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## **Value Add Redevelopment Opportunity**



***Former Bishop McDevitt High School  
2200 Market Street  
Harrisburg, PA 17103  
The State Capital of Pennsylvania***

- ♦ Brick/.Concrete institutional construction
- ♦ 8+ Acres
- ♦ Strategic Location - North Side of Market Street
- ♦ Robust Economy

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An Extremely Rare Opportunity to Acquire an improved 8.10 Acre Site for a Redevelopment Opportunity in a Premier Urban Location.



**Former Bishop McDevitt High School**  
**2200 Market Street Harrisburg, PA 17103**









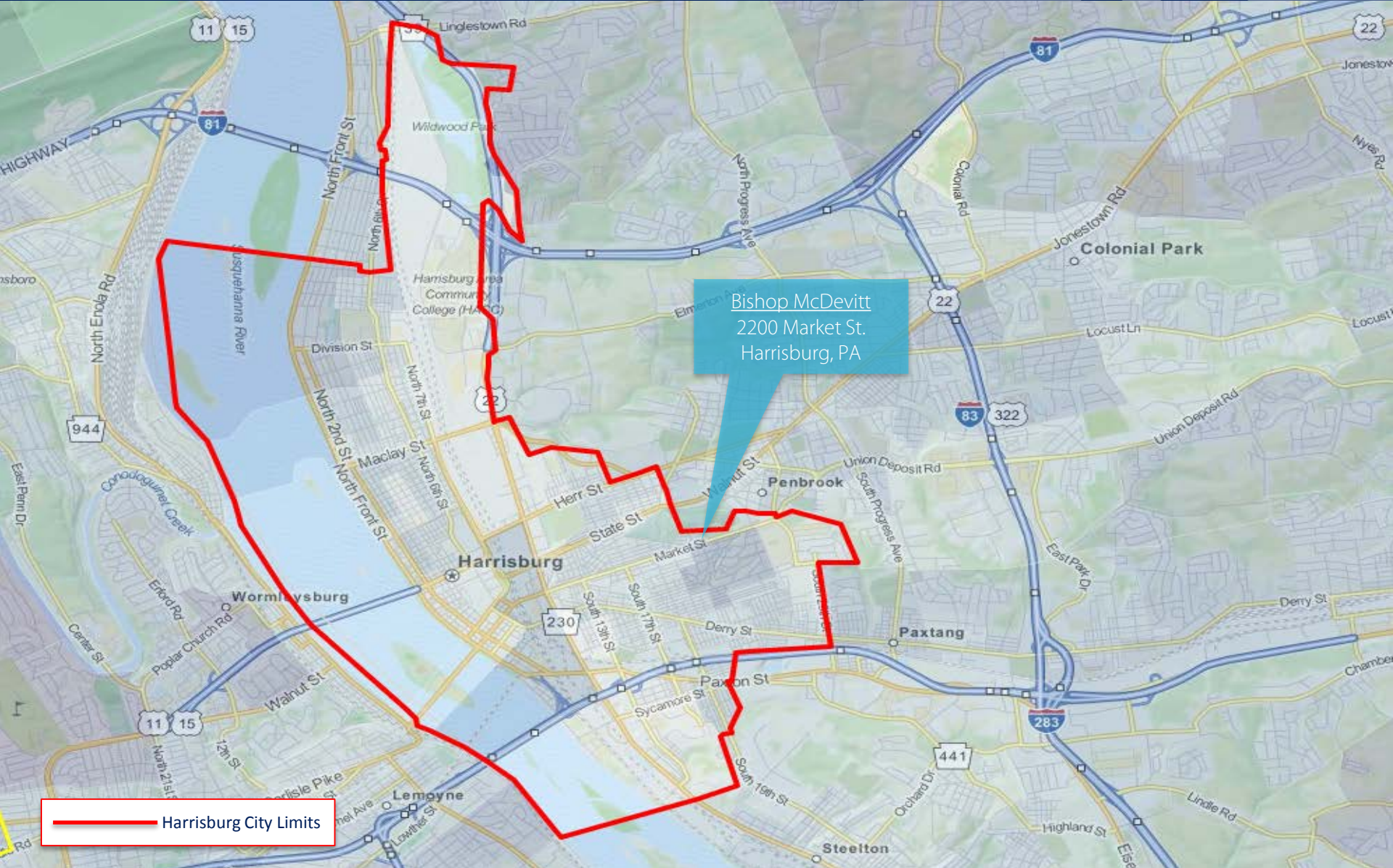


# Executive Summary

The former Bishop McDevitt Development Site, an extremely rare and prominent redevelopment opportunity consisting of approximately 8.10 acres on the north side of Market Street, east of its intersection with Taylor Boulevard in the City of Harrisburg, Dauphin County, Pennsylvania, (the Property "Site" or "Development").

Situated in Harrisburg along Market Street, the Site borders Reservoir Park to the north and the residential neighborhood of Bellevue Park to the south. Bishop McDevitt is located approximately 2 miles from the state capitol building. Market Street is a primary east-west thoroughfare that links downtown Harrisburg and the State Capital Complex with residential neighborhoods to the east of the Site. The offering is comprised of the 8.10-acre site that is improved with a three -story school building containing a total of 115,037 square feet including an adjacent, contiguous 1.04-acre parcel improved as a parking lot. Bishop McDevitt High School is a private coed high school (grades 9-12) with a capacity of approximately 700 students. It is owned and operated by the Roman Catholic Diocese of Harrisburg and was originally constructed at the present location in 1929. The school was subsequently enlarged in 1950, 1959 and 1962. The building improvements include classrooms, labs, administrative offices, gymnasium/auditorium, cafeterias, locker rooms, special purpose rooms (computers, art, band, etc.). The Site improvements also include a football field and parking lots. The Site is also ideal for redevelopment through a potential rezoning for greater residential density, or change in use.

# Harrisburg City Limits



# Property Summary

## SALIENT FACTS

**PROPERTY ADDRESS:** 2200 Market Street, Harrisburg, Dauphin County, PA 17103

**OWNERS OF RECORD:** Roman Catholic Diocese of Harrisburg & Saint Francis of Assisi Church (Dauphin County Tax Records) & The Most Reverend William H. Keeler

**PARCEL NUMBER:** 09-078-001 (Tract # 1)  
09-078-002 (Tract # 2)

**IMPROVEMENTS:** Three story brick/masonry/concrete high school building. Total gross building area is 115,037. This figure does not include the basement wrestling room, weight room and shower room consisting of 5,876 square feet. Paved off- street parking is available at the southeast portion of the subject site and along Market Street.

<b>LAND AREA:</b>	Tract # 1	7.06 Acres or 307,533 square feet
	Tract #2	1.04 Acres or 45,302 square feet
	Total	8.10 Acres or 352,836 square feet

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LAND TO BUILDING RATIO:  $352,836 \div 122,258 = 2.89$  to 1

**ZONING:** Institutional Zoning (INS)







# Transaction Summary

**Excellent Transportation-** The major traffic arteries and highway system provides important links to other primary and secondary markets in Pennsylvania and the northeast. Approximately 25% of the U.S. population lies within 250-mile radius of the Harrisburg area. This confluence of natural transportation routes early established Harrisburg as the transportation center it has grown to become. Cumberland and Dauphin County's are located at the heart of a major interstate highway network with key interchanges each handling over 100,000 vehicles per day a hub of both passenger and freight rail service and home to a state of the art airport systems that are the requirements to ensure economic growth.

**Property Merits-** The property is located on the north side of Market Street east of the intersection with Taylor Boulevard in the City of Harrisburg, Dauphin County, PA 17103. The Improvements consist of a three-story, brick/masonry/concrete school building containing 115,037 gross square feet above grade and does not include the wrestling room, weight room and shower room in the basement. The site consists of two tracts of land. Tract # 1 contains 7.06 acres or 307,533 square feet and tract # 2 contains 1.04 acres or 45,302 square feet, per Dauphin County Records. The total land area is 8.10 acres or 352,836 square feet.



The main building was originally constructed in approximately 1929 with several renovations since. Paved off- street parking is available on the east of the subject site and the improvements. The subject grounds also exhibit a football field and stadium.

