

# Capitol Heights & Market Place Redevelopment

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Presentation for:

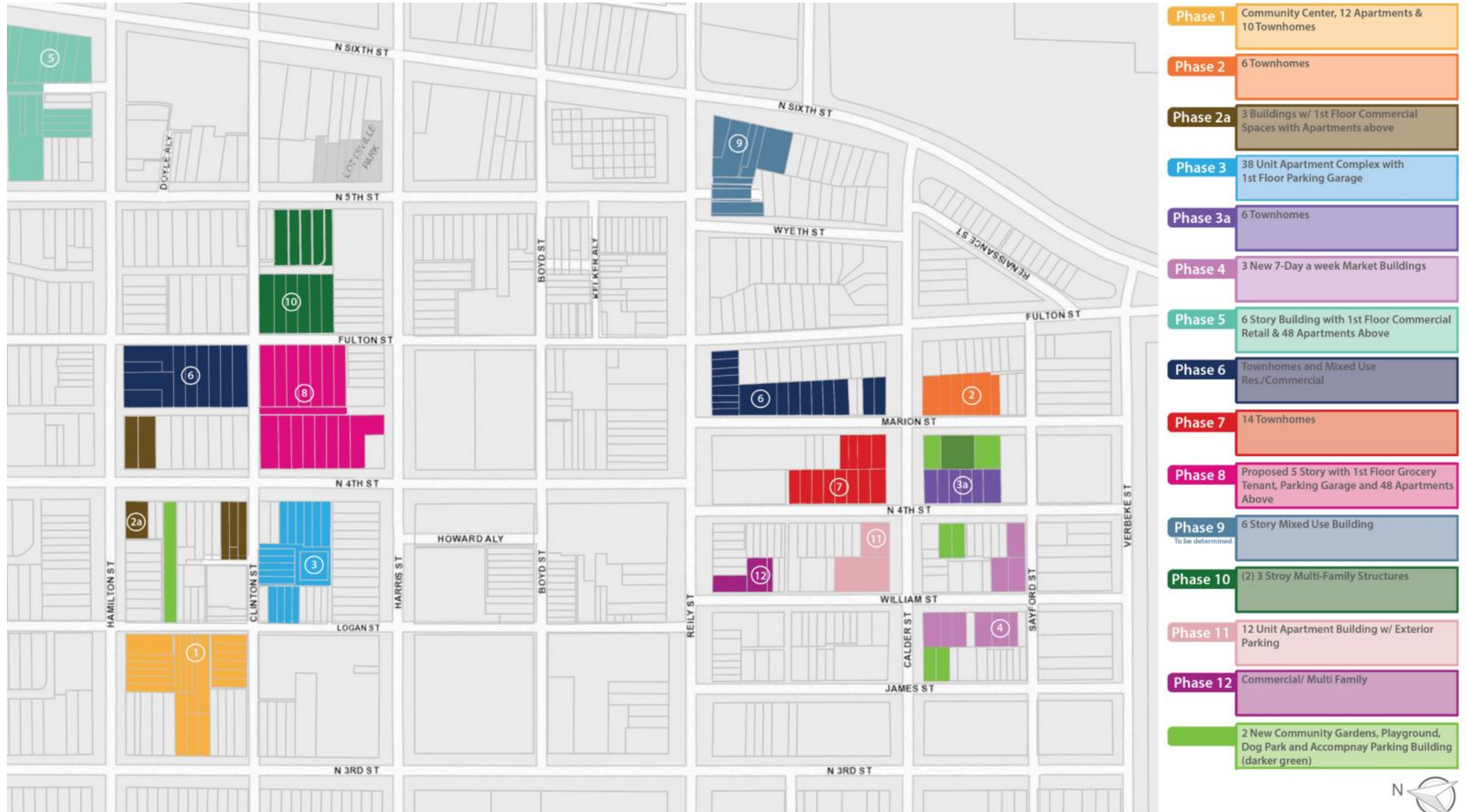
Redevelopment Authority **HRA**  
of the *City of Harrisburg* | P A

