

INTER

OFFICE

MEMO

To: HARRISBURG CITY COUNCIL
From: Kirk Petroski, City Clerk
LEGISLATIVE APPROVAL FORM

Date:

LEGISLATIVE APPROVAL FORM/CERTIFICATE OF ACCEPTANCE

BILL NO. 20-2020 RESOLUTION NO. -2020

THE ABOVE LISTED ITEM WAS WRITTEN AND PREPARED FOR FINAL INTRODUCTION AT THE HARRISBURG CITY SOLICITOR'S OFFICE ON:

Ryan E. Baldoch
Sr. Deputy City Solicitor

11/23/2020
Date

Requested by Department/Bureau: Planning

Department/Bureau Contact Person: Geoff Knight

For Action on or before: Public Hearing required

The attached was received in the Office of the City Clerk for introduction on

Received by: _____

Date: _____

1 **BILL NO. _____ OF 2020**

2
3 Moved by: _____
4

5 An Ordinance vacating and striking from the Official Map of the City of Harrisburg
6 rights-of-ways within the block bounded by the Boyd Street urban meadow, North 4th Street, Reily
7 Street, and Logan Street and within the block bounded by Harris Street, North 4th Street, the Boyd
8 Street urban meadow and Logan Street pursuant to Chapter 3-109 of the Codified Ordinances of the
9 City of Harrisburg.

10 **WHEREAS**, Doug Neidich on behalf of Greenworks Development submitted a Petition to
11 Vacate Street which is attached hereto as Exhibit “A”; and

12
13 **WHEREAS**, the Petition to Vacate Street is signed by a majority of the owners of the
14 abutting properties, in interest and frontage, in accordance with the Third Class City Code, 11
15 Pa.C.S. § 12918; and

16
17 **WHEREAS**, the Petitioner is proposing to vacate six (6) rights-of-way (grocer’s alleys)
18 identified as Alleys “A” through “F” on the Site Plan attached hereto as Exhibit “B”;

19
20 **WHEREAS**, the Petitioner is proposing to vacate a small right-of-way (grocer’s alley)
21 Between Logan Street and North 4th Street which extends south from Boyd Street to the north,
22 which is approximately a 25’ long by 4’ wide right-of-way (Alley “A”); and

23
24 **WHEREAS**, the Petitioner is proposing to vacate a small right-of-way (grocer’s alley)
25 running from Logan Street eastward into the interior of the 300 block of Reily Street, which is an
26 approximately 3’ wide by 120’ long right-of-way (Alley “B”); and

27
28 **WHEREAS**, the Petitioner is proposing to vacate a right-of-way which is an 8’ wide by
29 125’ long right-of-way, running from Harris Street south into the 300 block of Harris Street
30 (Alley “F”) and various rights-of-way (grocer’s alleys) running throughout the interior of the 300
31 block of Harris Street, which includes a 4.25’ wide by approximately 85’ long right-of-way
32 (Alley “C”) and a 4’ wide by approximately 92’ long right of way (Alley “E”) and a 17’ long by
33 4’ wide right-of-way extending into the block from Logan Street to the east (Alley “D”); and

34
35 **WHEREAS**, the vacation of these alleys will allow the owner to consolidate the lots and
36 expedite the land development of the site and obviate zoning relief requests; and

37
38 **WHEREAS**, there will be no transportation impacts since these alleys do not have any
39 function within the city’s vehicular or pedestrian network; and

40
41 **WHEREAS**, there will be no emergency services impacts; and

42 **WHEREAS**, the City Engineer’s comments are attached hereto as Exhibit “C”; and

43

44 **WHEREAS**, the Codes Bureau, Fire Bureau, and Police Bureau have no issues with the
45 proposal; and

46

47 **WHEREAS**, the Law Bureau and CRW have no comment; and

48

49 **WHEREAS**, the Dauphin County Planning Commission’s comments are attached hereto as
50 Exhibit “D”; and

51

52 **WHEREAS**, the Harrisburg Planning Commission reviewed the Petitions at its regular
53 meeting on October 7, 2020 and heard testimony from the Applicant and the reports of the Planning
54 Commission staff, which are attached hereto as Exhibits “E” and “F”; and

55 **WHEREAS**, the Harrisburg Planning Commission by a vote of (5-0) recommended that
56 Harrisburg City Council approve the request with the following condition:

- 57 1. If there is water or stormsewer infrastructure managed by Capital Region Water running
58 along or through the right-of-way to be vacated, the Applicant shall coordinate with the
59 authority to address any outstanding issues related to access or maintenance.
60

61 **WHEREAS**, the Harrisburg Planning Commission recommended that Harrisburg City
62 Council approve the request for the following reasons:

- 63 1. The existing right-of-way is essentially a paper street running across a surface parking lot
64 on-site, with access was restricted to the general public by an access gate. The other
65 rights-of-way are paper streets and have no impact on traffic circulation.
66 2. The proposed street vacation will permit the subsequent lot consolidation of the
67 properties on the site, thereby allowing eventual development of a mixed-use
68 development to occur without necessitating numerous Variances and Special Exception
69 requests for relief from the Development Standards in Section 7-307.3 of the Zoning
70 Code.
71

72 **WHEREAS**, the Resolutions of the Harrisburg Planning Commission are attached hereto
73 as Exhibits “G” and “H”; and

74 **WHEREAS**, as a requirement for final passage, City Council shall hold a public hearing
75 to consider the requested street vacation and provide public notice of said public hearing
76 pursuant to the Third Class City Code, 11 Pa.C.S § 12919 and §402(b) of the Pennsylvania
77 Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended; and
78

79 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
80 **HARRISBURG, AND IT IS HEREBY ENACTED BY AUTHORITY OF THE SAME**, as
81 follows:

82

83 SECTION 1. ALLEY “A”. BEGINNING at a point on the south side of Boyd Street (Closed per
84 Ordinance No. 28-2007), said point being a distance of eighty-six and zero hundredths feet

85 (86.00') west of the intersection of the western right-of-way line of North 4th Street (60' wide
86 right-of-way) and the southern right-of-way line of Boyd Street (closed), thence South twenty-
87 nine degrees, thirty minutes, forty-eight seconds East (S 29° 30' 48" E), a distance of twenty-five
88 and zero hundredths feet (25.00') to a point; thence South sixty degrees, thirty minutes, forty-six
89 seconds West (S 60° 30' 46" W), a distance of four and zero hundredths feet (4.00') to a point;
90 thence North twenty-nine degrees, thirty minutes, forty-eight seconds West (N 29° 30' 48" W), a
91 distance of twenty-five and zero hundredths feet (25.00') to a point, said point being situate on
92 the south side of the aforementioned Boyd Street (closed); thence along the south side of Boyd
93 Street North sixty degrees, thirty minutes, forty-six seconds East (N 60° 30' 46" E), a distance of
94 four and zero hundredths feet (4.00') to the PLACE OF BEGINNING.

