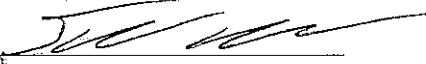


Moved by: 

A Resolution approving the Preliminary/Final Subdivision and Land Development Plan submitted by Brad Jones, President of Harristown Enterprises, to convert existing, vacant office space into 13 apartment units.

WHEREAS, Brad Jones, President of Harristown Enterprises, applied for a Preliminary/Final Subdivision and Land Development Plan on November 8, 2017 to convert the sixth floor of 320 Market Street into 13 apartment units, one of which will be a handicapped accessible unit. Copies of the Application materials and Plans are attached hereto respectively as Exhibits "A" and "B"; and

WHEREAS, the property at 320 Market Street is a six-story office building which was constructed circa 1910 and sits on a 1.22-acre lot. The property is bounded by the property at 3 North 3rd Street to the north and east, Market Street to the south, and South 3rd Street to the west. The property is comprised of several attached buildings owned by Strawberry Square Associates, notably the Strawberry Square shopping mall, which were formerly separate parcels and were consolidated by the owner in the past; and

WHEREAS, the property is a six-story, brick-masonry, attached structure containing elements of the Italianate architectural style. The property formerly housed the Gingerbread Man restaurant, among others. Character-defining features include the masonry exterior, ornate storefront with first floor cornice featuring ornamental corbels; large windows occupying the majority of the front façade; and decorative wooden cornices with architectural flourishes above the fifth and sixth floors. The first floor features large storefront windows with decorative, stained glass windows above, surrounding a recessed, paneled entryway with single pane, double doors. Fenestration primarily features large, single pane windows topped by three-pane, divided lite transoms on the second through fifth floors. The sixth floor features wooden, one-over-one windows. The structure does contribute to the historic character of the streetscape; and

WHEREAS, with regard to the Neighborhood Impact, the Applicant's development project will convert existing, largely unused office space on the sixth floor of the Bowman-Worth Tower in Strawberry Square into modern apartment living, attracting residents into downtown Harrisburg and provide a positive impact on the immediate neighborhood; and

WHEREAS, the Planning Bureau notes the property is located in the Downtown Center (DC) district and that the Multifamily Dwelling use is permitted by-right in the DC district. Otherwise, the proposed project meets the Use and Development Standards regulations in the Zoning Code; and

WHEREAS, in regard to Parking, the Planning Bureau notes that the Property is located in the Downtown Center (DC) Zoning District; per Section 7-327.2.3 of the Zoning Code, properties in the Downtown Center (DC) district are not required to have off-street parking. The Applicant has not proposed any off-street parking; and

WHEREAS, in regard to Vehicular Access/Traffic Impact, the Planning Bureau notes there is no parking provided on-site and there is no space on the property on which to construct new parking. Therefore, tenants who own a personal vehicle will likely park in one of surrounding surface parking lots, the garages managed by Standard Parking, or perhaps vehicles will be left at the owner's place of employment if they work in the city. Visitors will have the option at parking in a surrounding surface parking lot, in a garage managed by Standard Parking, or on the street in metered spots; and

WHEREAS, in regard to Pedestrian Access, the Planning Bureau notes the property will be fully accessible by pedestrians. The apartments will have access to two elevators and stairs; and

WHEREAS, in regard to Floodplain Issues, the property is located in Zone X (500-Year Floodplain), per the most updated FIRM maps dated August 12, 2012; and

WHEREAS, in regard to Utilities, Capital Regional Water has reviewed the proposal and identified no issues with the project, indicating that the existing water and sewer facilities are sufficient to address increased use. The Planning Bureau notes it is reasonable to assume other utilities – heat, electric, gas and telecommunications – will be sufficient for residents; and

WHEREAS, the Planning Bureau notes landscaping is not applicable to the project, as the building occupies the entirety of the site; and

WHEREAS, the Planning Bureau notes this is the interior conversion of an office building into apartments and no additional structures or parking are being proposed, no exterior lighting will be required; and

WHEREAS, in regard to Stormwater Management, the structure currently occupies 100% of the property with impervious surface. Applicant proposes no net increase in impervious surface; thus, a Stormwater Management Plan is not required; and

WHEREAS, the Planning Bureau notes that the Applicant did not explicitly identify the addresses of the proposed apartments, but presumes the building will be addressed as 320 Market Street, with each apartment unit having a unique identifier between Suite 601-613; and

WHEREAS, the Construction Value of this project is projected to be \$1,000,000; the Total Value of the project is \$1,000,000. It is anticipated that this project will produce 20 new construction jobs, and the number of new, permanent, full-time living wage jobs will be 0; and

WHEREAS, Capital Region Water reviewed the application and their comments are attached hereto as Exhibit "C"; and

WHEREAS, the Codes Bureau reviewed the application and their comments are attached hereto as Exhibit "D"; and

WHEREAS, the Fire Bureau reviewed the application and their comments are attached hereto as Exhibit "E"; and

