



# HARRISTOWN

DEVELOPMENT CORPORATION







STRAWBERRY SQUARE



## *Friends of Harristown,*

50 years ago, the Harrisburg Region's leading citizens and visionaries came together with a common cause, to rebuild and re-energize downtown Harrisburg. Harristown Development Corporation, a 501(c)4 not-for-profit development corporation was born.

50 years later, Harristown projects have helped to redevelop and re-energize downtown Harrisburg. Today Harristown has successfully adapted and evolved as we look at a downtown Harrisburg today vs. the shell of a city that existed in the post Hurricane Agnes days of the early 1970's.

Our founders probably didn't envision 250 new residential apartments bringing roughly 400 new residents to the heart of our Capital City. Major projects, modest initiatives and countless victories for Harrisburg in which Harristown was either the leader, a partner, an advocate or an investor over the years has helped to build confidence in downtown Harrisburg, to attract public and private sector investment that continues to this day through a spirit of collaboration to achieve a better Harrisburg.

As we celebrate 50 years, it is important to thank Harristown's early partner, the Commonwealth of Pennsylvania. Governor Milton Shapp and the Pennsylvania General Assembly made a commitment to downtown Harrisburg in the early 1970s. Because of their commitment to and belief in the city and in the partnership with Harristown, we have been able to be successful in our mission.

Public partnerships extend well beyond the Commonwealth to City Hall, the County Office Building and Washington, DC. Thank you all for believing in our Capital City and our organization.

We all know that good things rarely happen by accident. The success of Harristown has come because of not only talented staff, but also dedicated volunteer Board Members, who over the years have given countless hours, sound counsel, ideas and insight to the organization. To all who have served and to all who continue to serve, thank you for your time and dedication.

While the Board provides guidance, Harristown's success is because of extraordinary people, led by former CEOs Bill Keisling, Jack Buckley and Russ Ford, and currently by the always enthusiastic Brad Jones. All of these leaders have focused on creating a talented team, in building an organization with a great culture that believes in the development of talent, knowing that it will lead to a better organization and better results by Harristown for a better Harrisburg downtown. On behalf of the Board, we sincerely appreciate the work of the Harristown staff, at all levels, for their special efforts over 50 years.

50 years is a time for reflection as well as a time to recommit to our collective goals. There are challenges ahead, but we know that whatever they may be, Harristown Development Corporation is ready! The vision remains to enhance and grow a vibrant, downtown Harrisburg that attracts investment and is a showcase location for future generations to live, to work, and to play.

*David Black,*



Chair, Harristown Development Corporation Board of Directors



# HARRISTOWN 50 YEAR ANNIVERSARY



*Brad Jones*

## *An incredible five decades of progress!*

That's how I would describe the Harristown project in 2024 in celebrating our organization's 50th anniversary. With tremendous pride and amazing respect for my predecessors, I am in awe of the accomplishments that this organization has completed for the betterment of downtown Harrisburg and ultimately the entire City of Harrisburg. Within these pages we attempt to capture the totality of the accomplishments in summary form.

But really, the best way to see the accomplishments is to take a walk around the downtown—better yet, do it with me! I can show you how much has been accomplished within our fantastic walkable downtown. In many ways, the projects have really been the “Noah's Ark” of projects—one or two of almost everything! Office towers, parking garages, cultural arts facilities, residential conversions, public improvement projects including streetscapes and streetlights, and much, much more.

All of this work has been done in a way that has built a stronger tax base and created more jobs for the city as a whole, and offered more reasons for people to visit, to work and to live in the downtown. I want to take this opportunity in this introduction to thank the entire Harristown board, many of whom have served for decades, in supporting our efforts and our accomplishments. Also, I would be remiss if I did not take note of our amazing Harristown team of over 100 employees—without them none of this would have been possible. Finally, I want to offer my specific thanks to former Harristown President Russ Ford for 35 years of amazing contributions to this organization.

Come visit our downtown and let our team show you the progress. Over the next 50 years I know we can continue to make Harrisburg a world class small city!

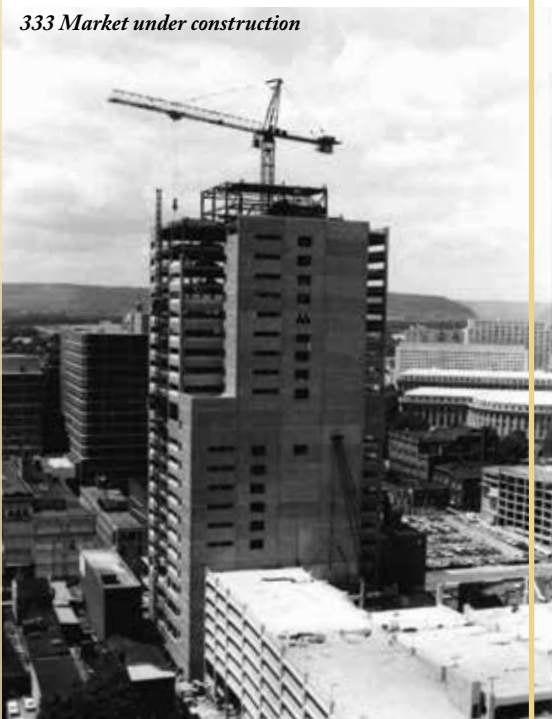
*Bradley R. Jones,*

A handwritten signature in blue ink that reads "Bradley R. Jones". The signature is fluid and cursive.

President & CEO  
Harristown Development Corporation



Senate Theater



333 Market under construction

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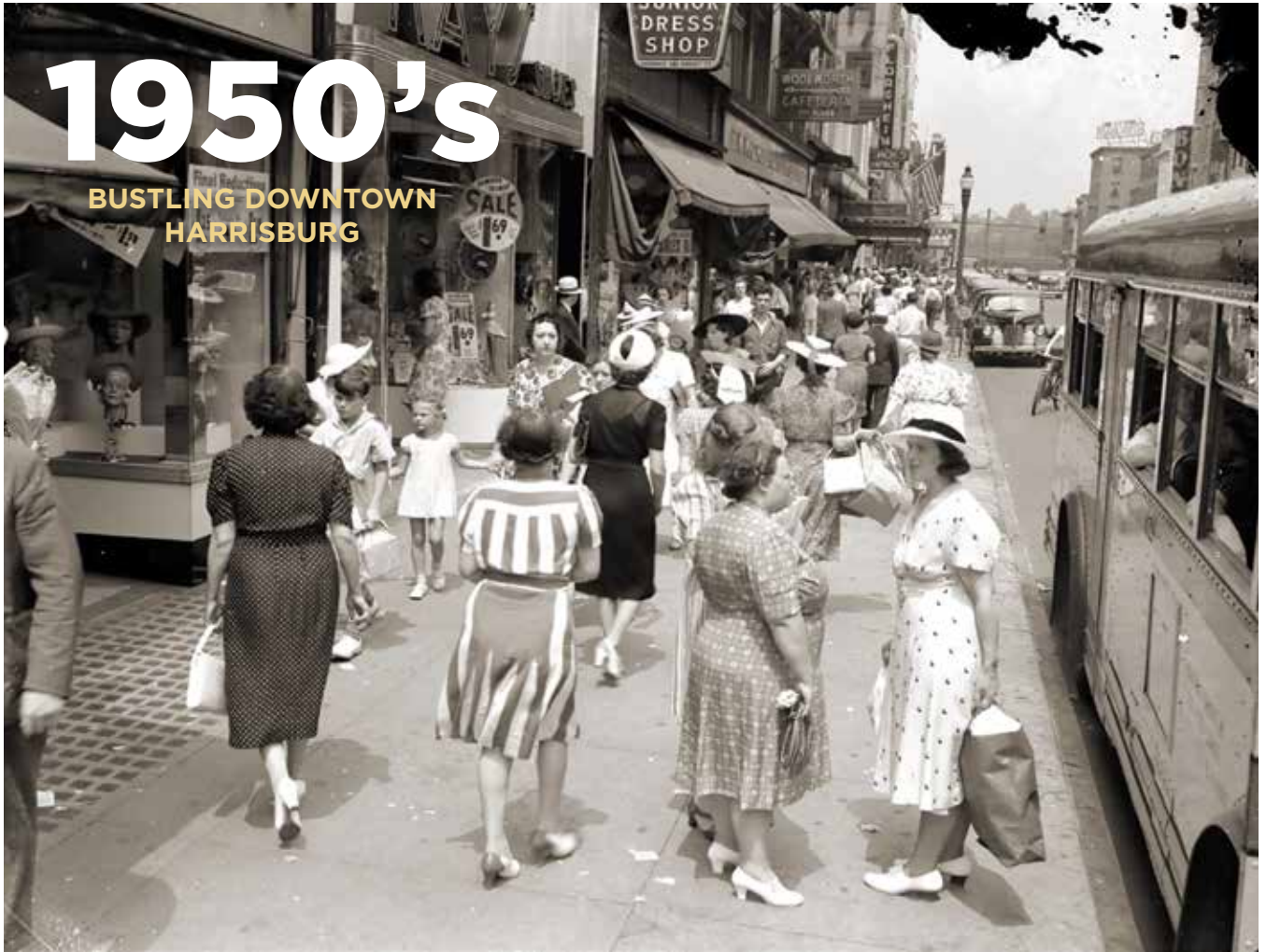


# 1 FROM BOOM TO BLEAK

*In the early 1950's downtown Harrisburg was the place to go to work, shop, eat and see a movie!*

The city population was around 100,000, the city schools were some of the best in Pennsylvania, the railroad and steelmaking in the city and the region remained vibrant, and Pennsylvania's capital city seemed poised for growth. A classic post-World War II city in America. What could go wrong?





# 1950's

BUSTLING DOWNTOWN  
HARRISBURG

BOUTIQUES AND  
DEPARTMENT  
STORES BROUGHT  
SHOPPERS TO  
DOWNTOWN  
HARRISBURG IN  
DROVES THROUGH  
THE 50'S AND 60'S.

