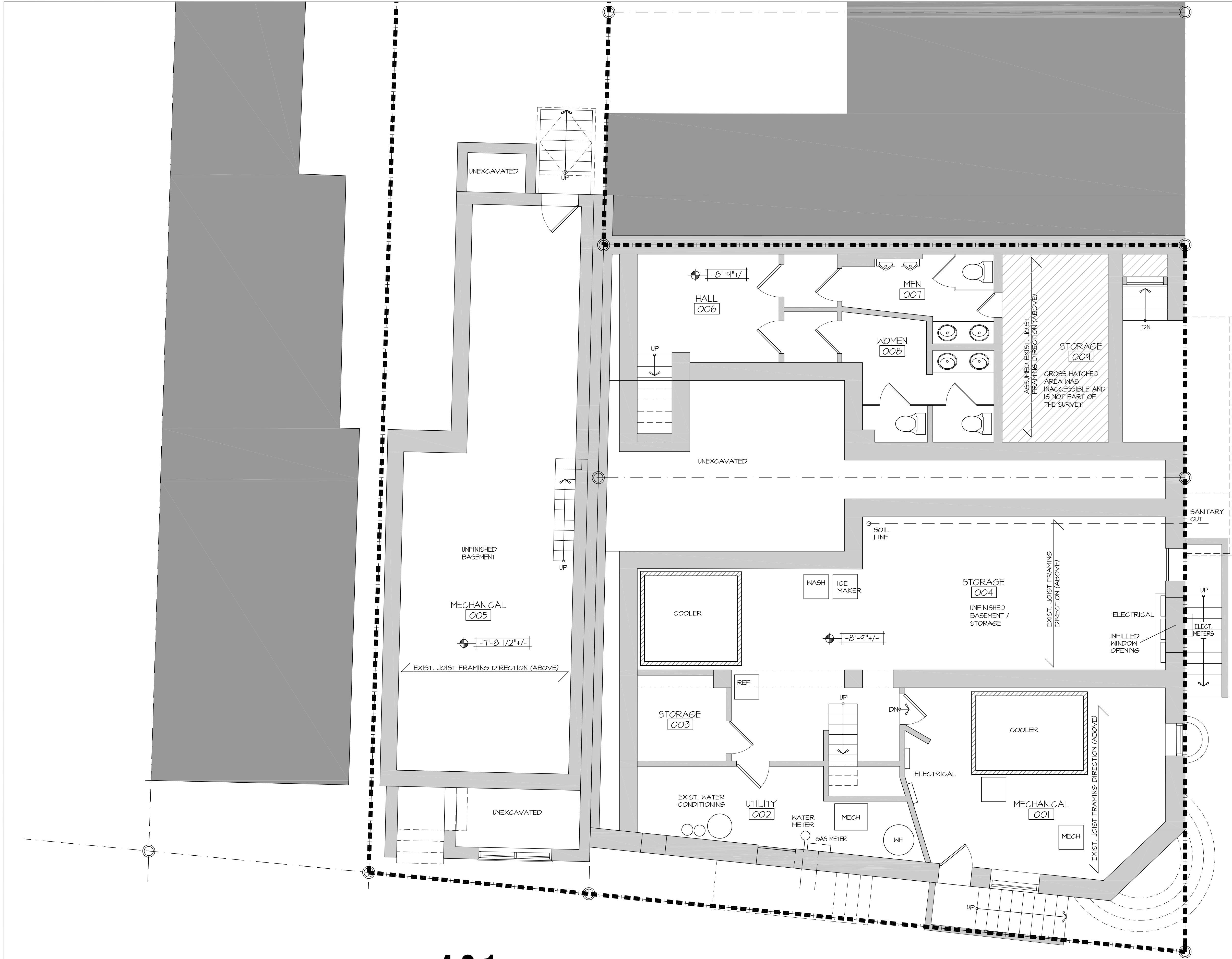
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25 SEPTEMBER 2023

SITE PLAN

SP.01



122

128

W. STRAWBERRY STREET

401

W. VINE STREET

EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"

