

RESOLUTION NO. 9-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 12 December 2024, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1161 Market (PID 09-039-015), 1163 Market (PID 09-039-016), 1169 Market (PID 09-039-019), 1171 Market (PID 09-039-020), and 1173 Market Street (PID 09-39-021) (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 **South Central Pennsylvania Restoration LLC** 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. **South Central Pennsylvania Restoration LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **South Central Pennsylvania Restoration LLC** 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. **South Central Pennsylvania Restoration LLC** 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. Consideration for the Property shall be \$15,000, plus the developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.
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.

3/18/25
Date

Alexander A. M.
Secretary

Potential Developer Application - 1171 Market Street

Developer must provide to the Authority a written preliminary proposal that includes the following:

1. Description of Proposed Use. A brief description of the project and intended use of the land/building.

New construction will support 18 dwellings: six studio efficiency apartments, six 1-bedroom efficiencies six 2-bedroom apartments and two 3-bedroom apartments. Additionally. The structure supports 2340 Sf of retail space and a 36-car parking facility to serve the building and surrounding development. The subject property is located on the south side of Market Street. 1171 Market boundaries are a rhombus of 100' along Summit Street, 61' along Market Street, 73' along 1167 Market Street boundary and a rear lot line of 67' totaling 5070SF . Neighboring property 1167 does not have a party wall adjacent to the property, so a side setback is in force on west Sideyard. The Developer desires to acquire 1167 Market.

Typical structures in the neighborhood rise three to five stories; new development of 1171 will rise to nine stories matching the proposed construction on 1150 Market and relating to the tall bluff behind the building site.

2. Obtain a "Plan Consistency Letter". Letter from Harrisburg City's Planning Bureau that provides details of conformance with zoning codes.

Waiting on Approval from Planning Commission

The project is within CN Zoning: **Commercial Neighborhood Zoning CN** - *To encourage and preserve corridors with a mix of medium- and high-density residential and neighborhood retail activities. To encourage pedestrian-oriented uses, while avoiding auto-related uses.*

Minimum Lot Area and Density -	1,200 square feet per dwelling unit or 2,000 square feet for nonresidential
Minimum Lot Width at Lot Frontage -	20 feet
Front Yard Setback -	Shall conform to the existing prevailing setback within the block, except a maximum of 5 feet where no such setback is prevailing.
Minimum Rear Yard Setback -	5 feet
Minimum Side Yard Setback -	4 feet each except 0 feet at the shared lot line of lawfully attached structures
Maximum Impervious Lot Coverage -	95%
Principal Building Height and Width Height -	75 feet maximum (100' if affordable housing)

The proposed development conforms to existing zoning.