WHEREAS, the City Engineer reviewed the application and his comments are attached hereto as Exhibit "F"; and

WHEREAS, the Police Bureau and Law Bureau have no comment; and

WHEREAS, the Dauphin County Planning Commission reviewed the application and their comments are attached hereto as Exhibit "G"; and

WHEREAS, the Harrisburg Planning Commission reviewed the application at its regular meeting on December 6, 2017, pursuant to the provisions of Chapter 7-503 of the Planning and Zoning Code, and heard testimony from the Applicant and the report of the Planning Commission staff, which is attached hereto as Exhibit "H"; and

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

1. The proposed project will activate vacant office space within one of the buildings that comprise Strawberry Square; the current office space has remained largely vacant over the past few years indicating that different uses are necessary to create a financially viable and marketable property.
2. The proposed project will further the trend of downtown living by creating 13 additional units; residents will patronize local businesses and contribute to a vibrant and active street life in downtown Harrisburg; and

WHEREAS, the Resolution of the Harrisburg Planning Commission is attached hereto as Exhibit "I"; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HARRISBURG that the Preliminary/Final Subdivision and Land Development Plan submitted by Brad Jones, President of Harristown Enterprises, to convert existing office space at 320 Market Street into 13 apartment units is hereby approved, as set forth herein.

BE IT FURTHER RESOLVED that the appropriate City officials are authorized to take all steps necessary to effectuate the purpose of this Resolution.

I second the Resolution: Wanda R. D. Williams

Passed by City Council February 13, 2018

Wanda R. D. Williams

President of City Council

Attest

[Signature]

City Clerk

Approved

Returned to City Council with objections

YEAS		NAYS
	MR. ALLATT	
	MS. DANIELS	
	MS. GREEN	
	MR. JOHNSON	
	MR. MADSEN	Absent
	MR. MAJORS	
	MS. WILLIAMS	
Yeas	6	
Nays	0	

Exhibit "A"



**City of Harrisburg
Subdivision and/or Land Development Application**

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 brschmidt@harrisburgpa.gov to schedule a meeting.

Project Name or Plan Title
Bowman Tower Residential Units

Primary Property Address
320 Market St, Suite 600
Harrisburg Pa 17101

Primary Tax Parcel ID Number
03-001-070

Please List All Property Addresses And Tax Parcel ID Numbers Involved In The Project (Use Additional Sheets If Necessary)
Only those listed above.

Zoning District(s)
Downtown Center
(D.C.)

Application Type (check one):

Lot Add-On Plan (Lot Consolidation) Sketch Plan

Preliminary Subdivision Preliminary Land Development

Final Subdivision Final Land Development

Combined P/F Subdivision Combined P/F Land Development

Combined P/F Subdivision & LDP

P/F Subdivision/LDP Approval Extension Waiver

Project Narrative

Please answer each of the following questions/statements. Provide as much information and be as specific as possible. (Use additional sheets if necessary)

1. What is the purpose of this project?
Please see attachment.

2. Describe the current or previous use of the property. Is the proposed use permitted in the current zoning district?
Please see attachment.

Subdivision and Land Development Application

Applicant

Name _____
Company Strawberry Square Associates (SSA)
Address 320 Market St. Suite 273 E.
Harrisburg Pa 17101
Phone (717) 255-1082
Email _____

Applicant's Status

(Circle or Check One)

- Owner
- Lessee
- Equitable Owner
- Contract Purchaser

Main Contact for the Project

Name Bradley Jones
Company VP of Strawberry Square Development Corp, General Partner of SSA.
Address 320 Market St. Suite 273 E.
Harrisburg PA 17101
Phone (717) 255-1041
Email brad_jones@harristown.net

Site Plan Designer

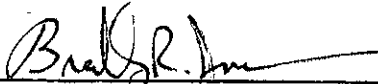
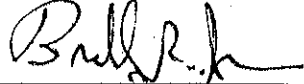
Name Mr. Jay Blackwell
Company By Design Consultants
Address 1950 Market St.
Camp Hill PA, 17011
Phone (717) 540-1250
Email hydesignconsultants@verizon.net

Property Owner

Name _____
Company Strawberry Square Associates (SSA)
Address 320 Market St. Suite 273 E.
Harrisburg PA 17101
Phone (717) 255-1082
Email _____

APPLICANT / OWNER CERTIFICATION

I hereby certify that the proposed work 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.

	11/8/17		11/8/17
Applicant's Signature	Date	Property Owner's Signature	Date

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

Strawberry Square Associates

Bowman Tower Residential Units in Strawberry Square

320 Market Street, Suite 600

Project Narrative Attachment

1.

The purpose of this project is to convert existing, largely unused office space on the 6th floor of the Bowman-Worth Tower in Strawberry Square into 13 new residential apartment units.