95 Containing 99.9 Square feet or 0.002 acres

96

97 ALLEY "B". BEGINNING at a point on the eastern right-of-way line of Logan Street (20'
98 wide), said point being a distance of one hundred fifty-five and ninety-six hundredths feet
99 (155.96') north of the intersection of the northern right-of-way line of Reily Street (80' wide
100 right-of-way) and the eastern right-of-way line of Logan Street (20' wide right-of-way), thence
101 along the eastern right-of-way line of said Logan Street North twenty-nine degrees, twenty-six
102 minutes, twenty seconds West (N 29° 26' 20" W), a distance of three and zero hundredths feet
103 (3.00') to a point; thence North sixty degrees, thirty minutes, forty-six seconds East (N 60° 30'
104 46" E), a distance of one hundred nineteen and seventy-eight hundredths feet (119.78') to a
105 point; thence South twenty-nine degrees, thirty minutes, forty-eight second East (S 29° 30' 48"
106 E), a distance of three and zero hundredths feet (3.00') to a point; thence South sixty degrees,
107 thirty minutes, forty-six seconds West (S 60° 30' 46" W), a distance of one hundred nineteen and
108 seventy-eight hundredths feet (119.78') to the PLACE OF BEGINNING.

109 Containing 359.3 Square Feet or 0.008 acres

110

111 ALLEY "C". BEGINNING at a point on the north side of Boyd Street (Closed per Ordinance
112 No. 28-2007), said point being a distance of seventy and zero hundredths feet (70.00') West of
113 the intersection of the western right-of-way line of North 4th Street (60' wide right-of-way) and
114 the northern right-of-way line of Boyd Street (Closed), thence South sixty degrees, thirty
115 minutes, forty-six seconds West (S 60° 30' 46" W), a distance of four and twenty-five
116 hundredths (4.25') to a point; thence North twenty-nine degrees, thirty minutes, forty-four
117 seconds West (N 29° 30' 44" W), a distance of eight-four and ninety-nine hundredths feet
118 (84.99') to a point; thence North sixty degrees, thirty minutes, forty-six seconds East (N 60° 30'
119 46" E), a distance of four and twenty-five hundredths feet (4.25') to a point; thence South
120 twenty-nine degrees, thirty minutes, forty-four seconds East (S 29° 30' 44" E), a distance of
121 eighty-four and ninety-nine hundredths feet (84.99') to the PLACE OF BEGINNING.

122 Containing 361.3 Square Feet or 0.008 acres

123

124 ALLEY "D". BEGINNING at a point on the eastern right-of-way line of Logan Street (20' wide
125 right-of-way), said point being a distance of one hundred twenty-five and zero hundredths feet
126 (125.00') south of the intersection of the southern right-of-way line of Harris Street (60' wide

127 right-of-way), and the eastern right-of-way line of Logan Street, thence North sixty degrees,
128 thirty minutes, forty-six seconds East (N 60° 30' 46" E), a distance of seventeen and zero
129 hundredths feet (17.00') to a point; thence South twenty-nine degrees, thirty minutes, forty-four
130 seconds East (S 29° 30' 44" E), a distance of four and zero hundredths feet (4.00') to a point;
131 thence South sixty degrees, thirty minutes, forty-six seconds West (S 60° 30' 46" W), a distance
132 of seventeen and zero hundredths fee (17.00') to a point, said point being situate on the
133 aforementioned eastern right-of-way line of Logan Street; thence along said eastern right-of-way
134 line of Logan Street North twenty-nine degrees, twenty-six minutes, twenty seconds West (N 29°
135 26' 20" W), a distance of four and zero hundredths feet (4.00') to the PLACE OF BEGINNING.
136 Containing 42 Square Feet or 0.001 acres

137
138 ALLEY "E". BEGINNING at a point, said point being the northeast corner of Alley "E", said
139 point being further described as the northwest corner of Alley "C", thence South twenty-nine
140 degrees, thirty minutes, forty-four seconds East (S 29° 30' 44" E), a distance of four and zero
141 hundredths feet (4.00') to a point; thence South sixty degrees, thirty minutes, forty-six seconds
142 West (S 60° 30' 46" W), a distance of eight-seven and sixty hundredths feet (87.60') to a point;
143 thence North twenty-nine degrees, thirty minutes, forty-four seconds West (N 29° 30' 44" W), a
144 distance of four and zero hundredths feet (4.00') to a point; thence along the southern right-of-
145 way line of the property at 329 Harris Street North sixty degrees, thirty minutes, forty-six
146 seconds East (N 60° 30' 46" E), a distance of eight-seven and sixty hundredths feet (87.60') to
147 the PLACE OF BEGINNING.
148 Containing 350.4 Square Feet or 0.008 acres

149
150 ALLEY "F". BEGINNING at a point on the Southern right-of-way line of Harris Street (60'
151 wide right-of-way), said point being a distance of seventy-two and fifty hundredths feet (72.50')
152 west of the intersection of the southern right-of-way line of Harris Street (60' wide right-of-way)
153 and the eastern right-of-way line of North 4th Street (60' wide right-of-way), thence South
154 twenty-nine degrees, thirty minutes, forty-four seconds East (S 29° 30' 44" E), a distance of one
155 hundred twenty-five and zero hundredths feet (125.00') to a point; thence South sixty degrees,
156 thirty minutes, forty-six seconds West (S 60° 30' 46" W), a distance of eight and zero
157 hundredths feet (8.00') to a point; thence North twenty-nine degrees, thirty minutes, forty-four
158 seconds West (N 29° 30' 44" W), a distance of one hundred twenty-five and zero hundredths feet
159 (125.00') to a point, said point being situate on the aforementioned southern right-of-way line of
160 Harris Street; thence along the Southern right-of-way line of Harris Street North sixty degrees,
161 thirty minutes, forty-six seconds East (N 60° 30' 46" E), a distance of eight and zero hundredths
162 feet (8.00') to the PLACE OF BEGINNING.
163 Containing 1000.0 Square Feet or 0.023 acres

164
165 The above are hereby VACATED and STRICKEN from the Official Map of the City of
166 Harrisburg, subject to the conditions noted in Section 2 below.

