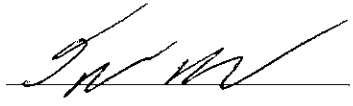


RESOLUTION NO. 66 -2018

Moved by: 

A Resolution approving the Preliminary/Final Subdivision and Land Development Plan submitted by Joe Davidson on behalf of Executive House Apartments to convert existing commercial space on the first floor of 101 South 2nd Street into 15 apartment units.

WHEREAS, Joe Davidson of Ignarri-Lummit Architects on behalf of Executive House Apartments applied for a Preliminary/Final Subdivision and Land Development Plan on April 2, 2018 to convert first floor commercial space into 15 apartment units. The proposal includes four (4) studio units, nine (9) one-bedroom units, and two (2) two-bedroom units. Copies of the Application materials and Plans are attached hereto respectively as Exhibits "A" and "B"; and

WHEREAS, the property at 101 South 2nd Street is a 14-story, 275,520 square foot concrete and brick structure which was constructed in 1967 and sits on a 1.79-acre lot. The property currently operates as a 14-story apartment building with office space on the first floor. The property is bounded by Chestnut Street to the north, the property at 130 South 3rd Street (B'nai B'rith Apartments) to the east, the property at 150 South 3rd Street to the south, and South 2nd Street to the west; and

WHEREAS, the property is of modern architectural style. Character defining features include the large porte-cochere in front of the main entrance, with a semi-circular drive providing off-street parking and pick-up/drop-off area; stone cladding on the first floor; substantial porch on floors six through fourteen; and attractive landscaping around the entrance of the building. The main entrance features a modern double door with full-view, divided lite panes surrounded by modern glass side lites and transom. There are large storefront windows and doors for the commercial units on the first floor; the windows on the floors above are primarily metal one-over-one configuration with sliding glass doors to access each balcony. The structure is connected to a parking garage with a large utility area on the first and second floors, and there are various surface parking areas on-site, which provides a total of 245 parking spaces. The structure does contribute to the character of the streetscape; and

WHEREAS, in regard to Neighborhood Impact, the Applicant's proposed project will have an overall positive effect on the neighborhood by providing additional living accommodations for current or future employees of surrounding employers. Moreover, the additional residents will be able to support more downtown businesses.

WHEREAS, the Planning Bureau notes that the Property is located in the Downtown Center (DC) Zoning District. Multifamily Dwelling use is permitted by-right in the DC zoning district. There are no additional zoning relief requests required for the project as there are no regulations limiting the density of residential units in the DC district; and

WHEREAS, with regard to Parking, the plan does not propose any additional off-street parking. The Planning Bureau notes that the off-street parking is not required in the DC district; and

WHEREAS, in regard to Vehicle Access/Traffic Impact, the Applicant has stated vehicles will access the property through exiting parking and existing hardscape. The Planning Bureau notes there are no changes planned in how vehicles will enter and exit the various parking facilities on the property; and

WHEREAS, in regard to Pedestrian Access, the Planning Bureau notes the property is currently fully accessible by pedestrians and the proposed project will not adversely impact pedestrian access. There will be a change in the location of the access points to the building; the doors fronting South 2nd Street will be removed and replaced with windows - these units will be accessed from inside the building. Access for the rear of the building which fronts the parking lot will change, with the large windows and doors being replaced with small windows and doors for the residential units; and

WHEREAS, the primary structure of the property in which the conversion is being proposed is located in Zone X (No Floodplain), per the most updated FIRM maps dated August 12, 2012; and

WHEREAS, the Applicant has not addressed the utilities in their application, however CRW has reviewed the proposal and stated there are no issues with the project, indicating that the existing water and sewer facilities are sufficient to address the increased use. It is reasonable to assume other utilities will be sufficient for residents; and

WHEREAS, in regard to Landscaping, the Applicant is looking to reduce the hardscape at the front of the building along South Second Street and add fencing in the rear for private patios for some of the proposed residential units. The Planning Bureau notes that the patios accessible from the rear units will be screened by six-foot-high, slat wood fences and the Applicant has indicated the perimeter will be landscaped; and

WHEREAS, in regard to Lighting, the Planning Bureau notes a lighting plan is not required since this is an interior conversion of an office building into residential apartments. No new exterior lighting is required; and

WHEREAS, in regard to Stormwater Management, there is no net increase in impervious surface and thus a Stormwater Management Plan is not required; and

WHEREAS, the Planning Bureau presumes the property will maintain the current address of 101 South 2nd Street with each of the apartment units having a unique identifier; and

WHEREAS, the Construction Value of this project is projected to be \$400,000 with a Total Project Value of \$500,000. The number of new construction jobs is defined as “Not Applicable”; and the number of new, permanent, full-time living wage jobs is defined as “Not Applicable”; 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 has no comment; and

WHEREAS, the Police Bureau has no comment; and

WHEREAS, the Law Bureau has no comment; and

WHEREAS, the Dauphin County Planning Commission reviewed the application and their comments are attached hereto as Exhibit “F”; and

WHEREAS, the Harrisburg Planning Commission reviewed the application at its regular meeting on May 2, 2018, 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 “G”; and

WHEREAS, the Harrisburg Planning Commission by a vote of (5-0) recommended that Harrisburg City Council approve the request.