*These undated photos are  
courtesy of the Dauphin  
County Historical Society.  
Above, shows a bustling  
scene outside Bowman's  
Department Store  
on Market Street,  
which is now part of  
Strawberry Square.*



*Market Square c. 1950's*



# 1969

SIGNS OF DECLINE



*Pennsylvania National Guardsmen and state police on patrol during the region's race riots.*

*(1969 Associated Press photo)*



*Steelton, Pa Steel Mill.*

*Image from "Steelton Mosaic" Dickinson College, 2001.*

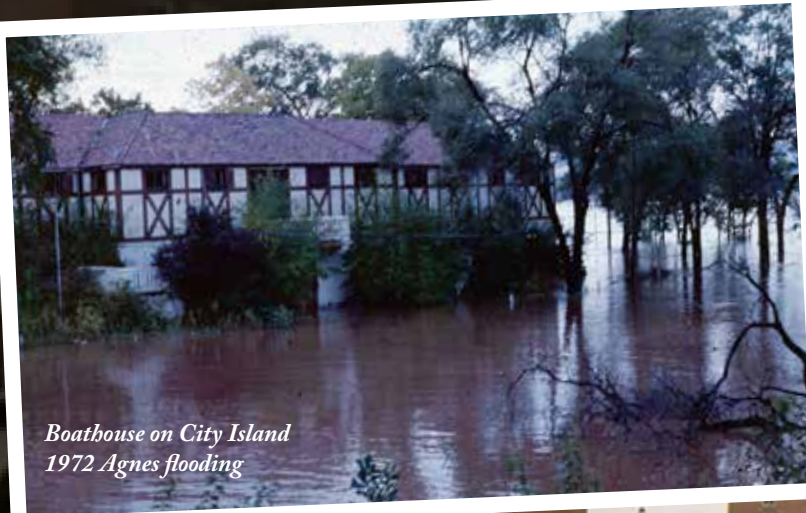
*Roll forward about 20 years. The city population had dropped to about 50,000.*

The schools were in rapid decline, race riots had rocked Harrisburg (white flight was in full gear), most of the downtown stores had closed (many went out of business), steelmaking and railroads were a shadow of what they had been, and suburbia was exploding with subdivisions, new schools and shopping centers/malls. City property values dropped, and the tax base slowly evaporated.



# 1972

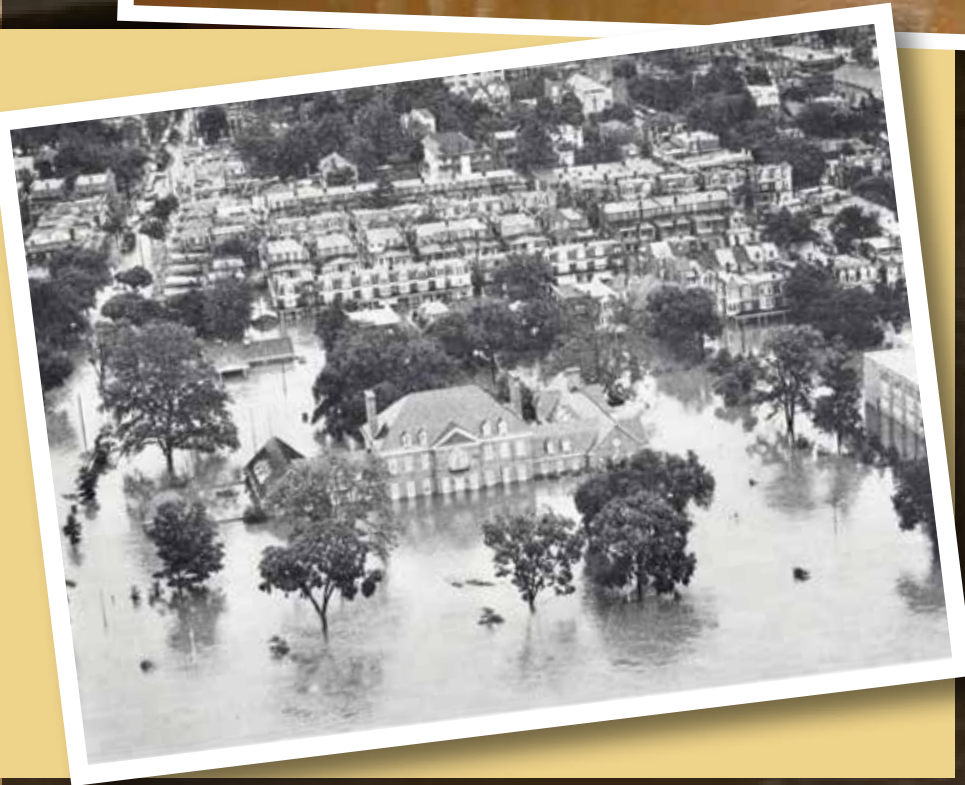
## HURRICANE AGNES



*Boathouse on City Island  
1972 Agnes flooding*



*South Second Street, 1972 Agnes flooding*



*Governor's Mansion, 1972 Agnes flooding. Image courtesy of Historic Harrisburg.*

*On top of all this,  
Hurricane Agnes  
brought a disastrous  
500-year flood.*

It badly damaged a large part of the city near the riverfront and chased the Governor out of the Residence.

By 1974 it was clear the City's prospects appeared bleak, with many looking only for more decline and fleeing the city as fast as they could.

# HARRISTOWN DEVELOPMENT CORPORATION FORMATION

*Don't Count Our City Out!*



*What Harrisburg had in 1974 was a strong base of long-term residents who loved the city and weren't afraid to fight for it.*

Many grew up in the city, went to William Penn or John Harris High Schools and were as loyal and devoted to our city as they could be. They were the Greater Harrisburg Movement. Like their forefathers who spearheaded the City Beautiful Movement before World War I, they knew that people working together smartly, and with dedication, could make a major difference for the better. It may not be the same as before, but it might be even better!

These civic leaders were lawyers, business-persons, elected officials, government officeholders and influential citizens, who with the support of the Mayor and City Council,

took the lead to create an independent organization, a redevelopment plan and the political clout to change the course for the city. Unlike some other efforts in Pennsylvania, this organization was set up and funded by local citizens and elected officials, but once up and running it was an independent non-profit, trying to redevelop, revitalize and do what was best for the city, its tax base and its people.

OLD  
MARKET  
SQUARE  
C. 1970'S



*Barton Fields, Mim Menaker, et al.*



# 1974

DURBIN AND SENATE  
HOTEL BUILDINGS ON  
MARKET SQUARE

*(now Penn National Insurance)*



**ANNOUNCING THE  
FORMATION OF HARRISTOWN  
DEVELOPMENT CORPORATION**

*Barton Field, center, at press conference for Harristown Development Corporation*







**RIBBON CUTTING AT  
"HARRISTOWN PEOPLE PLACE"**

*L-R: Mim Menaker, Barton Fields,  
and later-Mayor Paul E. Doutrich.*



*Gov Shapp, Mayor Swenson, et al*

*This organization was called the Harristown Development Corporation (HDC) and with it the 40-year, 50-acre Harristown Redevelopment Plan was approved by City Council and the Mayor.*

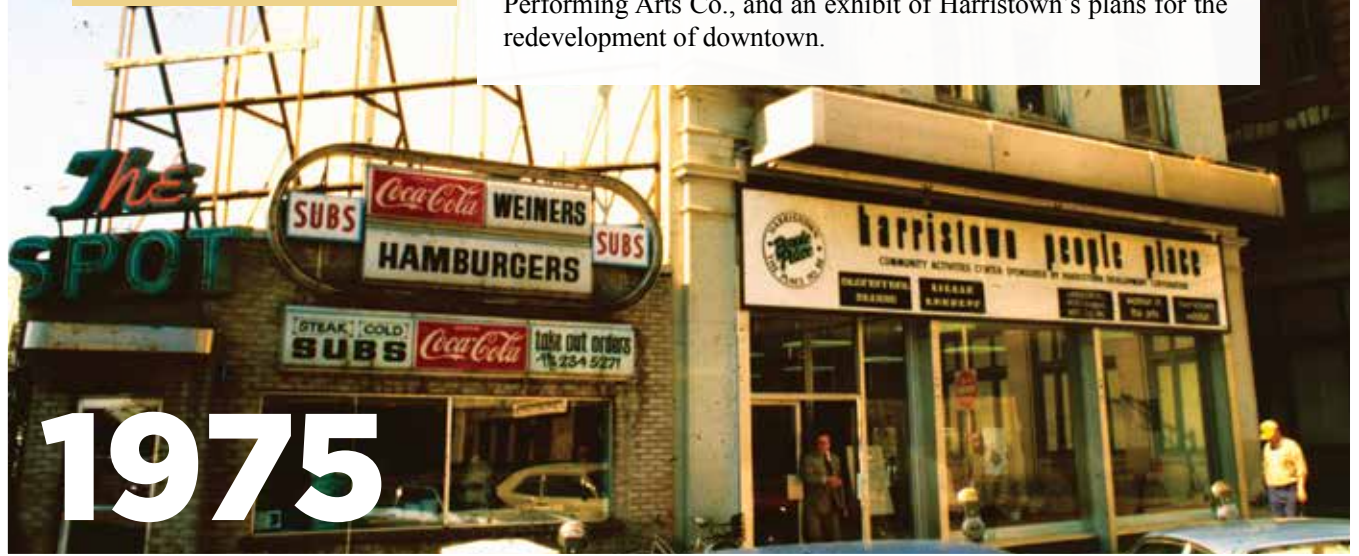
HDC was to work with the city and its Redevelopment Authority to revitalize the downtown. The focus of the Plan was built on connecting the Capitol Complex with the City's downtown. The name "Harristown" was a nod towards the "New Town Movement" popular during the 1960's & 70's.



**THE FIRST HOME OF HARRISTOWN**  
*(now the site of the City Government Center at 10 N. 2nd Street)*

**HARRISTOWN PEOPLE PLACE**

Harristown People Place was a Community Activities Center sponsored by HDC. The original idea was for an arts center at that site on Second Street. During the early years there were numerous musical performances as well as artist and art exhibits. It was home to a small theater, The Greater Harrisburg Arts Council, Harrisburg Performing Arts Co., and an exhibit of Harristown’s plans for the redevelopment of downtown.



**DOWNTOWN PARKING & RECYCLING BUILDING PLANS**

HDC built the Chestnut and Fifth Street garages in the mid-1970’s to address office and retail parking needs generated by the construction of Strawberry Square and 333 Market Street. HDC also purchased the Walnut Street garage from National Central Bank in 1976 to bring all three parking garages within the urban renewal project under unified management.