1



****NOTES ON FIELD SURVEY**:**
EXISTING CONDITIONS OF STRUCTURES WERE FIELD MEASURED FOR ROOM CONFIGURATIONS AND OVERALL BUILDING AND ROOM SIZES; NOT ALL WINDOWS AND DOOR LOCATIONS WERE VERIFIED; DRAWN CONDITIONS OF DOORS AND WINDOWS SIZES AND LOCATIONS COULD VARY FROM FIELD CONDITIONS

GROSS BUILDING AREA CALCULATIONS:
BASEMENT: 2,665 SQFT
FIRST FLOOR: 3,165 SQFT
SECOND FLOOR: 2,987 SQFT
THIRD FLOOR: 2,317 SQFT
TOTAL: 11,134 SQFT
TOTAL APPROX. SITE AREA:
0.10 ACRES = 4,554 SQFT

existing condition drawings prepared for:

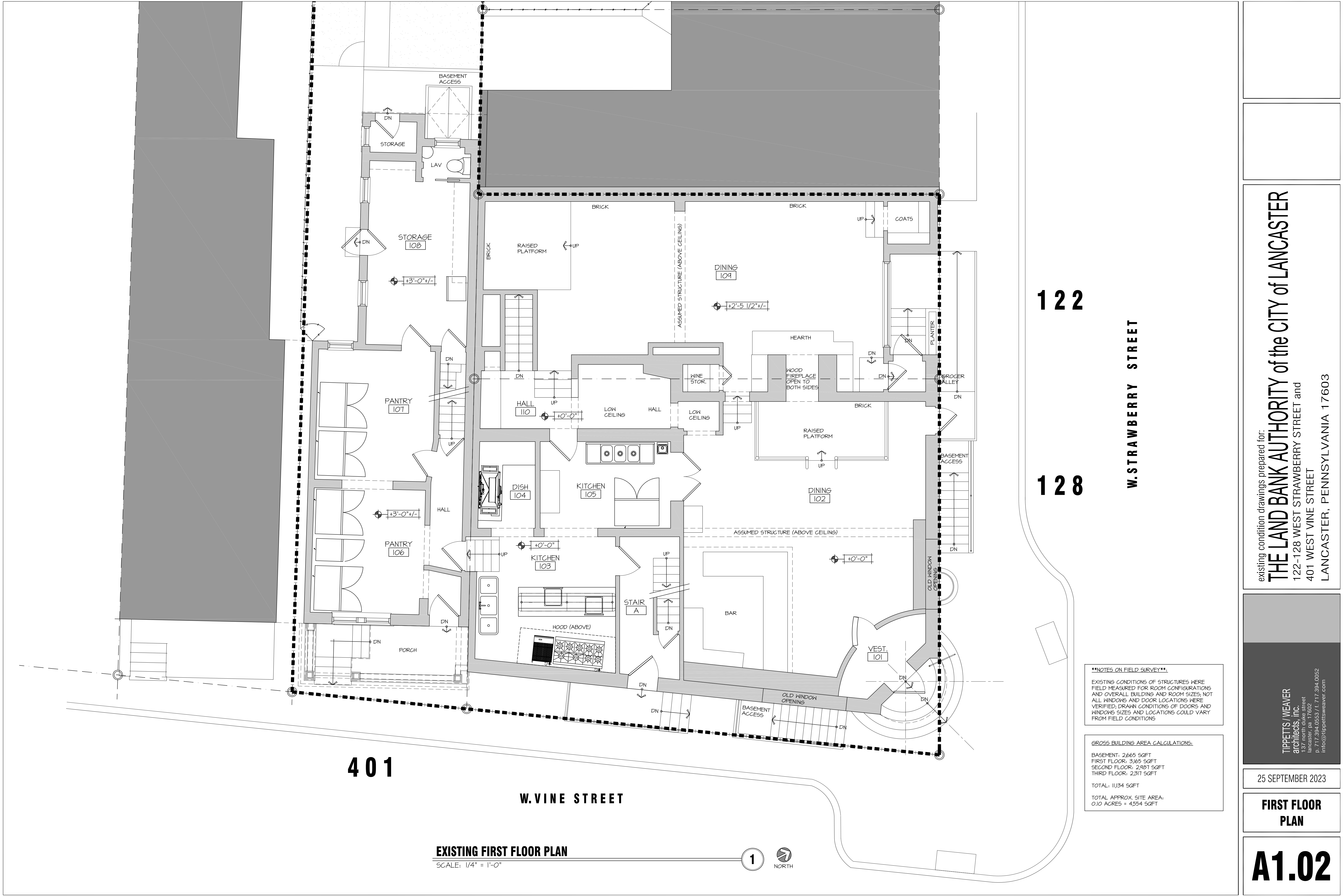
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25 SEPTEMBER 2023