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

1. The proposed project will activate vacant commercial space with residential units, provide a diversity of bedroom configurations, contribute to a vibrant and active street life downtown, and expand the customer base for businesses along this corridor.
2. The proposed project will provide more residential units to employees of the nearby institutional employers such as the State government, Pinnacle Health hospital and Harrisburg University.

WHEREAS, the Resolution of the Harrisburg Planning Commission is attached hereto as Exhibit “H”; 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 Joe Davidson on behalf of Executive House Apartments to convert existing office space on the first floor of 101 South 2nd Street into 15 residential units is hereby approved.

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: 

Passed by City Council June 26, 2018



President of City Council

Attest 

City Clerk

- Approved
- Returned to City Council with objections

YEAS		NAYS
MR. ALLATT		
MS. DANIELS		
MS. GREEN		
MR. JOHNSON		
MR. MADSEN		
MR. MAJORS		
MS. WILLIAMS		
Yeas	<u>7</u>	
Nays	<u>0</u>	

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. -2018

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

Ryanie E. Baldock
Sr. Deputy City Solicitor

5/23/2018
Date

Requested by Department/Bureau: Planning

Department/Bureau Contact Person: Geoff Krighi

For Action on or before:

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

Received by: KAP

Date: 5-25-18

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

Harrisburg Executive House Apartments – Long Term Units: 1st Floor

Primary Property Address

101 South 2nd Street

Primary Tax Parcel ID Number

03-002-016-000-0000

Please List All Property Addresses And Tax Parcel ID Numbers Involved In The Project (Use Additional Sheets If Necessary)**Zoning District(s)**

DC

Application Type (check one):

- | | |
|--|--|
| <input type="checkbox"/> Lot Add-On Plan (Lot Consolidation) | <input type="checkbox"/> Sketch Plan |
| <input type="checkbox"/> Preliminary Subdivision | <input type="checkbox"/> Preliminary Land Development |
| <input type="checkbox"/> Final Subdivision | <input type="checkbox"/> Final Land Development |
| <input type="checkbox"/> Combined P/F Subdivision | <input type="checkbox"/> Combined P/F Land Development |
| <input checked="" type="checkbox"/> Combined P/F Subdivision & LDP | |
| <input type="checkbox"/> 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?

The purpose of this project is to provide alterations to the existing building known as

“Harrisburg Executive House’s” Ground Floor. The alterations changes the use changes the use of the ground floor from a commercial use to a residential use.

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

The current use of the property is (Commercial) retail and office space. The proposed use is permitted in the current zoning district (Downtown Center).

3. Describe the impacts of the project on the neighborhood.

The impacts of the project on the neighborhood would be no impact with the change of use.

4. How many off-street parking spaces are being proposed for the use? Where are they being provided?

There is no off-street parking space being proposed for the use. Existing parking in adjacent parking garage facilitates the change in use

5. Does this project meet all applicable requirements of the zoning code?

This project meets all applicable requirements of the zoning code.

6. How will pedestrians and/or vehicles access the property? Have all proposed curb cuts and right-of-way improvements received approvals from the City Engineer? Have any requisite Highway Occupancy Permits received approvals from PennDOT?

Pedestrians will be able to access the property via existing sidewalks. Vehicles will be able to access the property through existing parking and existing hardscape. There are no new proposed curb cuts or right-of-way improvements or Highway Occupancy Permits needed.

7. Is the property located in a Special Flood Hazard Area, i.e. a Zone A (100-Year) or Zone X (500-Year) Floodplain? If so, have you received the appropriate approvals from the Floodplain Administrator?

The southwest corner of the site is located in the AE(100-year), but the flood plain does not encroach on the building in this submission.

8. Is the property located in a historic district? If so, will there be any exterior alterations and have you discussed these issues with the Planning Bureau?

The Property is not located in a historic district.

9. Please provide any additional information you feel is pertinent to the application.

We are looking to reduce the hardscape at the front of the building along South Second Street and add some fencing in areas at the back of the building for private patios for some of the proposed residential apartments. Additionally we are looking to change the existing storefront windows to residential style double hung operable windows.

What Waivers Are Being Requested?

Use the attached checklist to determine the waivers you are requesting.