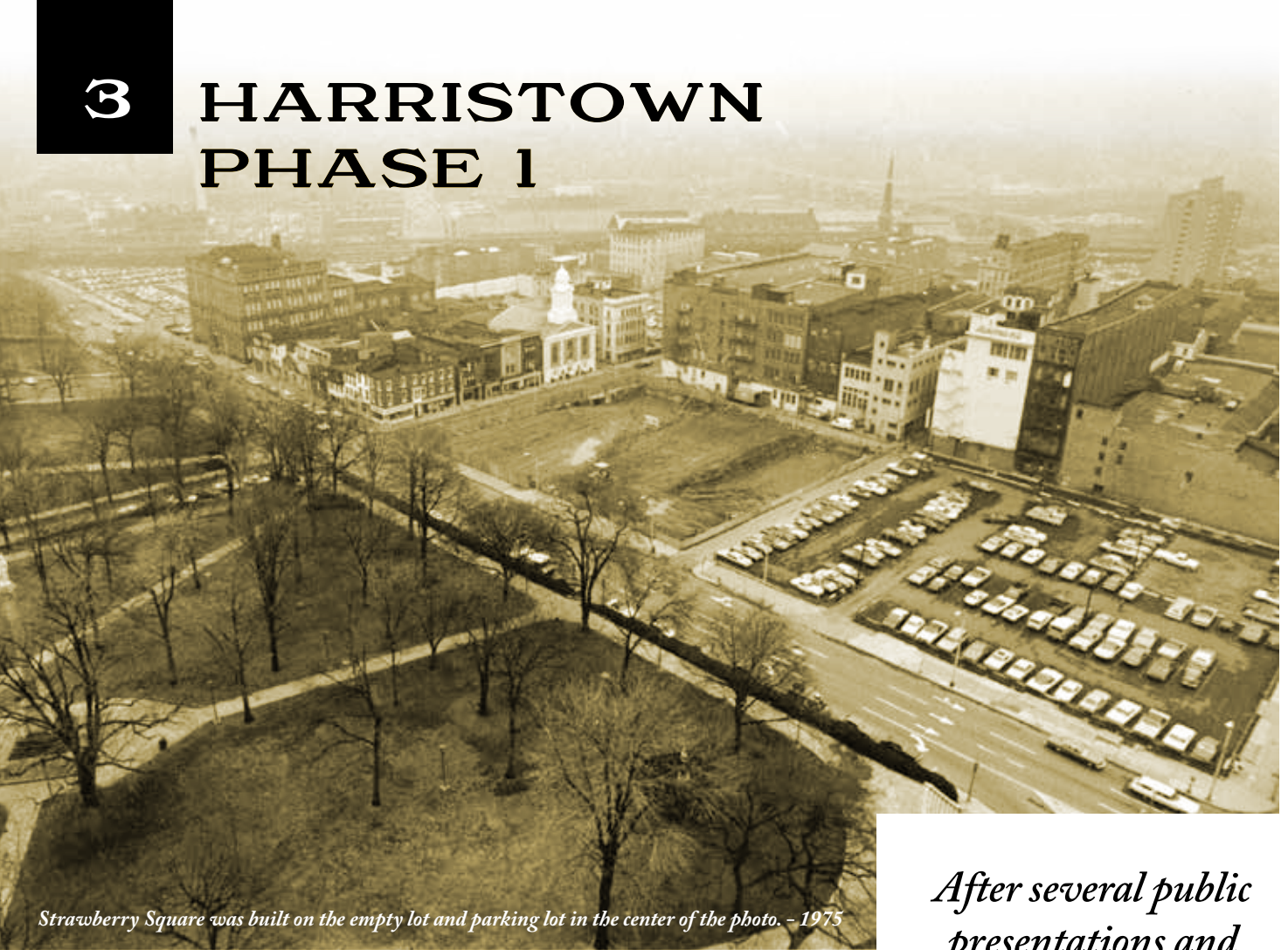
The original HDC plan identified specific buildings for ‘recycling,’

including Dauphin Deposit Bank, the Keystone Building (at 18 South 3rd) – now F@TT apartments, and the Johnston United Sales Building (at 17 S. 2nd) – now the Menaker Apartments. Other buildings were renovated in the 1980’s but subsequently torn down to make room for new construction, including the Durbin building (now Penn National Insurance), the Bergner building (now the Whitaker Center) and the Senate Theater (now the Hilton Harrisburg).



# 3

# HARRISTOWN PHASE 1



*Strawberry Square was built on the empty lot and parking lot in the center of the photo. - 1975*

*After several public presentations and some opposition, HarrisTown began to implement a plan to develop new properties.*



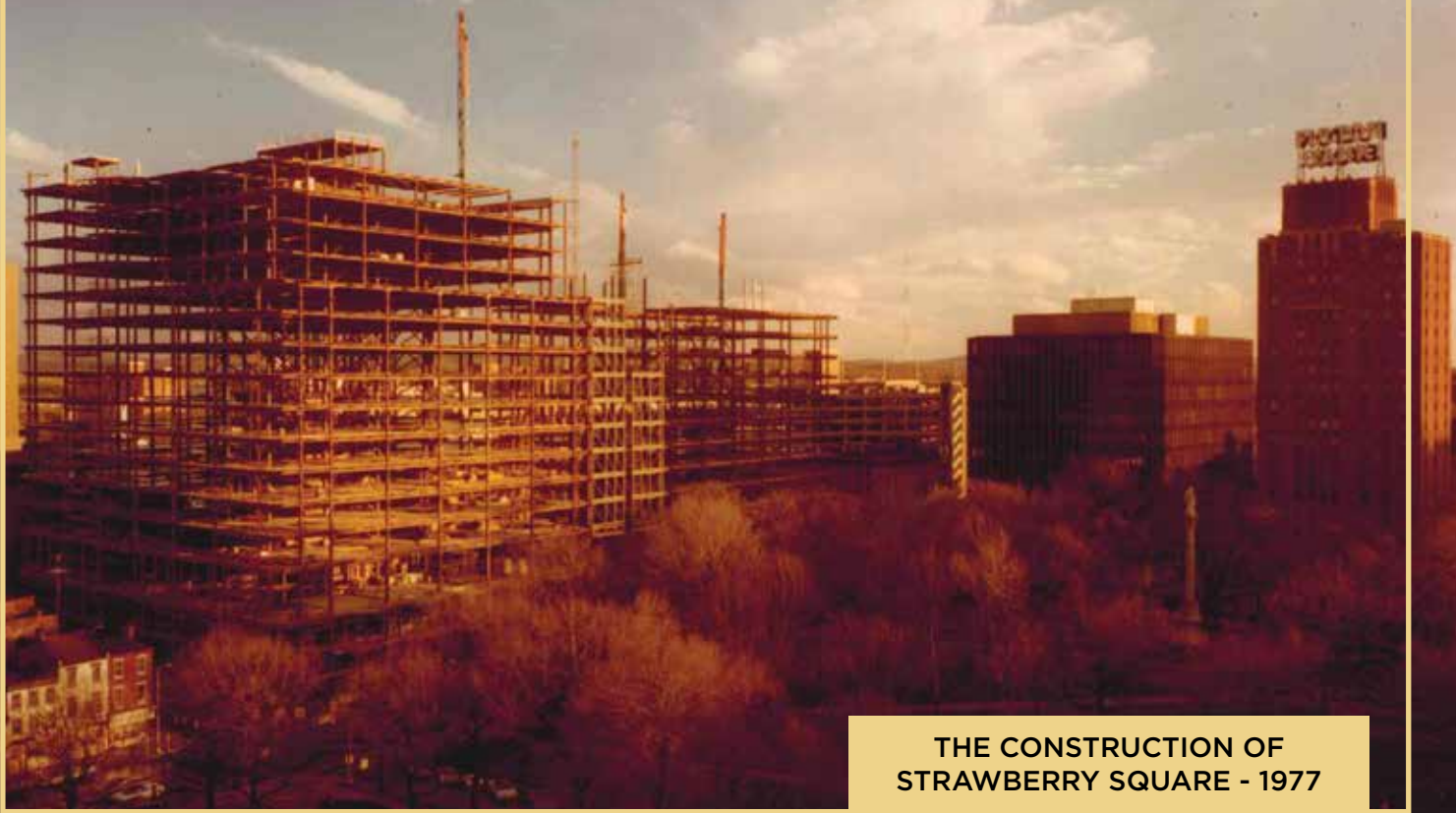
HarrisTown negotiated with Governor Shapp for long-term leases (40 years) for two new state towers downtown. A third 40-year lease was negotiated with Bell of Pennsylvania for their new headquarters tower in downtown.

These leases required payment of rent in all events, which provided the cash flow and financial strength for HarrisTown to raise all the money needed to buy the properties and to build several projects.



# 1977

CONSTRUCTION  
UNDERWAY



THE CONSTRUCTION OF  
STRAWBERRY SQUARE - 1977



Strawberry Square, located on Walnut Street between 3rd & 4th Streets, and directly across the street from the Capitol, along with 333 Market Street (the tallest building in Harrisburg, standing 22 stories tall), located at Market and Dewberry Streets, were both completed in 1980.

Phase I of Strawberry Square was built on a portion of the land where the grand, historic, but aging Penn Harris Hotel had been demolished several years earlier.





**1980**

**NEWLY COMPLETED  
STRAWBERRY SQUARE - 1980**



**PHASE I OF STRAWBERRY  
SQUARE AND "TOWN SQUARE"  
ATRIUM FACING ESCALATORS  
PRIOR TO PHASE II EXPANSION.**





CONSTRUCTION OF 5TH STREET GARAGE - 1978-1979

*Long-term, this first phase had a significant impact.*

These key leases re-anchored state office growth downtown (with many workers), anchored Bell of Pennsylvania downtown for years (with its office workers) and funded new construction that included retail/commercial space for Harristown to control.

Just as critical, the leases provided for the tenants to pay the county, city and school district real estate taxes on the three towers, which became the three largest tax payments in the city. With this first phase, the city took a major step forward in stabilizing downtown and its critical tax base.



333 MARKET STREET CONSTRUCTION COMPLETE - 1980



# OFFICE & RETAIL REDEVELOPMENT

*& Pursuit of People Downtown*



*City Island 2022*

*With the first projects complete, it was critical to keep the positive momentum going.*

Harristown and the city commissioned an Urban Land Institute Study for City Island, leading ultimately to its conversion from a rundown former ballpark and parking lot into the vibrant home of the Harrisburg Senators AA minor-league baseball team, the City Islanders ASL soccer team (2004 – 2018), the Pride of the Susquehanna riverboat, the miniature train and mini-golf, and much more.



*Harrisburg Beach Club 2022*



*City Island - overgrown*





**REHABILITATION OF  
17 S. 2ND STREET - 1981**

The first Harristown-planned and funded historic rehabilitation of the aging Johnston United Sales building occurred in 1981 at 17 S. 2nd Street – renamed the Mortimer Menaker building on Market Square (converted in 2022 by Harristown into the Menaker Apartments.)



**RENOVATION OF 4TH STREET  
- EARLY 1980'S**

In the early 1980's Harristown facilitated the renovation of the row of historic buildings at 4th and Walnut Streets (bookended by the 1st Church of God [now Gamut Theatre] and the new Pennsylvania State Chamber of Business and Industry building), creating a fully restored city block with first floor retail, apartments on the upper floors and a wonderful courtyard behind these properties. For this project, Harristown provided second mortgages, architectural services and other guidance so private owners could improve their properties. Harristown, along with the Harrisburg Redevelopment Authority, acquired a number of other key downtown buildings, and in many cases, located private parties to own and rehabilitate them.



**1982**

**MLK CITY GOVERNMENT CENTER  
AT 10 N. 2ND STREET - 1982**

Lastly, in this phase, Harristown was retained by the city to design and oversee the construction of the new city government center in 1982-1983. Downtown was now looking healthier, the office market was growing, and private parties were getting involved with Harristown and independently with the city.



