



REQUEST FOR PROPOSALS

FOR FEASIBILITY STUDY ON MA & PA TRAIL DEVELOPMENT

Calendar of Events

April 2, 2024: RFP publicly posted

May 15, 2024, at 4 PM: deadline for proposal submission

June 3, 2024: estimated date of proposal selection

Invitation

The York County Economic Alliance (YCEA) seeks responses to this Request for Proposals (RFP) from qualified planning, engineering, and/or landscape architecture firms interested in completing an updated plan for trail development on the former MA & PA rail corridor near and around Delta Borough and Peach Bottom Township.

As outlined in Section 2, responses to this RFP will be received by the YCEA as a PDF by email to bsalyards@yceapa.org.

Section 1: Introduction and Background

The YCEA oversees a seven-community Trail Towns program (<https://yorkcountytrailtowns.com/>), which includes five communities along the York County Heritage Rail Trail and two communities along other recreation assets.

Each community in the Trail Towns program works through an “action team” of trail users, municipal officials, businesses, and other stakeholders to develop a set of shared goals that will improve the trail user experience in their community.

Beyond these communities, YCEA is focused on the quality of place of all communities in York County and this encompasses access to recreational assets as it acts as an attractor to the county and aids the livelihoods of residents. Southern York County currently lacks access to formal trail access, causing a disparity in what recreational amenities can provide for individuals. Delta Borough, situated on the state lines of Pennsylvania and Maryland, is a small rural borough with a population of 707.

Delta Borough is a community with limited public amenities and businesses. In 2007, the borough and its neighbor Peach Bottom Township, conducted a feasibility study to build a trail along the former line of the MA & PA Railroad Corridor. The corridor dates back to the 1870s and was an important commercial route that carried both freight and passengers from York to Baltimore. Delta Borough was an important waypoint and benefited from its proximity to the rail line which ran parallel to Main Street. The railroad brought passengers to our town and was vital to the slate industry that dominated our town’s economy until the 1970’s. The Maryland section of the Ma & Pa Railroad was abandoned in 1958, and the Pennsylvania section folded in the 1980’s. The completion of the 2007 study left the community with an uncertain pathway to completion.

By evaluating the modern-day potential to establish a trail connection between Delta Borough and the surrounding landscape in Peach Bottom Township including the potential to create an off-road, bike, and pedestrian route to the Susquehanna River YCEA hopes for a clearer direction on the feasibility of developing such an amenity. Furthermore, the project would help to

achieve the Department of Conservation and Natural Resources' goal to ensure that all Pennsylvanians have access to a trail within 10 minutes of their homes.

The feasibility study aligns with the Department of Conservation and Natural Resources' goal to ensure that all Pennsylvanians have access to a trail within 10 minutes of their homes.

Additionally, this study aligns with the York County Comprehensive Plan through the Open Space & Greenways and Economic Action Plans. The feasibility study will be an integral first step for the Borough to reach a recreation and open space plan for the community and aid in finding ways to connect open spaces across municipal boundaries as identified in the Open Space & Greenways Plan.

The goal of the proposed study is to understand the feasibility of public trail in Delta Borough that allows the public to recreate and provide an accessible way for current and future residents or visitors an enhanced recreational experience in York County. As such, this study should consider the following components:

Ma & PA Feasibility Study Consideration Point(s):

- Evaluate areas of the borough where the former MA & PA Railroad Corridor intersects and identify preferred access and exit points. This includes evaluating safety, aesthetics, ease of access, regulations, parking, etc.
- In evaluation, account for the need for signage and wayfinding connecting a proposed trail to the town.
- Leverage and review the previous feasibility study from 2007 for the modern study.
- Document the current ownership of proposed parcels along the former railroad corridor.
- Evaluate ownership and management alternatives for public access points, including shared use agreements, easements and/or acquisitions.
- Estimate applicable costs for a public trail and associated improvements.

Recommendations:

- After evaluating the feasibility of access, make a formal recommendation to YCEA about the most effective site(s) for a trail.
- Provide an actionable plan for the implementation of the recommended site, that is also scalable or able to be implemented in phases dependent on available funding.
- The evaluation should consider estimated cost, property ownership, applicable state or local regulatory standards, trail user experience as primary considerations.

The study should consider ongoing planning initiatives in the community, including comprehensive parks and recreation plans; streetscape improvement feasibility studies; master site development plans and applicable capital improvement plans. YCEA staff will aid in the coordination of accessing local applicable plans.

The selected firm will work with YCEA as the lead entity, in coordination with its community partners, including but not limited to Delta Borough, York County Parks Department, York County Planning Commission, and community members.

Section 2: Submissions:

YCEA will consider responses proposing various approaches to completing the feasibility study, but all proposals should include:

- Explanation of how the firm will approach the two components outlined in Section 1.
- Description of experience completing feasibility studies of a similar nature.
- Engagement strategy for working with YCEA and other key stakeholders throughout the planning process.
 - Note: Through previous planning efforts, there has already been extensive public outreach related to this project. The selected firm will not need to undertake an extensive public engagement process as part of this scope of work.
- Estimated timeline for completion of the feasibility study.
- Budget for completion of the feasibility study.

Interested firms must submit PDF proposals to bsalyards@yceapa.org by 4 PM on May 15, 2024.

Only timely received submittals meeting the requirements of this Request for Proposals will be considered. No submittal will be considered or accepted which is submitted by a respondent that is in default under the terms of any existing agreement with YCEA or any other Pennsylvania municipality or non-profit, or which has failed to perform its obligations faithfully under any previous agreement with the YCEA. Submittals shall be signed by an authorized representative of the respondent.

Under no circumstance will YCEA be held responsible for any costs incurred for the submission of this Request for Proposals.

Section 3: Award

YCEA will select a competitive proposal based on information provided related to the submission elements outlined in Section 1. Competitive bidders will have a proven record in advancing similar projects and clearly delineate a process for completing the plan in the proposed timeline.

YCEA will give special consideration to firms with demonstrated expertise in completing similar scopes of work that led to the successful implementation of public waterway access points.

YCEA reserves the right to not select any of the submitted proposals and rebid the opportunity if the submissions do not adequately address YCEA's needs.

The estimated timeline for selecting a proposal and awarding a contract is **June 3, 2024**. However, YCEA reserves the right to review and select a proposal sooner or later than the estimate.

Questions related to the RFP may be submitted to Silas Chamberlin, Chief Strategy Officer for the York County Economic Alliance, preferably in writing by email at schamberlin@yceapa.org