# Transaction Summary

## Impeccable Educational Facilities Nearby

- Penn State Harrisburg
- Penn State Hershey Medical Center
- Widener University School of Law
- Harrisburg Area Community College
- Harrisburg University of Science & Technology
- Temple University Harrisburg
- Messiah College
- Central Penn College
- Elizabethtown College
- Dickenson College

## Amenities

- Pinnacle Health System Hospital - 2.1 miles
- Holy Spirit Hospital – 4.6 miles
- Penn State Hershey Hospital – 12.2 miles
- Downtown Harrisburg Capitol - 1.8 miles
- Amtrak Station – 1.4 miles
- Harrisburg Mall - 3.1 miles
- Reservoir Park - .5 miles
- Harrisburg Senators Baseball Stadium – 2.5 miles

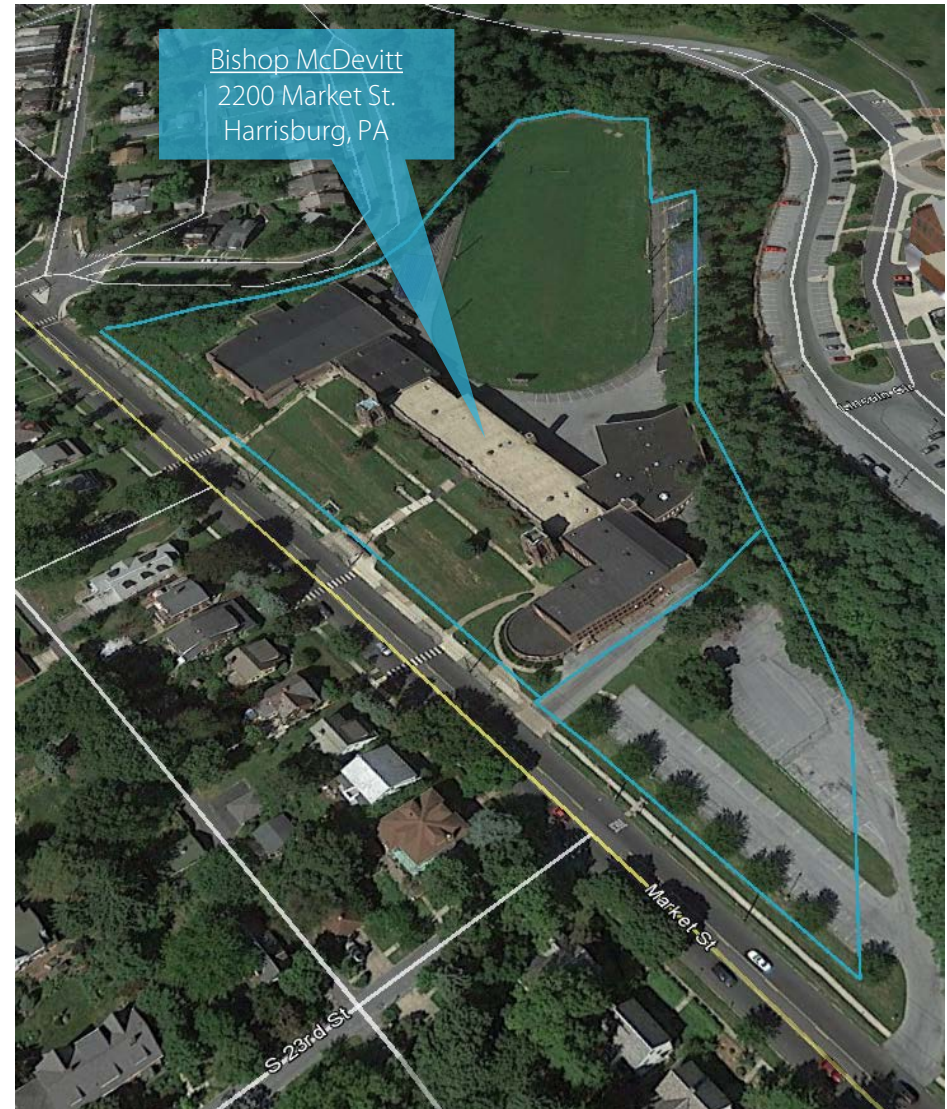




# Investment Highlights

**Exceptional Redevelopment** – The site sits on 8.10 acres of land, located in the Susquehanna Township, this opportunity provides developers, users, and investors with the opportunity to convert and or reposition this premier site. The Property has the potential to be used as a commercial institutional use or repurposed for residential development.

**Housing Stock**- There has been a renewed interest in living in the City and rehabilitating of the city's older housing stock. Since the early 1980's, the city has embarked on a comprehensive revitalization program supporting an improved economic climate. The city has a diverse and unique housing stock that is attractive to young professionals and empty nesters who appreciate convenience to the services and cultural attractions that are in the city. As housing costs have continued to increase in the region, the city's lower cost housing appeals to moderate-income households and first-time homebuyers.



# Investment Highlights

**Strategic Location** – The Property is situated along the north side of Market Street in the City of Harrisburg, Dauphin County. The City of Harrisburg encompasses approximately 11.4 square miles and is located along the Susquehanna River on the western edge of Dauphin County. The City of Harrisburg is the capital of Pennsylvania and the ninth largest city in the commonwealth, thus supporting a variety of commercial businesses and a substantial highway and road system throughout the area. The City of Harrisburg is bordered by the Susquehanna River and Cumberland County to the west, by Susquehanna Township to the north; by Paxtang and Pennsbrook Boroughs to the west, and by Swatara Township to the south.

**Robust Economy** - Harrisburg is the hub for rail inter-modal service for the mid-Atlantic area with two major rail facilities - 1) a terminal for Triple Crown services, a joint inter-modal venture of Norfolk Southern that provides road rail service; and 2) Norfolk Southern's inter-modal terminal, where trailers and containers are transferred between railcars and trucks for Conrail customers. In addition, a multi- million dollar inter-modal terminal accommodating double-stack service. This double-stack rail terminal is part of Norfolk Southern's commitment to the region's growing business needs. Passenger service is available to Philadelphia, New York, Pittsburgh and Chicago.





# Offering Process

The Bishop McDevitt Site is being offered on an “as is, where is” basis, subject to the Limiting Conditions set forth on the cover page of this Confidential Offering Memorandum

All queries should be addressed to the Marketing Team noted below.

We look forward to working with you on this very exciting and unique investment opportunity.





Downtown  
Harrisburg

17th Street

Bishop McDevitt  
2200 Market St.  
Harrisburg, PA

Market Street

Penbrook



# Development Overview

The Offering consists of two contiguous parcels for a total of 8.10 acres. Currently as improved, the offered sites consists of 115,073 SF school building. As it is, the site is currently zoned INS–Institutional including, but not limited to, government facilities, educational institutions, and hospitals are permitted uses by right.

**Height Restrictions:** The height of any building permitted under this section shall not exceed 100 feet.

**Minimum Lot :** The minimum lot area and density is 500 square feet..

## Bishop McDevitt School Summary

Former Bishop McDevitt School	Building Square Footage
First Floor	48,207
Second Floor	30,076
Third Floor	36,754
Total	115,073

## Zoning Overview

<b>Zoning:</b>	INS- Institutional
<b>Front Setback:</b>	20 Feet
<b>Side Setback:</b>	20 Feet
<b>Rear Setback:</b>	20 Feet
<b>Impervious Coverage:</b>	Max 75%

## Land Area Summary

<b>Tract # 1</b>	7.06 Acres or	307,533 square feet
<b>Tract # 2</b>	1.04 Acres or	45,302 square feet
<b>Total Lot Acreage</b>	<b>8.10 Acres or</b>	<b>352,836 square feet</b>

# Improvements

The construction building is classified as Class B consisting of reinforced concrete columns and beams, reinforced concrete floors, steel roof decking and masonry exterior walls. This type of construction is considered fireproof. The Gothic design includes twin tower structures that frame the original building Exterior and Roofing The building exterior is brick. The roof is a built-up roof covered with a rubber membrane. The original building section is ballasted with stone.

## Interior Details

The interior finish include terrazzo flooring throughout most hall way areas of the building. Classroom flooring includes both hardwood and vinyl. Walls and ceilings are primarily plaster. The administrative offices and smaller office areas include wood paneling and carpeted floors. Restrooms include ceramic tiled floors and walls. Ceiling Heights/Hallways Ceiling heights range from 10' high in the lower level to 14' high on the 1st and 2nd levels. Ceiling heights in the gymnasium/auditorium are approximately 32' high. Hallways are generally 10' wide. Stairways are generally 8' wide. Interior Access There are six stairwells located throughout the building Misc. Building Equipment The building is equipped with a freight elevator.