167

168 SECTION 2. RESERVATION OF EASEMENTS. The street vacation is granted with
169 easements under and upon the property reserved for the benefit of and conveyed to utilities, their
170 successors and assigns in which to access, construct, operate, maintain, repair, replace, improve,
171 remove and enlarge utility systems.

172

173 SECTION 3. RECORDATION. The City Engineer is hereby directed to make appropriate
174 changes to the Official Map of the City of Harrisburg.

175

176 SECTION 4. DELEGATION. Appropriate City officials are authorized and directed to take
177 such actions as are necessary to effectuate this ordinance.

178

179 SECTION 5. SEVERABILITY. If any provision, sentence, clause, section, or part of this
180 ordinance or the application thereof to any person or circumstance is for any reason found to be
181 unconstitutional, illegal, or invalid by a court of competent jurisdiction, such unconstitutionality,
182 illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences,
183 clauses, sections or parts of this ordinance. It is declared as the intent of the Council of the City
184 of Harrisburg that this ordinance would have been adopted had such unconstitutional, illegal, or
185 invalid provision, sentence, clause, section, or part not been included.

186

187 SECTION 6. REPEALER. All ordinances or parts of ordinances in conflict herewith be and the
188 same are hereby repealed.

189

190 SECTION 7. EFFECTIVE DATE. This ordinance shall take effect in accordance with the law.

191

192 Seconded by: _____

193

194

195

196

197

198

199

Exhibit A



PETITION TO VACATE A STREET

**The City Council
 The Rev. Dr. Martin Luther King, Jr. City Government Center
 10 North Second Street
 Harrisburg, PA 17101-1678**

To the Honorable Council Members:

We, the owners of properties abutting on the line of 1 - Howard Alley
2 - multiple alleys
 between 1 - Boyd St. (Street to be vacated)
2 - Reily, St N. 4th St, Boyd St. (closed), 1 - Harris St.
Harris St, Logan St, & N. 3rd St and 2 - Reily, St N. 4th St, Boyd St. (closed),
Harris St, Logan St, & N. 3rd St
 (Nearest and Intersecting Streets)

in the City of Harrisburg, respectfully represent: That we are a majority in number of persons owning properties, or owners of a majority of the feet frontage abutting on the line of said highway between the points named, and that we desire the same to be vacated and stricken from the City Official Map.

And in consideration of the benefit and advantage which we believe will accrue to our properties by reason of said vacation and striking from the City Official Map, we do hereby covenant, promise, and agree that we and each of us will release and by these presents we do release the said City of Harrisburg of and from all damages or claims for damages by reason of the vacating and striking from the City Official Map of

1 - Howard Alley 1 - Boyd St.
2 - multiple alleys 2 - Reily, St N. 4th St, Boyd St. (closed),
Harris St, Logan St, & N. 3rd St
 between (Street to be vacated) (Nearest Intersecting Streets)
1 - Harris St.
2 - Reily, St N. 4th St, Boyd St. (closed),
 and Harris St, Logan St, & N. 3rd St
 (Nearest Intersecting Streets)

We, therefore, pray your Honorable Body to enact the necessary legislation to vacate and strike from the City Official Map, said Howard Alley and private between the points above named. And we will ever pray, etc. alleyways noted above

Owner	Address	Frontage (in ft)	Date
By: Mid-Town Campus, LP	320 Reily St. (private alleys)	16.00-ft	9/11/2020
By: Mid-Town Campus, LP	320 Reily St. (Howard Alley)	unknown	9/11/2020
By: Mid-Town Campus, LP	348 Boyd St.	16.00-ft	9/11/2020
By: Mid-Town Campus, LP	1601 N 3rd St.	16.00-ft	9/11/2020
By:			



COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF DAUPHIN : SS:
 :

On this, the 19th day of November, 2020, before me, the undersigned officer a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Douglas A. Neidich, who acknowledged him/herself to be the CEO of Greenworks Development and the he/she, of such office, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing for Greenworks Development by him/herself as CEO and deposes and says that the facts set forth in the foregoing petition are true and correct to the best of his knowledge and belief.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
 Jill L. Baughman, Notary Public
 Dauphin County
 My commission expires April 29, 2023
 Commission number 1290285
 Member, Pennsylvania Association of Notaries

Jill L. Baughman
 Notary Public

MY COMMISSION EXPIRES: 04/29/2023



CITY OF HARRISBURG STREET VACATION PETITION

Information Sheet

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.

Contact Ben Schmidt at 717-255-6408 or bschmidt@harrisburgpa.gov to schedule a meeting.

Property Address of Owner

320 Reily St, Harrisburg, PA
348 Boyd St., Harrisburg, PA
1601 N. 3rd St., Harrisburg, PA

Tax Parcel ID Number

06-006-043
12-015-051
12-010-135

Street(s) or Portion Thereof to be Vacated

Howard Alley - unknown dimensions, between Boyd (closed) and Harris St.
4-ft pedestrian alleys bounded by Logan, Boyd (closed), N. 4th & Reily Streets
4-ft, 8-ft & 4-ft 3-in alleys bound by Logan, Boyd (closed), N. 4th, & Harris Streets
4-ft pedestrian alley on the south side of Clinton St. between N. 3rd & Logan Street

**Criteria for Street Vacations: Provide as much information and be as specific as possible.
(Use Additional Sheets If Necessary)**

1. Please explain the purpose of this request.

It is the intent of this request to vacate Howard Alley and multiple pedestrian alleyways and join said alleyways to adjoining properties via a lot consolidation plan to create three properties to be used for future development in Midtown Harrisburg

2. If the street vacation is approved, what benefit will it provide to the public?

The public benefit of the project will include the future development of the property, which currently is a vacant parcel. Economic development in the area will result in the form of new housing, business, taxes and community vibrancy.

3. If the street vacation is approved, how will it benefit the neighborhood and/or businesses?

The Midtown area will benefit from the ultimate development project by increasing the amount of residential units in the area, increasing local business opportunities and providing economic development in the area.

4. Is the street vacation request consistent with the City's Comprehensive Plan, including the Transportation Element, and adopted regional transportation plans?