August 2021

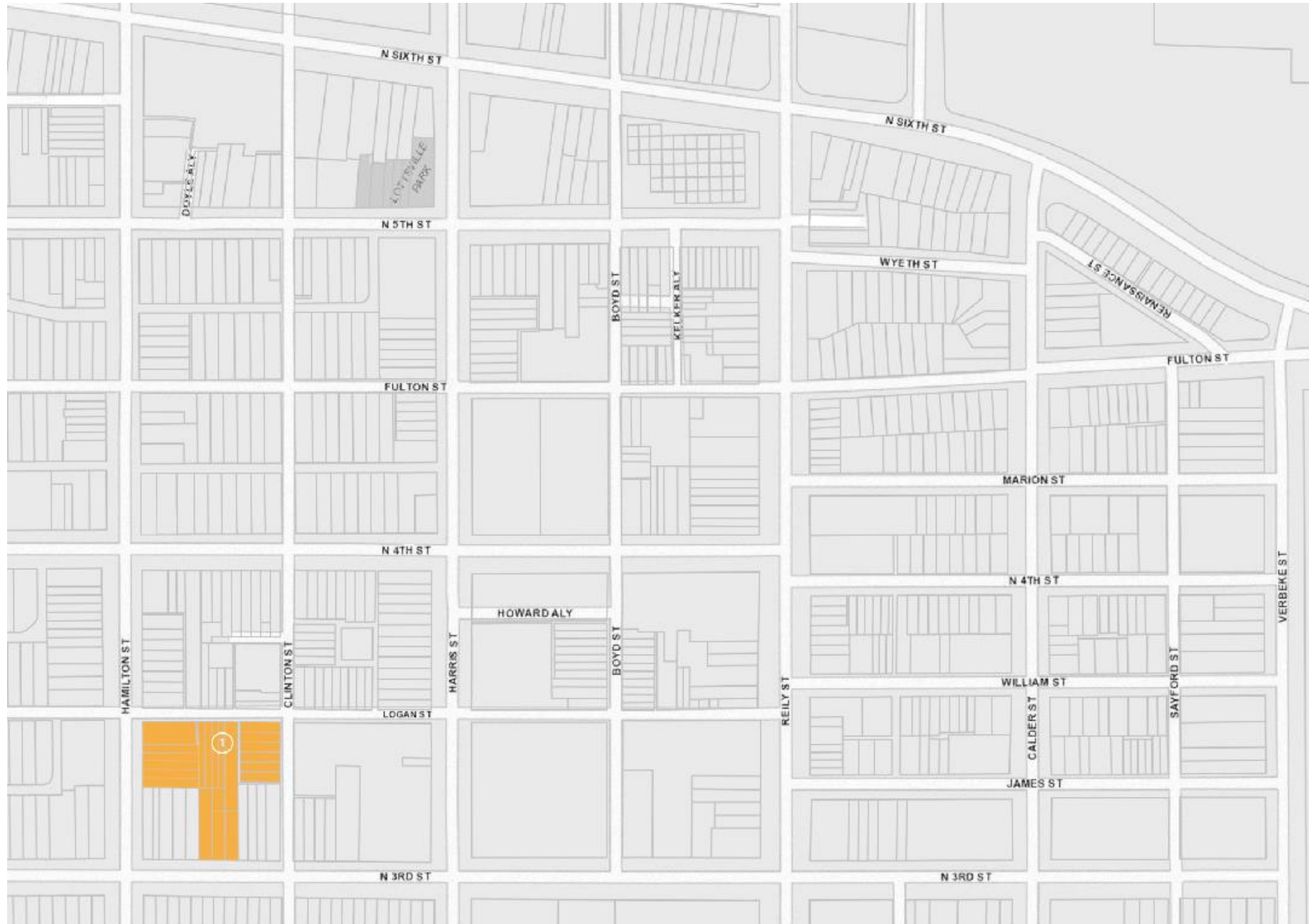




# Overall Phasing Plan



# Phase 1



Phase 1 Community Center, 12 Apartments & 10 Townhomes

Breaking Ground  
September 2021





# Phase 1





## TOWNHOMES – FRONT VIEW

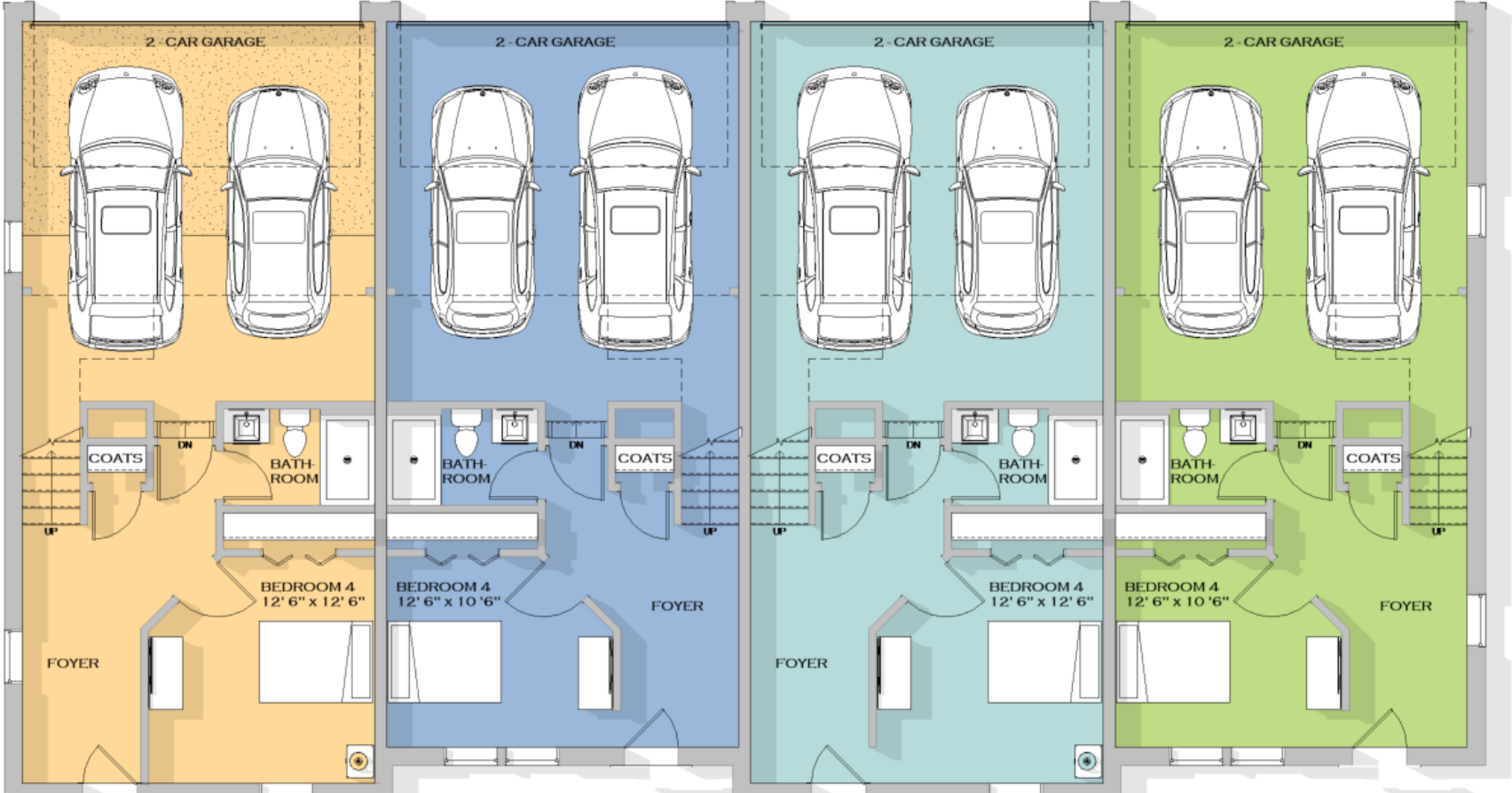




## Townhomes – Rear View



# Townhome – 1<sup>st</sup> Floor Plan



① FIRST FLOOR PLAN  
1/4" = 1'-0"

LEGEND

UNIT 1
UNIT 2
UNIT 3
UNIT 4



# Townhome – 2<sup>nd</sup> Floor Plan



② SECOND FLOOR PLAN  
1/4" = 1'-0"

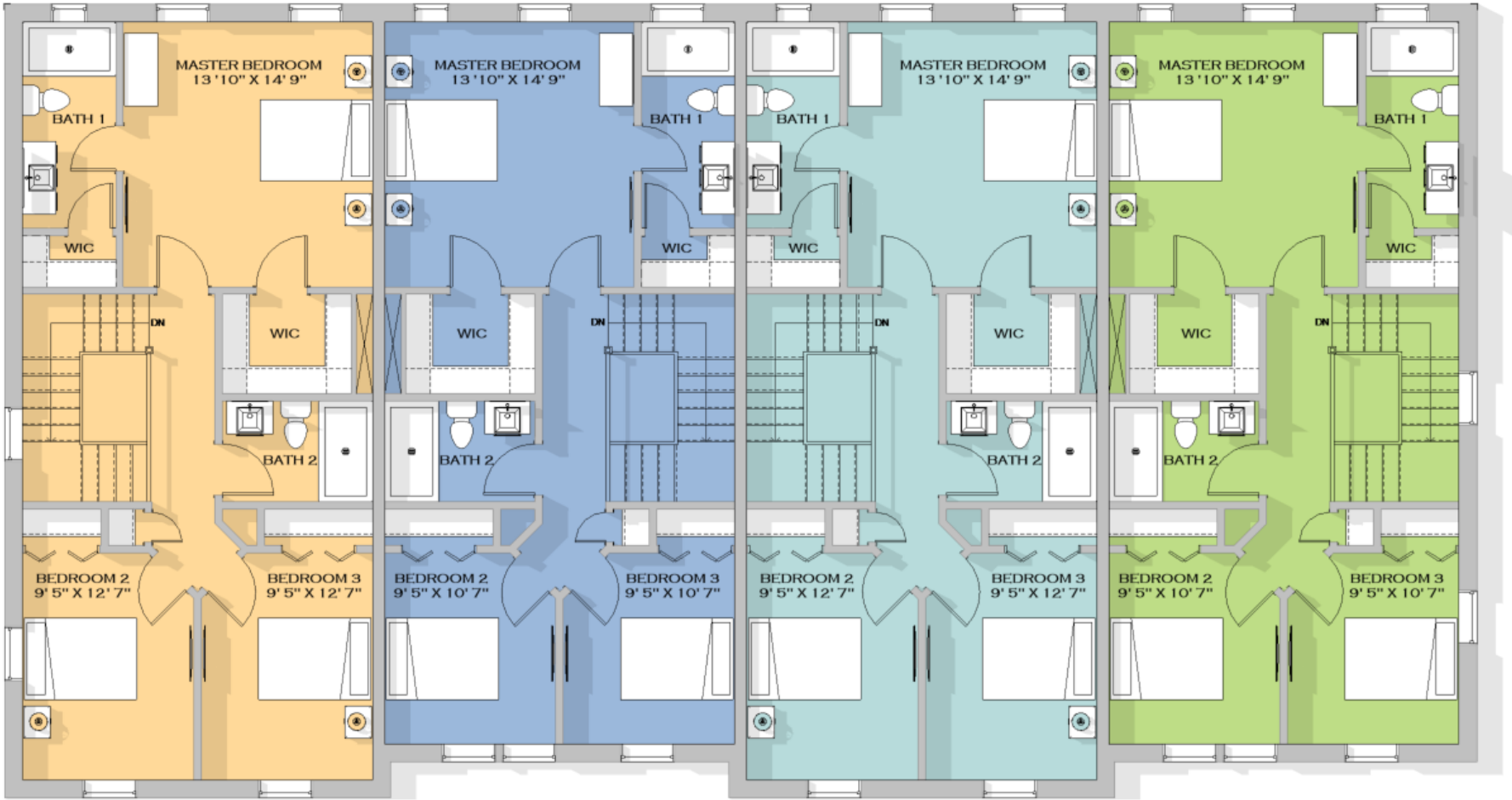
LEGEND

UNIT 1
UNIT 2
UNIT 3
UNIT 4





# Townhome – 3<sup>rd</sup> Floor Plan



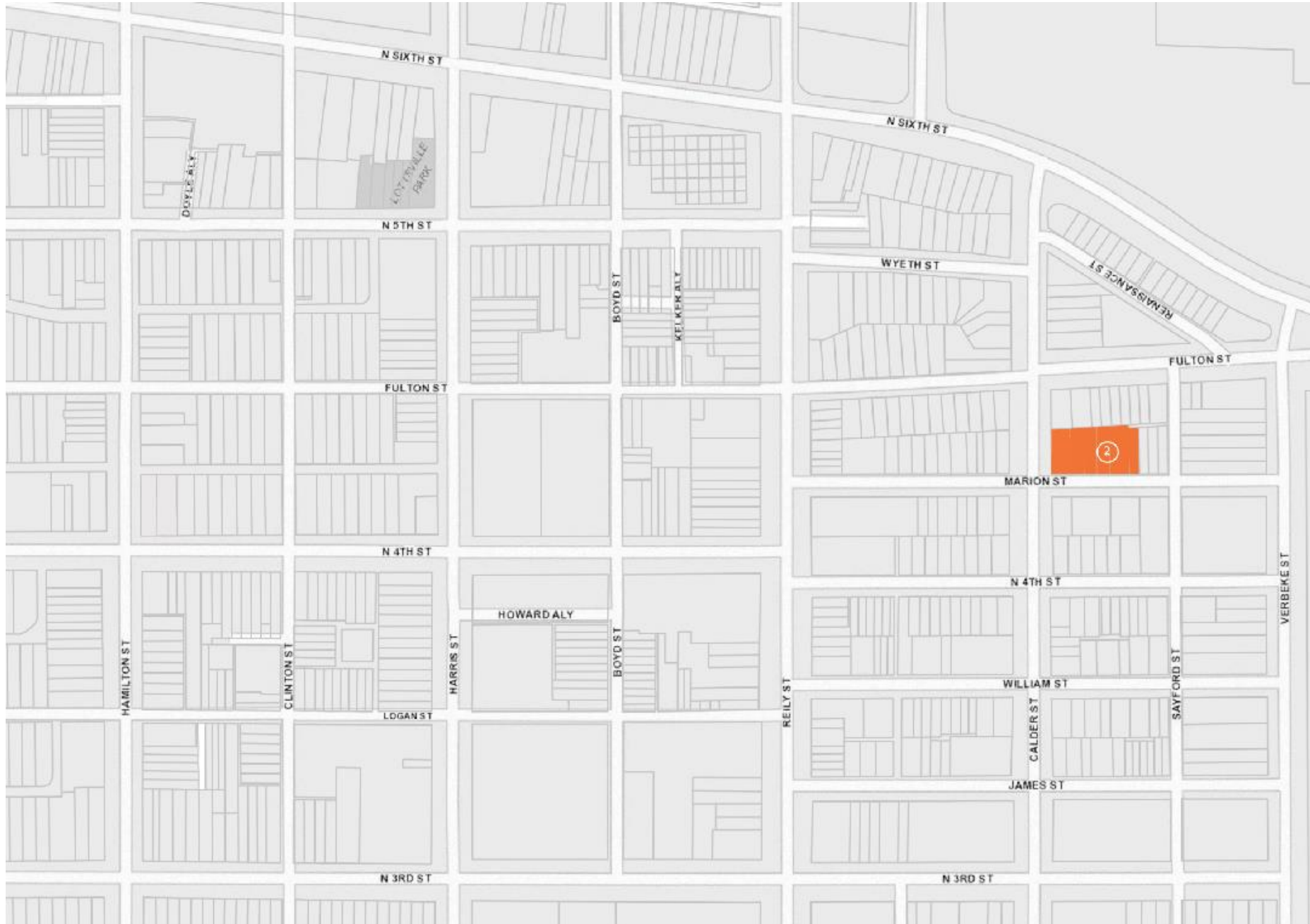
③ THIRD FLOOR PLAN  
1/4" = 1'-0"