# STRAWBERRY SQUARE

*Phase II: Market Street*

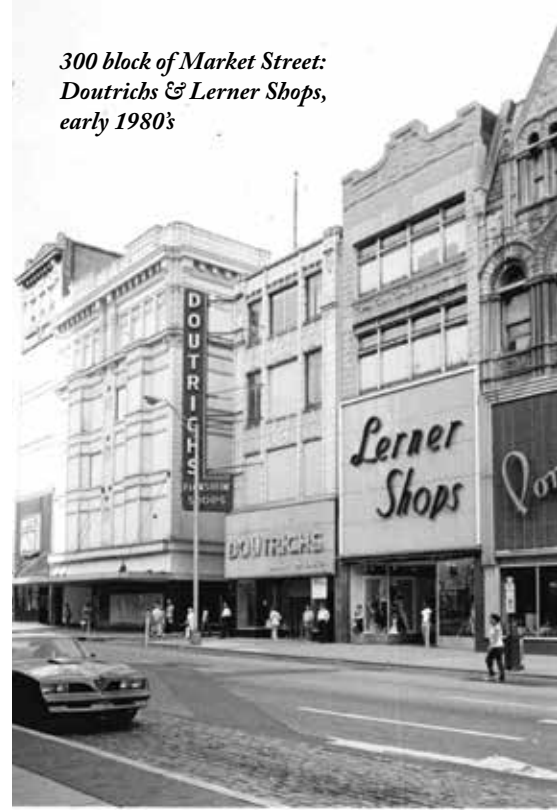


STRAWBERRY SQUARE PHASE II  
UNDER CONSTRUCTION - 1987



1987

*300 block of Market Street:  
Doutrichs & Lerner Shops,  
early 1980's*



*Market Street was  
the main shopping  
district for the city  
and the region  
through the 1950's.*

Sadly, by the 1980's all department stores in the downtown had closed except Pomeroy's at 4th and Market. Once viewed as a site for another new office tower, the plan shifted (in part due to a new federal tax credit) to renovating the historic buildings from 3rd Street to Pomeroy's to expand the shops and offices of the newly constructed first phase of Strawberry Square. The city supported this Harristown plan by closing and conveying Strawberry and Dewberry Streets in this block for the construction of enclosed walkways, and by supporting a federal grant, while Harristown designed, funded (using an out-of-town private investor) and oversaw one of the largest qualified historic rehabilitations in the City, which was completed by 1989.



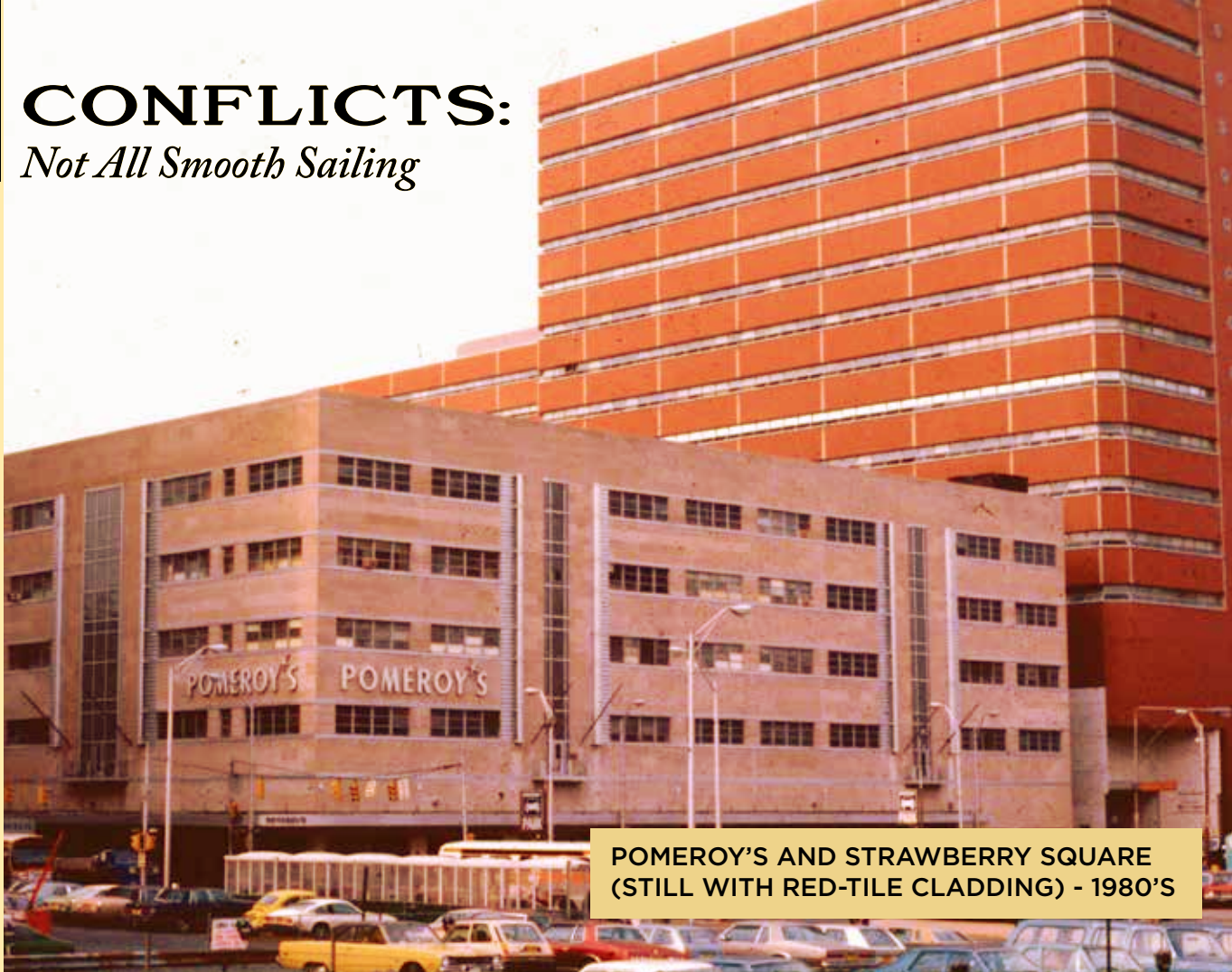


These 10 buildings had retail spaces at street level, offices above and were integrated into the new Strawberry Square with new common entrances and walkways on Market and 3rd Streets, and an internal connector to Pomeroy's. An intricate swap of properties was needed involving Harristown, the City and the Commonwealth to assemble this site and preserve the historic buildings. That swap also assembled the site on the northeast corner of 4th and Market for the state to build and own the Rachel Carson Office Building (now home to the PA Department of Environmental Protection and the Department of Conservation and Natural Resources). This renovation project saved another key section of downtown, proved that federal historic tax credits can help with the investment partners and showed that with cooperation, great strides were possible.

**NEWLY RENOVATED STRAWBERRY SQUARE PHASE II - 1989**







**POMEROY'S AND STRAWBERRY SQUARE  
(STILL WITH RED-TILE CLADDING) - 1980'S**

*Despite the  
accomplishments, not  
everyone, especially  
some in government,  
were happy about  
Harristown.*

The members of Harristown's leadership had their own history with state and local officials, and had to learn to work cooperatively with all parties to accomplish their mission. Some at the commonwealth felt the long-term leases were too generous and that there should be more state oversight and control over what was

going on. In the 1980's and early 90's this all led to some friction with the Department of General Services from time to time.

Locally, the presence of a new, strong mayor in the city made for various points of contention with Harristown's leadership. Over the course of time (mostly during the 1980's) these parties worked matters out and settled into a pattern where all could benefit.

During the 1980's most private developers and property owners wanting to do development downtown chose to work with Harristown and within the Harristown plan. Some, however, chose to resist. This led to struggles over condemnations of property and even to a large anti-trust





1989

lawsuit. In the end, the courts sided with Harristown on most issues and the redevelopment continued.

Another source of trouble came from the signature project: Strawberry Square. Designed and built in the late 1970's, Strawberry Square had its signature red tile (strawberry-like) façade to the top of the two towers and on the large wing walls facing the Capitol. In the 1980's some of the individual square red tiles began to pop off and fall. Even a small tile falling eight or 10 stories could be dangerous. This led to years of plywood-covered walkways around the Square and drawn-out litigation. Ultimately, Harristown, the Commonwealth, Bell of Pennsylvania and the insurance carriers agreed to a settlement that provided for new gray cladding on the towers to be compatible with the gray color of the Capitol Complex buildings, the removal of the plywood-covered walkways, the continuation of Commonwealth and Bell of PA leases and the ability for Harristown to move forward once more.

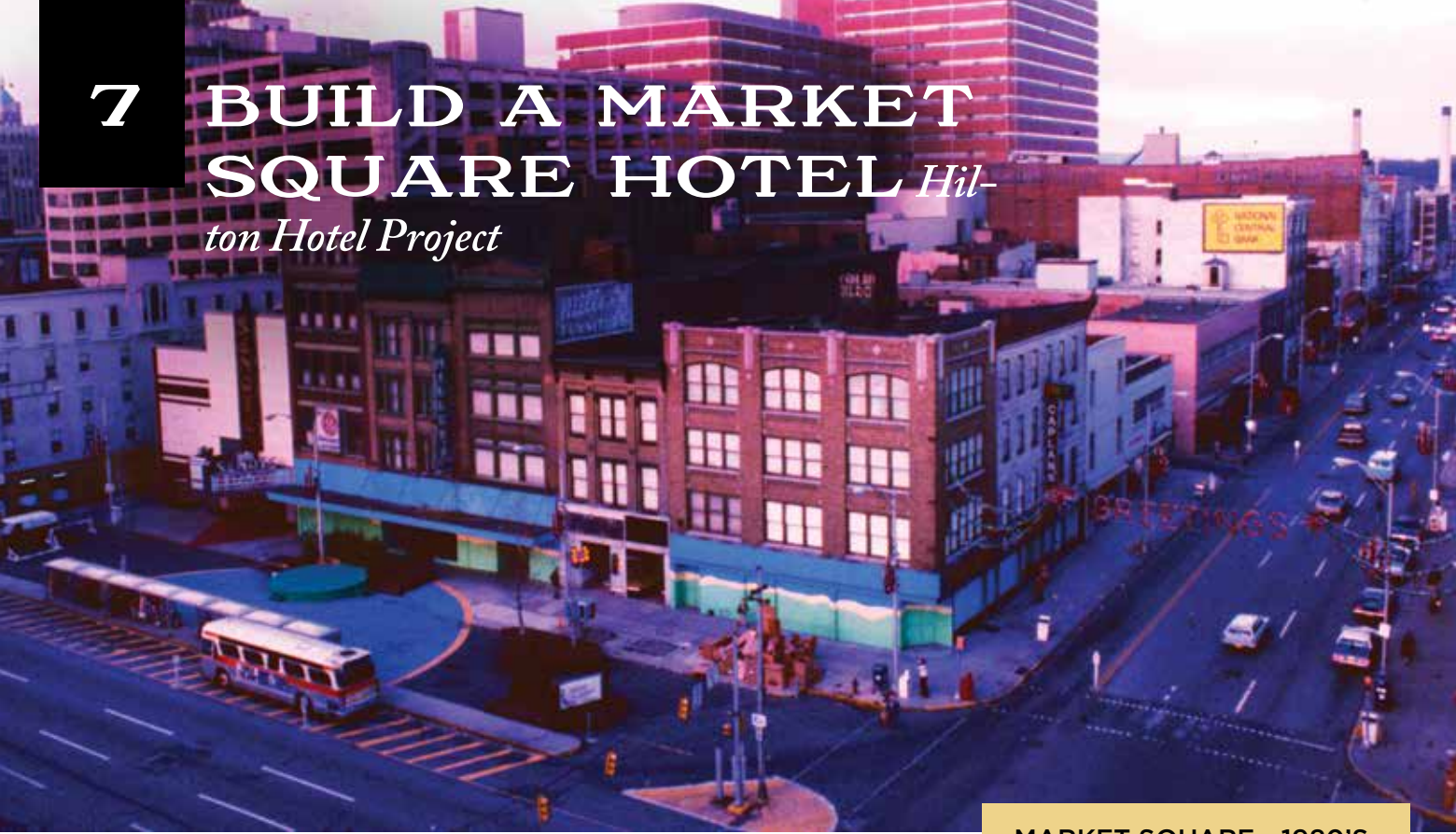
Lastly, in 1991 a crisis provided a chance for further cooperation. The state's budget impasse precipitated a potential lease violation/bond default by the Commonwealth.