Yes.



5. Has the traffic analysis report been performed no more than six (6) months prior to the application date? What are the average daily peak and nonpeak traffic trips?
No traffic analysis is required to vacate the Howard and alleyways. The subsequent development project will analyze the local traffic in accordance with the City's standards for development.
6. If the street vacation is approved, what is the transportation impact on the surrounding streets?
No transportation impacts will result from the vacation of the pedestrian alleyways or Howard Alley. These are not used for traffic currently.
7. If the street vacation is approved, will it impact future development of existing parcels adjacent to the portion of the street being vacated?
By vacating Howard Alley and alleyways, the lots/block can be consolidated into one tract of land, which will allow for the future development planned on each property.
8. What are the current maintenance costs to the City of Harrisburg (i.e. street cleaning, paving, maintenance of light fixtures, street repairs)? Will the applicant maintain or make improvements to the portion of the street being vacated?
There is currently no maintenance costs incurred by the City of Harrisburg for any of the existing alleyways. They exist only in deeds of record and function as a part of the current vacant lot. No maintenance is provided currently.
9. Does the applicant have the ability to undertake repair and maintenance of the street if the street vacation is approved?
Yes, the area is currently maintained by the applicant. This would continue in its current condition and in the future phases of development.
10. If the street vacation is approved, what impact will it have on abutting property owners who did not sign the petition, if applicable?
No adverse impacts are anticipated on abutting property owners, as all abutting properties are held in common ownership. These properties will be consolidated in the future development.
11. If the street vacation is approved, what impact will it have on emergency response providers?
No adverse impacts will result from the vacation, as the alleyways exist as a part of the current vacant lot/parking lot.



Applicant

Name Doug Neidich

Company GreenWorks Development

Address 1426 N. Third St, Suite 125, Harrisburg, PA 17102

Phone 717-514-0751

Email dneidich@greenworksdev.com

Main Contact for Project (if different from the Applicant)

Name W. Casey Deller, PE

Company KCI Technologies, Inc.

Address 5501 Louise Dr., Mechanicsburg, PA 17055

Phone 717-516-7614

Email casey.deller@kci.com

Property Owner (if different from the Applicant) OF ADJACENT PARCELS/LOTS ONLY

Name Harrisburg Area Community College

Company See Above

Address One HACC Drive, Harrisburg, PA 17110

Phone (717) 780-2648

Email tlsandoe@hacc.edu

APPLICANT/OWNER CERTIFICATION

I hereby certify that the proposed request is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

[Signature] 11.19.20
Applicant's Signature Date

Harrisburg Area Community College
By: [Signature] 11/19/2020
Property Owner's Signature Date
Timothy Sandoe, Vice President of Finance

The owner must sign this application. The applicant signature is required when different from owner

Exhibit B

Exhibit C

Plans & Permits Unit Review Sheet

Date Issued: September 21, 2020

The following cases are scheduled for Harrisburg Planning Commission review at their regularly scheduled October 7, 2020 meeting. Please review and comment by **Thursday, October 2, 2020**. Please return all materials unmarked, including blueprints and drawings, to **Geoffrey Knight** (ext. 6637) in the Planning Bureau, Suite 206.

Thank you for your time.

Reviewed by:

- City Engineer
- Codes Bureau
- Fire Bureau
- Police Bureau
- Law Bureau
- Capital Region Water

- 1 **Street Vacation for a paper street**, filed by Doug Neidich with GreenWorks Development, in order to vacate the small grocer's alley extending from Logan Street approximately 120 feet to the east, into the interior of the block bounded by the Boyd Street urban meadow, North 4th Street, Reily Street, and Logan Street, to effectuate the consolidation of the project site to obviate various zoning relief requests that may be necessitated by a future development proposal.

No issues from this Bureau/Office.

Issues/Conditions: *No extension of the set back along Boyd St. 1530 N. 4th Street is not currently part of a lot consolidation plan. The owner of 1530 N. 4th must sign petition to vacate; H.A.C.*

Recommend denial for the following reasons: _____

- 2 **Street Vacation for Howard Alley and various paper street**, filed by Doug Neidich with GreenWorks Development, in order to vacate Howard Alley, from Harris Street to Boyd Street, as well as the various grocer's alleys within the block bounded by Harris Street, North 4th Street, the Boyd Street urban meadow, and Logan Street, to effectuate the consolidation of the project site to obviate various zoning relief requests that may be necessitated by a future development proposal.

No issues from this Bureau/Office.

Issues/Conditions: No extension of the set back along Boyd St.

Recommend denial for the following reasons: _____

SIGNATURE: 

DATE: 9/23/2020

Exhibit D

DAUPHIN COUNTY PLANNING COMMISSION

DAUPHIN COUNTY COURTHOUSE – HARRISBURG, PENNSYLVANIA 17101

STAFF OFFICE
112 Market Street, 2nd Floor
Harrisburg, Pennsylvania 17101-2015
Telephone 717-234-2639
Fax 717-234-4058
e-mail: planning@tcrpc-pa.org

October 5, 2020

Geoffrey Knight
Planning Director, City of Harrisburg
Department of Community and Economic Development
10 North 2nd Street, Suite 206
Harrisburg, PA 17101

Re: Street Vacation – Paper street in Harrisburg City

Dear Mr. Knight:

The Dauphin County Planning Commission reviewed the above-noted street vacation at its meeting on October 5th, 2020.

The application seeks a vacation of a paper street (grocer's alley) from Logan Street to the interior block of Boyd Street, North 4th Street, Reily Street, and Logan Street. The vacation is associated with a lot consolidation plan for a site at "320 Reily Street". Please note that this vacation is being requested in tandem with another vacation request for Howard Alley and various paper streets, which are associated with the lot consolidation plan for 1530 North 4th Street.

The unnamed alley/street is currently paved but exists as part of an operating parking lot. The Dauphin County Planning Commission concurs with the proposed vacation, provided that existing and future access to utility service and maintenance are not adversely affected. Please direct any questions concerning this review to Alexa Korber at the above staff office.

Thank you for the opportunity to review this proposal.