# Improvements

## **Interior Layout:** Original Section

**Ground Floor:** The ground floor includes two separate cafeteria areas, kitchen, kitchen storage, boiler

room and several smaller restrooms. 1st Level: This area includes 9 classrooms, the administrative offices and two large restroom (boys/girls).

**2nd Level:** This area includes 6 classrooms, the library, chemistry lab, biology lab and two large restrooms (boys/girls).

## **Interior Layout-** West Wing (1950 Addition)

**Ground Floor:** The ground floor includes boys and girls locker rooms, the gymnasium/auditorium, equipment storage rooms and public restrooms (men's/ladies).

**1st Level:** This area includes 4 classrooms and a large restroom (girls).

**Interior Layout-** East Wing (1959 Addition) Ground Floor: The ground floor includes 5 classrooms, band room and a large restroom (girls). 1st Level: This area includes 6 classrooms and a large restroom (boys). 2nd Level: This area includes 5 classrooms and a large restrooms (boys). Interior Layout- North Wing (1962 Addition) Ground Floor:

The ground floor includes 2 classrooms, garage and a mechanical room. 1st Level: This area includes 5 classrooms and a two small restrooms (boys/girls).

## **Restroom Fixtures**

The original section includes 23 toilets, 7 urinals and 14 sinks. The West Wing section includes 44

toilets, 27 urinals and 24 sinks. The East Wing section includes 24 toilets, 4 urinals and 15 sinks. The

**North Wing** section includes 24 toilets and 4 sinks.



# Improvements

## **Driveways and Parking Areas**

The main driveway entrance is on the east side of the building. The driveway runs northward along the east side of the building. The existing parking lot is accessible off the driveway. The lot contains approximately 65 paved parking spaces.. The driveway continues along the east side of the building and turns left along the rear of the building, passing under the north wing, to an existing parking lot at the rear of the building. This lot contains approximately 35 spaces.

## **Other Site Improvements**

The site improvements include a football field surrounded by a 4' chain link fence. There are spectator stands on both side of the football field..

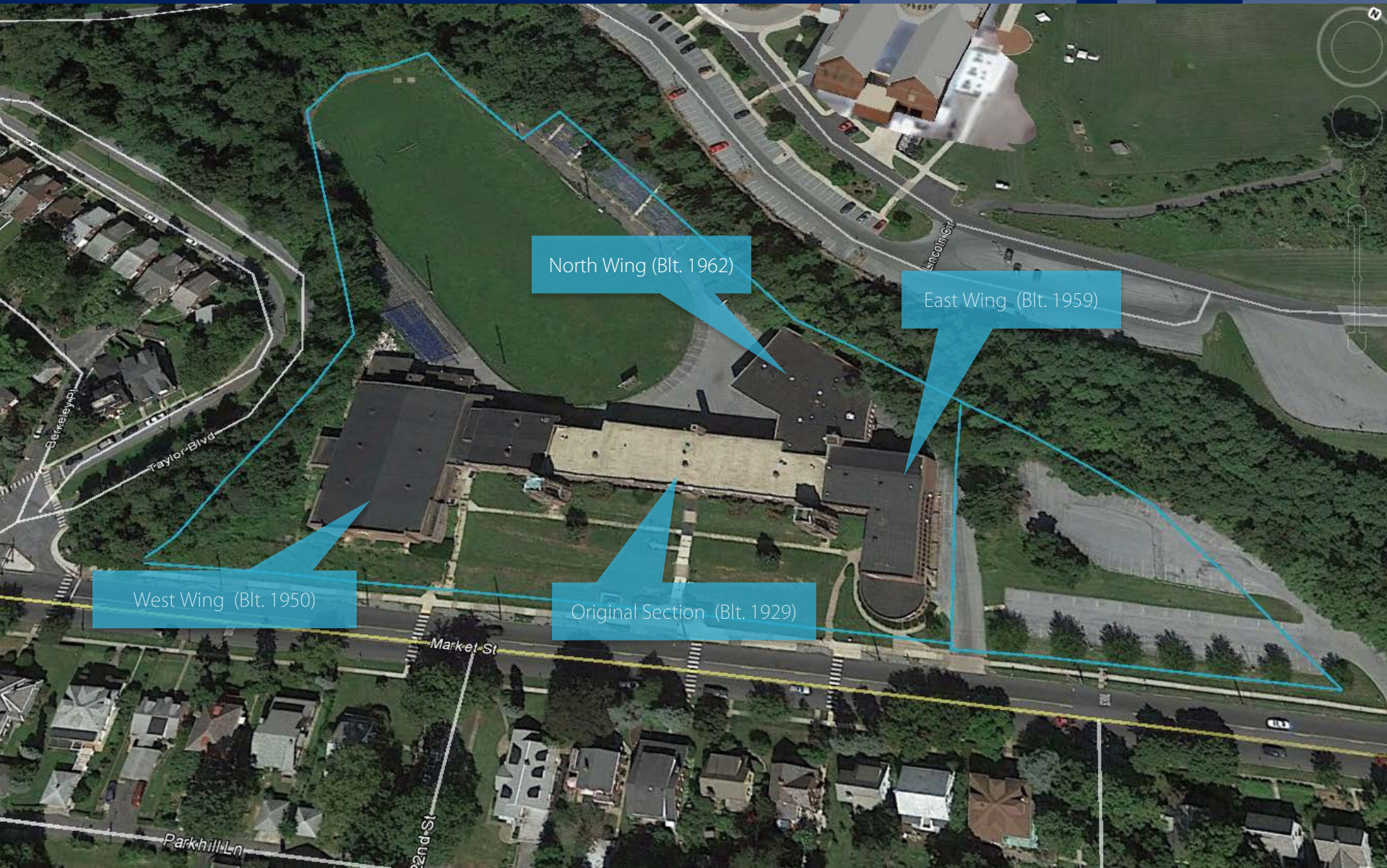
## **Summary of Nearby Neighborhood**

The Bellevue Park neighborhood. Bellevue Park is a single family residential neighborhood that was established in the early 1900's and exhibits Pennsylvania's first landscaped residential development.