This major problem became an opportunity for Harristown to cover the bond payment until the budget passed; to convey its parking garages to the city, and to receive titles for options to certain properties while the long-term state leases with Harristown were extended to 2025, with new bond money going to the City. The crisis was averted and the state support through the leases was extended.





# 7 BUILD A MARKET SQUARE HOTEL *Hilton Hotel Project*



MARKET SQUARE - 1980'S

*Harristown anticipated major growth within Market Square through its redevelopment plan.*

In doing so and in conjunction with the city, efforts were made to redesign Market Square with Second Street curving through it. Ultimately, the elimination of surface parking and the creation of four plaza quadrants would beautify the Square and further entice new development. As early as 1980, Harristown commissioned the creation of a city-scape model that illustrated the Market Square improvements that were eventually created.

From the 1970's on, part of the Harristown plan was to bring a new, hopefully grand, hotel back to downtown – on or near Market Square. This effort led to some local political friction over who to have as the developer. These issues were resolved and by 1988 an out-of-town



developer specializing in hotels was retained. All was moving forward until, in May 1988, that developer went bankrupt and out of business.

This project had lined up a large federal UDAG grant (the Urban Development Action Grant program was ending – no more chances later) and a state grant, both of which would be gone if the project stopped. Harristown stepped in with key partners to save the grants and move forward. With the developer and its money gone, the first step was to pull together about \$4 million of equity (about 10% of the project cost). Harristown found equity partners in the general contractor, an energy supplier, two local minority attorneys and a local organization; these partners, along with Harristown, replaced the equity.



Next, a consortium of 12 banks were lined up to provide a first mortgage, but it only covered about 40% of the costs. The grants covered about 30%. This left a gap of almost 20%. With the strong support from the region, including private individuals and organizations, Harristown organized and helped fund a second mortgage pool to fill the gap. With this last piece of the puzzle solved, the funding from 29 sources was pulled together by September 1988 and the hotel project commenced construction, and was completed by the Fall of 1990.



— Evening News Photo  
**NEW MARKET SQUARE PLANS** — City Clerk Jeb Stuart views Second Street as it curves north through Market Square in a model prepared by Harristown Development Corp. as an illustration of the "design concept" of Phase 2 of the downtown renewal.



**MARKET SQUARE - 1992**



# 8 THE HOTEL IS BUILT: *Now Make it Succeed*

# 1990

*The struggles to have a grand hotel downtown as part of the Harristown Plan did not end with the construction.*

The timing was “impeccable” as the hotel opened in 1990 at the same time as the Gulf War in the Middle East and then a recession hit – both bad for business.

With weak business, the ownership sought to renegotiate debt in the early 1990’s, but the first mortgage banks were not favorable. Harristown and the city worked out a deal to refinance the first mortgage with city-guaranteed bonds (the City was paid a fee for the guaranty, but the guaranty was never called upon). This refinancing closed with only minutes to spare, and no default occurred.



*Hilton Hotel ribbon cutting. Mayor Steven Reed, center.*

Once past the problems, the next challenge was the management company that seemed to have lost focus on this hotel. Harristown stepped in, set up its own management team by recruiting the key on-site staff from this prior manager and took over running the Hilton day-by-day (from 1996 – 2012). Harristown put its management team, lots of time and more funds into the operating success of the hotel.





**NEWLY CONSTRUCTED HILTON HOTEL  
AT MARKET SQUARE - 1990**



**THE GOLDEN SHEAF RESTAURANT**

The great news was that Market Square had a first-class Hilton Hotel and people took notice. Occupancy rates climbed. Through the later 1990's the hotel began to sell out on many weeknights. People came to the Hilton for events, dinner, etc., and they became more comfortable downtown in the evenings.

The Golden Sheaf became one of the premier restaurants for the region. Business overflowed and private businesspeople opened restaurants and bars along Second Street north of the Hilton.

To the surprise of some, people began to flock downtown at night and Restaurant Row along North Second Street grew dramatically by 2000.



*Hilton Harrisburg's award-winning service recognized.  
L-R: Joe Massaro, Representative of AAA & William Kohl*



# FACILITATE, COOPERATE, PARTNER

*Harristown continually expands its role in downtown to partner and facilitate development with others.*

Harristown and the Redevelopment Authority cooperated with the private sector to develop the site at Front and Market in the early 1990's as Keystone Plaza.

Harristown also induced Penn National Insurance to build its new corporate headquarters on Market Square with a parking garage at N. Second and Walnut Streets on property provided by Harristown.

Harristown also provided property rights and assistance for an out-of-town developer to develop the Washington Square site into an extensive new housing project off South 2nd Street.

From the 1990's into 2000, the downtown experienced an education boom. Harristown made a significant investment and partnered with Temple University to allow it to dramatically expand into Strawberry Square, creating its Harrisburg Campus at 4th and Walnut Streets.

Early in the next decade, Harristown negotiated and helped find a new long-term home for the Capital Area School for the Arts (CASA) in Strawberry Square, which has grown extensively over the last 20 years.

Harristown also cooperated to facilitate the Harrisburg School District creating the Harrisburg Sci Tech High School on Market Street, and then the creation and growth of the Harrisburg University of Science & Technology (HU).

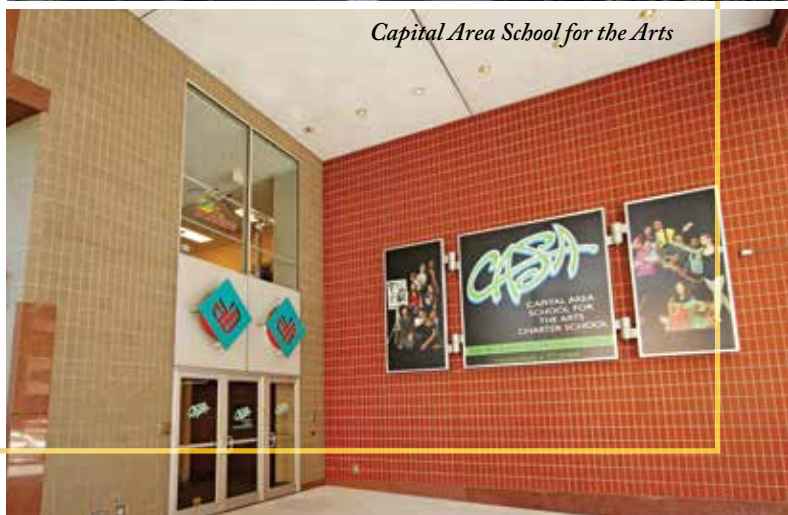
The collaboration with HU included flexible leasing of spaces to the University, assisting the University in building its tower at 4th and Market Streets (which is connected to Strawberry Square), and later to assist HU in assembling the site for its new Health Sciences Tower at 3rd and Chestnut Streets.



Temple University



NEWLY CONSTRUCTED PENN NATIONAL INSURANCE BUILDING AT 2 N. 2ND STREET. C. 1997



Capital Area School for the Arts





**HARRISBURG UNIVERSITY ON FORMER SITE OF POMEROY'S AT 326 MARKET STREET C. 2005**

*The dramatic evolution of downtown into an education center has been driven by others but facilitated by Harristown.*

Finally, Harristown played an important role in helping the Whitaker Center for Science and the Arts come into existence. Harristown worked closely with the Center's board and staff in assembling the site, securing and managing the property and assisting in funding the Whitaker Center.

As with the education explosion, Harristown helped with ideas, personnel, experience and funding to produce this amazing center, which was part of the original 1974 Harristown Plan. In each case, Harristown facilitated and assisted others to make positive change.



**WHITAKER CENTER FOR SCIENCE & THE ARTS UNDER CONSTRUCTION - 2000 & SUNOCO THEATER**



**THE NEW UPMC HEALTH SCIENCES TOWER AT HARRISBURG UNIVERSITY, AT THE CORNER OF 3RD & CHESTNUT STREETS - 2023**





*South 3rd Street, late 1980's**Chestnut Street prior to rehabilitation 1990's**International House properties on Chestnut Street, 2005*

*Harristown also focused its development in the area south of Market Street, between 2nd and 5th Streets.*

Much of this area was viewed favorably in the 1974 Plan, but by the mid-90's this area was declining.

Harristown commissioned an Urban Land Institute (ULI) study for best re-use and began to quietly acquire properties. By this time, property owners could be unrealistic about prices once they knew Harristown was involved with the buyer.

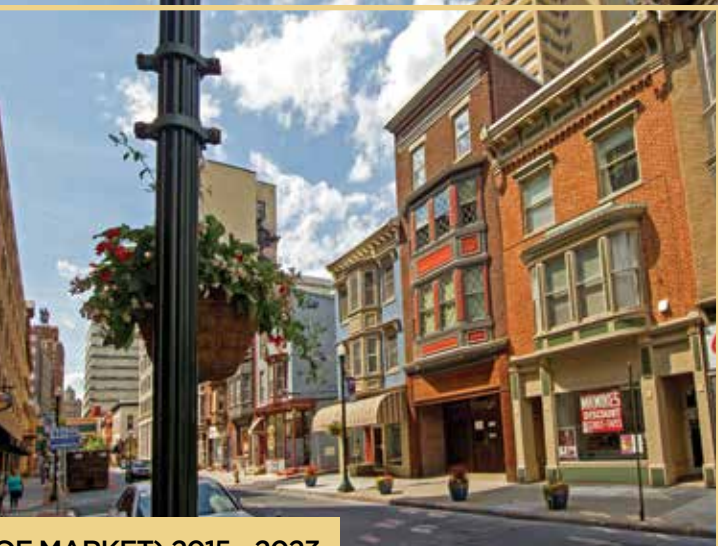
This district required partners, and fortunately multiple investors from the region – who cared deeply about our city – stepped up to join Harristown in making this project happen.