LEGEND

UNIT 1
UNIT 2
UNIT 3
UNIT 4



## Phase 2

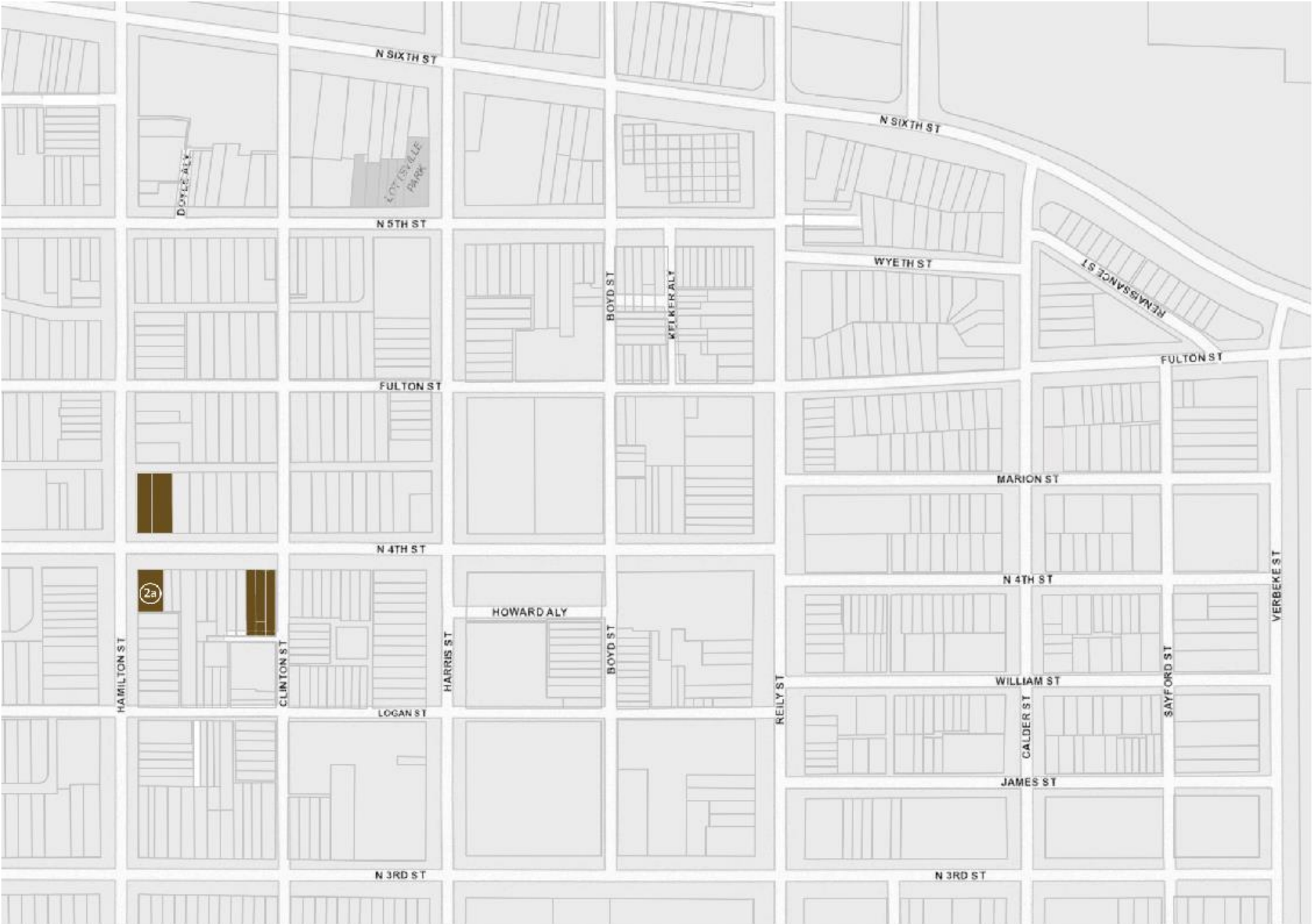


Phase 2 6 Townhomes





# Phase 2a



**Phase 2a** 3 Buildings w/ 1st Floor Commercial Spaces with Apartments above

Potential Tenants:  
UPS Store, Daycare, etc.