None

Subdivision and Land Development Application

3

Applicant

Name Joe Davidson
Company Ignarri-Lummi Architects
Address 601 Chapel Ave East
Cherry Hill, NJ 08034
Phone 856-428-8877
Email JDavidson@ignarrillummi.com

Applicant's Status

(Circle or Check One)

- Owner
- Lessee
- Equitable Owner
- Contract Purchaser

Main Contact for the Project

Name Joe Davidson
Company Ignarri-Lummi Architects
Address 601 Chapel Ave East
Cherry Hill, NJ 08034
Phone 856-428-8877 ext. 226
Email JDavidson@ignarrillummi.com

Site Plan Designer

Name Adam Lasota
Company Ignarri-Lummi Architects
Address 601 Chapel Ave East
Cherry Hill, NJ 08034
Phone 856-428-8877 ext. 237
Email ALasota@ignarrillummi.com

Property Owner

Name Joel Kohen
Company Clarendon Realty - Executive House Apartments
Address PO Box 772
New York, NY 10033
Phone 845-774-9120
Email joelkohen@gmail.com

Subdivision and Land Development Application

4

Please provide the following information about this project:

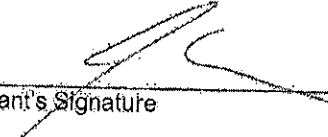

1) Square footage of non-residential buildings	0 sq. ft.
2) Number of resulting lots	0 lots
3) Number of buildings / units to be built	_____ 0 # of buildings <u>15</u> # of units
4) Is a new street proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4a) How many lineal feet will it be? <u>0</u> Feet
4b) If so, what is the proposed name for the new street? N/A	
5) Will you have MBE/WBE participation in the project? If so, in what capacity? No	
6) Economic Analysis: Construction Value of Project: \$ <u>400,000</u> Total Value of Project: \$ <u>500,000</u> Current Real Estate Taxes paid: City \$ <u>115,999</u> School \$ <u>166,187</u> County \$ <u>43,017.82</u> Expected Taxes upon completion City \$ _____ School \$ _____ County \$ _____ (after any tax abatement) Number of construction jobs: _____ Number of new permanent jobs: Full-time living wage _____ Other Full-time _____ Part-time _____	

Items to be submitted with this Application (Failure to do so WILL delay the review process)

- | | |
|--|--|
| <input type="checkbox"/> Check made payable to the "City Treasurer" for the correct amount (see the fee schedule)
<input type="checkbox"/> Dauphin County Planning Commission application and fee (check made payable to "Dauphin County Planning Commission")
<input type="checkbox"/> Twenty-one (23) copies of the plans:
Four (4) sets of 24" x 36"
Eleven (11) sets of 11" x 17" or half size
Eight (8) additional sets of 11" x 17" will be required prior to City Council review (should include City Staff and HPC revisions)
<input type="checkbox"/> Completed Checklist (use attached document)
<input type="checkbox"/> Narrative description of the project (Please answer all questions with as much detail as possible.)
<input type="checkbox"/> Elevation drawings including all visible sides and façade materials | <input type="checkbox"/> Erosion & Sedimentation Plan and/or NPDES Permit
<input type="checkbox"/> Landscaping Plan
<input type="checkbox"/> Lighting Plan
<input type="checkbox"/> Stormwater management plans
<input type="checkbox"/> Parking and circulation plan
<input type="checkbox"/> Traffic Study (if required by the City Engineer)
<input type="checkbox"/> Electronic copies on a disk of all material – Two copies. One for the City of Harrisburg and one for Dauphin County Planning Commission. (All layers shall be in Microstation and GIS format.)
<input type="checkbox"/> A D.E.P. Sewer Module or Waiver
If already submitted, please note the submittal date: _____ |
|--|--|

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.

	03/29/18		03/29/18
Applicant's Signature	Date	Property Owner's Signature	Date

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

E x h i b i t “B”

PLEASE SEE HARDCOPY MAP

E x h i b i t “C”

Bureau Review Sheet

Date Issued: April 20, 2018

The following case is scheduled for Harrisburg Planning Commission review at their regularly scheduled May 2, 2018 meeting. Please review and comment by Friday, April 27, 2018. 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 Subdivision & Land Development Plan for 101 South 2nd Street, zoned Downtown Center (DC), filed by Joe Davidson w/ Ignarri-Lummi Architects, to convert the first floor of the structure from commercial use to 15 apartments.

No issues from this Bureau/Office.