# Improvements





# Parcel Tract #1





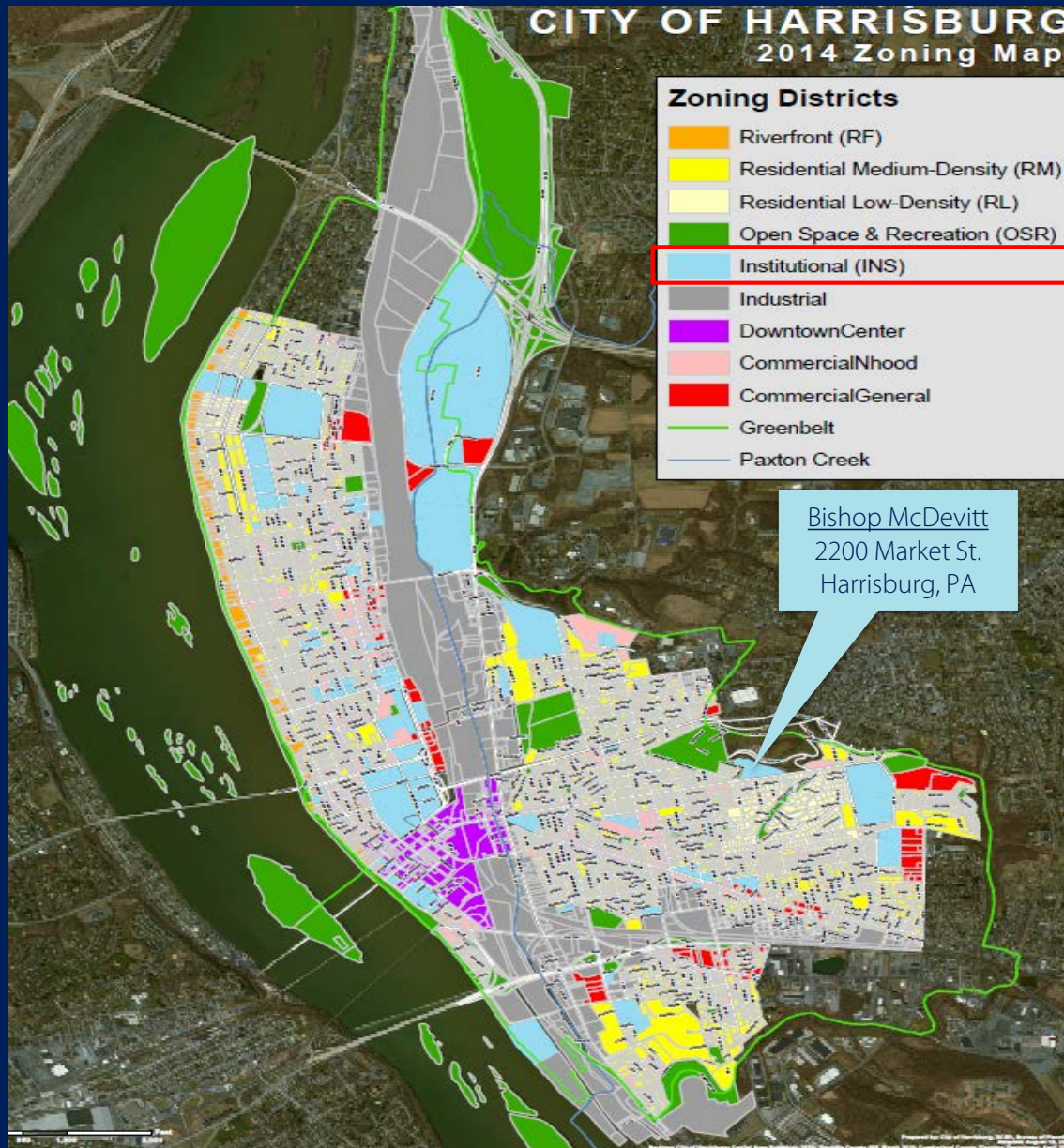
# Parcel Tract # 2



Parcel Tract # 2  
09-078-002  
1.04 AC



# Zoning Overview



## Special Districts

Riverfront District (RF)

Institutional District (INS)

**INSTITUTIONAL ZONING** - a public or semi-public use such as government buildings, educational facilities, community centers, and hospitals.



# Zoning Overview

TYPES OF USES	ZONING DISTRICTS								
	Open Space Recreation OSR	Residential		Commercial & Downtown			Special		Industrial
A. Residential Principal Uses		RL	RM	CN	CG	DC	RF	INS	IND
<i>(For Accessory Uses, Refer to Section C)</i>									
Dormitory	N	N	N	N	N	P	N	P	N
Dwelling, Attached	N	N	P	P	N	P	P	N	N
Dwelling, Detached	N	P	P	P	N	N	P	N	N
Dwelling, Manufactured Home	N	P	P	P	N	N	P	N	N
Dwelling, Multifamily (7-309)	N	N	SE	P	N	P	SE	SE	N
Dwelling, Semi-Detached	N	P	P	P	N	N	P	N	N
Supportive Housing-Emergency (7-309)	N	N	N	SE	SE	SE	N	P	N
Supportive Housing-Facility (7-309)	N	N	N	P	N	P	SE	P	N
Supportive Housing-Family (7-309)	N	P	P	P	N	P	P	P	N
<b>B. Non-Residential Principal Uses</b>									
<i>(For Accessory Uses, Refer to Section C)</i>									
Adult Day Care (7-309)	N	N	SE	P	P	P	P	P	N
Adult Establishment (7-309)	N	N	N	N	N	N	N	N	SE
Amusement Arcade (7-309)	SE	N	N	SE	P	SE	N	N	N
Amusement Park	SE	N	N	N	P	SE	N	N	P
Animal Hospital/Veterinarian/Kennel (7-309)	N	N	N	SE	P	N	N	N	P
Animal Stables	P	N	N	N	N	N	N	N	N
Assembly or Finishing of Products Using Materials Produced Elsewhere	N	N	N	N	P	SE	N	N	P
Auction House	N	N	N	N	P	P	N	N	P
Automobile Auction and/or Automobile Parking or Storage Compound	N	N	N	N	N	N	N	N	P
Auto Body Shop and/or Repair Garage (7-309)	N	N	N	N	P	N	N	N	P
Auto, RV, Boat, or Manufactured Home Sales (7-309)	N	N	N	N	P	N	N	N	P

P Permitted by Right

SE Special Exception

N Not Permitted

7-309: Specific Criteria

# Zoning Overview

TYPES OF USES	ZONING DISTRICTS								
	Open Space Recreation OSR	Residential		Commercial & Downtown			Special		Industrial
B. Non-Residential Principal Uses		RL	RM	CN	CG	DC	RF	INS	IND
Bakery, Retail	N	N	P	P	P	P	N	SE	N
Betting Use (7-309)	N	N	N	N	N	SE	N	N	SE
Building Supplies and Building Materials, Wholesale Sale of	N	N	N	N	N	N	N	N	P
Business Services	N	N	N	P	P	P	P	P	N
B.Y.O.B. Club (7-309)	N	N	N	N	SE	SE	N	N	SE
Car Wash (7-309)	N	N	N	N	P	N	N	N	P
Cemetery (7-309)	SE	N	N	N	N	N	N	N	N
Child Care Center (7-309) (See also Accessory Uses, Section C)	N	N	SE	P	P	P	P	P	N
Coffee Shop/Cafe	N	N	SE	P	P	P	SE	P	N
College or University (See also Dormitory)	N	N	N	SE	N	P	N	P	N
Commercial Recreation and Entertainment Facility	SE	N	N	N	P	P	N	N	N
Communication Tower/Antenna (7-309)	SE	N	N	N	SE	N	N	N	P
Community Center	SE	N	P	P	P	P	P	P	N
Conference Center	N	N	N	P	P	P	P	P	N
Convenience Store (7-309)	N	N	N	P	P	P	N	N	P
Convenience Store with Gas Dispensing (7-309)	N	N	N	SE	P	SE	N	N	P
Correctional Facility (7-309)	N	N	N	N	N	N	N	N	SE
Correctional Facility, Community (7-309)	N	N	N	N	SE	N	N	N	SE
Crafts or Artisan's Studio	N	N	P	P	P	P	P	P	N
Distillery, Brewery, Pickling Process, or Sugar Refinery	N	N	N	N	N	N	N	N	P

P Permitted by Right

SE Special Exception

N Not Permitted

7-309: Specific Criteria



# Zoning Overview

TYPES OF USES	ZONING DISTRICTS								
	Open Space Recreation OSR	Residential		Commercial & Downtown			Special		Industrial
B. Non-Residential Principal Uses		RL	RM	CN	CG	DC	RF	INS	IND
Distribution, including Package Delivery	N	N	N	N	P	N	N	N	P
Dry Cleaners, Laundries and/or Laundromat (Commercial or Industrial) <i>See also Personal Services</i>	N	N	N	N	P	P	N	N	P
Emergency Medical Treatment Center	N	N	N	P	P	P	N	P	P
Essential Services	P	P	P	P	P	P	P	P	P
Farmer's Market and/or Flea Market	N	N	N	P	P	P	N	N	N
Financial Institution	N	N	N	P	P	P	N	N	N
Fitness Center	N	N	N	P	P	P	SE	SE	N
Florist	N	N	P	P	P	P	P	SE	N
Funeral Home (7-309)	N	N	SE	P	P	N	P	N	N
Greenhouse, Garden Center, or Plant Nursery	N	N	N	P	P	SE	N	P	P
Grocery Store or Supermarket	N	N	N	P	P	P	N	SE	P
Grocery Store or Supermarket with Gas Dispensing (7-309)	N	N	N	SE	P	SE	N	N	P
Home Improvement or Building Supply Store	N	N	N	P	P	P	N	N	P
Hospital (7-309)	N	N	N	N	N	P	N	P	N
Hotel or Motel	N	N	N	SE	P	P	N	N	N
Hotel, Extended-Stay	N	N	N	SE	P	P	N	N	N
Industrial Equipment Sales, Repair, and Service	N	N	N	N	P	N	N	N	P
Junk Yard (7-309)	N	N	N	N	N	N	N	N	SE
Library	SE	P	P	P	P	P	P	P	N
Liquid Fuel Storage, Bulk or Off-Site Distribution, Retail Propane Distribution	N	N	N	N	N	N	N	N	SE
Liquor Store/Beer Distributor	N	N	N	P	P	P	N	N	N
Lumber Yard	N	N	N	N	N	N	N	N	P

