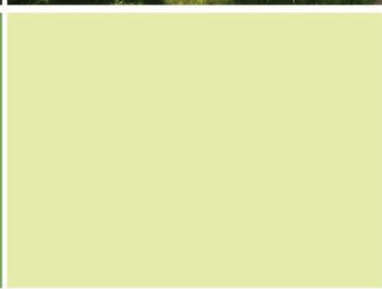
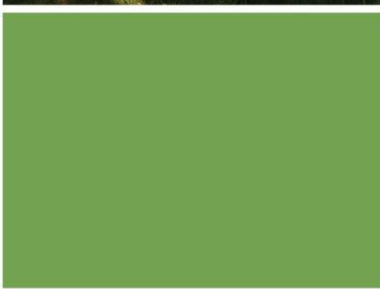


RGS
ASSOCIATES

land planning
landscape architecture
civil engineering



WELCOME

Lemoyne Middle School Redevelopment Project Public Engagement Meeting #2

August 20, 2018

Shireen Farr – Interim Chief Executive Officer
Real Estate Collaborative, LLC



Meeting Format

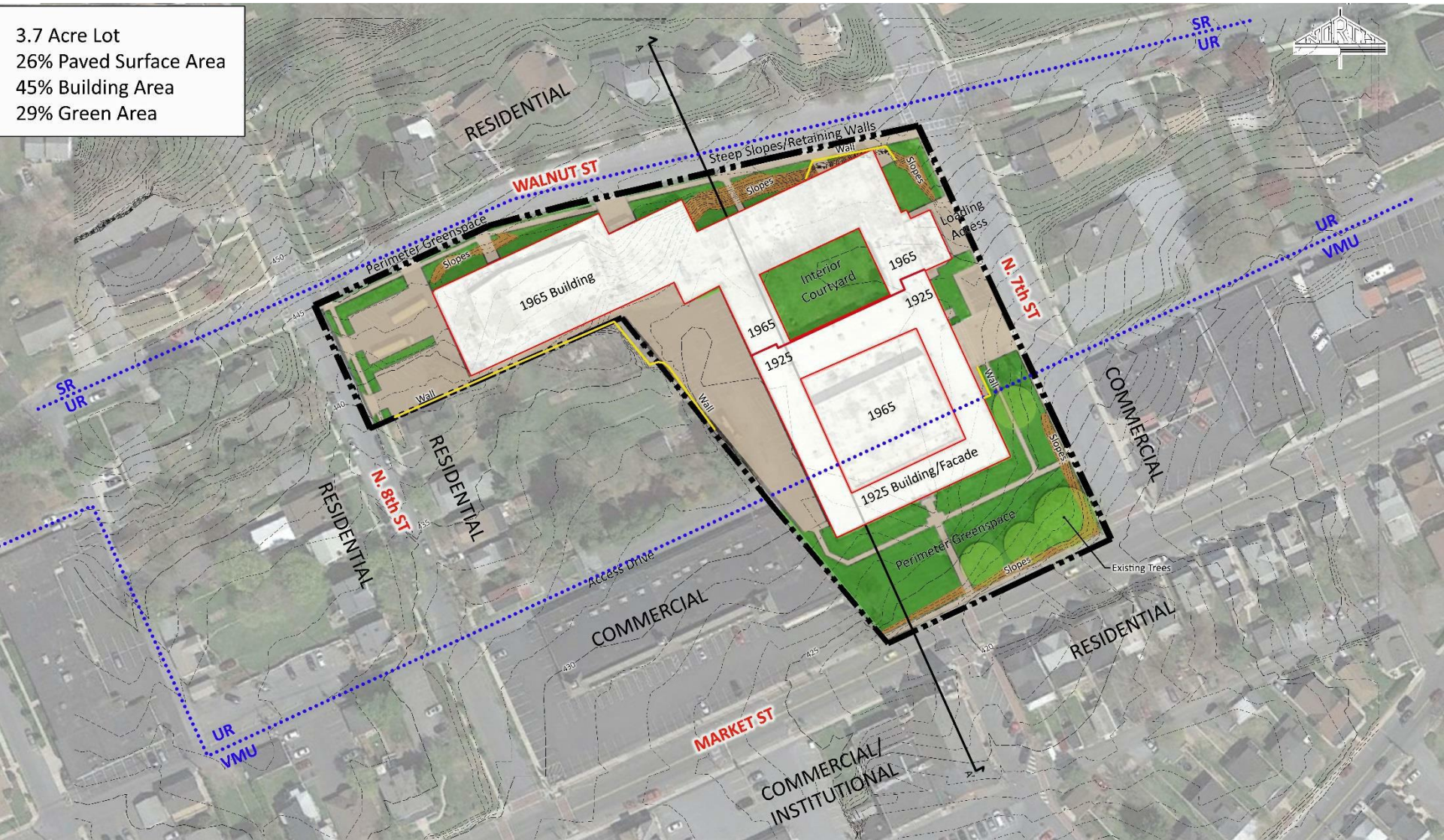
- Overview of Process
- Summary of Public Meeting #1 Feedback
- Summary of Online Survey Results
- Review of Conceptual Plans
- Concluding Remarks

