

RESOLUTION NO. 10-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 14 April 2021, from **On Hill Development Co.** with its office located at 220 Pine Street, Harrisburg, PA, 17101 for the purchase of 1605-1613 Market Street in Harrisburg (collectively the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

WHEREAS, the Authority is willing to permit **On Hill Development Co.** to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

1. **On Hill Development Co.** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **On Hill Development Co.** is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
2. **On Hill Development Co.** is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
3. The sale price shall be negotiated to the satisfaction of the Authority's Executive Director and Solicitor, which shall include the buyer pay all Authority's closing costs, including transfer taxes.
4. The Property shall remain subject to all real estate tax in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

5-18-2021

Date



Secretary

Law Office of
SHAUN E. O'TOOLE
220 Pine Street
Harrisburg, Pennsylvania 17101
(717) 695-0389
Fax (717) 213-0272
otoolelawoffice.com
April 14, 2021

Bryan Davis
Executive Director
Harrisburg Redevelopment Authority
10 North Second Street, Unit 405
Harrisburg, Pennsylvania 17101

**Re: On Hill Development Co.
Preliminary Proposal for Potential Developer Status**

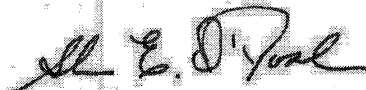
Dear Bryan:

Enclosed is a Preliminary Proposal for Potential Developer Status I am submitting on behalf of On Hill Development Co., a newly-formed non-profit organization. As you will see, we are seeking potential developer status for the parcels located at 1605 through 1613 Market Street, Harrisburg, Pennsylvania.

There is one piece of the proposal missing at this time. Geoffrey Knight of the Harrisburg Planning Bureau has assured me that he will soon provide me the letter referenced in paragraph 2 of the Proposal. I will have Mr. Knight either deliver that letter directly to you or get it to you as soon as I get it. From my discussions with Mr. Knight, the letter will state that project of this type is permitted in this zoning area by way of a special exception. It is understood that the project will still need to go through the process of attaining the approval of the Harrisburg Planning Commission and Harrisburg Zoning Hearing Board once the plans are finalized.

If you have any questions or require additional information or documentation, please give me a call.

Very truly yours,



Shaun E. O'Toole

Enclosure



Housing Bureau
717-255-6419

Planning Bureau
717-255-6637

Parks & Recreation
717-255-3020

April 22, 2021

Jamien Harvey
Camp Curtin YMCA
2137 North 6th Street
Harrisburg, PA 17110

Re: 1605-1613 Market Street
PID: 09-052-022 thru 09-052-018
Zoning: Residential Medium-Density (RM)
Historic District: N/A
Floodplain: Zone X (No Floodplain)

Mr. Harvey:

This letter is in response to a request for a Plan Consistency Letter for the subject properties mentioned above, specifically in regards to a proposal for a residential apartment project with associated site improvements.

With respect to consistency with the City's Comprehensive Plan, the Planning Bureau notes that while there is currently an adopted Comprehensive Plan, it dates to 1974, and thus is not especially relevant or useful in guiding current development. The City is undergoing the process of drafting a new Comprehensive Plan (this document is in the final stages of City Council review) and given its greater relevance to the current conditions of Harrisburg, the project will be reviewed with respect that draft document. With respect to specific aspects of that document, the current project is consistent with the following goals and objectives:

- **Housing Goal H-5**, which aims to "incentivize [housing] development throughout the city."
- **Housing Objective H-7.4**, which "expands the supply of attainable housing by promoting housing-type diversity citywide."

One of the major, long-term projects within the Comprehensive Plan document is the redevelopment of a long-abandoned railroad spur running through the center of the Allison Hill neighborhood, and the adjacent, underutilized industrial properties and buildings; the project site is located with a block of the northern terminus of this ambitious proposal. It is anticipated that once this transformative project is complete, there will be increased development and interest in surrounding neighborhoods. Constructing affordable housing in advance of this project will ensure that the neighborhood supports and grows a mix of incomes. The availability of quality affordable housing is a pressing issue for residents of Harrisburg, as noted in Housing Goal H-7; this project will contribute to the citywide inventory of affordable units and ensure that such affordability exists throughout the city, in conformance with Housing Objective H-7.4.