P Permitted by Right

SE Special Exception

N Not Permitted

7-309: Specific Criteria

# Zoning Overview

TYPES OF USES	ZONING DISTRICTS								
	Open Space Recreation	Residential		Commercial & Downtown			Special		Industrial
	OSR	RL	RM	CN	CG	DC	RF	INS	IND
<b>B. Non-Residential Principal Uses</b>									
Manufacturing and/or Assembly	N	N	N	N	SE	N	N	N	P
Marina and/or Boat Rental	SE	N	N	N	N	N	N	N	N
Meat Processing	N	N	N	N	N	N	N	N	P
Medical or Dental Office, Testing Center, or Laboratory	N	N	N	P	P	P	P	P	P
Membership Club	N	N	N	P	P	P	N	N	N
Mineral Extraction (7-309)	N	N	N	N	N	N	N	N	SE
Municipal Owned Uses	SE	P	P	P	P	P	P	P	P
Museum, Cultural or Science Center, or Planetarium	SE	N	N	P	P	P	P	P	N
Natural Area or Wildlife Refuge	P	N	N	N	N	N	N	N	N
Night Club or Dance Hall (7-309)	N	N	N	N	P	SE	N	N	P
Offices	N	N	N	P	P	P	P	P	P
Parking Lot or Structure, Commercial	N	N	N	N	P	N	N	P	P
Pawn Shop	N	N	N	P	P	P	N	N	P
Personal Services	N	N	SE	P	P	P	SE	SE	N
Photo Processing, Bulk	N	N	N	N	P	P	N	N	P
Place of Worship	N	SE	SE	P	P	P	SE	P	N
Post Office	N	N	P	P	P	P	P	P	P
Power Generating Facility	N	N	N	N	N	N	N	N	P
Printing or Book Binding	N	N	N	N	P	P	N	N	P
Public Utility Facility	P	P	P	P	P	P	P	P	P
Racetrack (7-309)	N	N	N	N	N	N	N	N	SE
Recording Studio	N	N	N	N	P	P	N	N	P
Recreation, Indoor	SE	N	SE	P	P	P	N	N	P
Recreation, Outdoor (7-309)	P	N	SE	P	P	N	N	N	P
Recreation, Public	P	N	N	N	N	N	N	N	N
Recycling and Bulk Collection Center (7-309)	N	N	N	N	P	N	N	N	P

P Permitted by Right

SE Special Exception

N Not Permitted

7-309: Specific Criteria



# Zoning Overview

TYPES OF USES	ZONING DISTRICTS								
	Open Space Recreation OSR	Residential		Commercial & Downtown			Special		Industrial
B. Non-Residential Principal Uses		RL	RM	CN	CG	DC	RF	INS	IND
Research, Engineering or Testing Facility, or Laboratory	N	N	N	SE	P	P	SE	P	P
Restaurant (See also Drive-Thru Facility under Section C)	N	N	N	P	P	P	SE	SE	SE
Retail Store	N	N	N	P	P	P	N	SE	N
Sawmill	N	N	N	N	N	N	N	N	P
School, Public or Private, Primary or Secondary (7-309)	N	P	P	P	P	P	P	P	N
Scrap Metal Processor (7-309)	N	N	N	N	N	N	N	N	SE
Self-Storage Facility (7-309)	N	N	N	N	P	SE	N	N	P
Shopping Center	N	N	N	P	P	P	N	N	P
Solid Waste Facility (7-309)	N	N	N	N	N	N	N	N	SE
Swimming Pool, Non-Household (7-309)	P	N	N	P	P	P	P	P	N
Target Range (7-309)	N	N	N	N	N	N	N	SE	SE
Tattoo and Body Piercing Establishment	N	N	N	SE	P	P	N	N	P
Theater, Indoor	SE	N	N	P	P	P	P	P	N
Theater, Outdoor	SE	N	N	P	P	P	P	P	N
Trade School	N	N	N	P	P	P	SE	P	N
Transportation Terminal (Bus, Train, or Rail)	N	N	N	N	P	P	N	N	P
Treatment Center (7-309)	N	N	N	N	P	P	N	N	P
Trucking Company Terminal	N	N	N	N	N	N	N	N	P
Urban Agriculture/Livestock	SE	SE	SE	SE	SE	SE	SE	SE	SE
Warehouse and/or Wholesale Trade	N	N	N	N	N	N	N	N	P
Welding Shop	N	N	N	N	N	N	N	N	P
Wind or Solar Energy Facilities (7-329)	SE	N	N	N	N	N	N	N	P

P Permitted by Right

SE Special Exception

N Not Permitted

7-309: Specific Criteria

# Zoning Overview

TYPES OF USES	ZONING DISTRICTS								
	Open Space Recreation OSR	Residential		Commercial & Downtown			Special		Industrial
C. Accessory Residential and Non-Residential Uses		RL	RM	CN	CG	DC	RF	INS	IND
Accessory Dwelling Unit (7-309)	N	SE	SE	P	N	N	SE	N	N
Accessory Parking Lot or Structure	SE	P	P	P	P	P	P	P	P
Adult Day Care (7-309)	N	N	SE	P	P	P	P	P	N
Bed and Breakfast (7-309)	N	SE	SE	P	N	N	SE	N	N
Child Care Home – Family (7-309)	N	P	P	P	N	P	P	N	N
Child Care Home – Group (7-309)	N	SE	SE	SE	N	SE	SE	N	N
Child Day Care Center (7-309)	N	SE	SE	P	P	P	P	P	P
Coffee Shops/Cafes	N	N	SE	P	P	P	SE	SE	N
Dormitory (7-309)	N	N	N	N	N	P	N	P	N
Drive-Thru Facility (7-309)	N	N	N	SE	P	N	N	N	P
Essential Services	P	P	P	P	P	P	P	P	P
Fitness Center	N	N	N	P	P	P	SE	P	P
Heliport, Emergency	N	N	N	N	N	P	N	P	P
Home Occupation (7-309)	N	P	P	P	P	P	P	N	N
Restaurant	N	N	N	P	P	P	SE	SE	P
Retail Store	N	N	N	P	P	P	N	SE	N
90	N	N	SE	SE	N	SE	SE	N	N
Rooming House (7-309)									
Special Occasion Home (7-309)	N	SE	SE	P	N	N	P	N	N