Issues/Conditions: _____

Recommend denial for the following reasons: _____

SIGNATURE: _____

JEFF [Signature], P.E. - LEAD ENGINEER, CAPITAL REGION WATER

DATE: _____

4.24.2018

E x h i b i t “D”

Bureau Review Sheet

Date Issued: April 20, 2018

The following case is scheduled for Harrisburg Planning Commission review at their regularly scheduled May 2, 2018 meeting. Please review and comment by Friday, April 27, 2018. 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 Subdivision & Land Development Plan for 101 South 2nd Street, zoned Downtown Center (DC), filed by Joe Davidson w/ Ignarri-Lummi Architects, to convert the first floor of the structure from commercial use to 15 apartments.

No issues from this Bureau/Office.

Issues/Conditions: _____

Recommend denial for the following reasons: _____

SIGNATURE: _____

DATE: 4-20-18

E x h i b i t “E”

Bureau Review Sheet

Date Issued: April 20, 2018

The following case is scheduled for Harrisburg Planning Commission review at their regularly scheduled May 2, 2018 meeting. Please review and comment by Friday, April 27, 2018. 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 Subdivision & Land Development Plan for 101 South 2nd Street, zoned Downtown Center (DC), filed by Joe Davidson w/ Ignarri-Lummis Architects, to convert the first floor of the structure from commercial use to 15 apartments.

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

- Recommend denial for the following reasons: _____

SIGNATURE: _____

DATE: _____ 25 APR 18

E x h i b i t “F”

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	NA	Engineer	Ignarri Lummis Architects				
Plat Title	Executive House Ground Floor Alterations								
Zoning District	Downtown Center	Proposed Land Use	Apartment Conversions						
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	1	# of New Lots	0	# of New D.U.s	15	Acreage Subdivided/Developed	1.8	Total Acreage	1.8
Date Received	4/20/2018		Staff Review	5/7/2018		Official County Review	15/7/2018		
Reviewed by	GD		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 is to be reviewed against those City requirements. Staff recommends the applicant provide the City's information on their own checklist prior to formal taking formal action. This information would highlight the development requirements missing so that the City can ensure that development can occur in accordance and compliance with their ordinances and regulations.
2. Recommend modification of the signature blocks, including the County signature block (which is to read "Reviewed by Dauphin County Planning Commission")
3. Recommend information regarding the compliance with existing land zoning ordinance be provided. This would support the blanket statement contained on the cover sheet indicating the project is compliant with all zoning code.

Exhibit “G”



Eric Papenfuse, Mayor

PLANNING BUREAU REPORT

Preliminary/Final Land Development Plan Application

PROPERTY ADDRESS: 101 South 2nd Street
PID: 03-002-016

APPLICANT:

Joe Davidson w/ Ignarri-Lummis Architects

APPLICANT STATUS:

Owner

ZONING:

Downtown Center (DC)

HISTORIC DISTRICT:

N/A

SUBMISSION DATE:

April 2, 2018

HPC DATE:

May 2, 2018

SITE VISIT/POSTING DATE(S):

April 26, 2018

FLOODPLAIN:

AE (100-Year) & Zone X (500-Year)
Floodplains

REQUEST:

The Applicant is proposing to convert existing commercial space on the first floor into 15 apartment units. The proposal includes four (4) studio units, nine (9) one-bedroom units, and two (2) two-bedroom units.

PROPERTY DESCRIPTION:

The property at 101 South 2nd Street is a 1.79-acre lot with a 14-story, 275,520-square-foot, concrete and brick and was constructed in 1967 (per Dauphin County Property Tax Records). In the initial years of its history, the Executive House was primarily used for leasing office space, including the offices of the Department of Environmental Resources, with a few of the top floors being leased as residential units. After the Department of Environmental Resources relocated, floors four (4) through ten (10) were renovated into residential units. The property is bounded by Chestnut Street to the north, the property at 130 South 3rd Street to the east (the B'nai B'rith Apartments), the property at 150 South 3rd Street to the south, and South 2nd Street to the west.

This fourteen-story, brick and concrete, detached structure is of a modern architectural style. Character-defining features include the large porte-cochere in front of the main entrance, with a semi-circular drive providing off-street parking and pick-up/drop-off area; the stone cladding on the first floor; substantial porch on floors six through fourteen; and attractive landscaping around the entrance to the building. The main entrance features a modern double door with full-view, divided-lite panes surrounded by modern glass side lites and a transom. The windows are in a

variety of shapes and configurations: there are large storefront windows and doors for the formerly commercial units on the first floor; on the floor above, the windows are primarily metal one-over-one configuration, with sliding glass doors providing access to each room's balcony. The structure is connected to a parking garage with a large utility area on the first and second floors, and there are various surface parking areas on-site, which provide 245 parking spaces total. The structure does contribute to the character of the streetscape.