In 2015, Harristown Enterprises, Inc., parent company of Strawberry Square Associates, commissioned a report from Real Property Research Group which found that the downtown rental market could absorb up to 300 new residential units in the next 5 years. Harristown affiliates and their partners have added nearly 60 new units to the market in 2016 and 2017, all of which were quickly leased, demonstrating the strong market and demand.

2.

Current and previous use of this property is commercial office. The proposed residential use is currently permitted in the Downtown Center, or DC zone. In fact, there are 24 additional residential units also located within Strawberry Square that were constructed in 2016 and 2017, called the Flats at Strawberry Square, all of which are occupied.

3.

The proposed addition of 13 new apartment units will benefit Harrisburg and the downtown neighborhood by adding residents within the City. The project is also converting largely unused office space into modern apartment living, which is a better land use. In addition, downtown residents are more likely to patronize local businesses, which benefits the local economy and attracts additional businesses and amenities to the neighborhood.

4. There will not be any off-street parking proposed. Residents will be expected to find parking within the system, if needed.
5. Yes, the project meets requirements of the zoning code.
6. Not Applicable. The existing property is accessible.
7. No, the property is not located in the floodplain.
8. No, the property is not located in a historic district.
9. Not Applicable.

E x h i b i t “B”

PLEASE SEE HARDCOPY MAP

Exhibit "C"

Plans & Permits Unit Review Sheet

Date Issued: November 30, 2017

The following case is scheduled for Harrisburg Planning Commission review at their December 6, 2017 meeting. Please review and comment by **Monday, December 4, 2017**. 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:

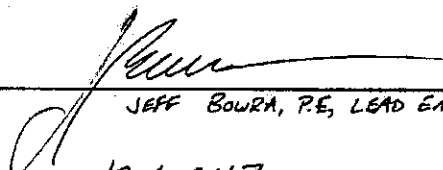
- City Engineer
- Codes Bureau
- Fire Bureau
- Police Bureau
- Law Bureau
- Capital Region Water

Preliminary/Final Land Development Plan application for 320 Market Street, zoned Downtown Center (DC), filed by Brad Jones with Strawberry Square Associates, to convert vacant office space into 13 residential apartments.

No issues from this Bureau/Office.

Issues/Conditions: _____

Recommend denial for the following reasons: _____

SIGNATURE: 
JEFF BOWRA, P.E., LEAD ENGINEER, CAPITAL REGION WATER

DATE: 12-6-2017

E x h i b i t “D”

Plans & Permits Unit Review Sheet

Date Issued: November 30, 2017

The following case is scheduled for Harrisburg Planning Commission review at their December 6, 2017 meeting. Please review and comment by **Monday, December 4, 2017**. 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:

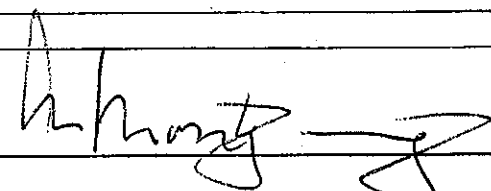
- City Engineer
- Codes Bureau
- Fire Bureau
- Police Bureau
- Law Bureau
- Capital Region Water

Preliminary/Final Land Development Plan application for 320 Market Street, zoned Downtown Center (DC), filed by Brad Jones with Strawberry Square Associates, to convert vacant office space into 13 residential apartments.

No issues from this Bureau/Office.

Issues/Conditions: _____

Recommend denial for the following reasons: _____

SIGNATURE:  _____

DATE: Dec. 1, 2017

Exhibit "E"

Plans & Permits Unit Review Sheet

Date Issued: November 30, 2017

The following case is scheduled for Harrisburg Planning Commission review at their December 6, 2017 meeting. Please review and comment by Monday, December 4, 2017. 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

Preliminary/Final Land Development Plan application for 320 Market Street, zoned Downtown Center (DC), filed by Brad Jones with Strawberry Square Associates, to convert vacant office space into 13 residential apartments.

No issues from this Bureau/Office.

Issues/Conditions: ENSURE THAT ALL CURRENT FIRE CODES ARE MET OR EXCEEDED.

Recommend denial for the following reasons:

SIGNATURE: _____

DATE: 1 DEC 17

E x h i b i t “F”

Plans & Permits Unit Review Sheet

Date Issued: November 30, 2017

The following case is scheduled for Harrisburg Planning Commission review at their December 6, 2017 meeting. Please review and comment by **Monday, December 4, 2017**. 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.

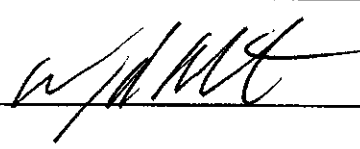
Reviewed by:

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

Preliminary/Final Land Development Plan application for 320 Market Street, zoned Downtown Center (DC), filed by Brad Jones with Strawberry Square Associates, to convert vacant office space into 13 residential apartments.

