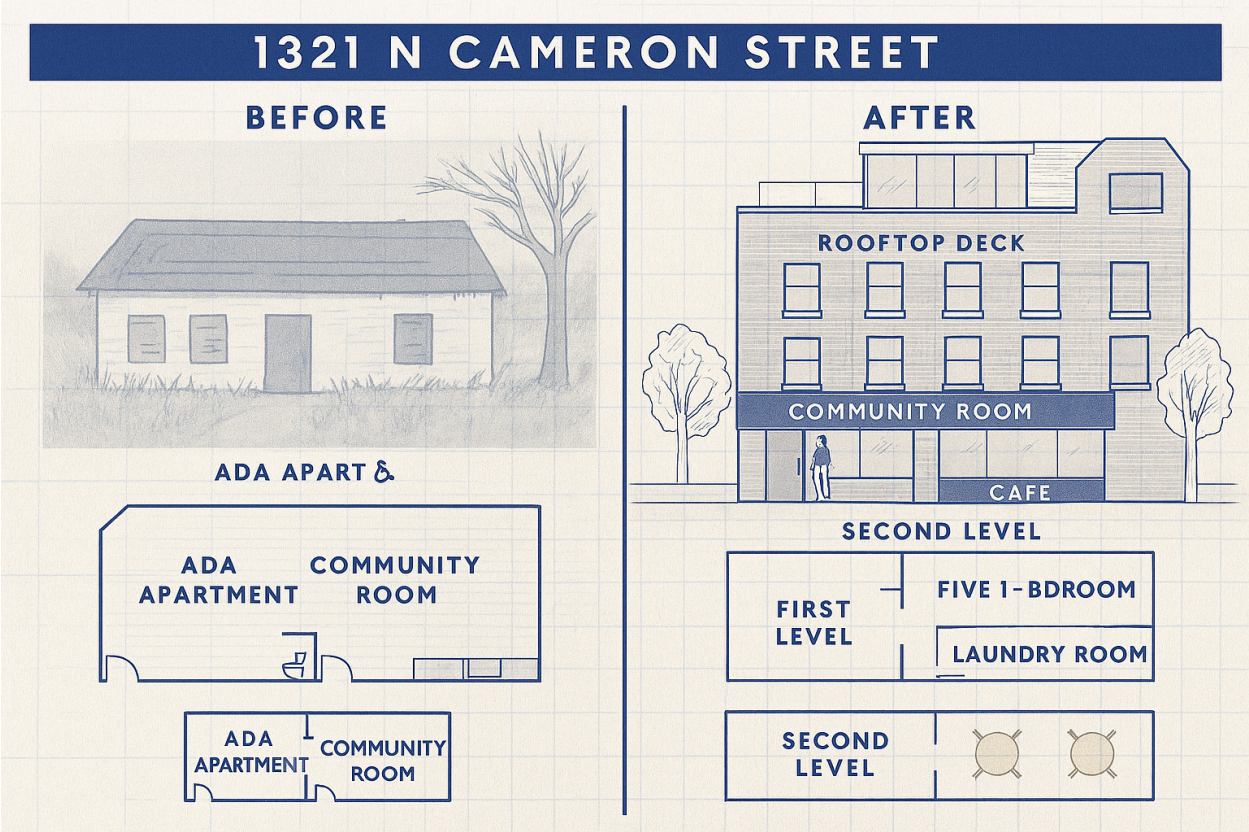
Refined Project Summary: 1321 Cameron Street Redevelopment Initiative

Prepared by: Libby A. Profit



Updated Project Vision

Transform the vacant property at 1321 Cameron Street into a vibrant, walkable community hub featuring:

- Affordable multifamily housing (1-bedroom units only)
- A community room for events and outreach
- A café/eatery (special zoning exemption required)
- ADA-compliant infrastructure: ramps, exits, and designated parking
- FEMA-compliant above-grade construction
- Outdoor amenities: rooftop deck, grilling area, benches, and lighting

Revised Building Layout

Structure: 2 stories + rooftop deck (no longer 3 stories)

Design: Brick façade to blend with the surrounding architecture

🏠 Ground Level (5,000 sq ft)