ANALYSIS:

1. General Location/Neighborhood Impact

In regard to the purpose of the project, the Applicant has stated:

“The purpose of this project is to provide alterations to the existing building known as ‘Harrisburg Executive House’s’ Ground Floor. The alterations changes the use changes the use of the ground floor from a commercial use to a residential use.”

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

“The impact of the project on the neighborhood would be no impact with the change of use.”

In regard to historic districts, the Applicant has stated:

“The Property is not located in a historic district.”

The Planning Bureau notes that the majority of the building is already being used for residential units and thus the proposed conversion will not be introducing a new use. There are a number of large employers in the area – including the State government, PinnacleHealth, and Harrisburg University – and the proposed units will provide additional living accommodations for current or future employees. Additionally, residents will be able to support more downtown businesses. The overall effect on the neighborhood will be positive.

2. Zoning: Use and Development Standards

In regard to the use, the Applicant has stated:

“The current use of the property is (Commercial) retail and office space. The proposed use is permitted in the current zoning district (Downtown Center).”

In regard to meeting the Zoning Code requirements, the Applicant has stated:

“This project meets all applicable requirements of the Zoning Code.”

The Planning Bureau would note that the Multifamily Dwelling use is permitted by-right in the DC district in which the property is located; as there are no regulations limiting the density of residential units in the DC district, there are no additional zoning relief requests required for the project.

3. Zoning: Parking

The Applicant has stated:

“There is no off-street parking being proposed for the use. Existing parking in adjacent parking garage facilitates the change in use.”

The Planning Bureau notes that the property is located in the Downtown Center (DC) zoning district, and is thus not required to provide off-street parking for the proposed use. The Planning Bureau also notes that the change in use will actually reduce the amount of off-street parking required for the overall building since 28 spaces were required for the previous use (“Office”) and only 15 spaces will be required for the proposed use (“Multifamily Dwelling”).

4. Vehicular Access/Traffic Impact

The Applicant has stated:

“Vehicles will be able to access the property through existing parking and existing hardscape. There are no new proposed curb cuts or right-of-way improvements or Highway Occupancy Permits needed.”

The Planning Bureau notes that there no changes planned in how vehicles will enter and exit the various parking facilities on the property. Additionally, as previously noted, the proposed use will reduce the off-street parking required on-site and thus should have a negligible or even positive impact on traffic circulation in the area.

5. Pedestrian Access

The Applicant has stated:

“Pedestrians will be able to access the property via existing sidewalks.”

The Planning Bureau would note that the property is current fully accessible by pedestrians, and that the proposed project will not adversely impact pedestrian access. There will be a change in the location of access points to the building; the doors front South 2nd Street which provided access to the office spaces will be removed and replaced with windows – these units will be accessed from inside the building. Additionally, the access configuration for the rear of the building fronting the parking lot will change, with the large windows and doors being replaced by smaller windows and doors for the residential units, which will have access to small porches enclosed by a six-foot-high screening fence.

6. Floodplain Issues

The Applicant has stated:

“The southwest corner of the site is located in the AE(100-Year), but the floodplain does not encroach on the building in this submission.”

The primary structure is locating in the Zone X (No Floodplain) area per the most updated FIRM maps dated August 12, 2012. Although the southwest corner of the parking garage is located in the AE (100-Year) and Zone X (No Floodplain) Floodplains, this does not impact the floodplain classification of the primary building in which the office space to residential conversion is being proposed.

7. Utilities

The Applicant has not addressed the utilities in their application, but Capital Region Water has reviewed the proposal and stated that there are no issues with the project, indicating that the existing water and sewer facilities are sufficient to address the increased use. It is reasonable to assume other utilities – heat, electric, gas, telecommunications – will be sufficient for residents.

8. Landscaping

The Applicant has stated:

“We are looking to reduce the hardscape at the front of the building along South Second Street and add some fencing in areas at the back of the building for private patios for some of the proposed residential units. Additionally we are looking to change the existing storefront windows to residential style double hung operable windows.”

The Planning Bureau notes that the patios accessible from the proposed units on the rear of the first floor will be screened by six-foot-high, slat wood fences and the Applicant has indicated the perimeter will be landscaped.

9. Lighting

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

10. 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.

11. Property Addresses

Although not explicitly noted in the application, the Planning Bureau presumes the property will maintain the current address, and the proposed apartments will be addressed as, 101 South 2nd Street, with each of the apartment units having a unique identifier, although the Applicant has not indicated how this will be arranged.