The re-use targeted saving the historic buildings while creating student housing for both domestic and international students. An International House, first-floor offices and/or retail, food and beverage uses were also included.

In some cases, Harristown helped facilitate renovations by others for student housing (for HU students at 301 and 335 Market Street), and in others it brought on partners to own and renovate.

With the addition of the UPMC Health Sciences Tower at Harrisburg University in 2023 and the apartments at 17 S. 2nd Street (The Menaker Apartments), the SoMa district is poised and ready to continue as a key player in downtown.





SOMA DISTRICT (SOUTH OF MARKET) 2015 - 2023



Newly constructed International House & Bricco Restaurant c. 2006

2023



SoMa Block Party 2023



# RESIDENTIAL REDEVELOPMENT



*The original 1974 Harristown Plan included up to 1,200 new residential units to be added in the downtown.*

By 2014 (40 years in), Harristown had built no new residential units, and very few had been added by others since the 1970's. The need to reinvigorate the residential base downtown became clear, especially after the drop in demand for office space after the 2008-2009 "Great Recession" and more recently through the effects of the COVID Pandemic. With a desire to preserve older buildings, and profit from the tax benefits that could follow, and without a strong condominium demand, the effort focused on converting under-utilized office buildings into apartments.







*The first location was Harristown's own offices overlooking 3rd and Market Streets.*

Row office buildings inside Strawberry Square, Phase II, provided a perfect location for 24 one- and two-bedroom apartments.

The "Keystone Building" at 18-22 South 3rd Street offered the next location, with a primarily empty building available for renovation into 15 one-bedroom apartments further strengthening revitalization efforts in the SoMa district. Both of these worked well, and these apartments have been occupied continuously since opening in 2016.

The row buildings along South 3rd Street between Market and Chestnut Streets were next. All of these together (almost 50 units), help provide a sense of place, a home for many residents of the city.

By 2022, Harristown had created almost 250 newly renovated apartments, including the BenMar Apartments on Pine Street, The Fox on Washington on S. Second Street, Dewberry Station and International Place on Chestnut Street, The Plum on Locust Street, and The Menaker at 17 S. 2nd Street on Market Square, thus bringing hundreds of new residents downtown, a majority of whom have moved from outside of Central Pennsylvania to our city.

In almost every case, prior tenants were office tenants who were relocated to other like offices in the downtown.







*From an idea pushed by dedicated volunteers in 1974, Harristown (and its many affiliates) is now a company with over 120 employees.*

They manage and operate Strawberry Square (Phases I and II), 333 Market Street, almost 250 apartments, and more than 30,000 square feet of other office and retail space downtown.

Harristown's affiliate also manages over 200,000 square feet for an out-of-town owner. Harristown and all of its affiliates – along with its partners – own over 500,000 square feet of buildings downtown. For all of these buildings, Harristown and its affiliates strive to make these the finest properties in the market, letting the City and its properties shine.

Just as important, Harristown has maintained the personnel, focus and skills to continue planning and implementing new projects, creating further positive changes for the city. Whether these be more residential units, educational facilities, offices for medical uses, renovated office spaces, food and beverage/retail outlets or spaces created for other uses, Harristown has the people, skills and funds to analyze – and if warranted – get a new project underway, often with the involvement of trusted partners.

A city is the place for interaction of people, as well as where they live, work and play.

With Harristown's 50 years of laser-focused planning, redevelopment and revitalization of the downtown, our city has changed from the place to avoid, back into a vibrant place to live, work and play for a new generation.





# APPENDIX 1

## HARRISTOWN BY THE NUMBERS:

*Over \$220,000,000  
in taxes paid*

*Estimated \$500 million worth  
of development projects*

*Own/manage 2 million  
square feet of real estate*

*Largest EDC in the region:  
Over 100 employees*





# APPENDIX 2

## HARRISTOWN BOARD MEMBERS SINCE INCEPTION

*\*Directors Elected to Emeritus Status*

| NAME                   | TENURE AS DIRECTOR | YEARS OF SERVICE |
|------------------------|--------------------|------------------|
| James R. Adair         | 6/1989 to 6/1992   | 3 years          |
| Daniel J. Alderman     | 1/2006 to present  | 18 years         |
| William H. Alexander   | 1/1995 to 12/2013* | 19 years         |
| Raphael Aronson        | 1/1993 to 12/1997* | 4 years          |
| Edna V. Baehre         | 1/2005 to 6/2010   | 5 years          |
| Karen S. Ball          | 9/1983 to 10/1987  | 4 years          |
| Edward A. Battisfore   | 12/1979 to 2/1983  | 3 years          |
| Sheridan W. Bell       | 10/1976 to 8/1977  | 1 year           |
| David E. Black         | 1/2007 to present  | 17 years         |
| Cheryl M. Boyer        | 1/1997 to 1/1998   | 1 year           |
| Crystal Brown          | 10/2018 to present | 5 years          |
| Thomas P. Cahalan, Jr. | 1/1993 to 12/2009* | 17 years         |
| John O. Campbell       | 6/2007 to 3/2023   | 16 years         |
| Jeffrey B. Clay        | 1/1998 to 12/2007  | 10 years         |
| Julia Coelho, Esquire  | 10/2018 to present | 5 years          |
| Carol P. Cocheres      | 4/2008 to present  | 15 years         |
| William G. Dade        | 9/1983 to 7/1986   | 3 years          |
| Robert J. DeLaney      | 5/1974 to 7/1977   | 3 years          |
| James R. Doran         | 5/1974 to 7/1977   | 3 years          |
| Paul E. Doutrich, Jr.  | 1/1978 to 12/1981  | 3 years          |
| James W. Evans         | 5/1974 to 10/1976  | 2 years          |
| Edward G. Faraday      | 6/1989 to 2/1998   | 9 years          |
| Marianne D. Faust      | 7/1976 to 3/1979   | 3 years          |
| Barton A. Fields       | 5/1974 to 4/1987   | 13 years         |
| Bruce D. Foreman       | 3/1979 to 12/1981  | 2 years          |
| James M. Francis       | 7/1977 to 2/1982   | 5 years          |
| Hervey W. Froehlich    | 5/1974 to 4/1976   | 2 years          |
| John F. Frye, Jr.      | 5/1974 to 8/2004*  | 30 years         |
| Miles Gibbons          | 1/1993 to 12/1993  | 1 year           |
| Twila C. Glenn         | 1/2018 to 9/2021   | 3.5 years        |
| Karen Gunnison         | 1/2019 to present  | 5 years          |
| Samuel D. Graci        | 4/1987 to 6/1990   | 3 years          |
| Mack C. Granderson     | 6/1989 to 12/1992  | 3 years          |
| Lois Lehrman Grass     | 2/1982 to 5/1983   | 1 year           |



| NAME                    | TENURE AS DIRECTOR                    | YEARS OF SERVICE    |
|-------------------------|---------------------------------------|---------------------|
| Francis B. Haas, Jr.    | 5/1974 to 12/1995*                    | 21 years            |
| Mary C. Harris          | 6/1975 to 11/1979                     | 4 years             |
| Raymond B. Harris, III  | 1/1995 to present                     | 29 years            |
| Norman P. Hetrick       | 2/1982 to 3/1985                      | 3 years             |
| Charles P. Hoy          | 5/1974 to 1/1976                      | 2 years             |
| Amma Johnson            | 1/2015 to 12/2020                     | 6 years             |
| Harry M. K. Johnson     | 8/1977 to 9/1984                      | 7 years             |
| Deborah B. Keys         | 7/1993 to 11/1994                     | 1 year              |
| Kurt Knaus              | 6/2023 to present                     | .5 year             |
| J. Marc Kurowski        | 1/2014 to present                     | 10 years            |
| Ronald G. Lench         | 5/1974 to 6/1975                      | 1 year              |
| Milt Lopus              | 5/1985 to 4/1987                      | 2 years             |
| Bruce Mangione          | 4/1987 to 7/1992                      | 5 years             |
| Christopher P. Markley  | 1/1999 to 6/2014*                     | 16 years            |
| Kathy McCaughin         | 5/1974 to 6/1978                      | 4 years             |
| William E. McClure, Sr. | 5/1985 to 12/1996*                    | 11 years            |
| Frank J. McHugh         | 5/1974 to 10/1976                     | 2 years             |
| Miriam G. Menaker       | 4/1987 to 5/1991<br>5/1975 to 1/1982  | 4 years<br>7 years  |
| Louis G. Milan          | 4/1987 to 12/1994                     | 7 years             |
| R. Max Mills            | 4/1976 to 12/1979                     | 3 years             |
| John E. Minnich         | 1/1978 to 1/1982                      | 4 years             |
| Isaac Mishkin           | 1/1997 to 12/2013*                    | 17 years            |
| John Morefield          | 1/2019 to present                     | 5 years             |
| Kristen Olewine Milke   | 9/2010 to 12/2015                     | 6 years             |
| Charles C. Pearson, Jr. | 5/1985 to 4/1986                      | 1 year              |
| Peter H. Phillips       | 6/1989 to 10/1994                     | 4 years             |
| Rocco A. Ortenzio       | 1/2006 to 12/2009                     | 4 years             |
| Byron G. Quann          | 8/2004 to 12/2006                     | 3 years             |
| Norval D. Reece         | 5/1974 to 6/1979                      | 5 years             |
| Harry B. Reese, Jr.     | 1/1976 to 11/1977                     | 1 year              |
| Stephen R. Reed         | 2/1982 to 2/1985                      | 3 years             |
| Brent L. Richmond       | 1/1996 to 5/2012*                     | 17 years            |
| Jessica Ritchie         | 1/2021 to present                     | 3 years             |
| William A. Robinson     | 4/1987 to 7/2005<br>2/1982 to 2/1985* | 17 years<br>3 years |
| Karen Rugen             | 2/2005 to 6/2011                      | 7 years             |
| David A. Schankweiler   | 1/2014 to 12/2020                     | 7 years             |
| Thomas B. Schmidt, III  | 1/1995 to present                     | 29 years            |
| Alice Anne Schwab       | 1/1995 to 12/2004                     | 10 years            |
| Morris Schwab           | 10/1976 to 12/1994                    | 18 years            |



| NAME                    | TENURE AS DIRECTOR | YEARS OF SERVICE |
|-------------------------|--------------------|------------------|
| Barbara Seiler          | 4/2006 to 8/2017   | 12 years         |
| Daniel S. Seiverling    | 11/1977 to 1/1978  | 1 year           |
| John Sider              | 1/2016 to present  | 8 years          |
| Conrad M. Siegel        | 2/1982 to 12/1994  | 12 years         |
| Carolyn L. Smith        | 2/1982 to 12/2012* | 31 years         |
| Chester C. Snavely, Jr. | 1/1998 to 2/2007   | 9 years          |
| Fred Speaker            | 2/1982 to 9/1996   | 14 years         |
| Barnett A. Sussman      | 6/1978 to 5/1986   | 8 years          |
| Harold A. Swenson       | 5/1974 to 12/1977  | 3 years          |
| Blair S. Trogner, Sr.   | 9/2010 to 12/2018  | 8 years          |
| Linda G. Walter         | 5/1985 to 8/1986   | 1 year           |
| Michele Washko          | 6/2023 to present  | .5 year          |
| Donald D. Wear, Sr.     | 2/1982 to 5/1986   | 4 years          |
| Justin G. Weber         | 1/2022 to present  | 2 years          |
| Mary T. Webber Weston   | 1/1999 to present  | 25 years         |
| Dean S. Weidner         | 4/2010 to 12/2018  | 8 years          |
| Donna Faye Wenger       | 4/1994 to 12/2005  | 14 years         |
| Karen C. Yarrish        | 1/2010 to present  | 14 years         |