- No issues from this Bureau/Office.
- Issues/Conditions: _____

- Recommend denial for the following reasons: _____

SIGNATURE: 

DATE: _____

Exhibit "G"

Dauphin County Subdivision/Land Development Review Report

No: 18-001

Municipality	<u>City of Harrisburg</u>	Surveyor	<u>NA</u>	Engineer	<u>Design Consultants, Inc.</u>
Plat Title	<u>6th Floor Bowman & Worth Building</u>				
Zoning District	<u>Downtown Center</u>	Proposed Land Use	<u>Apartment Conversions</u>		
Plat Status:	<input type="checkbox"/> Preliminary	Plat Type:	<input type="checkbox"/> Subdivision	Regulations:	<input type="checkbox"/> County
	<input type="checkbox"/> Final		<input checked="" type="checkbox"/> Land Development		<input checked="" type="checkbox"/> Municipal
	<input checked="" type="checkbox"/> P/F		<input type="checkbox"/> Combined		<input checked="" type="checkbox"/> Zoning
	<input type="checkbox"/> Minor				<input checked="" type="checkbox"/> S&LD
# of Lots	<u>1</u>	# of New Lots	<u>0</u>	# of New D.U.s	<u>13</u>
				Acreage Subdivided/Developed:	<u>N/I</u>
Date Received	<u>11/30/17</u>	Staff Review	<u>1/3/18</u>	Official County Review	<u>1/3/18</u>
Reviewed by	<u>SBD</u>	Checked by			

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission*.

1. The Dauphin County Planning Commission staff has reviewed this plan at the request of the Harrisburg City Planning Department, as a requirement of State Code. The review is based on the current Subdivision & Land Development Ordinance, Chapter 7-5. By Pennsylvania Municipal Planning Code definition, the proposed development does qualify as a Subdivision/Land Development and was reviewed against those City requirements. The review recognizes the type of development being proposed but given no other options, the review was performed against the current ordinance. In an effort to reduce the duplication of producing the review comments, the staff has highlighted, on the City's own checklist, the development requirements missing and most pertinent to this review and attached that checklist to this cover page.

Exhibit "H"



Eric Papenfuse, Mayor

PLANNING BUREAU REPORT

Preliminary/Final Land Development Plan Application

PROPERTY ADDRESS: 320 Market Street (300 Market Street)

PID: 03-001-070

APPLICANT:

Brad Jones w/ Strawberry Square Associates

APPLICANT STATUS:

Owner

ZONING:

Downtown Center (DC)

HISTORIC DISTRICT:

Old Downtown Commercial National Historic
District

SUBMISSION DATE:

November 8, 2017

HPC DATE:

December 6, 2017

SITE VISIT/POSTING DATE(S):

November 30, 2017

FLOODPLAIN:

Zone X (No Floodplain)

REQUEST DESCRIPTION:

The Applicant is proposing to convert the existing vacant office space on the sixth floor of the subject building into 13 apartment units, featuring 10 one-bedroom units and 3 two-bedroom units, one of which will be a handicapped-accessible unit.

PROPERTY DESCRIPTION:

The property at 320 Market Street (parcel address of 300 Market Street) is a six-story office building, sits on a 1.22-acre lot, and was constructed circa 1910 (per Dauphin County Property Tax Records), although the site is comprised of several buildings that were likely constructed at different points in the past. The parcel is bounded by the property at 3 North 3rd Street to the north and to the east, Market Street to the south, and South 3rd Street to the west. The property is comprised of several attached buildings owned by Strawberry Square Associates, notably the Strawberry Square shopping mall, which were formerly separate parcels and were consolidated by the owner in the past.

This six-story, brick masonry, attached structure contains elements of the Italianate architectural style. The property formerly housed the Gingerbread Man restaurant, among other uses. Character-defining features include the masonry exterior; ornate storefront with first floor cornice featuring ornamental corbels; large windows occupying the majority of the front façade; and decorative wooden cornices with architectural flourishes above the fifth and sixth floors. The first floor features large storefront windows with decorative, stained glass windows above,

surrounding a recessed, paneled entryway with single pane, double doors. There are two different styles of sconces illuminating the storefront. Fenestration primarily features large, single pane windows topped by three-pane, divided lite transoms on the second through fifth floors. The sixth floor features wooden, one-over-one windows. The structure does contribute to the historic character of the streetscape.

ANALYSIS:

1. General Location/Neighborhood Impact

In regards to the purpose of the project, the Applicant has stated the following:

“The purpose of this project is to convert existing, largely unused office space on the 6th floor of the Bowman-Worth Tower in Strawberry Square into 13 new residential apartment units. In 2015, Harristown Enterprises, Inc., the parent company of Strawberry Square Associates, commissioned a report from Real Property Research Group which found that the downtown rental market could absorb up to 300 new residential units in the next 5 years. Harristown affiliates and their partners have added nearly 60 new units to the market in 2016 and 2017, all of which were quickly leased, demonstrating the strong market and demand.”