Sincerely,



E. Chris Abruzzo
Chairman

DAUPHIN COUNTY PLANNING COMMISSION

DAUPHIN COUNTY COURTHOUSE – HARRISBURG, PENNSYLVANIA 17101

STAFF OFFICE
112 Market Street, 2nd Floor
Harrisburg, Pennsylvania 17101-2015
Telephone 717-234-2639
Fax 717-234-4058
e-mail: planning@dcrc-pa.org

October 5, 2020

Geoffrey Knight
Planning Director, City of Harrisburg
Department of Community and Economic Development
10 North 2nd Street, Suite 206
Harrisburg, PA 17101

Re: Street Vacation – Howard Alley and Various Paper Streets

Dear Mr. Knight:

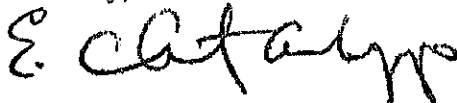
The Dauphin County Planning Commission reviewed the above-noted street vacation at its meeting on October 5th, 2020.

The application seeks to vacate the portion of Howard Alley from Harris Street to Boyd Street as well as various paper streets within the same block. The request is associated with a lot consolidation plan for 1540 North Third Street, also called 329 Harris Street. It is being made in tandem with another request for vacation associated with a lot consolidation at 320 Reily Street.

Howard Alley is currently paved but is part of an existing operational parking lot, as are the additional paper streets. The Dauphin County Planning Commission concurs with the proposed vacation, provided that existing and future access to utility service and maintenance are not adversely affected. Please direct any questions concerning this review to Alexa Korber at the above staff office.

Thank you for the opportunity to review this proposal.

Sincerely,



E. Chris Abruzzo
Chairman

Exhibit E



Eric Papenfuse, Mayor

PLANNING BUREAU CASE REPORT

Street Vacation Application

Street Vacation: 300 block of Reily Street (320 Reily Street)

APPLICANT:

Doug Neidich w/ GreenWorks Development

APPLICANT STATUS:

Adjacent Property Owner/Equitable Owner

ZONING:

N/A

HISTORIC DISTRICT:

N/A

APPLICATION DATE:

September 11, 2020

HPC DATE:

October 7, 2020

SITE VISIT/POSTING DATE(S):

September 30, 2020

FLOODPLAIN:

Zone X (No Floodplain)

REQUEST:

The Applicant is requesting to vacate rights-of-way (grocer's alleys) in the block bounded by the Boyd Street urban meadow, North 4th Street, Reily Street, and Logan Street to effectuate the consolidation and development of the site for an eventual mixed-use development project on-site.

PROPERTY DESCRIPTION:

The Applicant is proposing to vacate the small right-of-way (grocer's alley) running from Logan Street eastward into the interior of the 300 block of Reily Street, which is an approximately 3' wide by 120' long right-of-way. The Applicant's site plan indicates that there is an additional 25' long by 4' wide right-of-way extending into the block from Boyd Street to the north, although the County's records do not show this right-of-way. The right(s)-of-way effectively has no purpose within the city's transportation infrastructure – it is a paper street grocer's alley that at one point provided access to the rear of properties fronting Boyd Street – as it and the adjacent properties have served as accessory parking lots for various uses in the surrounding neighborhood, including the HACC campus buildings.

STREET VACATION ANALYSIS:

1. The right-of-way being vacated is a former grocer's alley that runs from Logan Street in the west approximately 120' to the east and includes a strip of land approximately 3' wide. The Applicant's site plan shows an additional right-of-way being vacated that also appears to be a portion of former grocer's alley that runs from the Boyd Street urban meadow in the north approximately 25' to the south and includes a strip of land approximately 4' wide; however,

STAFF REPORT – 300 block of Reily Street, Street Vacation Application

October 7, 2020 HPC Meeting

Page 2

the Planning Bureau notes that the County's records indicate this right-of-way has already been consolidated with the parcel at 347 Boyd Street.

2. The Applicant is the owner of 100% of the abutting properties to the north and the south, with only the small, three-foot frontage along the eastern end being owned by a separate entity with whom the Applicant has a purchase agreement; the current ownership represents 98.8% of total linear feet of property fronting the right-of-way to be vacated and 91.7% of the twelve properties adjacent to the rights-of-way to be vacated.
3. Although CRW has not submitted their review as of the filing of this case report, the Planning Bureau notes that the Applicant should coordinate with CRW to maintain any existing utility easements and/or remove any extraneous infrastructure from the right-of-way to be vacated.
4. Vacating these rights-of-way would allow the owner to remove the sole barrier to the eventual consolidation of all the parcels within the project area. It will support the future development of the site as a new, mixed-use development.
5. The Planning Bureau notes that the City generally supports the vacation of streets with limited utility, particularly grocer's alleys that no longer provide access to occupied properties, or those running across privately-utilized property with no public access (aka, "paper streets") as they provide negligible benefit to traffic circulation and may incur costs to the City such as maintenance and liability.
6. The Applicant has noted that the proposed vacation will allow the consolidation of parcels on the project site which will lead to the future development of the property, bringing new housing, jobs, economic activity, and "community vibrancy" to a property that is currently a surface parking lot. The Bureau notes that the future development of this block will improve both the aesthetics of the corridor, since a new building will replace a surface parking lot of minimal value and will also present an opportunity for a new, more engaging façade along the Boyd Street urban meadow corridor for pedestrians, and the amenities available to existing and new residents of the neighborhood in the form of more businesses.

CITY STAFF COMMENTS:

- City Engineer – "1530 N. 4th Street is not currently part of a lot consolidation plan. The owner of 1530 N. 4th must sign petition to vacate; HACC."
- Codes Bureau – No issues
- Fire Bureau – No issues
- Police Bureau – No issues
- Law Bureau – Currently under review
- Capital Region Water – Currently under review

DAUPHIN COUNTY PLANNING COMMISSION RECOMMENDATION:

The Dauphin County Planning Commission review is currently reviewing the application.

PLANNING BUREAU RECOMMENDATION:

Approval with Conditions

The Planning Bureau staff recommends the request be Approved with the following condition(s):

1. If there is water or stormsewer infrastructure managed by Capital Region Water running along or through the right-of-way to be vacated, the Applicant will coordinate with the authority to address any outstanding issues related to access or maintenance.

The Planning Bureau staff recommends that the request be Approved for the following reason(s):

1. The existing right-of-way is essentially a paper street running across a surface parking lot on-site, with access was restricted to the general public by an access gate; as such, the vacation will not have any impact on traffic circulation.
2. The proposed street vacation will permit the subsequent lot consolidation of the properties on the site, thereby allowing eventual development of a mixed-use development to occur without necessitating numerous Variances and Special Exception requests for relief from the Development Standards in Section 7-307.3 of the Zoning Code.

