

MONTGOMERY COUNTY PLANNING COMMISSION

Airy Street Prison RFEI Issuance

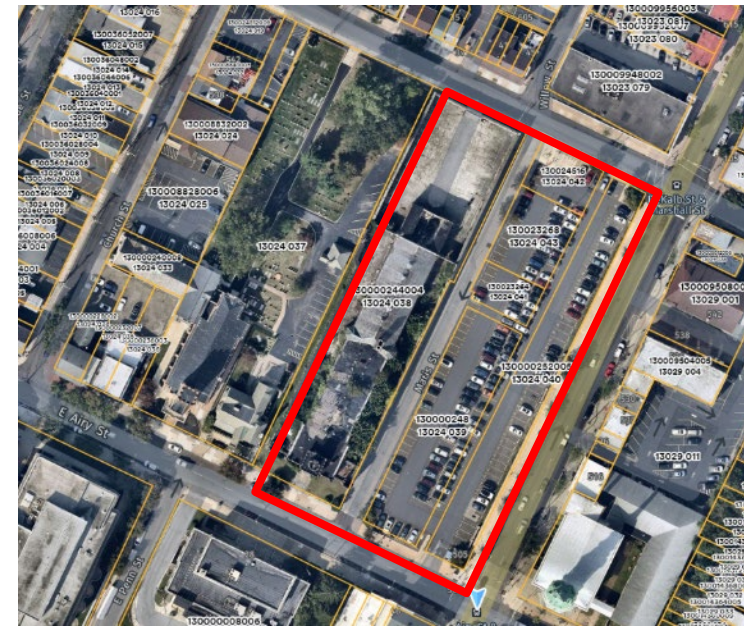


Photo courtesy of the Preservation Alliance for Greater Philadelphia

December 19, 2024

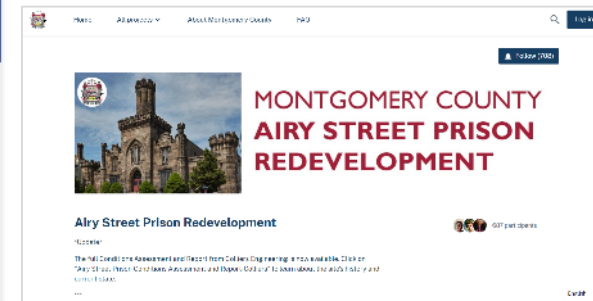
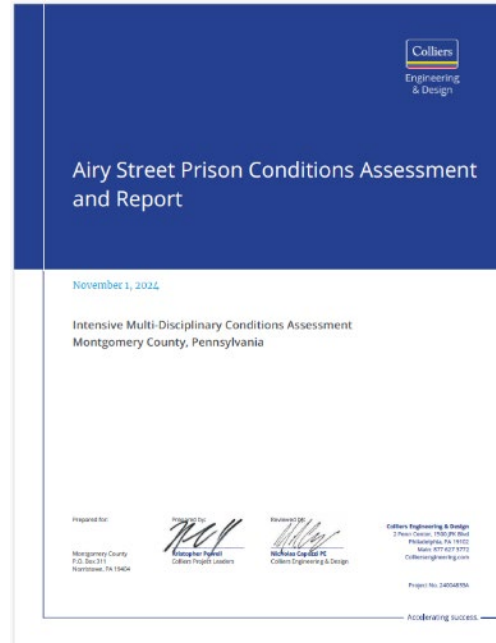
County Goals for Re-development of Parcel

1. Maximize the opportunity for a developer to preserve the most architecturally and historically relevant areas of the prison.
2. Utilize the entire tract (prison lot and parking lot area) as needed to facilitate the most opportunity for county/municipal uses and architectural preservation.
3. Inspire investment and increased revenue for Norristown.
4. Enhance public space and vibrancy of the area in conjunction with the new Justice Center campus.
5. Encourage sustainability in design and process, community connections, and construction.
6. Gain community support and meaningful participation with partners and community members through a transparent process.
7. Limit the county's public funding toward the prison's preservation and recognize that substantial private developer funding will be needed to achieve these goals.



County Activity To Date

- Demolition Permit Application Rescinded
- *Conditions Assessment Report* from Colliers Engineering and Design
- Use of Engage Montco website for communication and outreach
- Public Survey – 691 responses
- Open House – Oct. 7
- Other Informational Meetings
- RFEI Ready for Issue



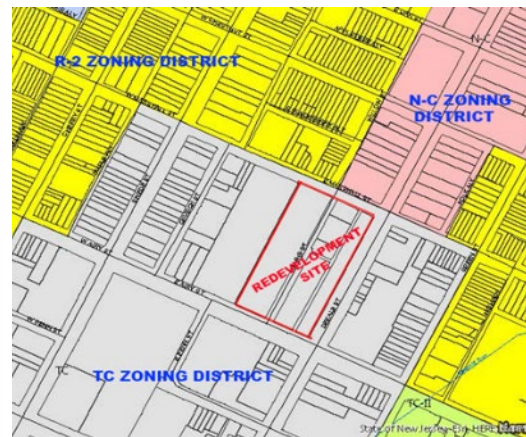
RFEI Process

- What is an RFEI
- Components of the RFEI
 - Site Characteristics
 - Preservation Emphasis
 - Norristown Context
 - Public Participation
 - Submission Requirements
 - Selection Criteria
 - Post-Submission Process
- Responses are due by April 15

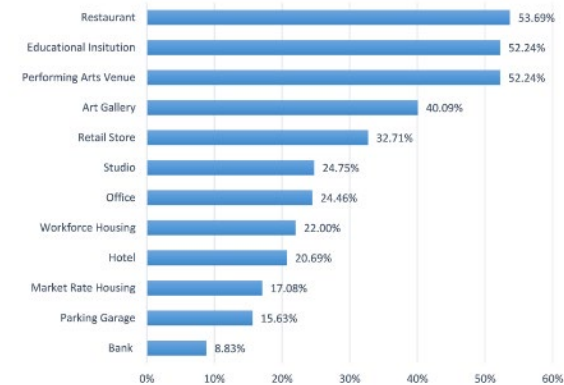
What is an RFEI?

A Request For Expression Of Interest (RFEI) is a formal invitation to a developer to submit a proposal for a specific site.

The RFEI usually includes the goals and expectations for the project. The developers who respond lay out their vision for the site.



WHAT DO YOU THINK WOULD BE THE BEST USE(S) FOR THE SITE?



Public-Private Partnership

- County Use Requirements
 - Office Use - 40,000 sf
 - Structured Parking
 - Minimum 350 spaces
- County Uses may be integrated with private development across tract OR separated out
- Public-Private Partnership (P3)
 - Preference is for the county to maintain ownership and a long-term lease for non-county uses
 - Creative alternatives considered



RFEI Selection Criteria and Post-RFEI

- County Review Committee
- Shortlist of finalists anticipated with additional submission requirements at that stage
- Selected Developer:
 - Negotiate conditions of P3
 - Prepare MOU
 - Present plan to the public

Firm
Qualifications

Historic
Preservation

County
Facilities

Design
Elements

Public-Private
Partnership

MBE/DBE/WBE
Minority/Disadvantaged/
Women Business
Enterprise



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