With respect to conformance with the regulations in the Zoning Code, the Planning Bureau notes that the proposal will require at least one zoning relief request – a Special Exception for the establishment of a “Multifamily Dwelling” – and possibly other zoning relief depending on the nature of the final proposal. The developer would need to secure approval from the City’s Zoning Hearing Board for any aspect not in conformance with the Zoning Code. Subsequent to any zoning approvals, a Lot Consolidation & Land Development Plan will need to be approved by the City Council. The Planning Bureau wholeheartedly supports zoning relief requests and land development plans that contribute to a development which maintains and enhances the character of the neighborhood and incorporates public benefits for the existing community, and expects that the Planning Commission and Zoning Hearing Board would support such requests as well.

In summary, this project will bring significant benefits to the neighborhood and city, including the provision of quality, affordable housing and improvement of a property in a manner that enhances public access to and enjoyment of the attractive qualities of the site. As such, the Planning Bureau enthusiastically supports this project and this grant application.

Should you have any questions regarding this matter, please feel free to contact me at (717)-255-6637 or gknight@harrisburgpa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Knight', written over the printed name.

Geoffrey Knight CFM
Planning Director

**PRELIMINARY PROPOSAL
OF ON HILL DEVELOPMENT CO.
FOR POTENTIAL DEVELOPER STATUS**

The Applicant is On Hill Development Co., a 501(c)(3) entity organized to combat community deterioration and provide low income housing. The Applicant is seeking Potential Developer status for the following parcels in the City of Harrisburg:

Parcel Numbers:

09-052-022

09-052-021

09-052-020

09-052-019

09-052-018

Addresses:

1605 Market Street

1607 Market Street

1609 Market Street

1611 Market Street

1613 Market Street.

The following information is offered in support of the preliminary proposal:

1. Description of Proposed Use. Consolidate the five parcels and construct a three story, 10 unit, apartment building on the site.

2. Demonstrate Zoning Compliance. The property is in the residential medium density zoning district. A multi-family dwelling is permitted in this zone by special exception. Note that the preliminary site plan attached under number 4 below does not provide for parking. Under the City's zoning code, the Applicant would be required to provide 12 parking spaces. The applicant plans to do this with a combination of parking spaces on the property behind the building as well as spaces located on a nearby lot. Regardless, Applicant is aware of the parking requirement of the zoning code and plans to be in compliance with the requirement by the time it presents the site plan to the Planning Commission for approval. Letter from Harrisburg City's Planning Bureau stating that the project's position vis-a-vis the zoning code is attached.

3. Evidence of Past Experience. Applicant is a newly formed non-profit entity and this will be the Applicant's first project. One of the principals of the Applicant is Jamien Harvey. It is anticipated that by the time this project begins, Mr. Harvey will have overseen the financing and construction of four houses on Woodbine Street in the City on behalf of the Camp Curtin YMCA's development efforts. A second principal of the Applicant is Shaun O'Toole. Mr. O'Toole has served on the Harrisburg Planning Commission for the past seventeen years and therefore has an appreciation of the City's zoning law and code regulations and the necessity of complying with the same.

4. Preliminary Site Plan. Applicant plans to consolidate the five parcels at 1605 - 1613 Market Street. After the consolidation, the lot will measure 70 feet wide along Market Street and 100 feet deep. The building will likely measure about 54 feet along Market Street and 70 feet deep. See the Preliminary Site Plan that is attached.