REVIEW PROCESS:

1. Dauphin County Planning Commission review of application
2. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
3. Harrisburg Planning Commission review of application and recommendation to Harrisburg City Council.
4. Harrisburg City Council review of application and final decision (public hearing is required per MPC Section 402).

ATTACHMENTS:

1. Zoning & Location Map
2. Street Vacation Application
3. Street Vacation Petition
4. Legal Descriptions
5. Surveyor Findings Letter, dated September 11, 2020
6. Site/Survey Plan



Exhibit F



Eric Papenfuse, Mayor

PLANNING BUREAU CASE REPORT

Street Vacation Application

Street Vacation: 300 block of Harris Street (329 Harris Street)

APPLICANT:

Doug Neidich w/ GreenWorks Development

APPLICANT STATUS:

Adjacent Property Owner/Equitable Owner

ZONING:

N/A

HISTORIC DISTRICT:

N/A

APPLICATION DATE:

September 11, 2020

HPC DATE:

October 7, 2020

SITE VISIT/POSTING DATE(S):

September 30, 2020

FLOODPLAIN:

Zone X (No Floodplain)

REQUEST:

The Applicant is requesting to vacate rights-of-way (grocer's alleys) in the block bounded by Harris Street, North 4th Street, Boyd Street urban meadow, and Logan Street to effectuate the consolidation and development of the site for an eventual mixed-use development project on-site.

PROPERTY DESCRIPTION:

The Applicant is proposing to vacate rights-of-way within the subject block, including the Howard Alley right-of-way which is an 8' wide by 125' long right-of-way, running from Harris Street south into the block and various rights-of-way (grocer's alleys) running throughout the interior of the 300 block of Harris Street, which includes a 4.25' wide by approximately 85' long right-of-way and a 4' wide by approximately 92' long right of way. The Applicant's site plan indicates that there is an additional 17' long by 4' wide right-of-way extending into the block from Logan Street to the east, although the County's records do not show this right-of-way. The rights-of-way effectively have no purpose within the city's transportation infrastructure – they are paper streets that at one point provided access to the rear of properties fronting the bounding streets – as they and the adjacent properties have served as accessory parking lots for various uses in the surrounding neighborhood, including the HACC campus buildings.

STREET VACATION ANALYSIS:

1. The rights-of-way being vacated include a former Street (Howard Alley), which runs from Harris Street in the north approximately 125' to the south and includes a strip of land approximately 8' wide, and former grocer's alleys within the subject block that vary from

approximately 85'-92' in length and are approximately 4' wide. The Applicant's site plan shows an additional right-of-way being vacated that also appears to be an extension of one of the grocer's alley that running east-west; this right-of-way extends from Logan Street in the west approximately 17' to the east and includes a strip of land approximately 4' wide; however, the Planning Bureau notes that the County's records indicate this right-of-way has already been consolidated with the parcel at 329 Harris Street.

2. The Applicant is the owner of all properties on site except for the parcel at 1530 North 4th Street, which is owned by a separate entity with whom the Applicant has a purchase agreement; the current ownership represents 64.5% of total linear feet of property fronting the rights-of-way to be vacated and 92.3% of the thirteen properties adjacent to the rights-of-way to be vacated.
3. Although CRW has not submitted their review as of the filing of this case report, the Planning Bureau notes that the Applicant should coordinate with CRW to maintain any existing utility easements and/or remove any extraneous infrastructure from the right-of-way to be vacated.
4. Vacating these rights-of-way would allow the owner to remove the sole barrier to the eventual consolidation of all the parcels within the project area. It will support the future development of the site as a new, mixed-use development.
5. The Planning Bureau notes that the City generally supports the vacation of streets with limited utility, particularly grocer's alleys that no longer provide access to occupied properties, or those running across privately-utilized property with no public access (aka, "paper streets") as they provide negligible benefit to traffic circulation and may incur costs to the City such as maintenance and liability.
6. The Applicant has noted that the proposed vacation will allow the consolidation of parcels on the project site which will lead to the future development of the property, bringing new housing, jobs, economic activity, and "community vibrancy" to a property that is currently a surface parking lot. The Bureau notes that the future development of this block will improve both the aesthetics of the corridor, since a new building will replace a surface parking lot of minimal value and will also present an opportunity for a new, more engaging façade along the Boyd Street urban meadow corridor for pedestrians, and the amenities available to existing and new residents of the neighborhood in the form of more businesses.

CITY STAFF COMMENTS:

- City Engineer – "1530 N. 4th Street is not currently part of a lot consolidation plan. The owner of 1530 N. 4th must sign petition to vacate; HACC."
- Codes Bureau – No issues
- Fire Bureau – No issues
- Police Bureau – No issues
- Law Bureau – Currently under review
- Capital Region Water – Currently under review

DAUPHIN COUNTY PLANNING COMMISSION RECOMMENDATION:

The Dauphin County Planning Commission review is currently reviewing the application.

PLANNING BUREAU RECOMMENDATION:

Approval with Conditions

The Planning Bureau staff recommends the request be Approved with the following condition(s):

1. If there is water or stormsewer infrastructure managed by Capital Region Water running along or through the right-of-way to be vacated, the Applicant will coordinate with the authority to address any outstanding issues related to access or maintenance.

The Planning Bureau staff recommends that the request be Approved for the following reason(s):

1. The existing Howard Alley right-of-way is essentially a paper street running across a surface parking lot on-site, with access was restricted to the general public by an access gate, and the other rights-of-way are paper streets running across an informal, gravel parking lot; as such, the vacation will not have any impact on traffic circulation.
2. The proposed street vacation will permit the subsequent lot consolidation of the properties on the site, thereby allowing eventual development of the site to occur without necessitating numerous Variances and Special Exception requests for relief from the Development Standards in Section 7-307.3 of the Zoning Code.

REVIEW PROCESS:

1. Dauphin County Planning Commission review of application
2. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
3. Harrisburg Planning Commission review of application and recommendation to Harrisburg City Council.
4. Harrisburg City Council review of application and final decision (public hearing is required per MPC Section 402).