12. Economic Development

Total Construction Value of Project: \$400,000

Total Value of Project: \$500,000

Number of construction jobs: approximately N/A

Number of new, permanent, full-time living wage jobs: approximately N/A

CITY STAFF RECOMMENDATION:

- City Engineer – Currently being reviewed
- Codes Bureau – No issues
- Fire Bureau – No issues
- Police Bureau – Currently being reviewed
- Law Bureau – Currently being reviewed
- Capital Region Water – No issues

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):

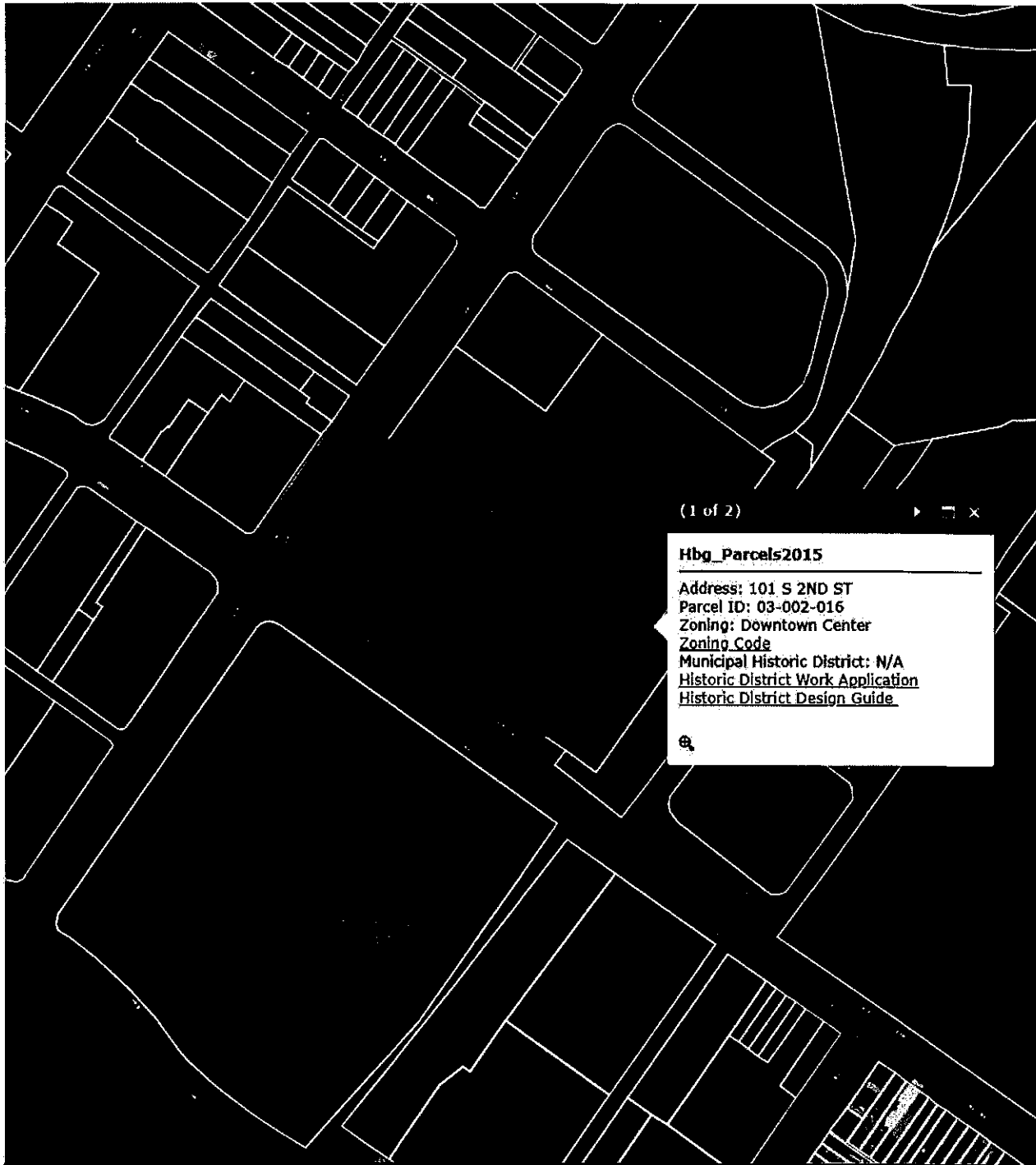
1. The proposed project will activate vacant commercial space with residential units in a range of sizes, providing a diversity of bedroom configurations, contributing to a vibrant and active street life downtown, and expanding the customer base for businesses along this corridor.
2. The proposed will provide more units available to employees of the nearby institutional uses such as the State government, PinnacleHealth hospital, and Harrisburg University.