First Public Feedback Meeting

- RGS Overview
- Goals and Purpose of Process
- Site Analysis and Findings
- Breakout Discussions (Listen and Document Public Feedback)
- Concluding Remarks

Redevelopment Site - Site Analysis

3.7 Acre Lot
26% Paved Surface Area
45% Building Area
29% Green Area



Project Overview / Breakout Sessions



Post-meeting Activities

- Assessed public feedback and online survey results
- Summarized findings and developed conclusions
- Developed conceptual design solutions to balance desires of community with program goals of site owners

231

Completed Online Surveys

51

July 16th Public Meeting
Attendees

Public Meeting Feedback – Word Cloud Assessment

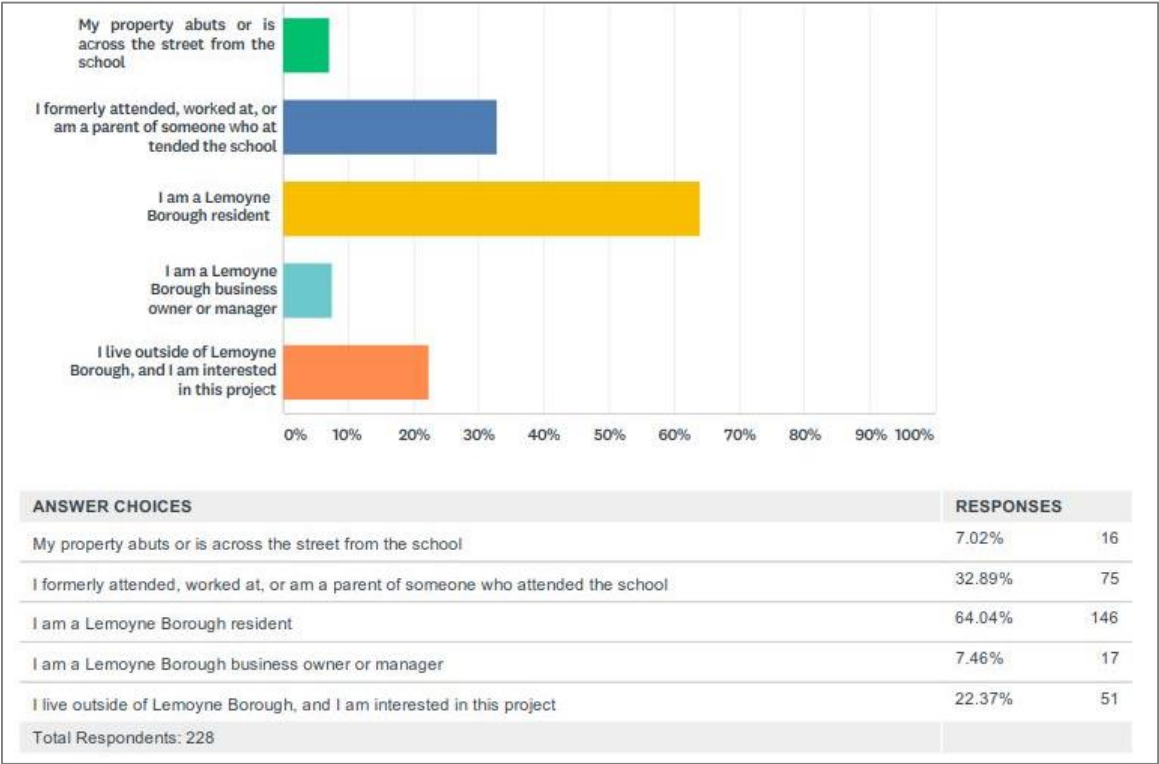