ATTACHMENTS:

1. Zoning & Location Map
2. Street Vacation Application
3. Street Vacation Petition
4. Legal Descriptions
5. Surveyor Findings Letter, dated September 11, 2020
6. Site/Survey Plan



Zoning & Location Map
300 block of Harris Street

Exhibit G



Eric Papenfuse, Mayor

**RESOLUTION
OF
HARRISBURG PLANNING COMMISSION**

STREET VACATION REQUEST FOR:

300 block of Reily Street

WHEREAS, Doug Neidich with GreenWorks Development, is requesting to vacate rights-of-way (grocer's alleys) in the block bounded by the Boyd Street urban meadow, North 4th Street, Reily Street, and Logan Street to effectuate the consolidation and development of the site for an eventual mixed-use development project on-site.

WHEREAS, the Applicant is proposing to vacate the small right-of-way (grocer's alley) running from Logan Street eastward into the interior of the 300 block of Reily Street, which is an approximately 3' wide by 120' long right-of-way. The Applicant's site plan indicates that there is an additional 25' long by 4' wide right-of-way extending into the block from Boyd Street to the north, although the County's records do not show this right-of-way. The right(s)-of-way effectively has no purpose within the city's transportation infrastructure – it is a paper street grocer's alley that at one point provided access to the rear of properties fronting Boyd Street – as it and the adjacent properties have served as accessory parking lots for various uses in the surrounding neighborhood, including the HACC campus buildings.

WHEREAS, the right-of-way being vacated is a former grocer's alley that runs from Logan Street in the west approximately 120' to the east and includes a strip of land approximately 3' wide. The Applicant's site plan shows an additional right-of-way being vacated that also appears to be a portion of former grocer's alley that runs from the Boyd Street urban meadow in the north approximately 25' to the south and includes a strip of land approximately 4' wide; however, the Planning Bureau notes that the County's records indicate this right-of-way has already been consolidated with the parcel at 347 Boyd Street.

WHEREAS, the Applicant is the owner of 100% of the abutting properties to the north and the south, with only the small, three-foot frontage along the eastern end being owned by a separate entity with whom the Applicant has a purchase agreement; the current ownership

represents 98.8% of total linear feet of property fronting the right-of-way to be vacated and 91.7% of the twelve properties adjacent to the rights-of-way to be vacated, thus the application is a legally valid petition under the requirements of Article 29 of the Third Class City Code, Act of June 23, 1931, P.L. as amended.

WHEREAS, although CRW has not submitted their review as of the filing of this case report, the Planning Bureau notes that the Applicant should coordinate with CRW to maintain any existing utility easements and/or remove any extraneous infrastructure from the right-of-way to be vacated.

WHEREAS, vacating these rights-of-way would allow the owner to remove the sole barrier to the eventual consolidation of all the parcels within the project area. It will support the future development of the site as a new, mixed-use development.

WHEREAS, the Planning Bureau notes that the City generally supports the vacation of streets with limited utility, particularly grocer's alleys that no longer provide access to occupied properties, or those running across privately-utilized property with no public access (aka, "paper streets") as they provide negligible benefit to traffic circulation and may incur costs to the City such as maintenance and liability.

WHEREAS, the Applicant has noted that the proposed vacation will allow the consolidation of parcels on the project site which will lead to the future development of the property, bringing new housing, jobs, economic activity, and "community vibrancy" to a property that is currently a surface parking lot. The Bureau notes that the future development of this block will improve both the aesthetics of the corridor, since a new building will replace a surface parking lot of minimal value and will also present an opportunity for a new, more engaging façade along the Boyd Street urban meadow corridor for pedestrians, and the amenities available to existing and new residents of the neighborhood in the form of more businesses.

WHEREAS, the Codes Bureau, Fire Bureau, and Police Bureau do not have any issues.

WHEREAS, the Law Bureau and Capital Region Water are currently reviewing the application.

WHEREAS, the City Engineer's Office has stated: "1530 N. 4th Street is not currently part of a lot consolidation plan. The owner of 1530 N. 4th must sign petition to vacate; HACC."

WHEREAS, the Dauphin County Planning Commission's comments are attached.

DISCUSSION:

Mr. Knight gave a synopsis of the report, recommending Approval with Conditions; the conditions were that:

1. If there is water or stormsewer infrastructure managed by Capital Region Water running along or through the right-of-way to be vacated, the Applicant will coordinate with the authority to address any outstanding issues related to access or maintenance.

The case was represented by Casey Deller with KCI Technologies, Inc. (the project engineer), 5501 Louise Drive, Mechanicsburg, PA 17055; and Doug Neidich with GreenWorks Development, 1426 North 3rd Street, Suite 125, Harrisburg, PA 17102 (aka “the Applicants”).

Commissioner Alsberry asked the Applicants whether the conditions in the case report were acceptable; they stated that they were acceptable. Commissioner Alsberry asked whether the Applicants had anything to add to the case report; they stated that they did not.

Commissioner Alsberry asked whether there was anyone from the public that was for or against the project; Ms. Baldock gave instruction to the public in attendance on how to request to be unmuted so they could provide comment. There were no comments.

Commissioner Alsberry asked whether any of the commissioners had comments or concerns about the project. Commissioner Reed noted that the City Engineer had included a comment that HACC would need to sign the petition to vacate the street and asked whether that impacted the current request. Mr. Knight stated that it shouldn’t affect the review at the current meeting and that the Applicants would need to ensure they got the appropriate signatures prior to City Council review.

Commissioner Marek moved, and Commissioner McKissick seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (5-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its regular meeting on October 7, 2020, pursuant to the provisions of Chapter 7-503 of the Planning and Zoning Code, and heard testimony from the Applicants and the report of the Planning Bureau staff, which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Harrisburg Planning Commission, by a unanimous vote (5-0), recommends that the Harrisburg City Council **Approve** the request with the following condition(s):

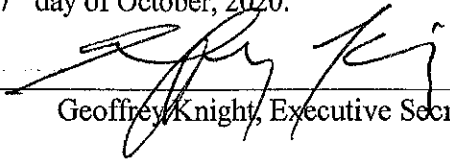
1. If there is water or stormsewer infrastructure managed by Capital Region Water running along or through the right-of-way to be vacated, the Applicant will coordinate with the authority to address any outstanding issues related to access or maintenance.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Harrisburg Planning Commission, by a unanimous vote (5-0), recommends that the Harrisburg City Council **Approve** the request for the following reason(s):

1. The existing right-of-way is essentially a paper street running across a surface parking lot on-site, with access was restricted to the general public by an access gate; as such, the vacation will not have any impact on traffic circulation.