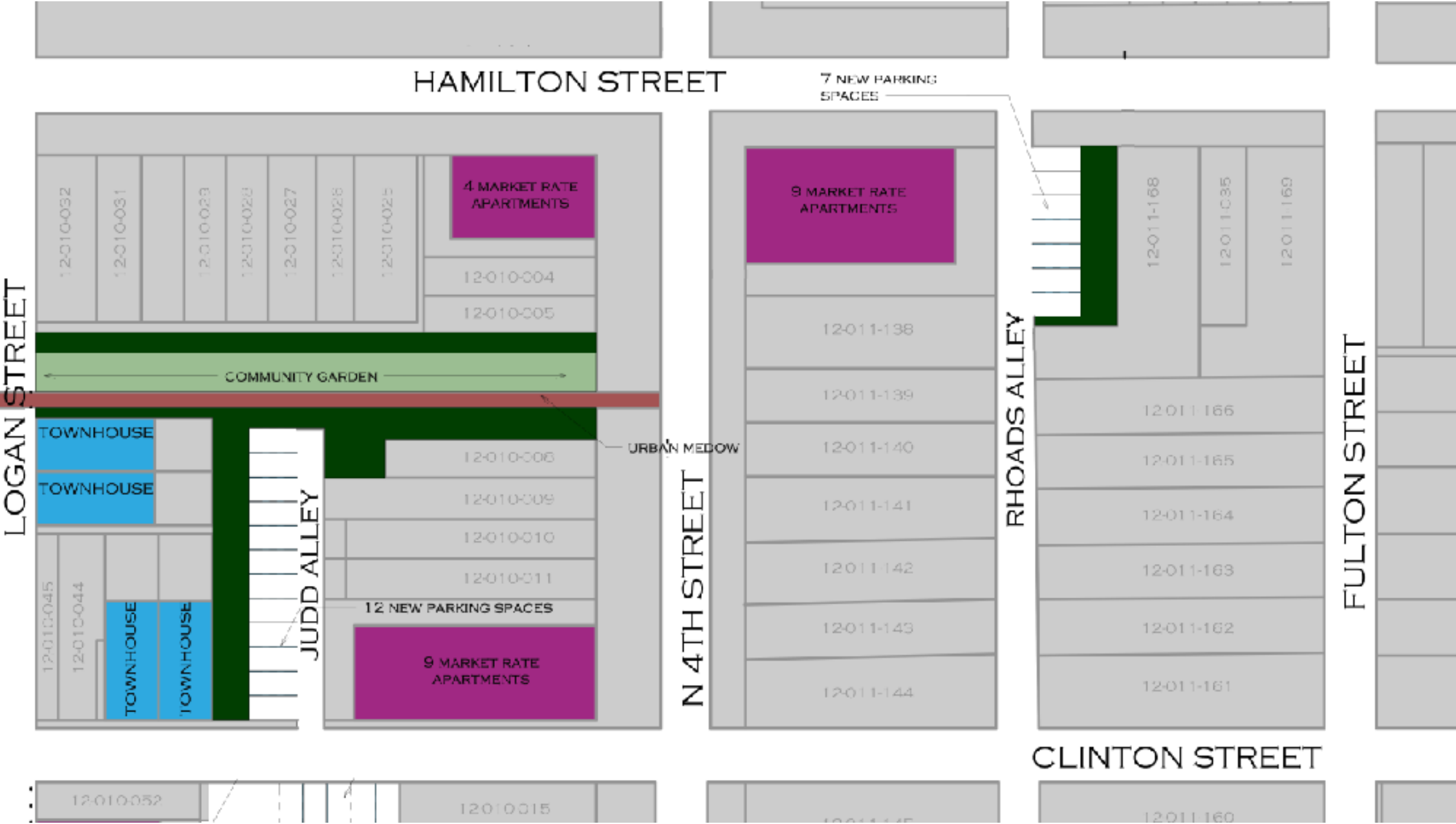


## Phase 2a

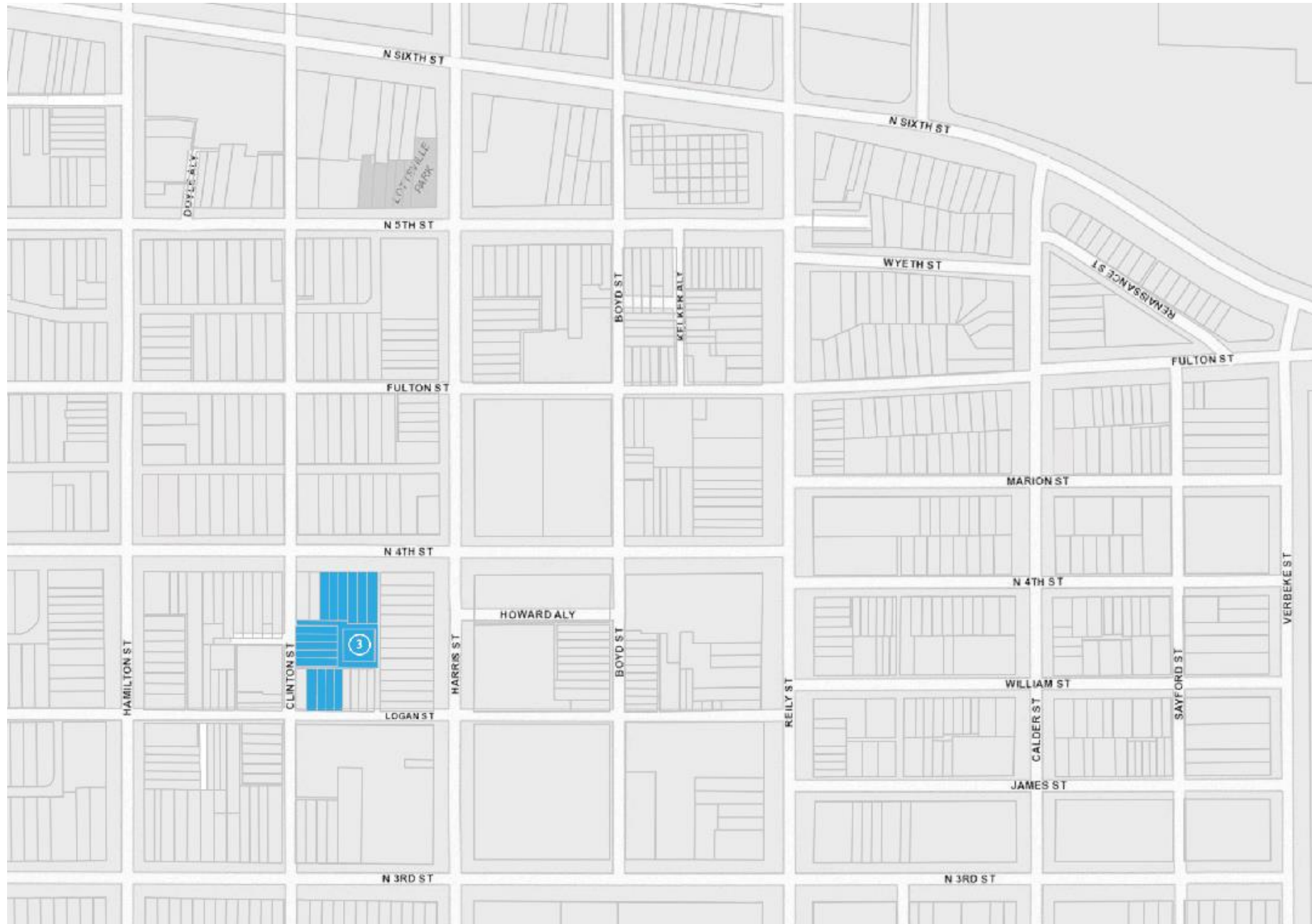




Phase 2a



# Phase 3



**Phase 3** 38 Unit Apartment Complex with  
1st Floor Parking Garage





## Phase 3

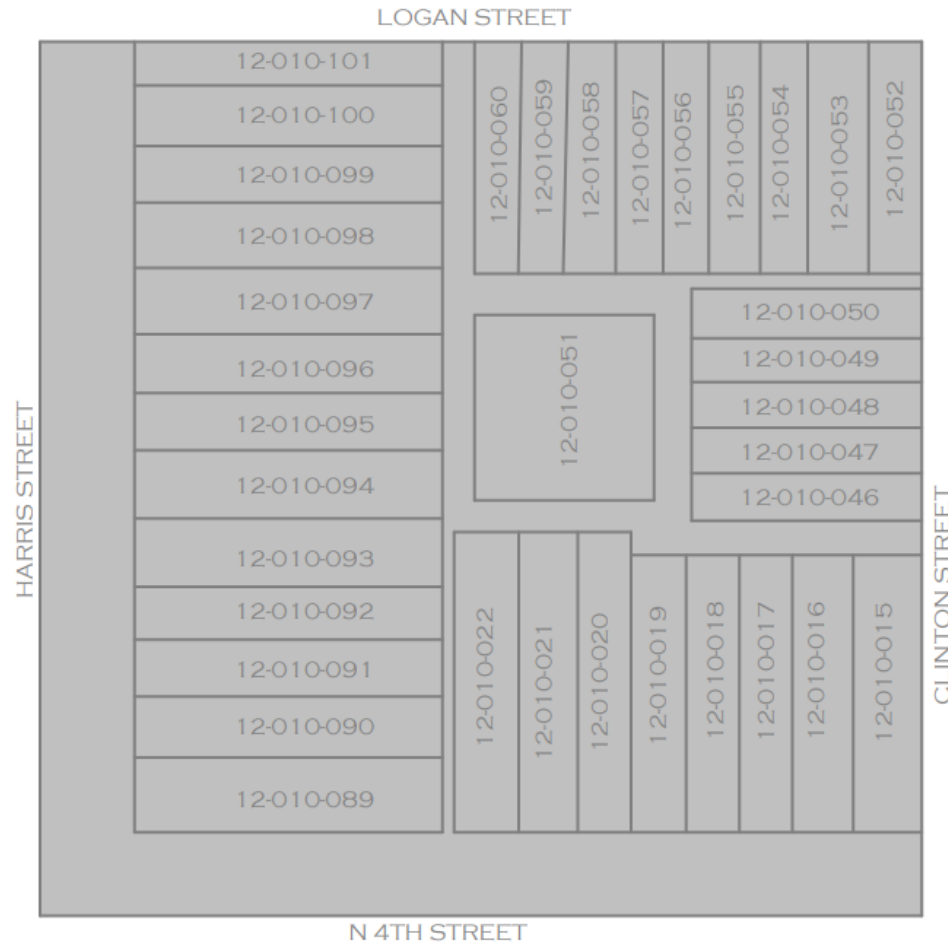