Public Meeting Feedback – Themes

- Save / include historic façade in design solution
- Retain / integrate the Market Street green space
- Be sensitive to the design and integration of adequate parking
- Consider safety of children at Washington Heights Elementary
- Incorporate owner-occupied housing
- Develop unique / specialty retail, food, activity destination
- Create an anchor that supports pedestrian-friendly activity
- Honor the uniqueness of the site (Lemoyne's central hub)
- Respect existing zoning requirements

Survey Results – Questions

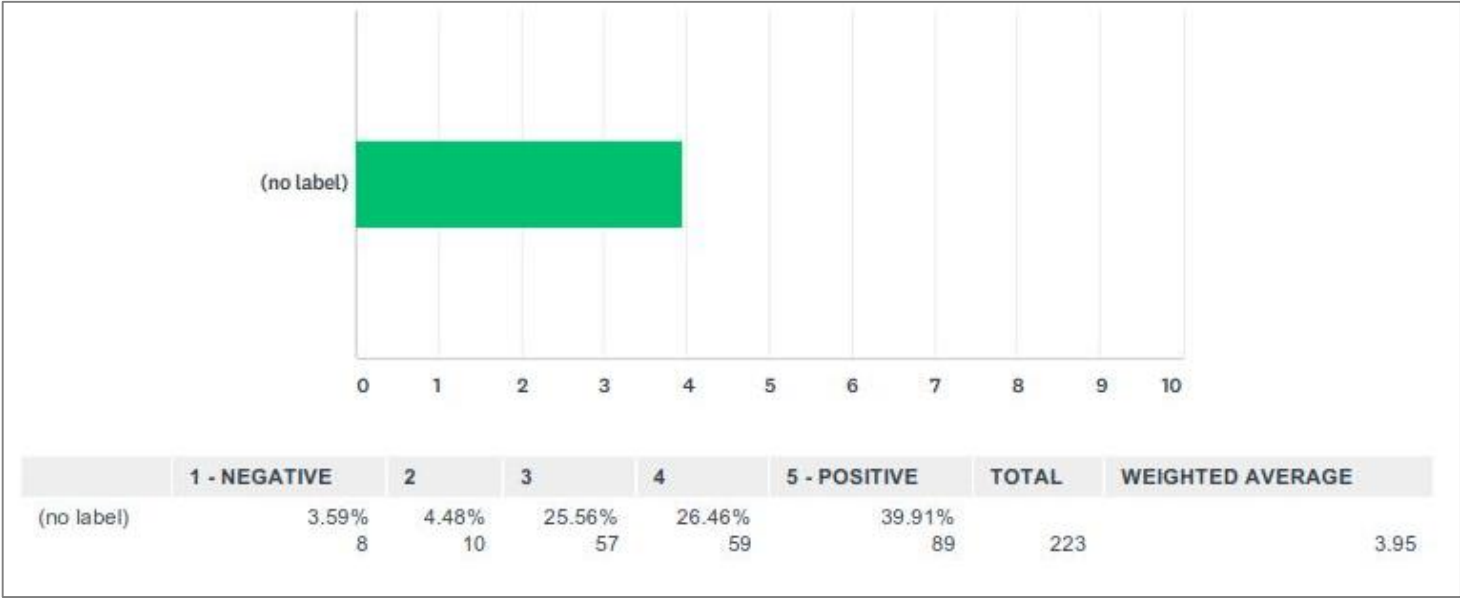
What is your connection to the Lemoyne Middle School Redevelopment Project? *(choose all that apply)*