**BASEMENT
PLAN**

A1.01



122

128

W. STRAWBERRY STREET

401

W. VINE STREET

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1



****NOTES ON FIELD SURVEY**:**
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THIRD FLOOR: 2,317 SQFT
TOTAL: 11,134 SQFT
TOTAL APPROX. SITE AREA:
0.10 ACRES = 4,554 SQFT

existing condition drawings prepared for:

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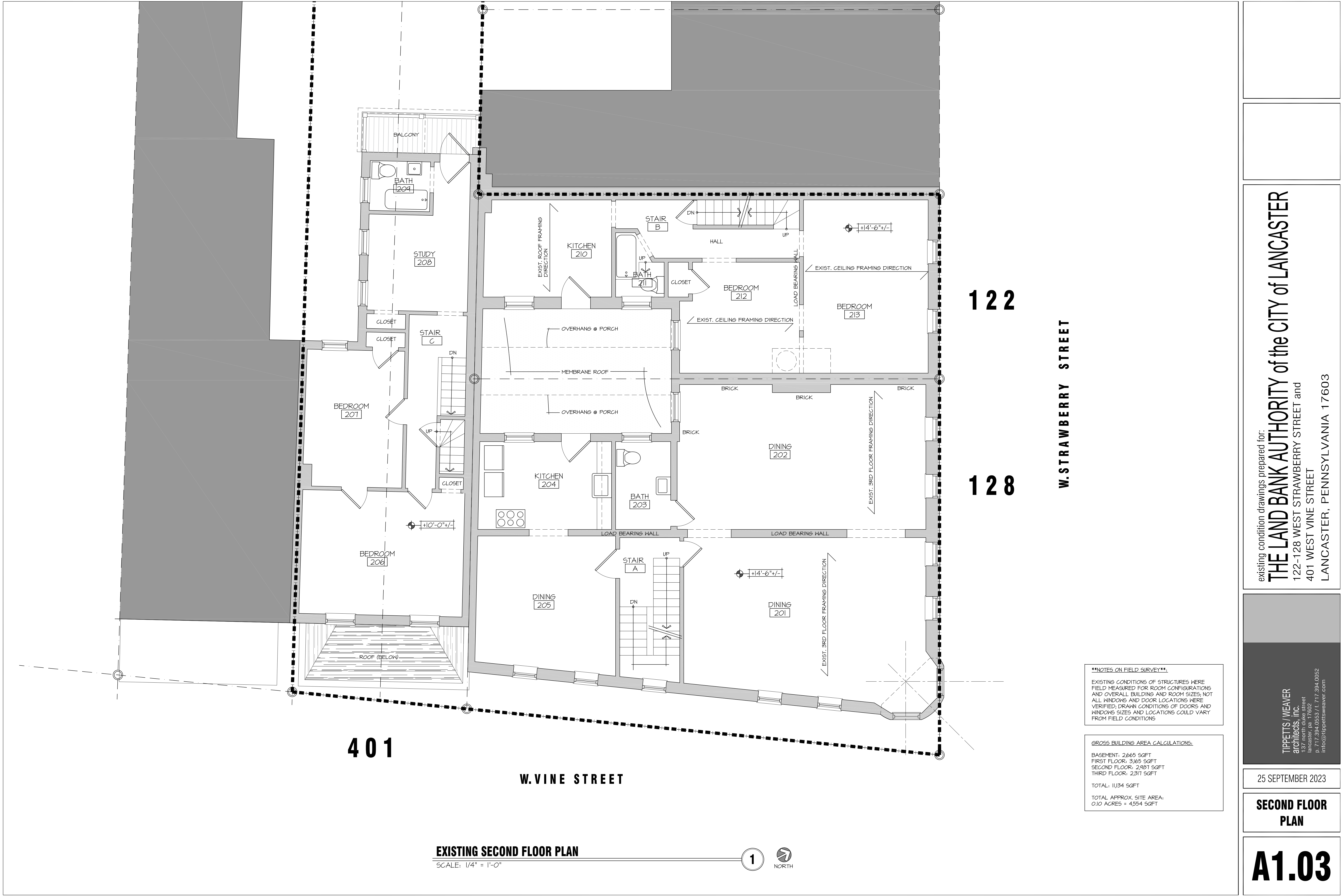
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**FIRST FLOOR
PLAN**