## CHAIRMEN



James W. Evans  
1974 – 1976



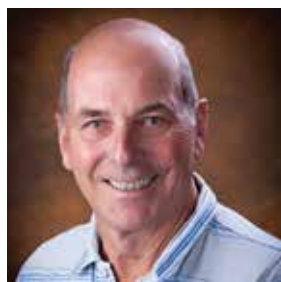
Barton A. Fields  
1977 – 1987



William E. McClure, Sr.  
1988 – 1996



Edward G. Faraday  
1997



Thomas P. Cahalan, Jr.  
1998 – 2008



William H. Alexander  
2009 – 2013



David E. Black  
2014 to Present

## PRESIDENTS

William Keisling 1974 - 1987 | John "Jack" Buckley 1987 - 1998  
 Russell Ford 1999 - 2014 | Bradley Jones 2015 - present



# APPENDIX 3

## HARRISTOWN PROJECT LIST



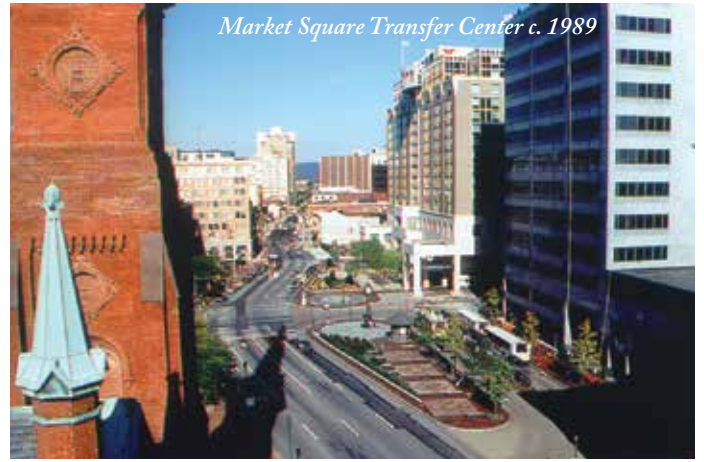
| PROJECT NAME  | DATE FINISHED | DESCRIPTION   | HDC's ROLE   | TOTAL COST     | PARTNERS   |
|---|---------------|---|--|----------------|--|
| Strawberry Square (Phase I) and Strawberry Arcade Walkway | 1980          | Mixed-use commercial office/retail complex containing over 1.1 million square feet and showcase public atrium   | Developer and Property Manager   | \$75 Million   | Commonwealth of PA<br>Bell of PA (Verizon)<br>City of Harrisburg                 |
| Chestnut Street Garage                                    | 1980          | Parking garage – 1,088 spaces   | Developer  | \$4.7 Million  | Commonwealth of PA<br>Bell of PA (Verizon)<br>City of Harrisburg                 |
| 5th Street Garage   | 1980          | Parking garage – 856 spaces   | Developer  | \$3.4 Million  | Commonwealth of PA<br>Bell of PA (Verizon)<br>Harrisburg Redevelopment Authority |
| Walnut Street Garage                                      | 1980          | 1,100 space parking garage, built prior to Strawberry Square  | Acquired the garage and later sold to the Harrisburg Parking Authority | \$6.4 Million  | City of Harrisburg<br>Commonwealth of PA<br>Bell of PA (Verizon)                 |
| Widening of Aberdeen Street                               | 1980          | Widening of the Street  | Contributed Land and Construction Expenses                             | \$70,000       | City of Harrisburg   |
| 333 Market Street   | 1980          | 22-story mixed-used commercial office building containing over 400,000 square feet of State office space and common area and 14,500 square feet of retail space | Developer and Property Manager   | \$40.8 Million | Commonwealth of PA<br>City of Harrisburg   |
| Menaker Building<br>17 South 2 <sup>nd</sup> Street       | 1980          | Rehabilitation and restoration of an historic 6-floor office building with street retail/restaurant   | Developer and Property Manager   | \$1.4 Million  | City of Harrisburg   |



*4th & Market bus station early 1980's*



*Market Square Transfer Center c. 1989*



| PROJECT NAME  | DATE FINISHED | DESCRIPTION   | HDC's ROLE  | TOTAL COST    | PARTNERS   |
|---|---------------|---|---|---------------|--|
| Rev. Dr. Martin Luther King City Government Center<br>Market Square | 1982          | 4-story, 136,000 square foot City Government office center  | Pre-development and Project Manager   | \$9 Million   | City of Harrisburg   |
| Old City Hall Apartments<br>423 Walnut Street                       | 1982          | First-class apartment building with loft and efficiency units   | Facilitator of Property Acquisition   | \$400,000     | City of Harrisburg<br>Landmarks for Living   |
| Harrisburg Transportation Center<br>4th and Market Streets          | 1985          | Harrisburg Transportation Center: historic rehabilitation of main station and surrounding properties  | Pre-Development and Land Acquisition  |               | City of Harrisburg<br>Federal Government<br>Capital Area Transit   |
| Aberdeen Mews<br>4th and Walnut                                     | 1985          | Renovation and rehab of existing 3 and 4-story row buildings along 4th and Walnut Streets, including 18 commercial offices, restaurant and retail spaces and 30 residential units | Financing – Held 2 <sup>nd</sup> Mortgages, Master Planner and Property Acquisition | \$1.1 Million | City of Harrisburg<br>Private Property Owners<br>Private Partnerships  |
| Market Square/<br>Market Street<br>Streetscape Project              | 1988          | New bus transfer station, new plaza, brick/concrete sidewalks, granite curbs, historic streetlamps, landscape and shrubbery, and Victorian clock                                  | Project Manager   | 3.5 Million   | City of Harrisburg<br>Private Property Owners<br>Federal Government (UMTA)<br>Commonwealth of PA<br>Capital Area Transit |
| Strawberry Square,<br>Phase II                                      | 1989          | Historic preservation expansion of Strawberry Square including 241,000 square feet of high-end office space and retail all linked by dramatic glass skylights and paved walkways. | Owner, Developer and Property Manager   | \$24 Million  | City of Harrisburg<br>HUD UDAG Grant<br>Hechinger's Inc. (Ltd. Partner)<br>Nation's Bank                                 |
| USF&G Building<br>20 North 2nd Street                               | 1989          | Historic renovation of a 1908, 8-story building   | Purchased for renovations and then sold   | \$1.8 Million | City of Harrisburg   |





*Whitaker Center*



*Kunkel/Feller Building*

| PROJECT NAME   | DATE FINISHED | DESCRIPTION   | HDC's ROLE  | TOTAL COST    | PARTNERS  |
|--|---------------|---|---|---------------|---|
| Washington Square/Mulberry Station Apartments<br>South 2nd Street                        | 1990          | 200-unit apartment and townhouse complex along South 2nd Street on about 10 acres   | Contributed land, equity and financing, and served as Design Consultant                           | \$20 Million  | City of Harrisburg<br>Private Developer<br>HUD UDAG Grant   |
| Hilton Harrisburg<br>One North 2nd Street  | 1990          | 15-story, 341 room 4-diamond, first-class hotel containing lobby bar, casual and fine dining, 10,000-square-foot ballroom, swimming pool and fitness area | Owner, Developer and Hotel Manager  | \$41 Million  | City of Harrisburg<br>HUD UDAG Grant<br>Commonwealth of PA<br>Private Investors                                   |
| Keystone Plaza<br>Market and Front Streets   | 1991          | 4-story, 55,000 square-foot commercial office building with 106-car parking garage  | Land Transfer and Facilitator   | \$6.7 Million | City of Harrisburg<br>Private Developer   |
| Governor Hotel<br>335 Market Street  | 1992          | Former hotel renovated into 46 apartments for elderly and handicapped tenants.  | Building Management, Planning Assistance, and Facilitation  | ~\$2 Million  | City of Harrisburg<br>Private Developer<br>Commonwealth of PA   |
| Rachel Carson State Office Building<br>4th and Market                                    | 1992          | 16-story, 440,000-square-foot state office building—approximately 1,400 employees   | Facilitator and provided land swap  | \$34 Million  | City of Harrisburg<br>Commonwealth of PA  |
| Pennsylvania National Insurance Headquarters Building and PNI Garage<br>Two North 2nd St | 1995          | 15-story, 250,000-square-foot major office tower with 900-employee capacity. Adjacent parking garage has 742 spaces.                                      | Land Acquisition and Pre-development  | \$52 Million  | City of Harrisburg<br>PA National Insurance   |
| Whitaker Center for Science and the Arts<br>3rd and Market Streets                       | 1999          | 200-Exhibit Science Center, 200-seat IMAX theater, and 660-seat performing arts theater all under one roof  | Over \$2 Million of Contributed Services, Financial Management, Site Acquisition and Facilitation | \$52 Million  | City of Harrisburg<br>Commonwealth of PA<br>Whitaker & private Foundations<br>Corporate & Individual Contributors |





*International House*



*225 Market*

| PROJECT NAME   | DATE FINISHED | DESCRIPTION  | HDC's ROLE                                   | TOTAL COST    | PARTNERS  |
|--|---------------|--|--|---------------|---|
| Kunkel Building<br>301 Market Street   | 1999          | Renovation of three floors of historic 9-story office building to create space for the Susquehanna Art Museum and office space for arts organizations.   | Owner and Developer                          | \$1.5 Million | City of Harrisburg<br>H.B. Alexander  |
| Temple University Harrisburg<br>Strawberry Square, Phase I<br>4th and Walnut Streets | 2000          | 35,000 square-foot modern satellite branch campus of Temple University containing fully wired "smart classrooms," training and administrative offices  | Facilitated Lease and Leasehold Improvements | \$1.4 Million | City of Harrisburg<br>Temple University   |
| Shops on Third at Strawberry Square  | 2001          | Dramatic leasehold improvements and relocation of six new street level retailers on 3rd Street to enhance street retail shopping district  | Developer and Manager                        | \$500,000     | City of Harrisburg<br>Various Retailers<br>Dauphin County   |
| International House Harrisburg<br>318-320 Chestnut Street                            | 2002          | Renovation of two unique 3-story buildings into a vibrant international student/intern residential complex with 11 units, full residential kitchen and 1,000-square-foot multi-cultural lounge for events and activities | Developer, Owner and Property Manager        | \$1 Million   | City of Harrisburg<br>Commonwealth of PA<br>Dauphin County<br>PA Hardwood Development Council<br>Hardwood Product Companies |
| International House Expansion<br>310 and 306 Chestnut Streets                        | 2003          | Renovation of two unique 3-story buildings creating four student/intern expansion residential units for the International House  | Developer, Owner and Property Manager        | \$450,000     | City of Harrisburg<br>Commonwealth of PA<br>Dauphin County  |
| International House Expansion<br>17 South 3 <sup>rd</sup> Street                     | 2004          | Renovation of 3-story building creating two student/intern expansion residential units for the International House   | Developer, Owner and Property Manager        | \$300,000     | City of Harrisburg<br>Commonwealth of PA  |
| 225 Market Street (Colonial Building)  | 2004          | 5-story historic building - 65,000 square feet of office space, including 9 retail establishments  | Owner and Manager                            | \$2.3 Million | H. B. Alexander   |