P Permitted by Right

SE Special Exception

N Not Permitted

7-309: Specific Criteria



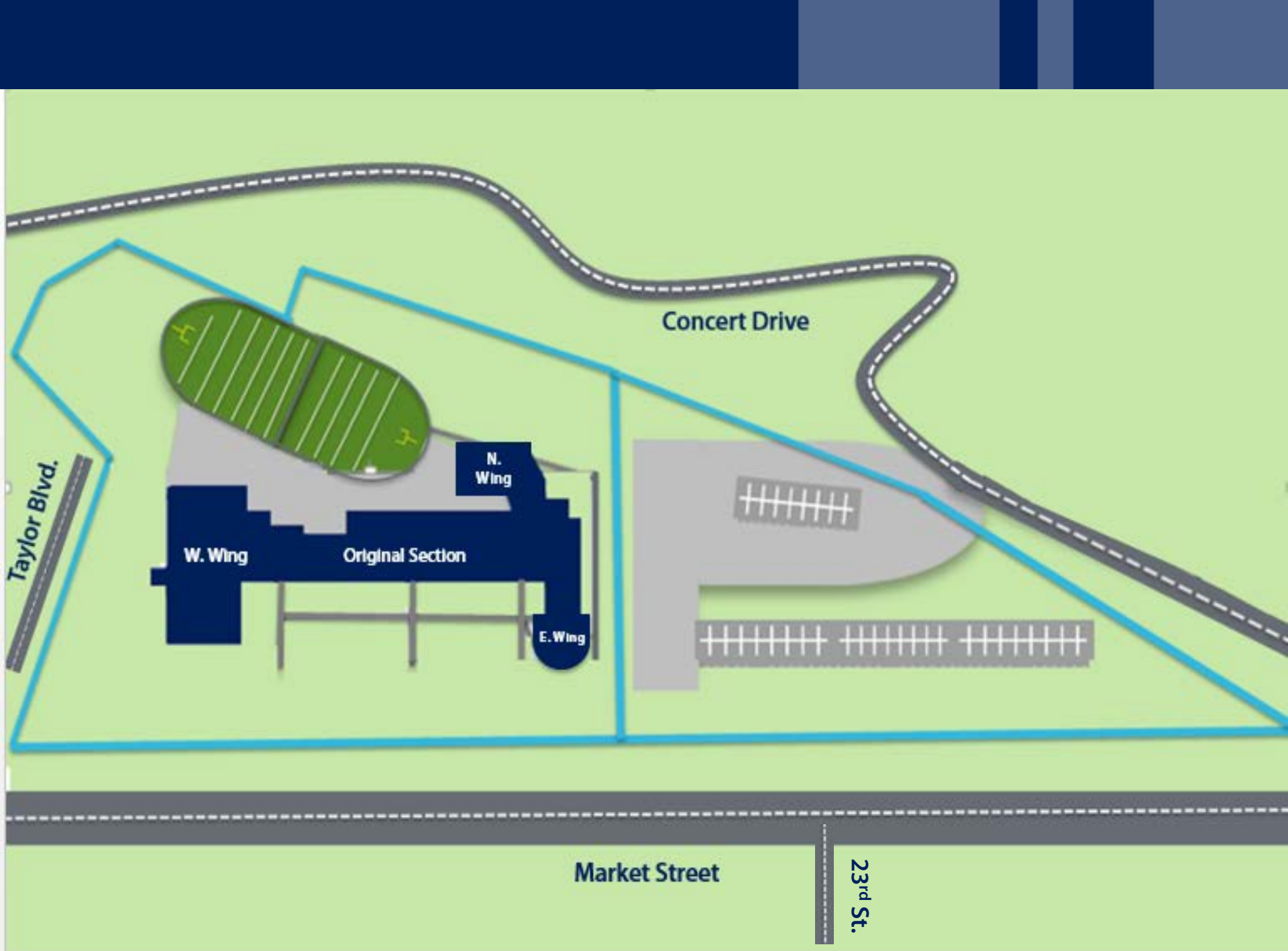
# Zoning Overview

ZONING DISTRICT	WINDOW SIGNS	PROJECTING SIGNS	WALL SIGNS	FREE STANDING SIGNS
<b>Special Districts (RF, INS)</b>	<p>Maximum Sign Area: 25% of the glass area of the window</p> <p>Minimum Height: Not Applicable</p> <p>Maximum Height: First Story</p> <p>Number: Not Applicable</p> <p>Illumination: Direct or Indirect</p>	<p>Maximum Sign Area: 6 square feet</p> <p>Minimum Height: 8 feet</p> <p>Maximum Height: Second Floor Window Sill</p> <p>Number: 1 per lot</p> <p>Illumination: Direct or Indirect</p>	<p>Maximum Sign Area: 10 square feet</p> <p>Minimum Height: Not Applicable</p> <p>Maximum Height: Second Floor Window Sill</p> <p>Number: 1 per lot</p> <p>Illumination: Direct or Indirect</p>	<p>Maximum Sign Area: 8 square feet</p> <p>Minimum Height: Not Applicable</p> <p>Maximum Height: 4 feet</p> <p>Number: 1 per lot</p> <p>Illumination: Direct or Indirect</p>
<b>Industrial District (IND)</b>	<p>Maximum Sign Area: 50% of glass area of the window.</p> <p>Minimum Height: Not Applicable</p> <p>Maximum Height: Second Story</p>	<p>Maximum Sign Area: 20 square feet</p> <p>Minimum Height: 8 feet</p> <p>Maximum Height: Less than the total height of the building to which it is attached, not including elevator shafts, parapet walls, and similar extensions.</p> <p>Number: 1 per lot</p> <p>Illumination: Direct, Indirect, or Internal Illumination</p>	<p>Maximum Sign Area: 100 Square Feet</p> <p>Minimum Height: Not Applicable</p> <p>Maximum Height: Less than the total height of the building to which it is attached, not including elevator shafts, parapet walls, and similar extensions.</p> <p>Number: 1 per lot</p> <p>Illumination: Direct, Indirect, or Internal Illumination</p>	<p>Maximum Sign Area: 100 square feet</p> <p>Minimum Height: Not Applicable</p> <p>Maximum Height: 50 feet</p> <p>Number: 1 per lot</p> <p>Illumination: Direct, Indirect, Internal Illumination</p>

# Zoning Overview

DEVELOPMENT STANDARDS							
Zoning Districts	Minimum Lot Area and Density	Minimum Lot Width at Lot Frontage	Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Lot Coverage	Principal Building Height and Width
Riverfront (RF)	2,000 square feet	20 feet south of Reily Street  50 feet north of Reily Street	50 feet along Front Street north of Reily Street; 15 feet along Front Street south of Reily Street or conforming to existing setbacks. Setbacks on State Street shall conform to existing setbacks.	15 feet for parcels along Front Street  5 feet for parcels along State Street	10 feet each	75%	Height: 36 feet minimum 45 feet maximum
Institutional (INS)	5,000 square feet	50 feet	20 feet or shall conform to the prevailing setback in the block	20 feet	20 feet each	75%	Height: 100 feet maximum
Industrial (IND)	5,000 square feet	30 feet	10 feet	5 feet	5 feet each	75%	No maximum





Concert Drive

Taylor Blvd.

W. Wing

Original Section

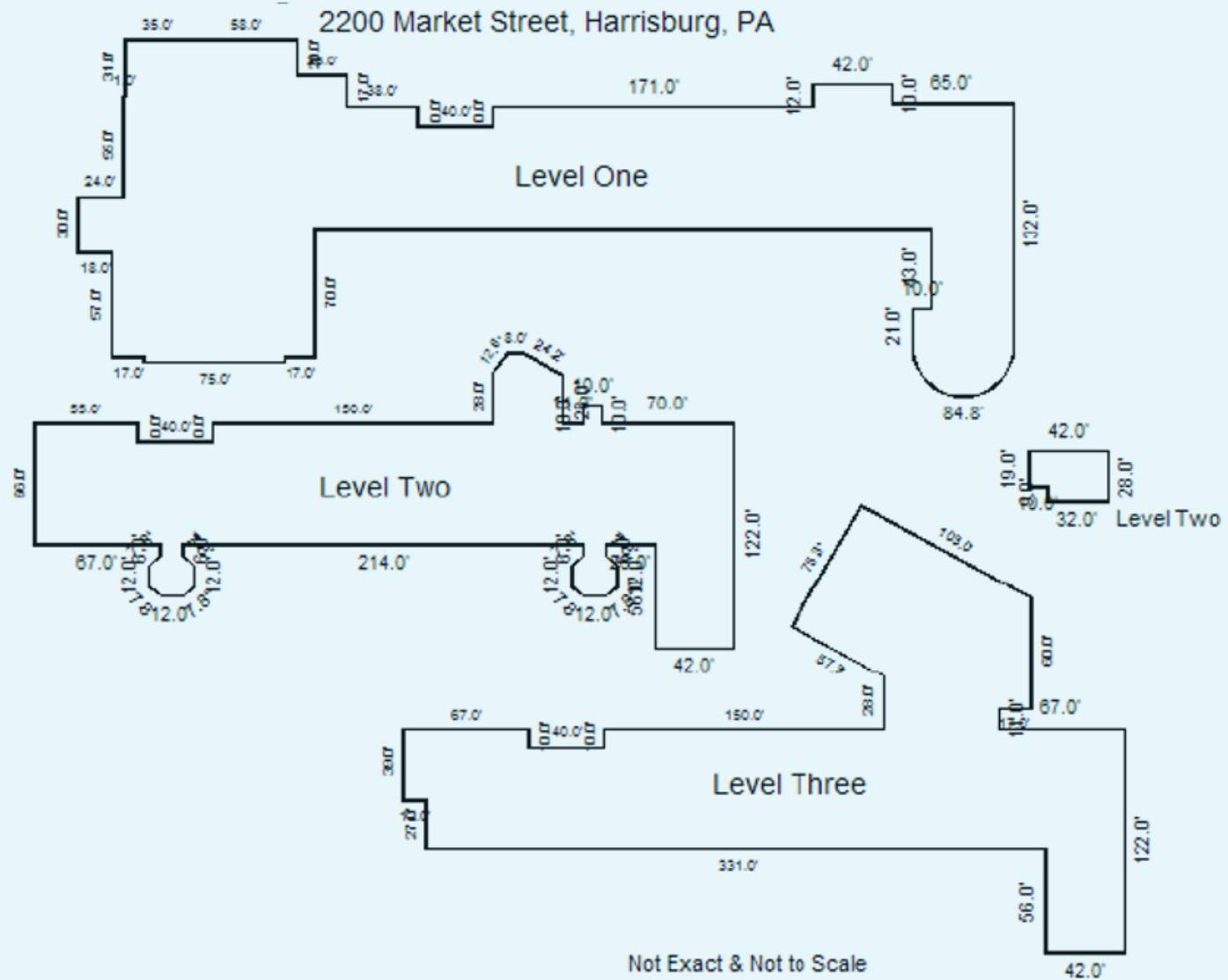
N. Wing

E. Wing

Market Street

23rd St.