REVIEW PROCESS:

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

ATTACHMENTS:

1. Zoning & Location Map
2. Preliminary/Final Land Development Plan Application
3. Preliminary Plan Sets of Proposed Floor Plans and Existing & Proposed Building Elevations
4. Existing Conditions Photos of the Building Exterior



(1 of 2)

Hbg_Parcels2015

Address: 101 S 2ND ST

Parcel ID: 03-002-016

Zoning: Downtown Center

Zoning Code

Municipal Historic District: N/A

Historic District Work Application

Historic District Design Guide



**Zoning & Location Map
101 South 2nd Street**

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Eric Papenfuse, Mayor

**RESOLUTION
OF
HARRISBURG PLANNING COMMISSION**

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

101 South 2nd Street

WHEREAS, Joe Davidson with Ignarri-Lummit Architects, has applied for a Preliminary/Final Land Development Plan on April 2, 2018 in order to convert existing commercial space on the first floor into 15 apartment units. The proposal includes four (4) studio units, nine (9) one-bedroom units, and two (2) two-bedroom units.

WHEREAS, the property at 101 South 2nd Street is a 1.79-acre lot with a 14-story, 275,520-square-foot, concrete and brick and was constructed in 1967 (per Dauphin County Property Tax Records). In the initial years of its history, the Executive House was primarily used for leasing office space, including the offices of the Department of Environmental Resources, with a few of the top floors being leased as residential units. After the Department of Environmental Resources relocated, floors four (4) through ten (10) were renovated into residential units. The property is bounded by Chestnut Street to the north, the property at 130 South 3rd Street to the east (the B'nai B'rith Apartments), the property at 150 South 3rd Street to the south, and South 2nd Street to the west.

This fourteen-story, brick and concrete, detached structure is of a modern architectural style. Character-defining features include the large porte-cochere in front of the main entrance, with a semi-circular drive providing off-street parking and pick-up/drop-off area; the stone cladding on the first floor; substantial porch on floors six through fourteen; and attractive landscaping around the entrance to the building. The main entrance features a modern double door with full-view, divided-lite panes surrounded by modern glass side lites and a transom. The windows are in a variety of shapes and configurations: there are large storefront windows and doors for the formerly commercial units on the first floor; on the floor above, the windows are primarily metal one-over-one configuration, with sliding glass doors providing access to each room's balcony. The structure is connected to a parking garage with a large utility area on the first and second

floors, and there are various surface parking areas on-site, which provide 245 parking spaces total. The structure does contribute to the character of the streetscape.

WHEREAS, in regard to the Purpose of the project, the Applicant has stated: "The purpose of this project is to provide alterations to the existing building known as 'Harrisburg Executive House's' Ground Floor. The alterations changes the use changes the use of the ground floor from a commercial use to a residential use." In regard to the impacts of the project on the neighborhood, the Applicant has stated: "The impact of the project on the neighborhood would be no impact with the change of use." In regard to historic districts, the Applicant has stated: "The Property is not located in a historic district."

The Planning Bureau notes that the majority of the building is already being used for residential units and thus the proposed conversion will not be introducing a new use. There are a number of large employers in the area – including the State government, PinnacleHealth, and Harrisburg University – and the proposed units will provide additional living accommodations for current or future employees. Additionally, residents will be able to support more downtown businesses. The overall effect on the neighborhood will be positive.

WHEREAS, in regard to Zoning, the Applicant has stated: "The current use of the property is (Commercial) retail and office space. The proposed use is permitted in the current zoning district (Downtown Center)." In regard to meeting the Zoning Code requirements, the Applicant has stated: "This project meets all applicable requirements of the Zoning Code." The Planning Bureau would note that the Multifamily Dwelling use is permitted by-right in the DC district in which the property is located; as there are no regulations limiting the density of residential units in the DC district, there are no additional zoning relief requests required for the project.

WHEREAS, in regards to Parking, the Applicant has stated: "There is no off-street parking being proposed for the use. Existing parking in adjacent parking garage facilitates the change in use." The Planning Bureau notes that the property is located in the Downtown Center (DC) zoning district, and is thus not required to provide off-street parking for the proposed use. The Planning Bureau also notes that the change in use will actually reduce the amount of off-street parking required for the overall building since 28 spaces were required for the previous use ("Office") and only 15 spaces will be required for the proposed use ("Multifamily Dwelling").

WHEREAS, in regards to Vehicular Access/Traffic Impact, the Applicant has stated: "Vehicles will be able to access the property through existing parking and existing hardscape. There are no new proposed curb cuts or right-of-way improvements or Highway Occupancy Permits needed." The Planning Bureau notes that there no changes planned in how vehicles will enter and exit the various parking facilities on the property. Additionally, as previously noted, the proposed use will reduce the off-street parking required on-site and thus should have a negligible or even positive impact on traffic circulation in the area.