Conclusion: 2/3 of respondents are borough residents or business owners
Confident that respondents represent interests associated with LMS

Survey Results – Questions

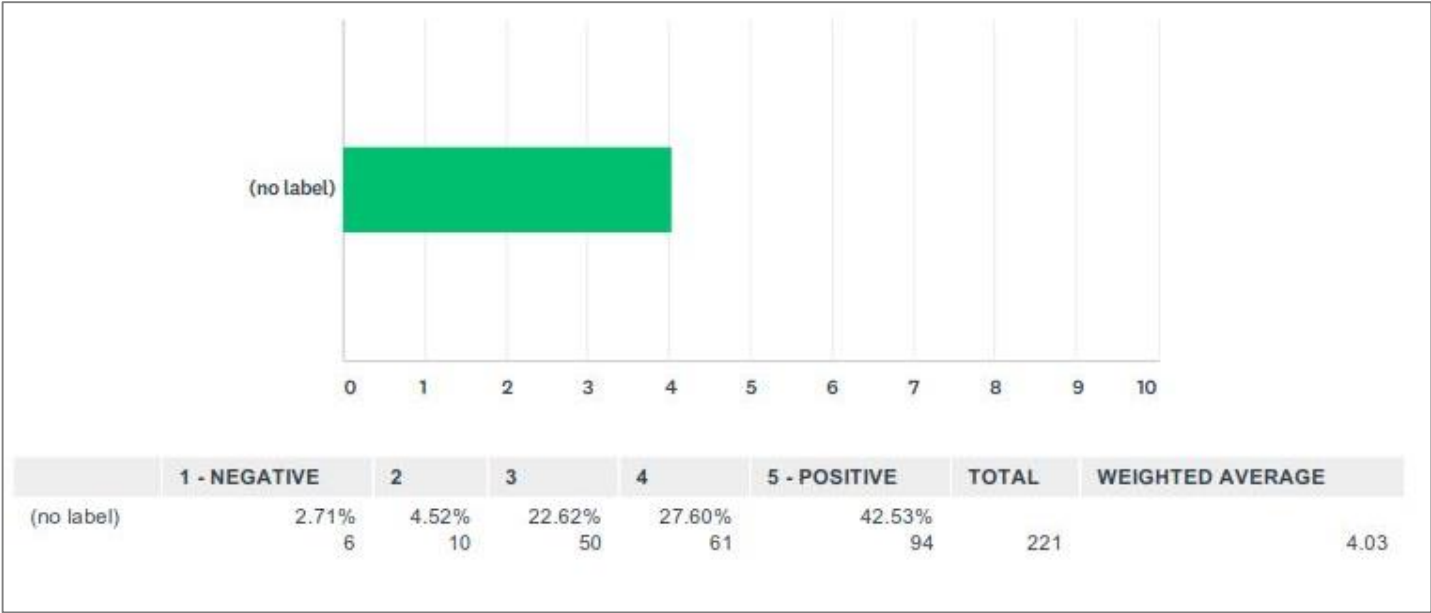
Do you feel the potential redevelopment of the former Lemoyne Middle School property would impact the immediate neighborhood in a positive or negative way? *Please respond on a scale of 1-5 (with 1 being negative and 5 being positive).*



Conclusion: 3.95 – weighted avg. response
Redevelopment impact would have a positive impact on the immediate neighborhood

Survey Results – Questions

Do you feel the potential redevelopment of the former Lemoyne Middle School property would impact the local community in a positive or negative way? Please respond on a scale of 1-5 (with 1 being negative and 5 being positive).