# Phase 3

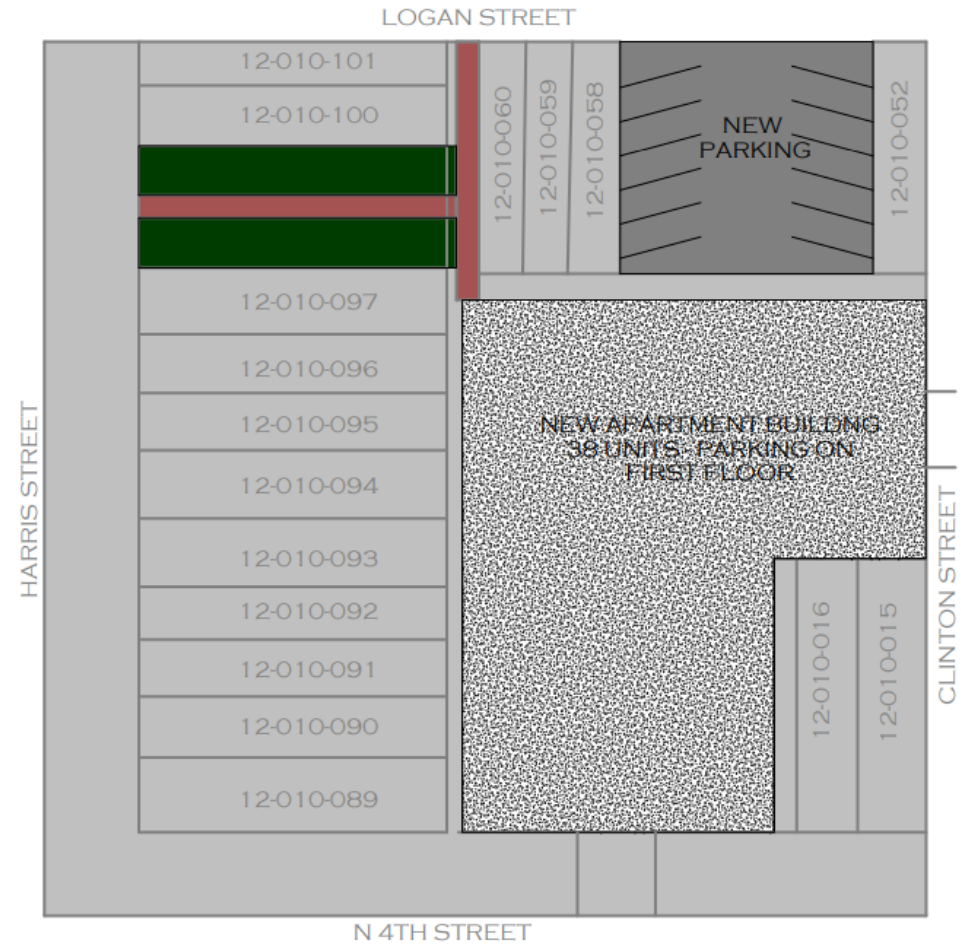




# Phase 3



EXISTING SITE PLAN

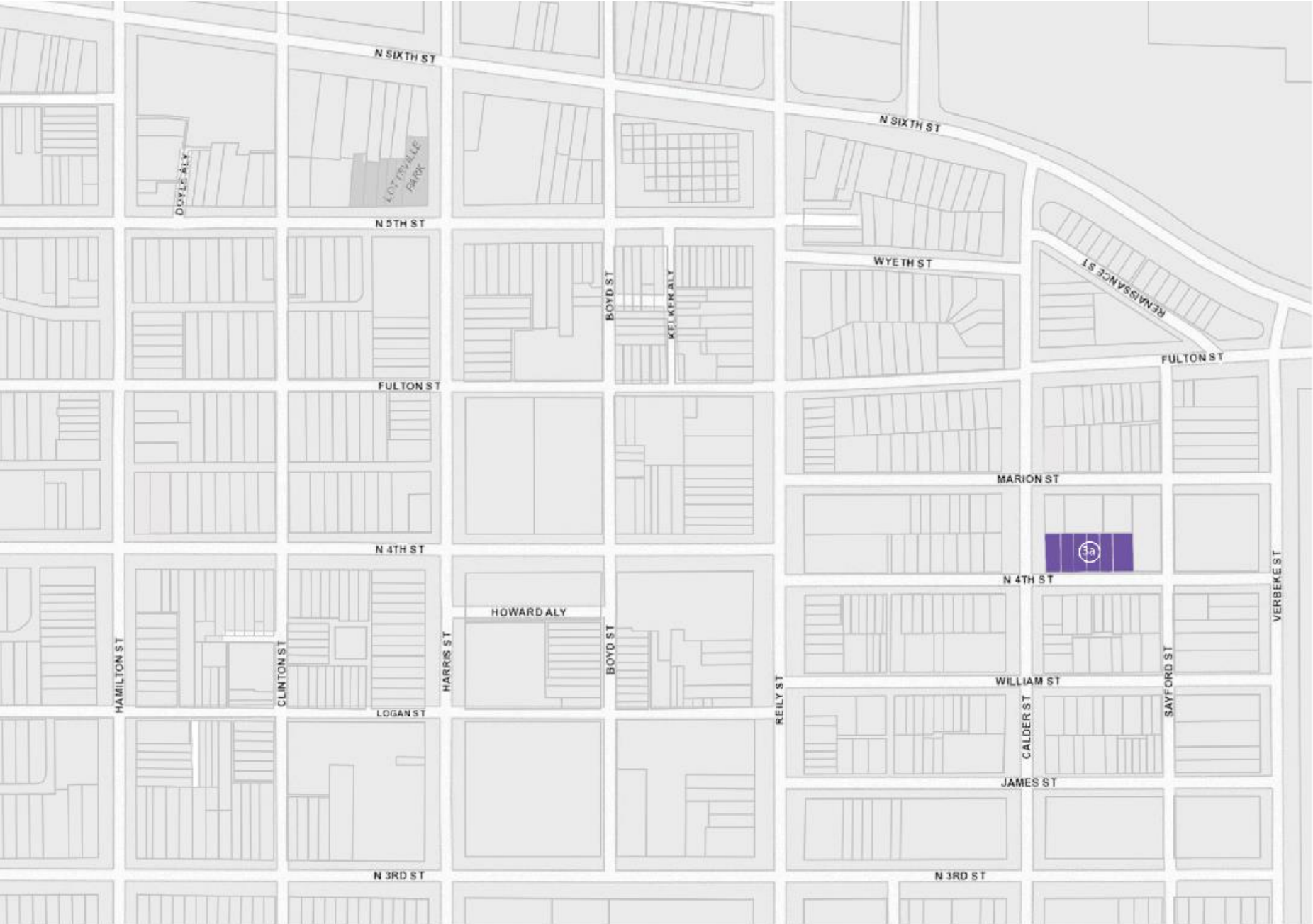


PROPOSED SITE PLAN

## LEGEND:

- BRICK PAVERS
- GREEN AREA
- PARKING AREA