In regards to the impacts of the project on the neighborhood, the Applicant has stated the following:

“The proposed addition of 13 new apartment units will benefit Harrisburg and the downtown neighborhood by adding residents within the City. The project is also converting largely unused office space into modern apartment living, which is a better land use. In addition, downtown residents are more likely to patronize local businesses, which benefits the local economy and attracts additional businesses and amenities to the neighborhood.”

The Planning Bureau concurs with the Applicant regarding the positive impact this project will have on the immediate neighborhood. It will bring more residents into downtown Harrisburg, continuing a recent trend towards urban living, and will activate office space that otherwise has sat vacant and struggled to attract tenants.

2. Zoning: Use and Development Standards

The Applicant has stated:

“Yes, the project meets requirements of the zoning code. Current and previous use of this property is commercial office. The proposed residential use is currently permitted in the Downtown Center, or DC zone. In fact, there are 24 additional residential units also located within Strawberry Square that were constructed in 2016 and 2017, called the Flats at Strawberry Square, all of which are occupied.”

The Planning Bureau would note that Multifamily Dwellings are permitted by-right uses in the DC district in which the property is located. Otherwise, the proposed project meets the Use and Development Standards regulations in the Zoning Code.

3. Zoning: Parking

The Applicant has stated:

“0. There will not be any off-street parking proposed. Residents will be expected to find parking within the system, if needed.”

The Planning Bureau would note that the subject property is located in the Downtown Center (DC) district; uses in the DC district are exempt from off-street parking requirements per Section 7-327.2 of the Zoning Code.

4. Vehicular Access/Traffic Impact

The Applicant has stated:

“Not Applicable. The existing property is accessible.”

The Planning Bureau would note that there is no parking provided on-site and that there is no space on the property on which to construct new parking. Therefore, tenants will likely park in one of surrounding surface parking lots, the garages managed by Standard Parking, or perhaps vehicles will be left at the owner’s place of employment if they work in the city. Alternatively, tenants who choose to live in the apartments may not own a personal vehicle. Visitors will have the option at parking in a surrounding surface parking lot, in a garage managed by Standard Parking, or on the street in metered spots.

5. Pedestrian Access

The Applicant has stated:

“Not Applicable. The existing property is accessible.”

The Planning Bureau would note that the property will be fully accessible by pedestrians. The apartments will have access to two elevators and two flights of stairs.

6. Floodplain Issues

The Applicant has stated:

“No, the property is not located in the floodplain.”

The property is located in the Zone X (No Floodplain) area per the most updated FIRM maps dated August 12, 2012.

7. Historic Districts

The Applicant has stated:

“No, the property is not located in a historic district.”

The Planning Bureau would note that although the property is not located within a Municipal Historic District, and therefore is not subject to review by HARB, it is located in the Old Downtown Commercial National Historic District, which requires Section 106 review through the Pennsylvania Historical & Museum Commission (PHMC) if federal funds are being utilized.

8. Utilities

The Applicant has not addressed the utilities in their application, but it is reasonable to assume that utilities such as heat, electric, gas, and telecommunications will be sufficient for residents. Capital Region Water is currently reviewing the proposal to determine whether the existing water and sewer facilities are sufficient to address the increased use.

9. Landscaping

The consideration is not applicable to the project, as the building occupies the entirety of the site.

10. Lighting

The Planning Bureau would note that the Applicant has not provided a lighting plan, but that one may not be required since this is the interior conversion of an office building into apartments and no additional structures or parking are being proposed, so no exterior lighting will be required.

11. Stormwater Management

Because the project involves the conversion of an existing structure from office to residential use, and the structure currently occupies 100% of the property with impervious surface, there is no net increase in impervious surface and thus a Stormwater Management Plan is not required.

12. Property Addresses

Although not explicitly noted in the application, the Planning Bureau presumes the proposed apartments will be addressed as 320 Market Street, with each of the apartment units having a unique identifier between Suite 601-613.

13. Economic Development

The Applicant has noted the following:

Construction Value of Project: Approximately \$1,000,000

Total Value of Project: Approximately \$1,000,000

Number of construction jobs: approximately 20

Number of new, permanent, full-time living wage jobs: 0

CITY STAFF RECOMMENDATION:

- City Engineer – Currently under review
- Codes Bureau – No issues

- Fire Bureau – “Ensure that all current fire code requirements are met or exceeded.”
- Police Bureau – Currently under review
- Law Bureau – Currently under review
- Capital Region Water – Currently under review

DAUPHIN COUNTY PLANNING COMMISSION RECOMMENDATION:

The application is currently being reviewed by Dauphin County Planning Commission.