A1.02



existing condition drawings prepared for:
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25 SEPTEMBER 2023

**SECOND FLOOR
PLAN**

A1.03

****NOTES ON FIELD SURVEY**:**
EXISTING CONDITIONS OF STRUCTURES WERE FIELD MEASURED FOR ROOM CONFIGURATIONS AND OVERALL BUILDING AND ROOM SIZES; NOT ALL WINDOWS AND DOOR LOCATIONS WERE VERIFIED; DRAWN CONDITIONS OF DOORS AND WINDOWS SIZES AND LOCATIONS COULD VARY FROM FIELD CONDITIONS

GROSS BUILDING AREA CALCULATIONS:
BASEMENT: 2,665 SQFT
FIRST FLOOR: 3,165 SQFT
SECOND FLOOR: 2,987 SQFT
THIRD FLOOR: 2,317 SQFT
TOTAL: 11,134 SQFT
TOTAL APPROX. SITE AREA:
0.10 ACRES = 4,554 SQFT

EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 NORTH



NOTES ON FIELD SURVEY:

EXISTING CONDITIONS OF STRUCTURES WERE FIELD MEASURED FOR ROOM CONFIGURATIONS AND OVERALL BUILDING AND ROOM SIZES; NOT ALL WINDOWS AND DOOR LOCATIONS WERE VERIFIED; DRAWN CONDITIONS OF DOORS AND WINDOWS SIZES AND LOCATIONS COULD VARY FROM FIELD CONDITIONS

GROSS BUILDING AREA CALCULATIONS:

BASEMENT: 2,665 SQFT
FIRST FLOOR: 3,165 SQFT
SECOND FLOOR: 2,987 SQFT
THIRD FLOOR: 2,317 SQFT

TOTAL: 11,134 SQFT

TOTAL APPROX. SITE AREA:
0.10 ACRES = 4,554 SQFT

existing condition drawings prepared for:
THE LAND BANK AUTHORITY

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122-128 WEST STRAWBERRY STREET and

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THIRD FLOOR PLAN

A1.04

EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

1





W. VINE (SOUTH) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

1

THIRD FLOOR LEVEL
(+24'-0" +/-)

THIRD FLOOR LEVEL
@ 401 W VINE STREET (+19'-4" +/-)

SECOND FLOOR LEVEL
(+14'-6" +/-)

SECOND FLOOR LEVEL
@ 401 W VINE STREET (+10'-0" +/-)

FIRST FLOOR LEVEL
@ 401 W VINE STREET (+9'-0" +/-)

UPPER DINING LEVEL
(+2'-5 1/2" +/-)

FIRST FLOOR LEVEL
(+0'-0")

BASEMENT LEVEL
@ 401 W VINE STREET (-1'-8 1/2" +/-)

BASEMENT LEVEL
(-8'-4" +/-)



W. STRAWBERRY (EAST) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

2

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25 SEPTEMBER 2023

**PRIMARY
EXTERIOR
ELEVATIONS**

A2.01



PERSPECTIVE VIEW FROM W. STRAWBERRY

1

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PERSPECTIVE VIEW

A3.01