- **ADA 1-Bedroom Apartment (1,000 sq ft):** Positioned left of café for privacy and direct access
- **Café (600 sq ft):** Front corner placement for visibility and zoning compliance
- **Community Room (3,400 sq ft):** Expanded for programming, outreach, and events
- **Ramp Access:** Maintained for ADA compliance

🏠 Second Level (5,000 sq ft)

- **Five 1-Bedroom Apartments:**
  - Two units at 1,000 sq ft each
  - Three units at 500 sq ft each
- **Laundry Room (500 sq ft):** Centrally located for shared access
- **No 2-Bedroom Units**

🌇 Rooftop Deck (5,000 sq ft)

- Open-air space for gatherings, seating, and potential green infrastructure
- Lighting and safety railings included

🔹 Zoning & Parcel Consolidation

- **Objective:** Consolidate parcels to meet parking and zoning requirements
- **Action Taken:** Contacted Dauphin County Tax Assessor's Office
- **Next Steps:**
  - Hire a surveyor for the consolidation plan
  - Await callback from R.J. Fisher & Associates

    - Engage an engineer for “Before and After” site plans

🔹 Engineering Requirements

Before Plan:

- Existing conditions, zoning classifications, and utilities

After Plan:

- Updated layouts (reflecting 1-bedroom-only design)
- Zoning permits and relief requests
- Utility upgrades
- Exterior features: parking, windows, trash, ADA ramps, rooftop deck

🔹 Zoning Code Highlights (No 2-Bedroom Units)

- **Multifamily Dwelling:**
    - Minimum 3 units, 2,500 sq ft total
    - Parking: 1 space per unit + 1 guest space per 5 units
    - Affordable housing: 0.5 spaces per unit
    - ADA: 1 designated space
    - Special exemption required for Residential Medium
- **Café/Eatery:**
    - Special exemption required
    - Parking: 1 space per 200 sq ft + 1 per employee

🔹 Community Engagement Strategy

- Outreach at nearby schools and residential blocks
- Engage city council members for visibility
- Prepare public announcements and visual summaries
- Align messaging with walkability, affordability, and ethical redevelopment

🔹 Immediate Action Items

✅ Finalize surveyor and engineer contracts ✅ Draft zoning relief requests and parking strategy ✅ Prepare outreach materials and stakeholder meetings

🅿️ 1319 Cameron Street (Right-Side Lot)

- **Parking Area (5,000 sq ft):**
    - Clearly marked spaces
    - ADA-accessible spots
    - Barrier posts for safety

- **Sitting Area:**
    - Benches, central table, planetree shade
    - Lighting for nighttime safety

Updated Zoning Language (Draft for Relief Request)

Subject: Zoning Relief Request for 1321 Cameron Street Redevelopment **Prepared by:** Libby A. Profitt **Date:** September 23, 2025

Request Summary: We respectfully request zoning relief to permit the development of a 2-story multifamily residential building with a rooftop deck and integrated café at 1321 Cameron Street. The project will consolidate adjacent parcels and comply with FEMA and ADA standards.