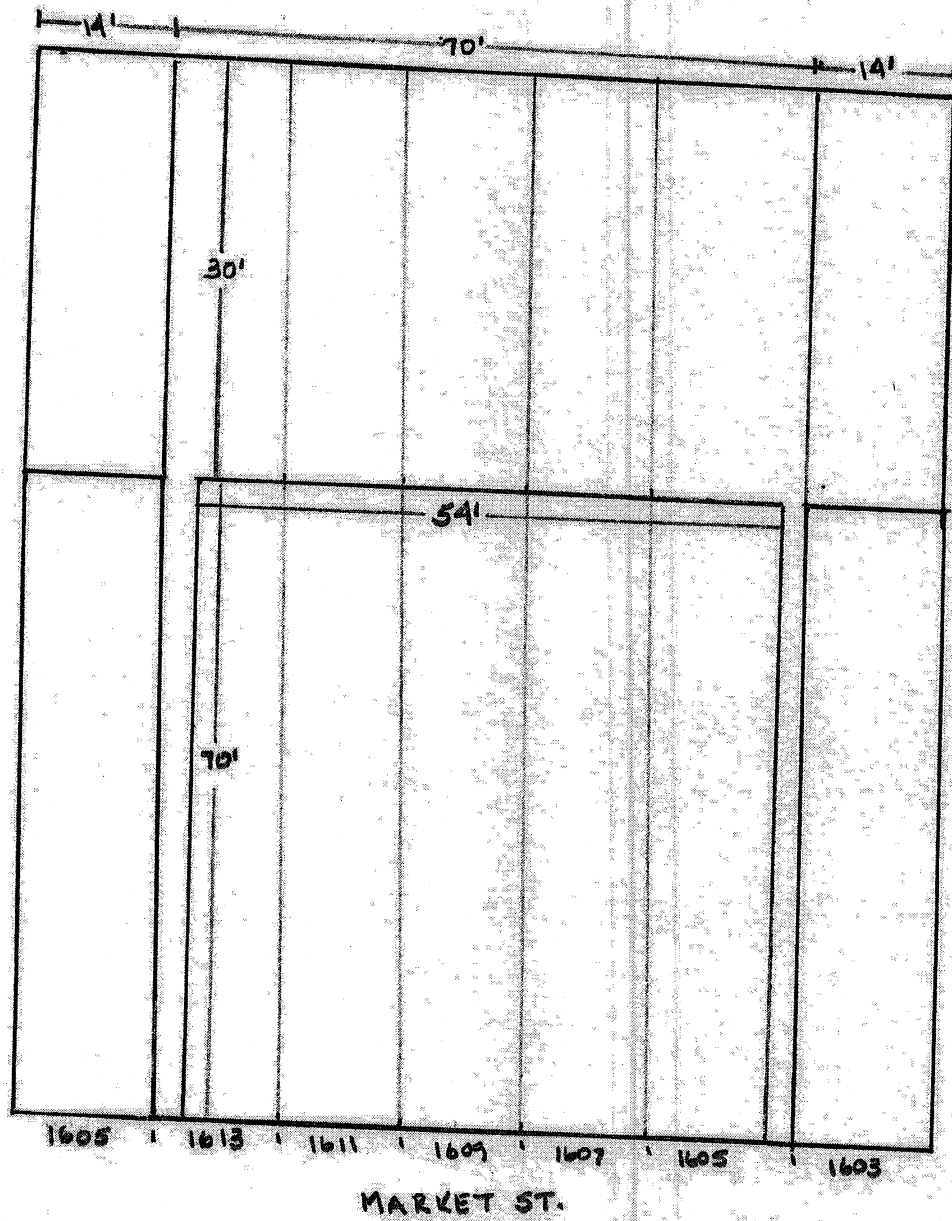
5. Preliminary Elevations. The building will be three stories and likely measure about 54 feet along Market Street and 70 feet deep. Attached is a slightly smaller scaled rendition of what the Applicant plans to build.

6. Preliminary Estimate of development costs. It is estimated that the project will cost \$2,800,000.

7. Preliminary Financing Plan. Developer plans to raise the construction costs from grants from various sources including the following: Keystone Communities, Neighborhood Assistance, Pennsylvania Housing Finance Association, City of Harrisburg, and Dauphin County

8. Preliminary Construction Schedule. It is anticipated that construction will begin in Spring, 2023 and be completed in early 2024.

9. Offer of Purchase. Applicant is offering to purchase the five (5) parcels for a total of \$15,000.



Preliminary Site Plan



Preliminary Elevations