WHEREAS, in regards to Pedestrian Access, the Applicant has stated: "Pedestrians will be able to access the property via existing sidewalks." The Planning Bureau would note that the

property is current fully accessible by pedestrians, and that the proposed project will not adversely impact pedestrian access. There will be a change in the location of access points to the building; the doors front South 2nd Street which provided access to the office spaces will be removed and replaced with windows – these units will be accessed from inside the building. Additionally, the access configuration for the rear of the building fronting the parking lot will change, with the large windows and doors being replaced by smaller windows and doors for the residential units, which will have access to small porches enclosed by a six-foot-high screening fence.

WHEREAS, the Applicant has stated: “The southwest corner of the site is located in the AE(100-Year), but the floodplain does not encroach on the building in this submission.” The primary structure is locating in the Zone X (No Floodplain) area per the most updated FIRM maps dated August 12, 2012. Although the southwest corner of the parking garage is located in the AE (100-Year) and Zone X (No Floodplain) Floodplains, this does not impact the floodplain classification of the primary building in which the office space to residential conversion is being proposed.

WHEREAS, in regards to Utilities, the Applicant has not addressed the utilities in their application, but Capital Region Water has reviewed the proposal and stated that there are no issues with the project, indicating that the existing water and sewer facilities are sufficient to address the increased use. It is reasonable to assume other utilities – heat, electric, gas, telecommunications – will be sufficient for residents.

WHEREAS, in regards to Landscaping, the Applicant has stated: “We are looking to reduce the hardscape at the front of the building along South Second Street and add some fencing in areas at the back of the building for private patios for some of the proposed residential units. Additionally we are looking to change the existing storefront windows to residential style double hung operable windows.” The Planning Bureau notes that the patios accessible from the proposed units on the rear of the first floor will be screened by six-foot-high, slat wood fences and the Applicant has indicated the perimeter will be landscaped.

WHEREAS, in regards to Lighting, the Planning Bureau would note that the Applicant has not provided a lighting plan, but that one is not required since this is the interior conversion of an office building into apartments and no additional structures or parking are proposed, so no new 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 property will maintain the current address, and the proposed apartments will be addressed as, 101 South 2nd Street, with each of the apartment units having a unique identifier, although the Applicant has noted indicated how this will be arranged.

WHEREAS, the Applicant has stated that the Construction Value of the project is \$400,000; the Total Value of the project is \$500,000; the number of new construction jobs is defined as "Not Applicable;" and the number of new, permanent, full-time living wage jobs is defined as "Not Applicable."

WHEREAS, the City Engineer has not provided comments on the proposal.

WHEREAS, the Police Bureau and Law Bureau have not provided comments on the proposal.

WHEREAS, the Codes Bureau and the Fire Bureau had no issues.

WHEREAS, Capital Region Water had no issues.

WHEREAS, the Dauphin County Planning Commission has not provided comments on the proposal.

WHEREAS, the Harrisburg Planning Commission reviewed said request at regular meeting on May 2, 2018, 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 Applicants, further described below:

Mr. Knight gave a synopsis of the report, recommending Approval.

The case was represented by Joe Davidson with Ignarri-Lummis Architects (the project architect), 601 Chapel Avenue East, Cherry Hill, NJ, 08034; and Brad Zimmerman, 1015 North 2nd Street, Harrisburg, PA, 17102.

Commissioner Alsberry asked the Applicants if they had any changes to the recommendation given by Planning Bureau staff. The Applicants stated that the evaluation report by the Planning Bureau staff was accurate regarding the reason that the first floor was vacant for some time. They noted that other levels of the property were converted into apartment units previously, and that they were looking to convert the first floor of the property into multiple apartments.

Commissioner Marek asked whether there would be any commercial uses on the first floor. The Applicants stated that all first floor units would be used for residential units.

Commissioner McKissick inquired about the parking available to residents of the proposed units and whether the existing parking facilities could handle the demand. The Applicants stated that there is existing parking garage that belongs to building which could be used by residents of the proposed units.

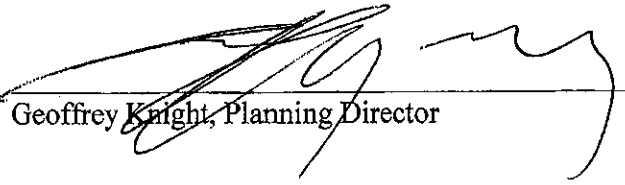
Commissioner Alsberry asked whether there was anyone from the public that was for or against the project. Mr. Jeremiah Chamberlin spoke in support of the proposed project.

Commissioner McKissick moved and Commissioner O'Toole 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 commercial space with residential units in a range of sizes, providing a diversity of bedroom configurations, contributing to a vibrant and active street life downtown, and expanding the customer base for businesses along this corridor.
2. The proposed will provide more units available to employees of the nearby institutional uses such as the State government, Pinnacle Health hospital, and Harrisburg University.

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 2nd day of May, 2018.


Geoffrey Knight, Planning Director