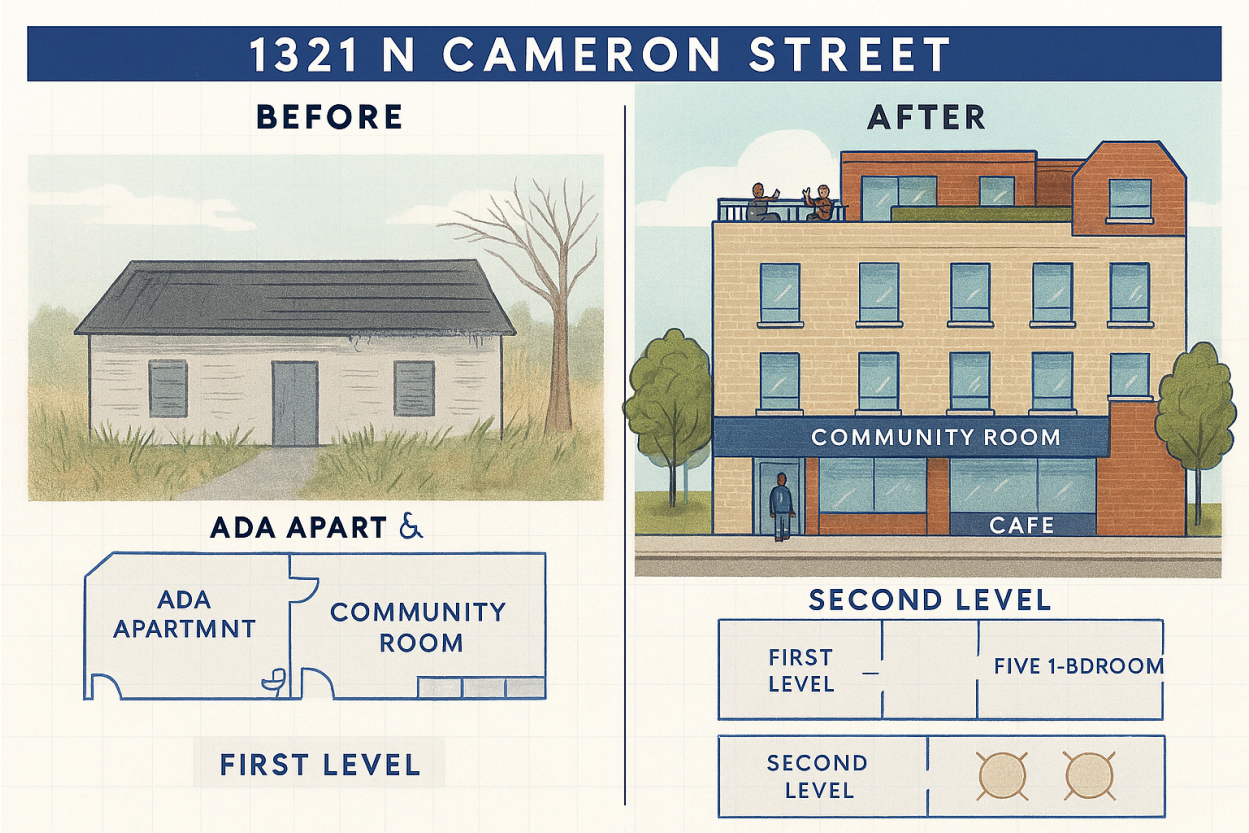
Requested Exemptions:

- **Residential Medium Zone:**
    - Permit multifamily housing with 6 total 1-bedroom units
    - Allow a rooftop deck as a community amenity
    - Reduce parking minimums in alignment with affordable housing standards (0.5 spaces per unit)
- **Café Use:**
    - Permit a 600 sq ft café within the Residential Medium zone
    - Parking: 1 space per 200 sq ft + 1 employee space

Justification:

- Promotes walkability and community engagement
- Aligns with city goals for affordable housing and inclusive redevelopment
- Reduces vacancy and improves neighborhood safety
- Rooftop deck offers green infrastructure potential and public benefit

Visual Impact Summary (For Council or Investor Review)



Design Overview:

- **Structure:** 2 stories + rooftop deck
- **Façade:** Traditional brick to match surrounding homes
- **Units:** Six 1-bedroom apartments, including one ADA unit
- **Ground Floor:** Café, community room, ADA apartment
- **Second Floor:** Five 1-bedroom units + shared laundry
- **Rooftop:** 5,000 sq ft open-air deck with seating and lighting

Community Benefits:

- Affordable housing with ADA access
- Local café to activate the street corner
- Community room for events, outreach, and programming
- Rooftop deck for gatherings and future green infrastructure
- Safe, well-lit sitting area and ADA-compliant parking

Environmental & Safety Compliance:

- FEMA-compliant elevation
- ADA ramps and designated parking
- Barrier posts and lighting for nighttime safety

Community Flyer

Coming Soon to Cameron Street: A New Community Hub!

We're transforming 1321 Cameron Street into a vibrant and inclusive space for everyone.

What's Planned: ✔️ Affordable 1-bedroom apartments ✔️ ADA-accessible design ✔️ Local café ✔️ Community room for events and outreach ✔️ Rooftop deck with seating and greenery ✔️ Safe, well-lit outdoor gathering space

Why It Matters: This project revitalizes a vacant lot, promotes walkability, and fosters spaces for connection, creativity, and care.

Want to Get Involved? Join us at upcoming community meetings, share your ideas, and help shape the future of Cameron Street.

📍 Location: 1321 Cameron Street 📅 First Community Meeting: 2nd and 4th Saturday in Oct-2025 📧 Contact: libbybelgrave@gmail.com