# Phase 3a

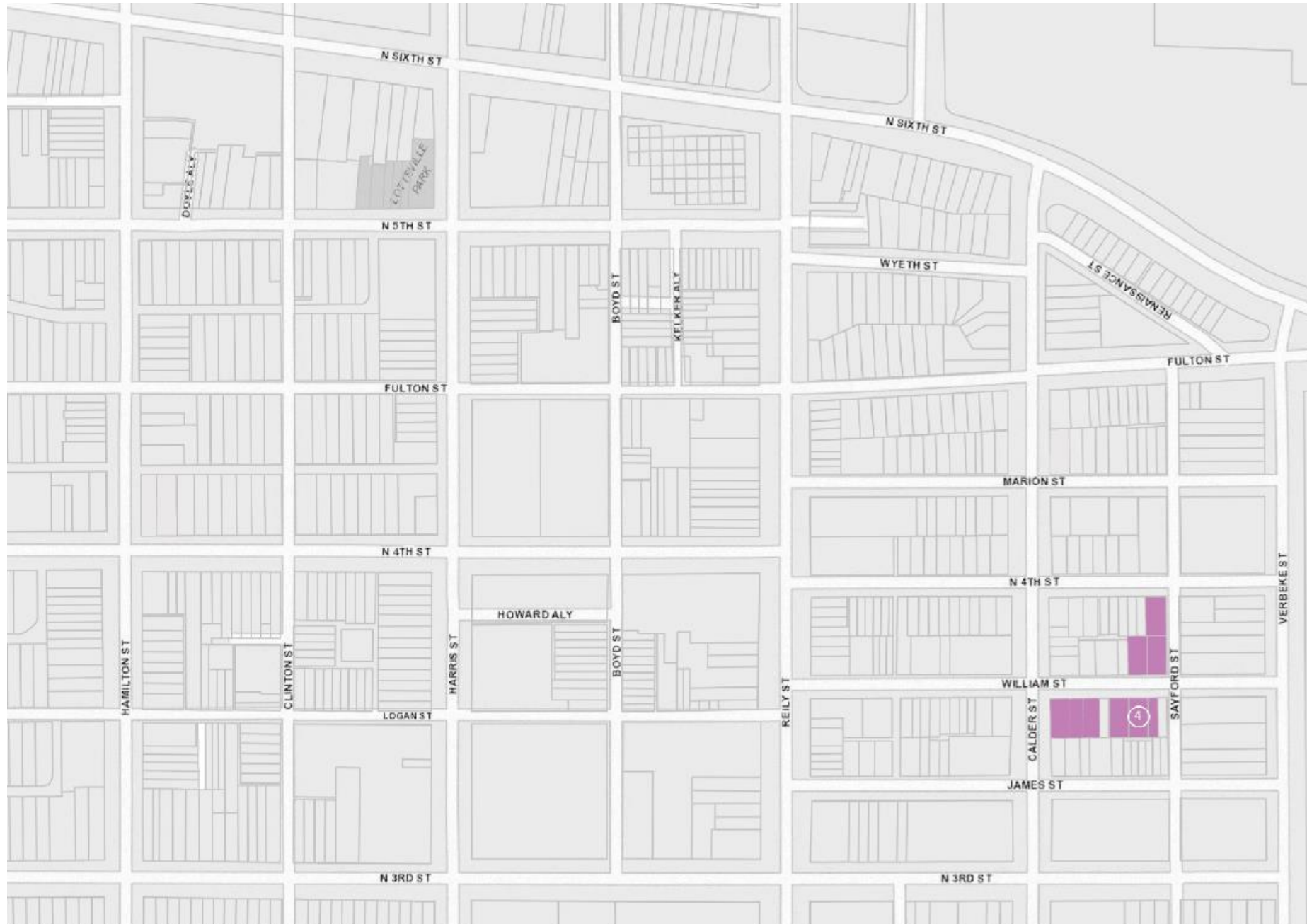


Phase 3a 6 Townhomes





# Phase 4



Phase 4 3 New 7-Day a week Market Buildings

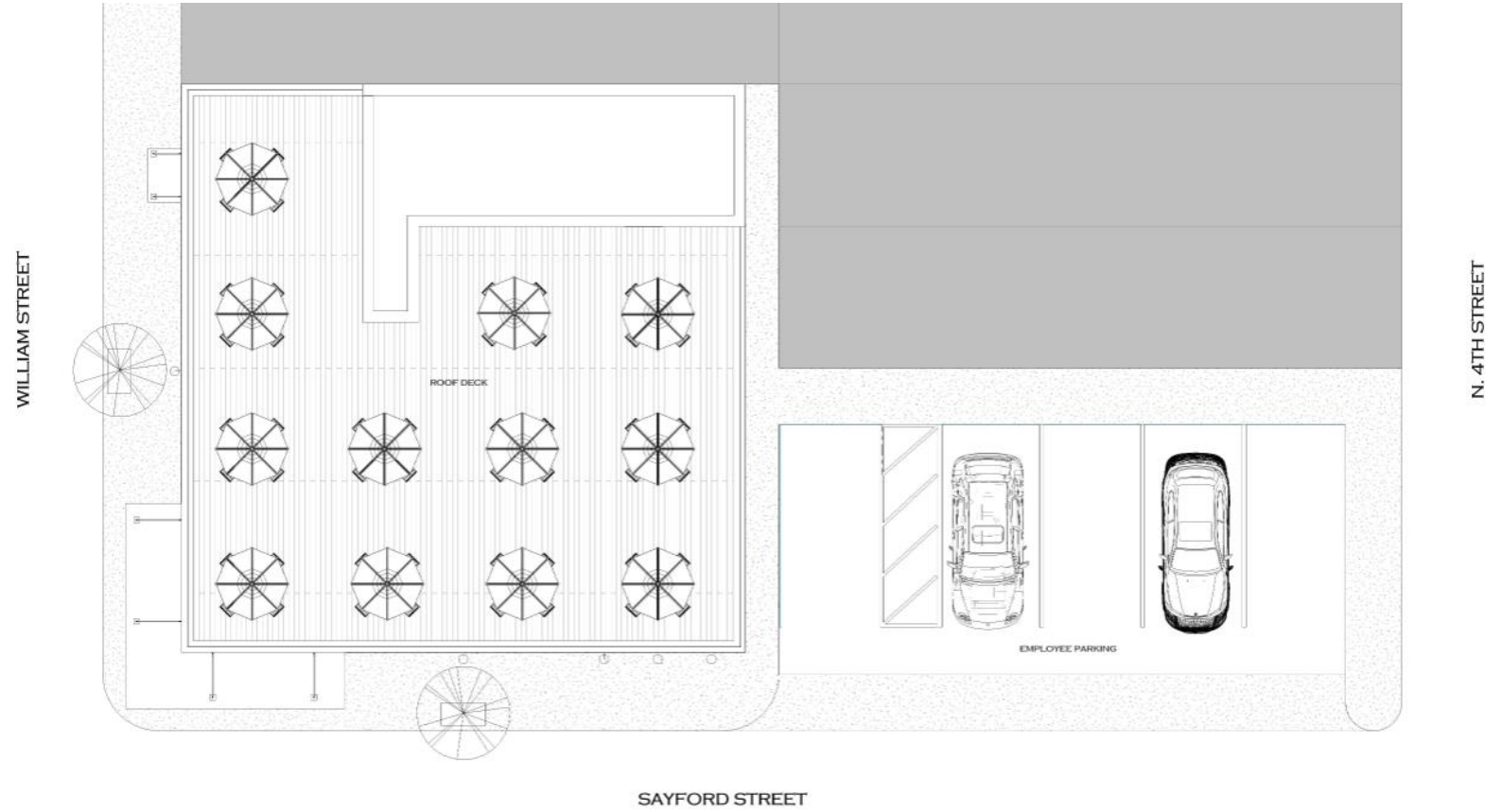
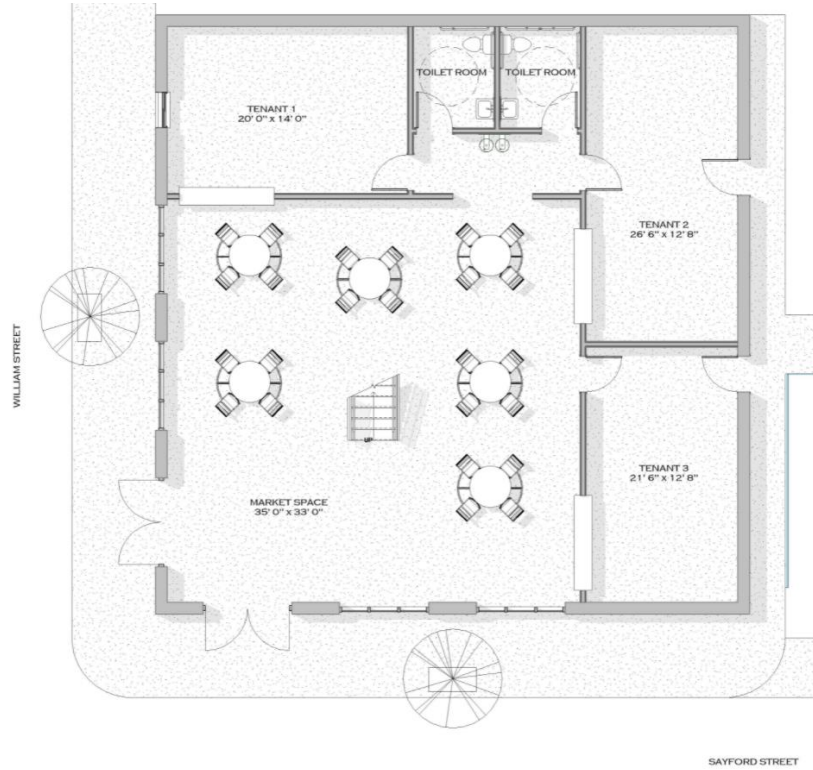


