



Joint Development Opportunity

AMTRAN will select a private sector individual or firm through a competitive procurement process to re-develop the vacant 2+ acre section of the Trolleyworks Business Park in Altoona, Pennsylvania.

In November 2008, AMTRAN, Altoona's public transit authority, purchased a 3.2 acre site formerly known as Roaring River Mills near the intersection of Logan Boulevard (SR 36) and Sixth Avenue (SR 764). The site includes two buildings and more than two acres of vacant land. AMTRAN is completing the renovation of the larger building, the former Gold's Gym on Fifth Avenue, to include a large conference/training room for AMTRAN plus two office/flex lease spaces available for occupancy in January 2010.

AMTRAN is seeking a private sector individual or firm to re-develop the remaining property fronting Sixth Avenue. We are looking for a project that is innovative and that is compatible with local zoning, the community and our own project. We do not want to sell the property but prefer to enter into a long-term ground lease in order to generate ongoing revenue for the agency while taking advantage of the Federal Transit Administration's Joint Development Program and associated benefits.



AMTRAN will select a developer through a competitive procurement process or Request for Proposals (RFP). The RFP was released October 1, 2009. The deadline for initial proposals is January 29, 2010. Experienced developers should contact:

Eric Wolf, General Manager
 AMTRAN
 3301 Fifth Avenue
 Altoona, PA 16602
EricWolf@amtran.org
 814-944-4074

For more information, visit www.amtran.org.

LOCATION

State: Pennsylvania
 County: Blair
 City: Altoona
 Address: 3311-3427 Sixth Avenue
 Altoona, PA 16602

VALUE-ADDED BY AMTRAN TO THE JOINT DEVELOPMENT SITE

- Act 2 Special Industrial Clearance and environmental clean up — \$200,000
- Demolition of Roaring River Mills building — \$146,000
- Renovation of one historic 8,750 sf building — \$1.5 million
- Partner supporting developer's approval processes

UTILITIES

Electric – First Energy/Penelec
 Natural Gas – Dominion Peoples
 Water/Sewer – Altoona City Authority
 Telephone – Verizon, Inc.

ZONING

The Roaring River Mills site is zoned I-L Light Industrial Zone under Section 510 of Altoona's Planning Code. Generally, this zone provides for most types of manufacturing, warehousing and offices.