2. The proposed street vacation will permit the subsequent lot consolidation of the properties on the site, thereby allowing eventual development of a mixed-use development to occur without necessitating numerous Variances and Special Exception requests for relief from the Development Standards in Section 7-307.3 of the Zoning Code.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 7th day of October, 2020.



Geoffrey Knight, Executive Secretary

Exhibit H



Eric Papenfuse, Mayor

**RESOLUTION
OF
HARRISBURG PLANNING COMMISSION**

STREET VACATION REQUEST FOR:

300 block of Harris Street

WHEREAS, Doug Neidich with GreenWorks Development, is requesting to vacate rights-of-way (grocer's alleys) in the block bounded by Harris Street, North 4th Street, Boyd Street urban meadow, and Logan Street to effectuate the consolidation and development of the site for an eventual mixed-use development project on-site.

WHEREAS, the Applicant is proposing to vacate rights-of-way within the subject block, including the Howard Alley right-of-way which is an 8' wide by 125' long right-of-way, running from Harris Street south into the block and various rights-of-way (grocer's alleys) running throughout the interior of the 300 block of Harris Street, which includes a 4.25' wide by approximately 85' long right-of-way and a 4' wide by approximately 92' long right of way. The Applicant's site plan indicates that there is an additional 17' long by 4' wide right-of-way extending into the block from Logan Street to the east, although the County's records do not show this right-of-way. The rights-of-way effectively have no purpose within the city's transportation infrastructure – they are paper streets that at one point provided access to the rear of properties fronting the bounding streets – as they and the adjacent properties have served as accessory parking lots for various uses in the surrounding neighborhood, including the HACC campus buildings.

WHEREAS, the rights-of-way being vacated include a former Street (Howard Alley), which runs from Harris Street in the north approximately 125' to the south and includes a strip of land approximately 8' wide, and former grocer's alleys within the subject block that vary from approximately 85'-92' in length and are approximately 4' wide. The Applicant's site plan shows an additional right-of-way being vacated that also appears to be an extension of one of the grocer's alley that running east-west; this right-of-way extends from Logan Street in the west approximately 17' to the east and includes a strip of land approximately 4' wide; however, the

Planning Bureau notes that the County's records indicate this right-of-way has already been consolidated with the parcel at 329 Harris Street.

WHEREAS, the Applicant is the owner of all properties on site except for the parcel at 1530 North 4th Street, which is owned by a separate entity with whom the Applicant has a purchase agreement; the current ownership represents 64.5% of total linear feet of property fronting the rights-of-way to be vacated and 92.3% of the thirteen properties adjacent to the rights-of-way to be vacated, thus the application is a legally valid petition under the requirements of Article 29 of the Third Class City Code, Act of June 23, 1931, P.L. as amended.

WHEREAS, although CRW has not submitted their review as of the filing of this case report, the Planning Bureau notes that the Applicant should coordinate with CRW to maintain any existing utility easements and/or remove any extraneous infrastructure from the right-of-way to be vacated.

WHEREAS, vacating these rights-of-way would allow the owner to remove the sole barrier to the eventual consolidation of all the parcels within the project area. It will support the future development of the site as a new, mixed-use development.

WHEREAS, the Planning Bureau notes that the City generally supports the vacation of streets with limited utility, particularly grocer's alleys that no longer provide access to occupied properties, or those running across privately-utilized property with no public access (aka, "paper streets") as they provide negligible benefit to traffic circulation and may incur costs to the City such as maintenance and liability.

WHEREAS, the Applicant has noted that the proposed vacation will allow the consolidation of parcels on the project site which will lead to the future development of the property, bringing new housing, jobs, economic activity, and "community vibrancy" to a property that is currently a surface parking lot. The Bureau notes that the future development of this block will improve both the aesthetics of the corridor, since a new building will replace a surface parking lot of minimal value and will also present an opportunity for a new, more engaging façade along the Boyd Street urban meadow corridor for pedestrians, and the amenities available to existing and new residents of the neighborhood in the form of more businesses.

WHEREAS, the Codes Bureau, Fire Bureau, and Police Bureau do not have any issues.

WHEREAS, the Law Bureau and Capital Region Water are currently reviewing the application.

WHEREAS, the City Engineer's Office has stated: "1530 N. 4th Street is not currently part of a lot consolidation plan. The owner of 1530 N. 4th must sign petition to vacate; HACC."

WHEREAS, the Dauphin County Planning Commission's comments are attached.

DISCUSSION:

Mr. Knight gave a synopsis of the report, recommending Approval with Conditions; the conditions were that:

1. If there is water or stormsewer infrastructure managed by Capital Region Water running along or through the right-of-way to be vacated, the Applicant will coordinate with the authority to address any outstanding issues related to access or maintenance.

The case was represented by Casey Deller with KCI Technologies, Inc. (the project engineer), 5501 Louise Drive, Mechanicsburg, PA 17055; and Doug Neidich with GreenWorks Development, 1426 North 3rd Street, Suite 125, Harrisburg, PA 17102 (aka "the Applicants").

Commissioner Alsberry asked the Applicants whether the conditions in the case report were acceptable; they stated that they were acceptable. Commissioner Alsberry asked whether the Applicants had anything to add to the case report; they stated that they did not.

Commissioner Alsberry asked whether there was anyone from the public that was for or against the project; Ms. Baldock gave instruction to the public in attendance on how to request to be unmuted so they could provide comment. There were no comments.

Commissioner Alsberry asked whether any of the commissioners had comments or concerns about the project. Commissioner Monnier noted that the application materials were very thorough, referencing a report from a project surveyor outlining the various properties and rights-of-way, as well as an analysis of the history of these properties.

Commissioner McKissick moved, and Commissioner Marek seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (5-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its regular meeting on October 7, 2020, pursuant to the provisions of Chapter 7-503 of the Planning and Zoning Code, and heard testimony from the Applicants and the report of the Planning Bureau staff, which is attached hereto and made a part hereof.

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1. If there is water or stormsewer infrastructure managed by Capital Region Water running along or through the right-of-way to be vacated, the Applicant will coordinate with the authority to address any outstanding issues related to access or maintenance.

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1. The existing Howard Alley right-of-way is essentially a paper street running across a surface parking lot on-site, with access was restricted to the general public by an access gate, and the other rights-of-way are paper streets running across an informal, gravel parking lot; as such, the vacation will not have any impact on traffic circulation.
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This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 7th day of October, 2020.



Geoffrey Knight, Executive Secretary