## Phase 4





# Phase 4



# Phase 5



Phase 5 6 Story Building with 1st Floor Commercial Retail & 48 Apartments Above

**FIVE GUYS**

**FIREHOUSE  
SUBS**

 **CHIPOTLE**  
MEXICAN GRILL

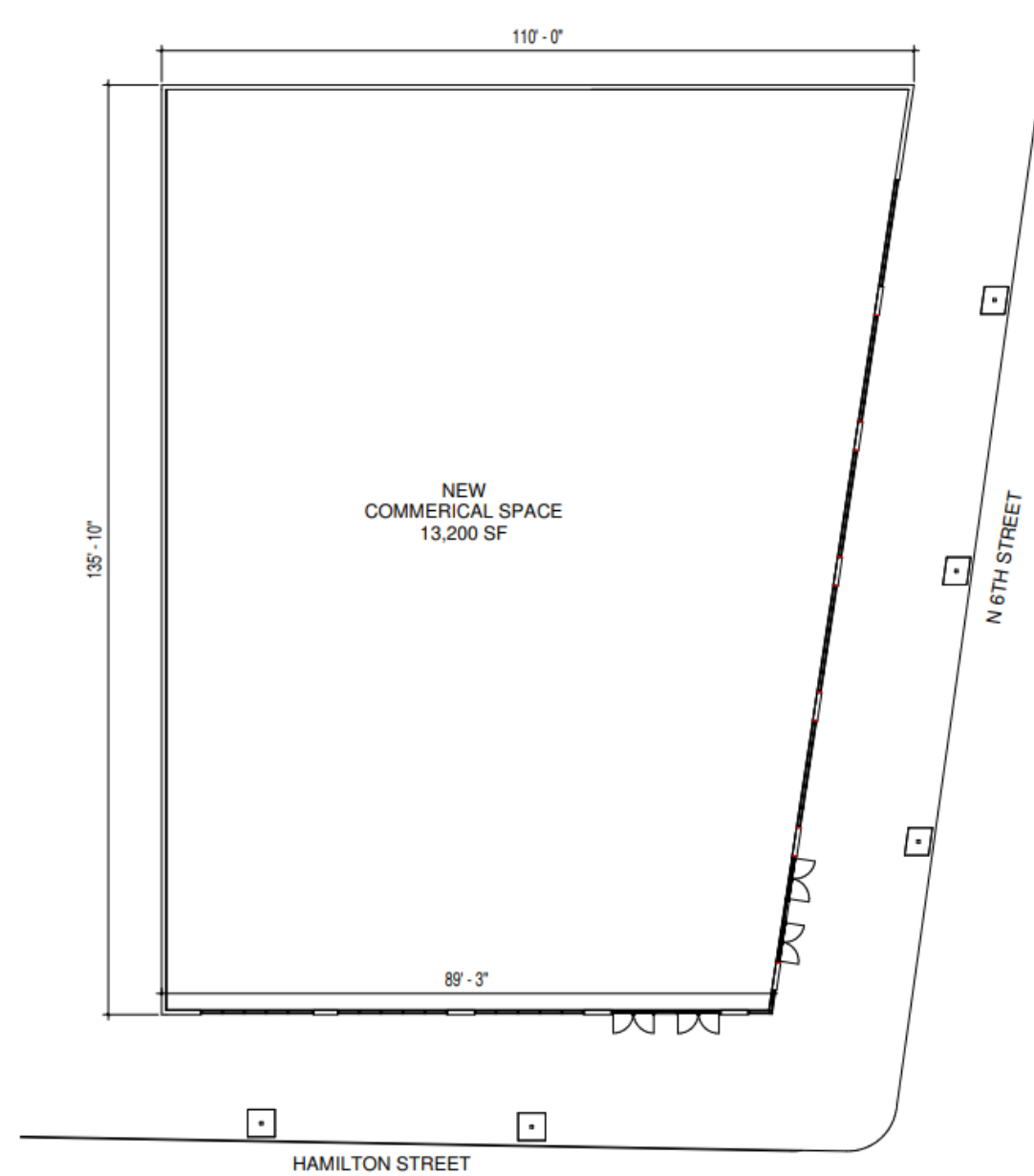




## Phase 5



# Phase 5





# Phase 5



# Phase 6



**Phase 6** Townhomes and Mixed Use  
Res./Commercial



# Phase 7



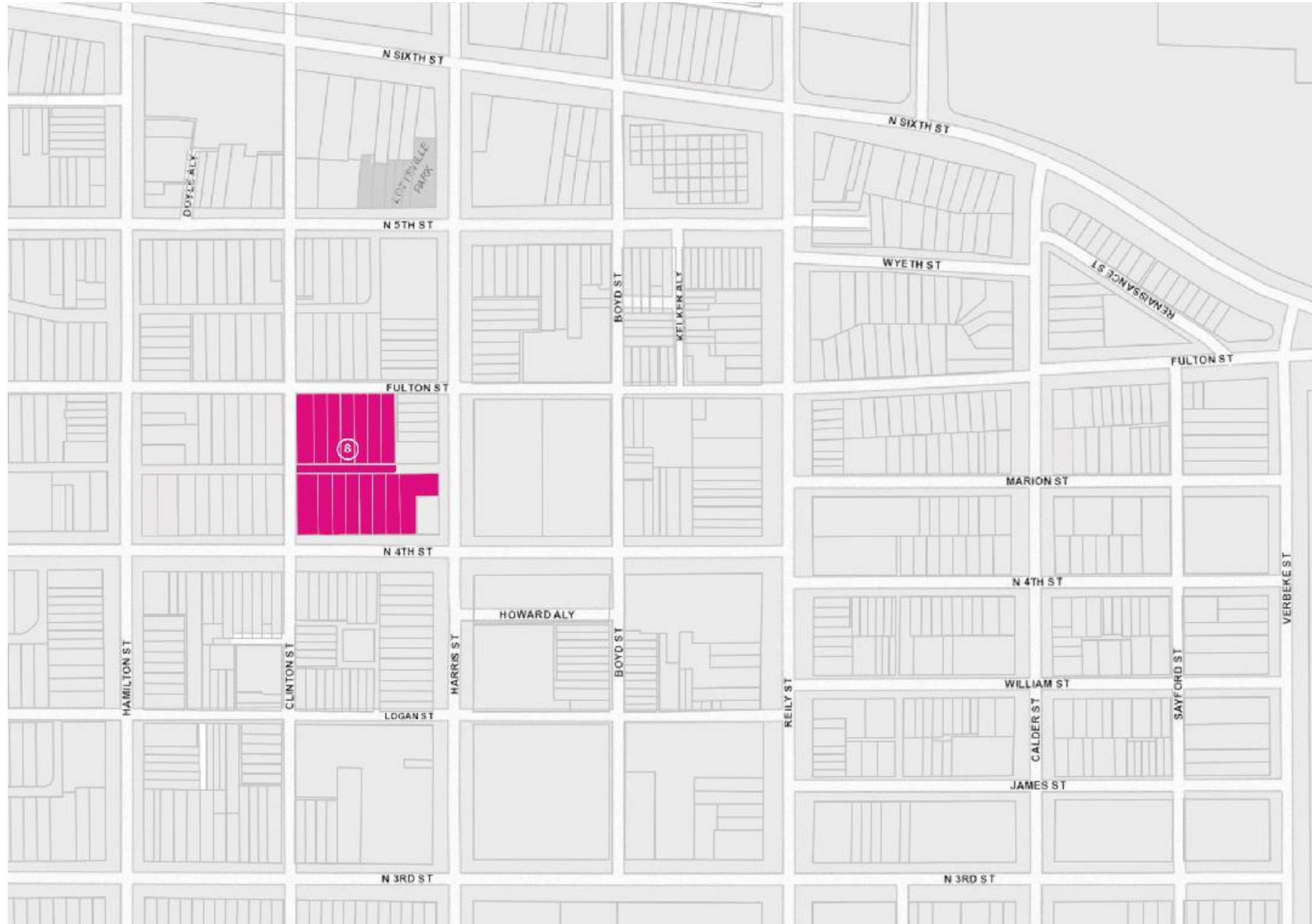
Phase 7

12 Townhomes





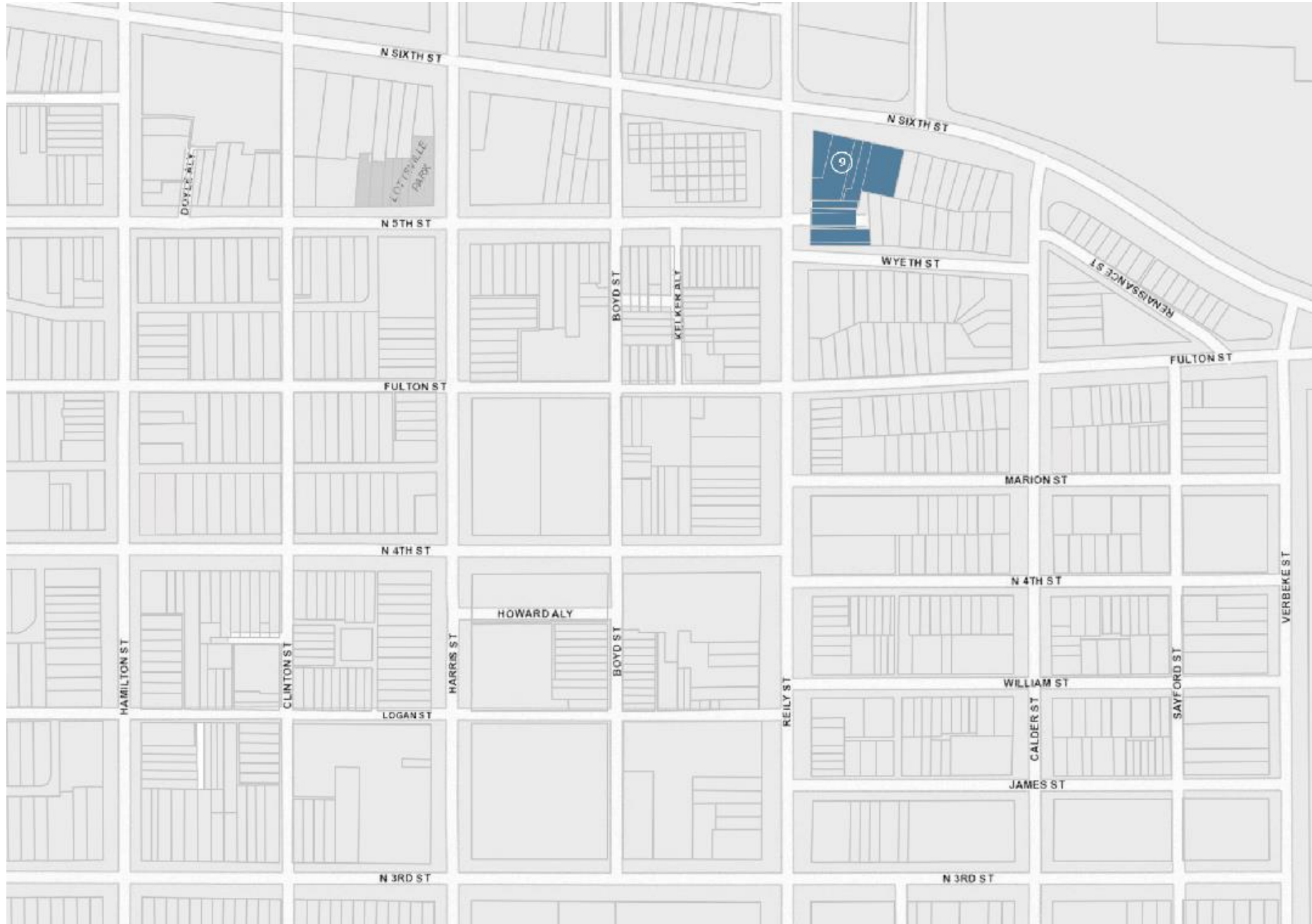
## Phase 8



**Phase 8** Proposed 5 Story with 1st Floor Grocery Tenant, Parking Garage and 48 Apartments Above



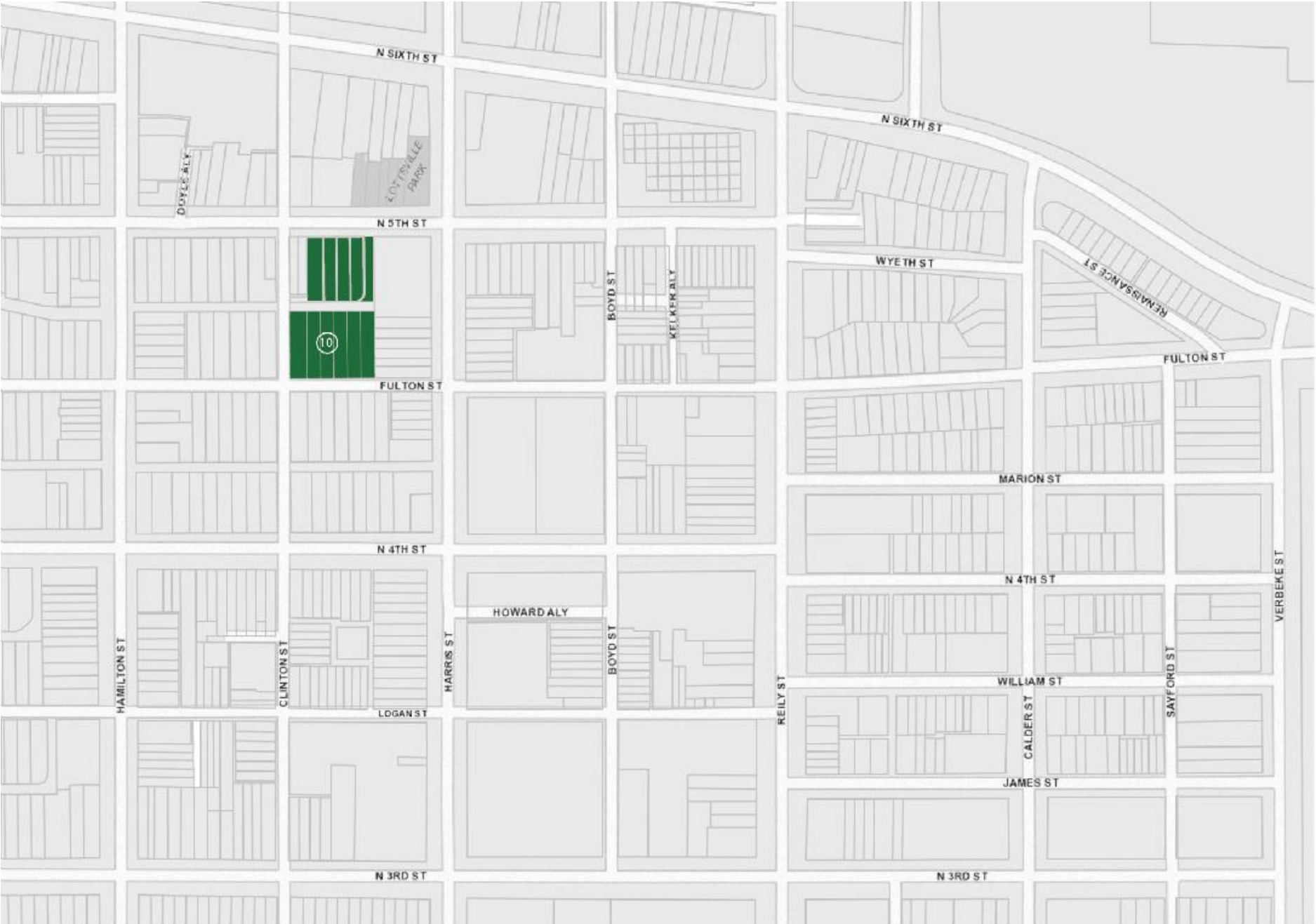
# Phase 9



Phase 9 6 Story Mixed Use Building



# Phase 10



Phase 10 (2) 3 Story Multi-Family Structures

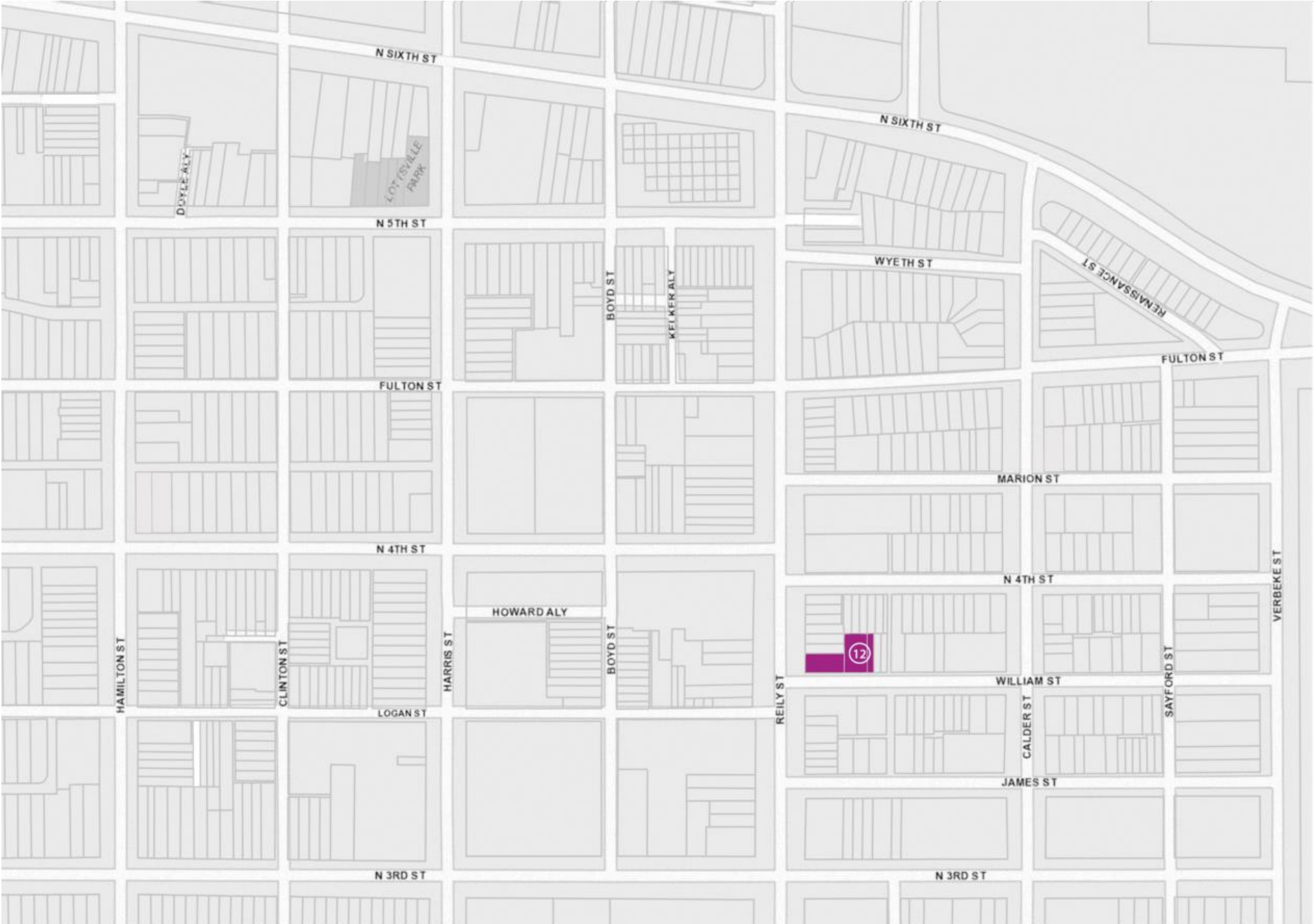




# Phase 11



Phase 12



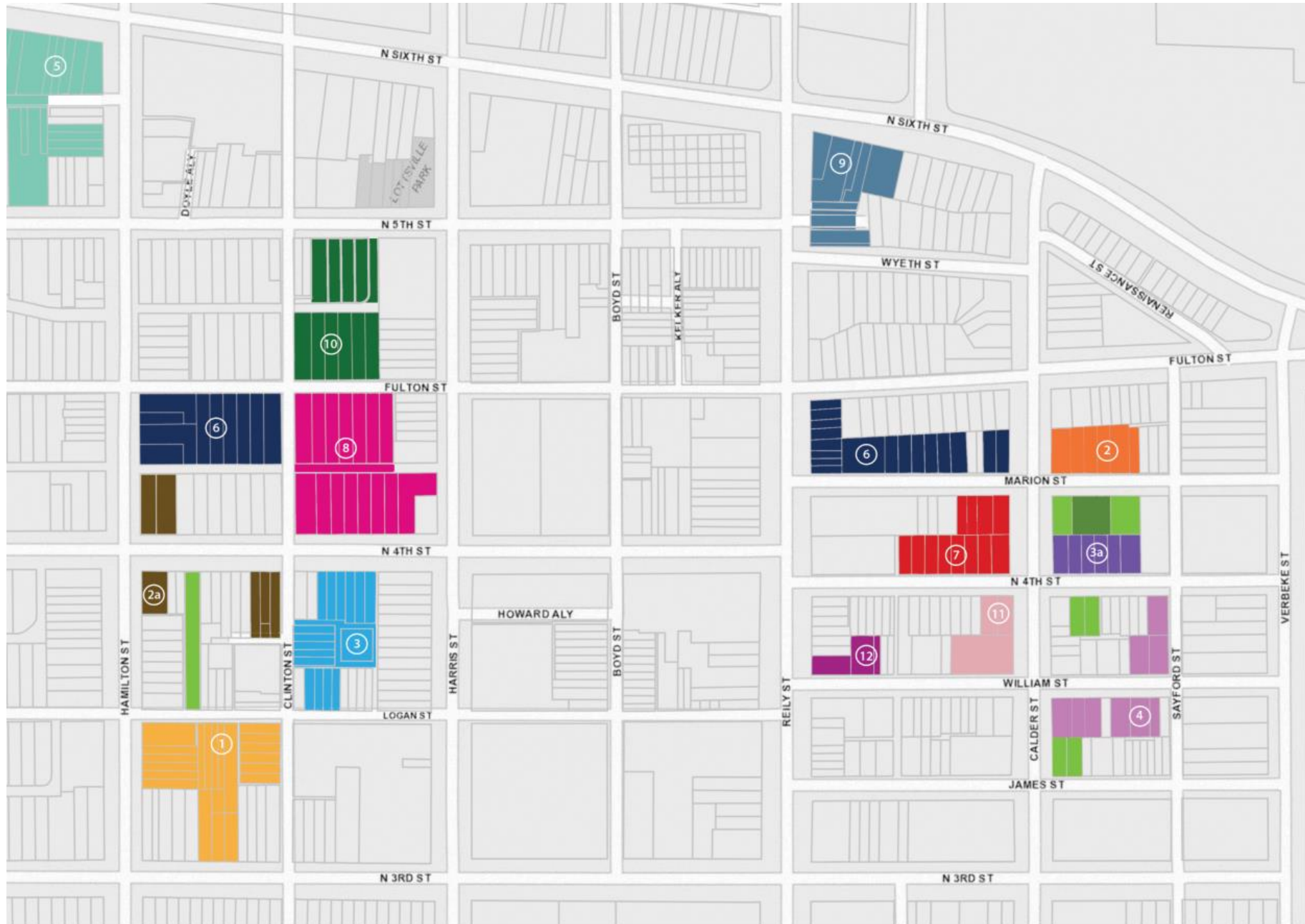
Phase 12 Commercial/ Multi Family







# Overall Phasing Plan



- Phase 1** Community Center, 12 Apartments & 10 Townhomes
- Phase 2** 6 Townhomes
- Phase 2a** 3 Buildings w/ 1st Floor Commercial Spaces with Apartments above
- Phase 3** 38 Unit Apartment Complex with 1st Floor Parking Garage
- Phase 3a** 6 Townhomes
- Phase 4** 3 New 7-Day a week Market Buildings
- Phase 5** 6 Story Building with 1st Floor Commercial Retail & 48 Apartments Above
- Phase 6** Townhomes and Mixed Use Res./Commercial
- Phase 7** 14 Townhomes
- Phase 8** Proposed 5 Story with 1st Floor Grocery Tenant, Parking Garage and 48 Apartments Above
- Phase 9** 6 Story Mixed Use Building  
To be determined
- Phase 10** (2) 3 Story Multi-Family Structures
- Phase 11** 12 Unit Apartment Building w/ Exterior Parking
- Phase 12** Commercial/ Multi Family
- 2 New Community Gardens, Playground, Dog Park and Accompanying Parking Building (darker green)**