PLANNING BUREAU RECOMMENDATION:

Approval

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

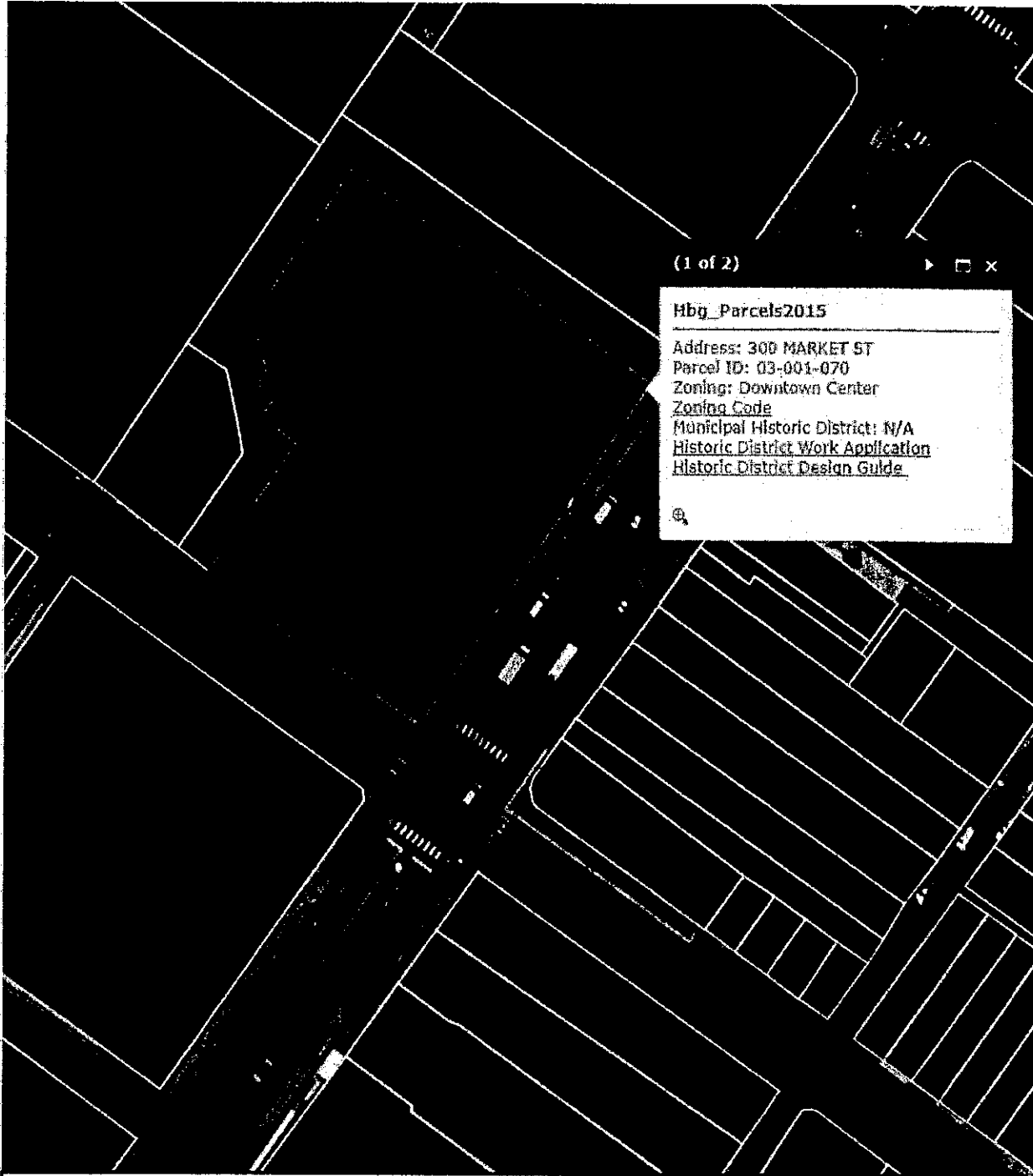
1. The proposed project will activate vacant office space within one of the buildings that comprise Strawberry Square; the current office space has remained largely vacant over the past few years indicating that different uses are necessary to create a financially-viable and marketable property.
2. The proposed project will further the trend of downtown living by creating 13 additional units; residents will patronize local businesses and contribute to a vibrant and active street life in downtown Harrisburg.

REVIEW PROCESS:

1. Dauphin County Planning Commission
2. Harrisburg Planning Commission
3. Harrisburg City Council
4. Building & Zoning Permit submittal

ATTACHMENTS:

1. GIS Zoning & Location Map
2. Preliminary/Final Land Development Plan Application
3. Supplemental Narrative
4. Dauphin County Planning Commission Application
5. Preliminary Plan Sets of Existing & Proposed Floor Plans
6. Existing Conditions Photos of the building’s exterior



**Zoning & Location Map
320 Market Street (300 Market Street)**

Exhibit "I"



Eric Papenfuse, Mayor

**RESOLUTION
OF
HARRISBURG PLANNING COMMISSION**

**Preliminary/Final Land Development Plan
REQUEST FOR:**

320 Market Street

WHEREAS, Brad Jones, President of Harristown Enterprises, has applied for a Preliminary/Final Land Development Plan on November 8, 2017 in order convert the existing vacant office space on the sixth floor of the subject building into 13 apartment units, featuring 10 one-bedroom units and 3 two-bedroom units, one of which will be a handicapped-accessible unit.