Messiah College



CASA



| PROJECT NAME   | DATE FINISHED | DESCRIPTION  | HDC's ROLE                            | TOTAL COST    | PARTNERS  |
|--|---------------|--|---------------------------------------|---------------|---|
| International Place<br>South 3rd and Chestnut Streets        | 2005          | Restoration of five 3-story buildings and reuse of one vacant lot: <ul style="list-style-type: none"> <li>▪ International House expansion- 20,000 square feet adding 34 student residential units which can accommodate 54 additional residents</li> <li>▪ Bricco – 6,000 square feet, 160 seats culinary arts school and restaurant in partnership with the Hilton Harrisburg and Harrisburg Area Community College</li> <li>▪ Ciao! - 1,000 square feet bakery at 304 Chestnut St</li> <li>▪ Olewine's Meat and Cheese House at 306 Chestnut St</li> </ul> | Developer, Owner and Property Manager | \$7.5 Million | City of Harrisburg<br>Commonwealth of PA<br>Harrisburg Area Community College<br>Select Capital Commercial Properties |
| Messiah College – Harrisburg Institute<br>28 Dewberry Street | 2007          | Restoration of a 2-story, brick building consisting of 11,000 square feet: <ul style="list-style-type: none"> <li>▪ 9 units</li> <li>▪ 25 residents</li> <li>▪ Classroom</li> <li>▪ Office</li> </ul>  | Developer and Owner                   | \$2.5 Million | City of Harrisburg<br>Commonwealth of PA<br>Messiah College<br>D. H. Mowery   |
| Dewberry Streetscape   | 2007          | Streetscape improvements on Dewberry Street, including: <ul style="list-style-type: none"> <li>▪ Reconfiguration of sidewalks</li> <li>▪ Brickwork on sidewalks</li> <li>▪ Historic lampposts</li> <li>▪ New trees</li> <li>▪ Bollards</li> <li>▪ Banners</li> </ul>   | Developer and Project Manager         | \$400,000     | City of Harrisburg<br>Commonwealth of PA<br>Dauphin County  |



| PROJECT NAME  | DATE FINISHED | DESCRIPTION  | HDC's ROLE   | TOTAL COST          | PARTNERS   |
|---|---------------|--|--|---------------------|--|
| Capital Area School for the Arts (CASA)<br>Strawberry Square, Phase I<br>3rd and Walnut Streets | 2009          | 10,400 square feet <ul style="list-style-type: none"> <li>Specialized classrooms for all the disciplines, including a dance floor and lecture area, changing rooms, and soundproof music rehearsal spaces</li> <li>Reception and work areas</li> <li>Conference room</li> <li>Visual Arts Display corridor</li> <li>Office</li> <li>Restroom facilities</li> </ul> | Developer and Owner                                  | \$1 Million         | CAIU<br>Open Stage of Harrisburg   |
| International House Expansion<br>312-314 Chestnut Street  | 2012          | Restoration of 2, three-story buildings: <ul style="list-style-type: none"> <li>20,000 square feet</li> <li>14 Apartments—70 beds</li> <li>Office</li> <li>2 student lounges</li> <li>Kitchen</li> <li>Language/Study Lab</li> <li>Leisure /entertainment plaza</li> </ul>   | Developer and Owner (HRIC affiliate serves as owner) | \$4.27 Million      | City of Harrisburg<br>Commonwealth of PA <ul style="list-style-type: none"> <li>RCAP</li> <li>DCED (multiple grants)</li> </ul> R.S. Mowery & Sons<br>Hershey Entertainment & Resorts<br>Kunkel Foundation<br>Hall Foundation<br>Hoverter Foundation |
| Energy Efficient Upgrades throughout Strawberry Square and 333 Market Street                    | 2016          | Replacement of HVAC systems, lighting upgrades, sensors, chillers, water and steam improvements, life safety systems and automations   | Project Manager                                      | \$16.3 million      | Commonwealth of PA<br>Siemens Industries<br>PPL Electric   |
| Commonwealth Tower lease & fit-out<br>Strawberry Square Phase I                                 | 2016          | Lease of the former Verizon Tower to the Commonwealth of PA Dept. of General Services and Dept. of Human Services, relocating 900 state employees from offices at the State Hospital grounds to the downtown; renaming the Tower   | Developer, Owner, Property Manager                   | \$4 million fit-out | Commonwealth of PA<br>R.S. Mowery & Sons   |





| PROJECT NAME  | DATE FINISHED | DESCRIPTION  | HDC's ROLE   | TOTAL COST    | PARTNERS  |
|---|---------------|--|--|---------------|---|
| The Flats at Strawberry Square (Phase 1)<br>11 North 3 <sup>rd</sup> Street | 2015          | Conversion of former offices to 22 upscale apartment units inside Strawberry Square  | Developer, Property Manager                                | \$4.7 million | D.H. Mowery   |
| The Flats at Strawberry Square (Phase 2)<br>11 North 3 <sup>rd</sup> Street | 2016          | Conversion of former vacant office space into two market-rate apartments inside Strawberry Square  | Developer, Property Manager                                | \$334,000     | D.H. Mowery   |
| Fifteen at Twenty-Two (F@TT)<br>22 South 3 <sup>rd</sup> Street             | 2016          | Conversion of former office space into 15 market-rate apartment units with first floor restaurant space in a historic building   | Developer, Property Manager                                | \$2.8 million | Select Capital Commercial Properties<br>D.H. Mowery   |
| SoMa I Apartments<br>21 South 3 <sup>rd</sup> Street                        | 2017          | Acquisition and rehabilitation of one commercial building and 14 apartment units - maintaining the apartments, with addition of first floor retail. Includes stringing of decorative lights above the street to beautify the neighborhood. | Developer, Property Manager                                | \$1.8 million | D.H. Mowery   |
| SoMa II Apartments<br>11, 13, 15 South 3 <sup>rd</sup> Street               | 2017          | Acquisition and rehabilitation of three row buildings into 6 new market-rate apartments.   | Developer, Property Manager                                | \$600,000     | D.H. Mowery<br>Select Capital Commercial Properties   |
| The Bogg on Cranberry<br>221 North 2 <sup>nd</sup> Street                   | 2018          | Acquisition and rehabilitation of a long-vacant office building into 10 market-rate 1 & 2-bedroom apartments along Restaurant Row; includes 1 <sup>st</sup> floor retail space   | Developer, Property Manager                                | \$1.4 million | Select Capital Commercial Properties<br>A.P. Williams |
| Gamut Theatre<br>15 North 4 <sup>th</sup> Street                            | 2018          | Acquisition, title transfer and rehabilitation of a former church; complete renovation of two stages, box office and lobby, including soft financing   | Acquisition, pre-development assistance and soft financing | \$3 million   | Gamut Theatre   |

*Menaker Apartments*



*The Plum*



| PROJECT NAME  | DATE FINISHED | DESCRIPTION  | HDC's ROLE   | TOTAL COST     | PARTNERS   |
|---|---------------|--|--|----------------|--|
| The Fox on Washington<br>236 South 2 <sup>nd</sup> Street                               | 2020          | Acquisition and rehabilitation of a long-vacant former hotel/ restaurant into 8 market-rate apartments, adjacent to the UPMC PinnacleHealth campus. Building was vacant from 1987 – 2019.  | Acquisition, Developer, Owner, Property Manager    | \$1.3 million  | Select Capital Commercial Properties                                   |
| The BenMar Apartments<br>116/124 Pine Street  | 2020          | Acquisition and rehabilitation of former office building into 74 1 & 2- bedroom, market-rate apartments:<br><br><ul style="list-style-type: none"> <li>▪ 116 Pine – 49 units, mid-century modern theme</li> <li>▪ 124 Pine – 25 units, modern farmhouse theme</li> </ul> | Acquisition, Developer, Owner, Property Manager    | \$12.5 million | D.H. Mowery<br>Select Capital Commercial Properties                    |
| Capital Area School for the Arts (CASA)<br>Strawberry Square, Phase I<br>3rd and Walnut | 2020          | 10,000 square feet of classrooms and offices on the 3 <sup>rd</sup> floor<br><br><ul style="list-style-type: none"> <li>▪ Reception area</li> <li>▪ Offices</li> <li>▪ Restroom facilities</li> </ul>  | Developer and Owner                                | \$1,350,000    | Capital Area School for the Arts<br><br>CASA Charter School Foundation |
| Menaker Apartments<br>17 South 2 <sup>nd</sup> Street                                   | 2022          | Acquisition and rehabilitation of former office building into mixed use commercial and residential; including 1 <sup>st</sup> floor restaurant and 28 apartments   | Acquisition, Developer, Owner, Property Manager    | \$7 million    | CREDC, Select Capital Commercial Properties                            |
| The Plum Apartments<br>213 Locust Street  | 2022          | Acquisition and rehabilitation of former retail store into three 1-Bedroom apartments  | Acquisition, Developer, Owner, Property Manager    | \$700,000      | D. H. Mowery   |
| 604 North Third Street  | 2023          | Acquisition in partnership with existing tenant; rehabilitation and leaseback to same tenant   | Acquisition, Developer, Co-Owner, Property Manager | TBD            | Malady & Wooten  |
| SoMa Streetscape Beautification   | 2024          | Rehabilitation and upgrades to streetscape in SoMa – South Third Street between Market and Chestnut Streets  | Development and Project Manager                    | \$200,000      | Commonwealth of PA   |





**Harristown Development Corporation**

*Promote, provide & increase social, cultural & economic activity*

*Excel in urban planning & development*

*Operate & manage efficiently, effectively & ethically*

*Partner with public, private and non-profit groups and individuals*

*Link the downtown to Harrisburg's regional community*

*Enhance in all ways possible downtown's quality and character of life for all residents, businesses, employees, customers and visitors*

*To accomplish our mission we will maintain, improved and coordinate existing facility and programs. In addition, we will seek strategic opportunities to expand facilities and programs that will intensify and increase all people's use of the downtown.*

**HARRISTOWN.NET**





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