# Floor layout





Level One

The Level One site plan shows a building footprint with a total area of 10,000 sq. ft. The building is L-shaped, with a main rectangular section and a smaller rectangular section attached to the right side. The dimensions of the building are as follows:

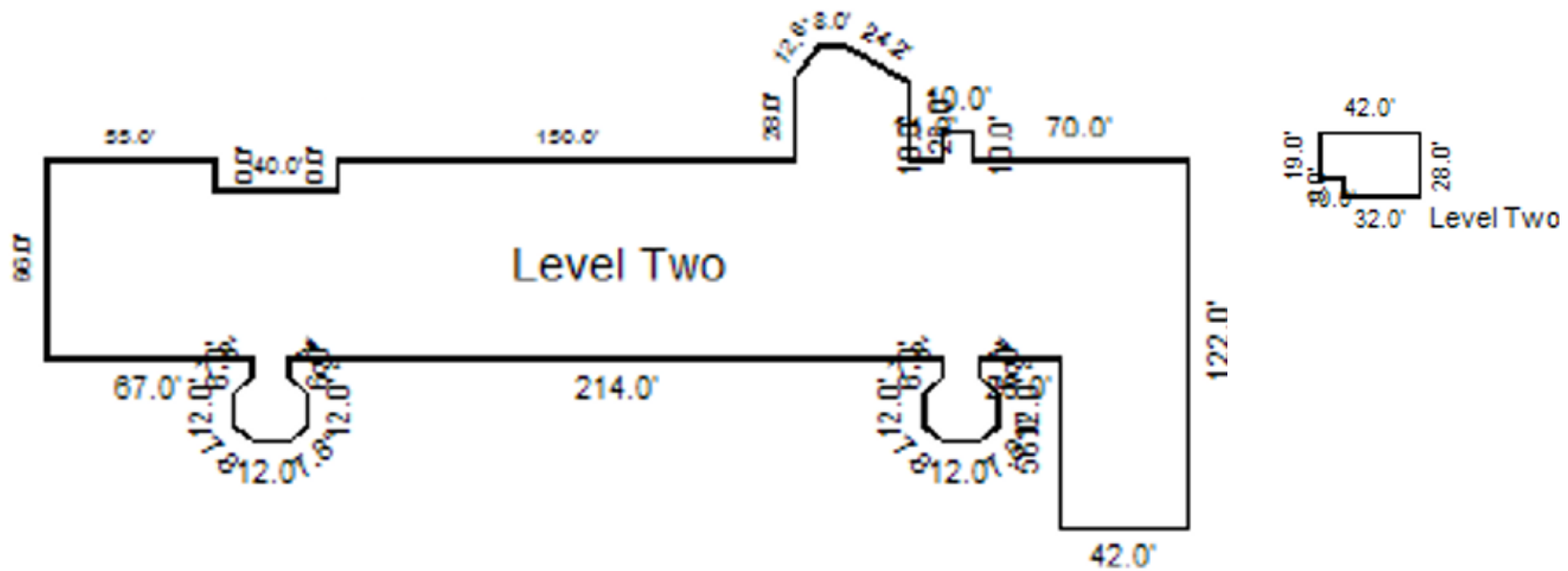
- Main rectangular section: 171.0' (width) x 132.0' (depth).
- Attached rectangular section: 42.0' (width) x 65.0' (depth).

The parking lot is located to the left of the building, with a total area of 10,000 sq. ft. The parking lot is divided into two sections by a 30.0' wide access road. The dimensions of the parking lot sections are as follows:

- Top section: 35.0' (width) x 58.0' (depth).
- Bottom section: 17.0' (width) x 75.0' (depth).

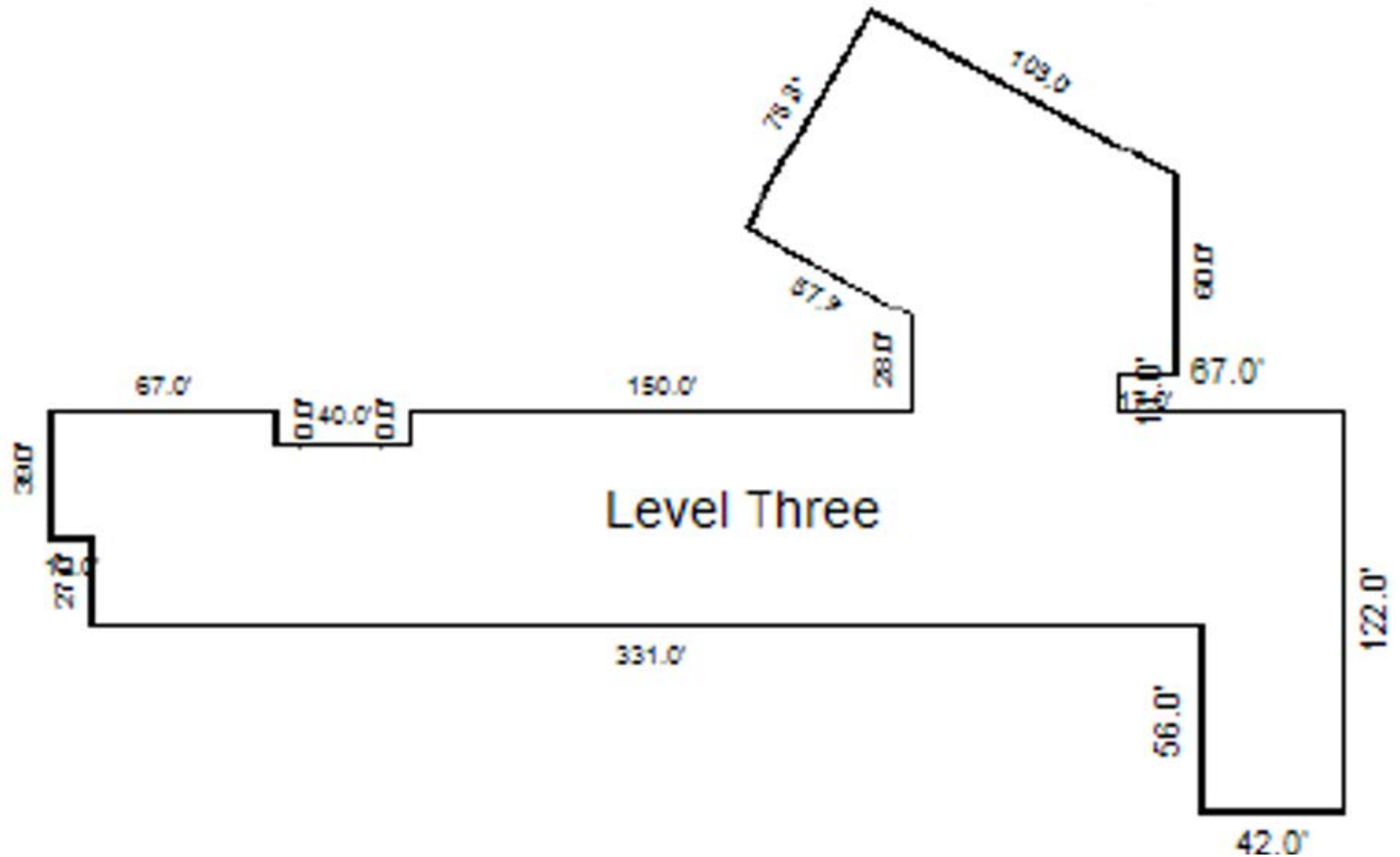
The site plan also shows a 10.0' wide access road between the building and the parking lot, and a 12.0' wide access road between the building and the parking lot. The total site area is 20,000 sq. ft.