WHEREAS, the property at 320 Market Street (parcel address of 300 Market Street) is a six-story office building, sits on a 1.22-acre lot, and was constructed circa 1910 (per Dauphin County Property Tax Records), although the site is comprised of several buildings that were likely constructed at different points in the past. The parcel is bounded by the property at 3 North 3rd Street to the north and to the east, Market Street to the south, and South 3rd Street to the west. The property is comprised of several attached buildings owned by Strawberry Square Associates, notably the Strawberry Square shopping mall, which were formerly separate parcels and were consolidated by the owner in the past.

WHEREAS, his six-story, brick masonry, attached structure contains elements of the Italianate architectural style. The property formerly housed the Gingerbread Man restaurant, among other uses. Character-defining features include the masonry exterior; ornate storefront with first floor cornice featuring ornamental corbels; large windows occupying the majority of the front façade; and decorative wooden cornices with architectural flourishes above the fifth and sixth floors. The first floor features large storefront windows with decorative, stained glass windows above, surrounding a recessed, paneled entryway with single pane, double doors. There are two different styles of sconces illuminating the storefront. Fenestration primarily features large, single pane windows topped by three-pane, divided lite transoms on the second through fifth floors. The sixth floor features wooden, one-over-one windows. The structure does contribute to the historic character of the streetscape.

WHEREAS, in regards to the Neighborhood Impact, the Applicant has stated: "the purpose of this project is to convert existing, largely unused office space on the 6th floor of the Bowman-Worth Tower in Strawberry Square into 13 new residential apartment units. In 2015, Harristown Enterprises, Inc., the parent company of Strawberry Square Associates, commissioned a report from Real Property Research Group which found that the downtown rental market could absorb up to 300 new residential units in the next 5 years. Harristown affiliates and their partners have added nearly 60 new units to the market in 2016 and 2017, all of which were quickly leased, demonstrating the strong market and demand."

"The proposed addition of 13 new apartment units will benefit Harrisburg and the downtown neighborhood by adding residents within the City. The project is also converting largely unused office space into modern apartment living, which is a better land use. In addition, downtown residents are more likely to patronize local businesses, which benefits the local economy and attracts additional businesses and amenities to the neighborhood."

The Planning Bureau concurs with the Applicant regarding the positive impact this project will have on the immediate neighborhood. It will bring more residents into downtown Harrisburg, continuing a recent trend towards urban living, and will activate office space that otherwise has sat vacant and struggled to attract tenants.

WHEREAS, in regards to Zoning: Use and Development Standards, the Applicant has stated: "Yes, the project meets requirements of the zoning code. Current and previous use of this property is commercial office. The proposed residential use is currently permitted in the Downtown Center, or DC zone. In fact, there are 24 additional residential units also located within Strawberry Square that were constructed in 2016 and 2017, called the Flats at Strawberry Square, all of which are occupied." The Planning Bureau would note that Multifamily Dwellings are permitted by-right uses in the DC district in which the property is located. Otherwise, the proposed project meets the Use and Development Standards regulations in the Zoning Code.

WHEREAS, in regards to Parking, the Applicant has stated: "0. There will not be any off-street parking proposed. Residents will be expected to find parking within the system, if needed." The Planning Bureau would note that the subject property is located in the Downtown Center (DC) district; uses in the DC district are exempt from off-street parking requirements per Section 7-327.2 of the Zoning Code.

WHEREAS, in regards to Vehicular Access/Traffic Impact, the Applicant has stated: "Not Applicable. The existing property is accessible." The Planning Bureau would note that there is no parking provided on-site and that there is no space on the property on which to construct new parking. Therefore, tenants will likely park in one of surrounding surface parking lots, the garages managed by Standard Parking, or perhaps vehicles will be left at the owner's place of employment if they work in the city. Alternatively, tenants who choose to live in the apartments may not own a personal vehicle. Visitors will have the option at parking in a surrounding surface parking lot, in a garage managed by Standard Parking, or on the street in metered spots.

WHEREAS, in regards to Pedestrian Access, the Applicant has stated: "Not Applicable. The existing property is accessible." The Planning Bureau would note that the property will be fully accessible by pedestrians. The apartments will have access to two elevators and two flights of stairs.

WHEREAS, in regards to Floodplain Issues, the property is locating in Zone X (500-Year Floodplain), per the most updated FIRM maps dated August 12, 2012.

WHEREAS, in regards to Utilities, The Applicant has not addressed the utilities in their application, but it is reasonable to assume that utilities such as heat, electric, gas, and telecommunications will be sufficient for residents. Capital Region Water is currently reviewing the proposal to determine whether the existing water and sewer facilities are sufficient to address the increased use.

WHEREAS, in regards to Landscaping, the consideration is not applicable to the project, as the building occupies the entirety of the site.

WHEREAS, in regards to Lighting, the Planning Bureau would note that the Applicant has not provided a lighting plan, but that one may not be required since this is the interior conversion of an office building into apartments and no additional structures or parking are being proposed, so no exterior lighting will be required.

WHEREAS, in regards to Stormwater Management, because the project involves the conversion of an existing structure from office to residential use, and the structure currently occupies 100% of the property with impervious surface, there is no net increase in impervious surface and thus a Stormwater Management Plan is not required.

WHEREAS, in regards to the Property Address, although not explicitly noted in the application, the Planning Bureau presumes the proposed apartments will be addressed as 320 Market Street, with each of the apartment units having a unique identifier between Suite 601-613.

WHEREAS, the Applicant has stated that the Construction Value of the project is \$1,000,000; the Total Value of the project is \$1,000,000; the number of new construction jobs is approximately 20; and the number of new, permanent, full-time living wage jobs will be zero.

WHEREAS, Capital Region Water had no issues.

WHEREAS, the Codes Bureau had no issues.

WHEREAS, the Fire Bureau has stated that: "Ensure that all current fire code requirements are met or exceeded."

WHEREAS, the City Engineer had no issues.

WHEREAS, the Police Bureau and Law Bureau have not made comments.

WHEREAS, the Dauphin County Planning Commission has made comments that are attached.

WHEREAS, the Harrisburg Planning Commission reviewed said request at its regular meeting on December 6, 2017, pursuant to the provisions of Chapter 7-503 of the Planning and Zoning Code, and heard the report of the Planning Commission staff, which is attached hereto and made a part hereof, and testimony from the Applicant, further described below:

Mr. Knight gave a synopsis of the report, recommending Approval. Commissioner Alsberry asked how handicapped units there would be; Mr. Knight confirmed that they were proposing one ADA-accessible unit.

The case was represented by Brad Jones, President of Harristown Enterprises, 320 Market Street, Suite 273E, Harrisburg, PA 17101, and Elise Panko, with Harristown Enterprises, 320 Market Street, Suite 273E, Harrisburg, PA 17101 (known as "the Applicants").

Commissioner Alsberry requested confirmation that the proposed use would only occupy the sixth floor of the building; the Applicants confirmed that was the case. The Applicants noted that the two office towers that were formerly the Bowman and Worth buildings would be part of Phase II of the Strawberry Square development and internally connected to the rest of Strawberry Square. The Applicants noted that they had added 24 new apartments in 2015-2016 which were so popular that they looked for other vacant office space to convert to residential use. They noted that the subject property was difficult to lease for office space due to "floor level" issues, and that the proposed project would meet the large demand for residential units in Strawberry Square. The Applicants also noted that floors two through five included mixed office tenants and the first floor was commercial retail space.

Commissioner Alsberry noted that he thought it was a little unusual to see only one floor converted to residential space. The Applicants noted that this project would reduce their commercial space vacancy to approximately 4% but that it had been 40% vacant as recently as four years prior.

Commissioner Shaeffer asked if there were plans for the restaurant space (formerly the Gingerbread Man) on the first floor. The Applicants noted that they had had discussions with interested prospects and that they were looking for a restaurant or brewpub to occupy the space. Commissioner Alsberry stated that he could never figure out why restaurants could not maintain a foothold at the location. The Applicants noted that the restaurant was there for over a decade, but that the chain may have run its course; Commissioner Alsberry noted that the growth of restaurants and bars on 2nd Street might have eaten into their market share. The Applicants noted that all the other commercial space on that block was leased, including the largest Rite-Aid in Pennsylvania.

Commissioner Alsberry asked if there was any input from the public. There was not.

Commissioner Alsberry asked what rents the apartments would charge; the Applicants responded that the leases for the 60 apartments in their portfolio ranged from approximately \$775 per month for studios and one bedrooms to \$1,450 per month for two bedrooms, depending on the size of the units.

Commissioner O'Toole moved and Commissioner Green seconded the motion to Approve the request. The motion was adopted by a unanimous vote (5-0).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Harrisburg Planning Commission unanimously (5-0) recommends that the Harrisburg City Council **Approve** the request for the following reasons:

1. The proposed project will activate vacant office space within one of the buildings that comprise Strawberry Square; the current office space has remained largely vacant over the past few years indicating that different uses are necessary to create a financially-viable and marketable property.
2. The proposed project will further the trend of downtown living by creating 13 additional units; residents will patronize local businesses and contribute to a vibrant and active street life in downtown Harrisburg.

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 6th day of December, 2017.



Geoffrey Knight, Planning Director

INTER

OFFICE

MEMO

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

Date:

LEGISLATIVE APPROVAL FORM/CERTIFICATE OF ACCEPTANCE

BILL NO. -2018 RESOLUTION NO. 8 -2018

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

A. Marie E. Baldeck
Acting Sr. Deputy City Solicitor

1-19-2018
Date

Requested by Department/Bureau: Planning

Department/Bureau Contact Person: Geoff Knight

For Action on or before:

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

Received by: *[Signature]*

Date: 1-19-18