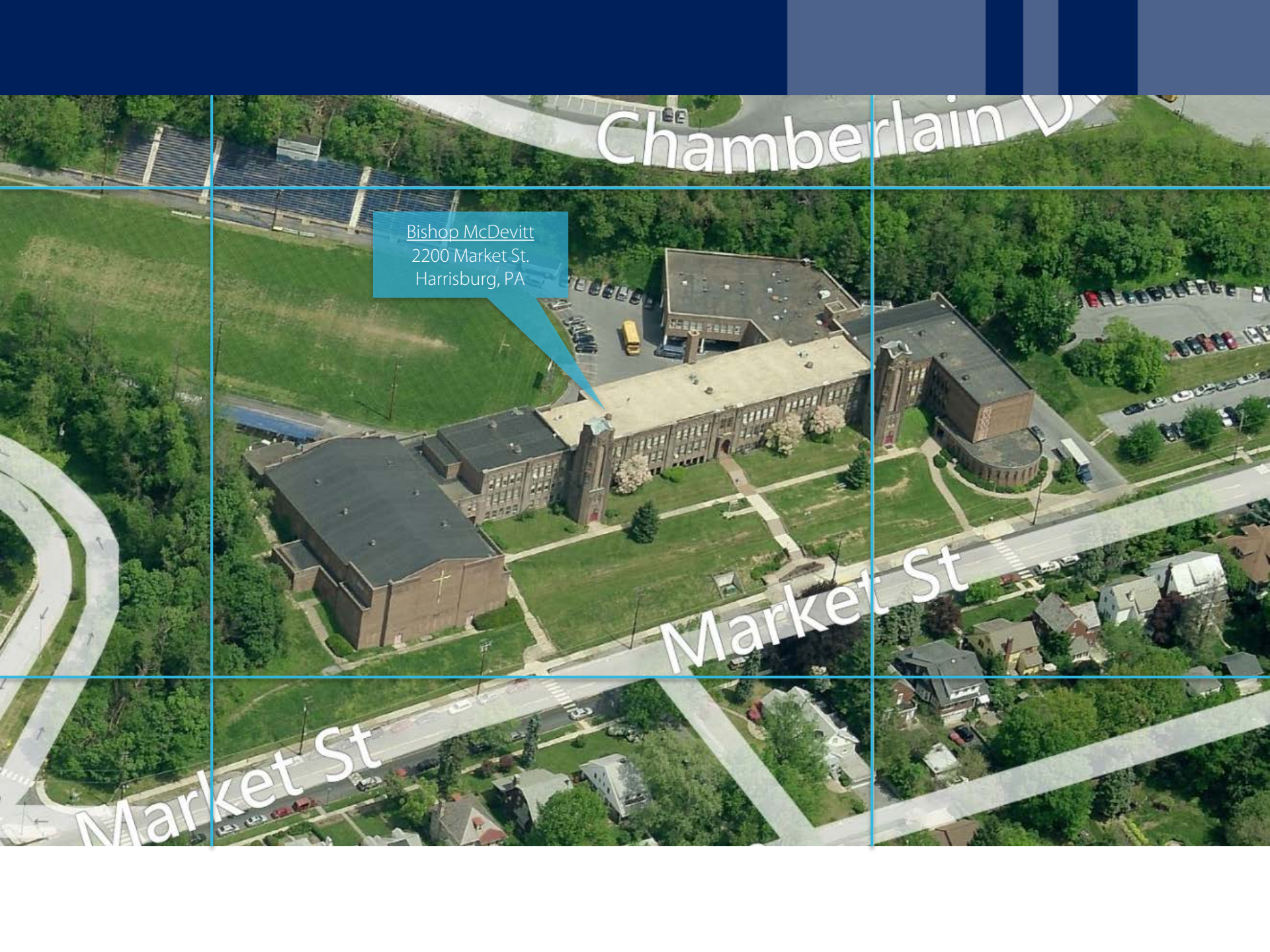
## 2<sup>nd</sup> Floor layout





# 3<sup>rd</sup> Floor layout





Chamberlain V

Bishop McDevitt  
2200 Market St.  
Harrisburg, PA

Market St

Market St



# Location Overview

Harrisburg is located in South Central Pennsylvania and includes Cumberland, Dauphin, Perry and Northern York Counties. The area is one of the most strategically located areas in the East United States and is one of the major centers for food distribution in the Middle Atlantic market region. The region contains over 40 million people, 1/5 of the national population. The economic base of the area is diversified and extends from strong government, service related and transportation facilities to commercial and industrial uses.

Unemployment rates are consistently some of the lowest reported in the area. With a population estimated about 600,000, the Capital Region provides the comforts and services of big city living with the friendliness and intimacy of a small town. At the center of the area is the City of Harrisburg, capital of the Commonwealth of Pennsylvania and seat of Dauphin County. The area's location with respect to Eastern United States, the presence of convenient highway, air and rail transportation and the presence of State and National Employment opportunities have resulted in bright prospects for continued growth in the Harrisburg Standard Metropolitan Statistical Area (MSA).



In the Capital Region, you will find manufacturing, service, distribution, agriculture, tourism and retail businesses in abundance, as well as a large and growing labor pool with a variety of skills. Perhaps that's why the region's long-established companies include such corporate giants as Hershey Foods, TYCO, Blue Shield, Rite Aid, and Harsco.



# Location Overview

**Proximity to Employment-** Harrisburg is well- located providing easy access to the Region's major employment centers. Harrisburg maintains exceptional access to stable government and private sectors jobs. Within a five mile radius of 2200 Market Street, there is over 20 million square feet of office space, with approximately 91.7% occupied. For industrial space, there is over 19 million square feet with approximately 91.9% leased. Additionally, there are numerous major healthcare, governmental, and educational facilities in the area employing thousands of highly skilled and paid employees.

Harrisburg is also a leader in telecommunications technology, Freight, and, rail services to the area. There are more than 38 trucking lines maintain terminals in the Harrisburg area. The area is located at the hub of the East-West and North-South lines of the Norfolk Southern, making the area ideally situated for storage in transit benefits. The Norfolk Southern also operates a large freight classification yard in the area which was enhanced with the expansion of the Rutherford yards and a significant increase in rail traffic. All major air, rail, and highway arteries that link the important markets of the East, Midwest, and South pass through the Capital Region. The City of Harrisburg is a major distribution center for the Northeastern United States because of its location. Distances from Harrisburg to major cities of the Northeast are:



- Baltimore 80 Miles
- Philadelphia 90 Miles
- Washington, D. C. 120 Miles
- New York City 175 Miles
- Pittsburgh 195 Miles
- Boston 420 Miles
- Cleveland 300 Miles

A renovated Harrisburg International Airport is located 15 minutes southeast of Harrisburg. It provides major commercial air carrier services. Federal Express provides air parcel service with nationwide 24-hour delivery. Air cargo is also provided. Here, there is a quality of life that is truly unrivaled, with cities, town, and villages in close proximity to most major markets, a superb transportation network, and a well-educated, highly motivated workforce.





# Location Overview

**Excellent Schools-** Quality education is a strength of the Capital Region with 15 colleges, 10 community/junior colleges and 13 graduate schools within 50 miles of the center of the region. There are excellent elementary and secondary educational services provided by local school districts and private schools throughout the area.

**Lifestyle** - The Capital region is a cultural and recreational center also. The William Penn Museum, the Museum of Scientific Discovery, the Pennsylvania State Library, and numerous public libraries provide a wealth of information for the community. The Harrisburg Symphony Orchestra, the Harrisburg Performing Arts Company, several local theater groups, college clubs and civic organizations are active in community affairs. There are approximately 400 + churches, 14 hospitals, and many interested social agencies. The youth of the area are served by the YMCA, YWCA, the Boys' Club of Harrisburg, the Girls' Club of Harrisburg, the Catholic Youth Organization, the Jewish Community Center and many other organizations.



There are also historical societies, literary and musical clubs, and an art association in the area. The State Farm Show Complex holds a number of sports, cultural, and business activities for the region and Harrisburg City is the home of two professional athletic teams.

**Housing Stock** – Harrisburg's low housing costs, outstanding schools, safe neighborhoods, fine medical care, superior sports, recreation, entertainment and the arts all of which makes it a pleasure to live and work in the Capital Region. In the last several years, Harrisburg (10 minutes from Hershey), the state capital and hub of the region, has twice won the **All-American City Award**.