Conclusion: 4.03 – weighted avg. response
Redevelopment impact would have a positive impact on the local community

Survey Results – Questions

What type(s) of redevelopment at the former Lemoyne Middle School do you feel would be **beneficial** to the immediate neighborhood and local community and why? *(Briefly respond in the space below).*



Conclusions:

- Respect existing green space/façade
- Provide community gathering spaces/pedestrian-oriented solutions
- Include owner-occupied housing
- Develop small retail spaces (unique/specialty retail, food, activity destination)
- Consider mixed use / 'makers' spaces

Survey Results – Questions

What type(s) of redevelopment at the former Lemoyne Middle School do you feel would be **detrimental** to the immediate neighborhood and local community and why? *(Briefly respond in the space below).*



Conclusions:

- Low income/high density housing
- Multi-story structures that change character of Walnut Street
- Offices or manufacturing/light industrial uses
- Vehicular-oriented uses
- Outcome that doesn't respect existing zoning

Survey Results – Questions

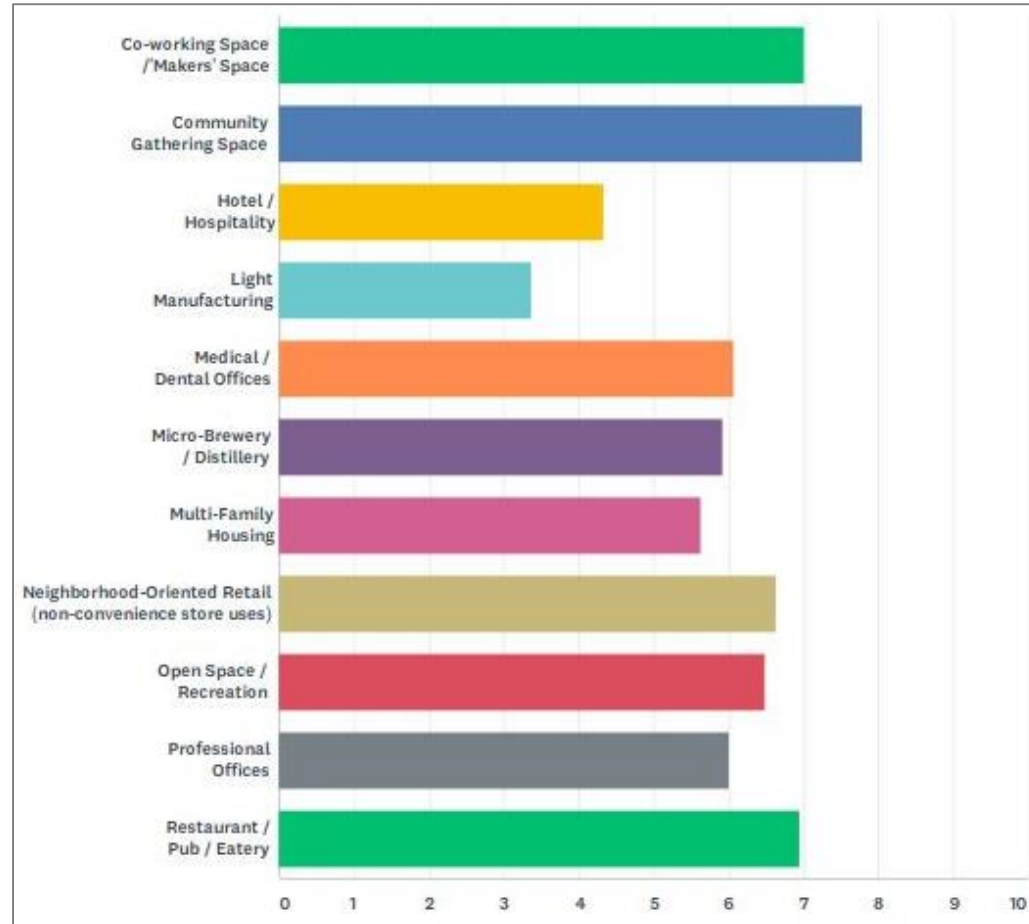
How would you rank the following as **potential land uses** and redevelopment opportunities at the former Lemoyne Middle School?

(Please respond by ranking each land use from 1-11 with 1 representing the most beneficial land use).

Conclusion:

Top 5 Potential Land Uses

1. Community gathering space
2. Co-working space/ 'makers' space
3. Restaurant/pub/eatery
4. Neighborhood-oriented retail
5. Open space / recreation



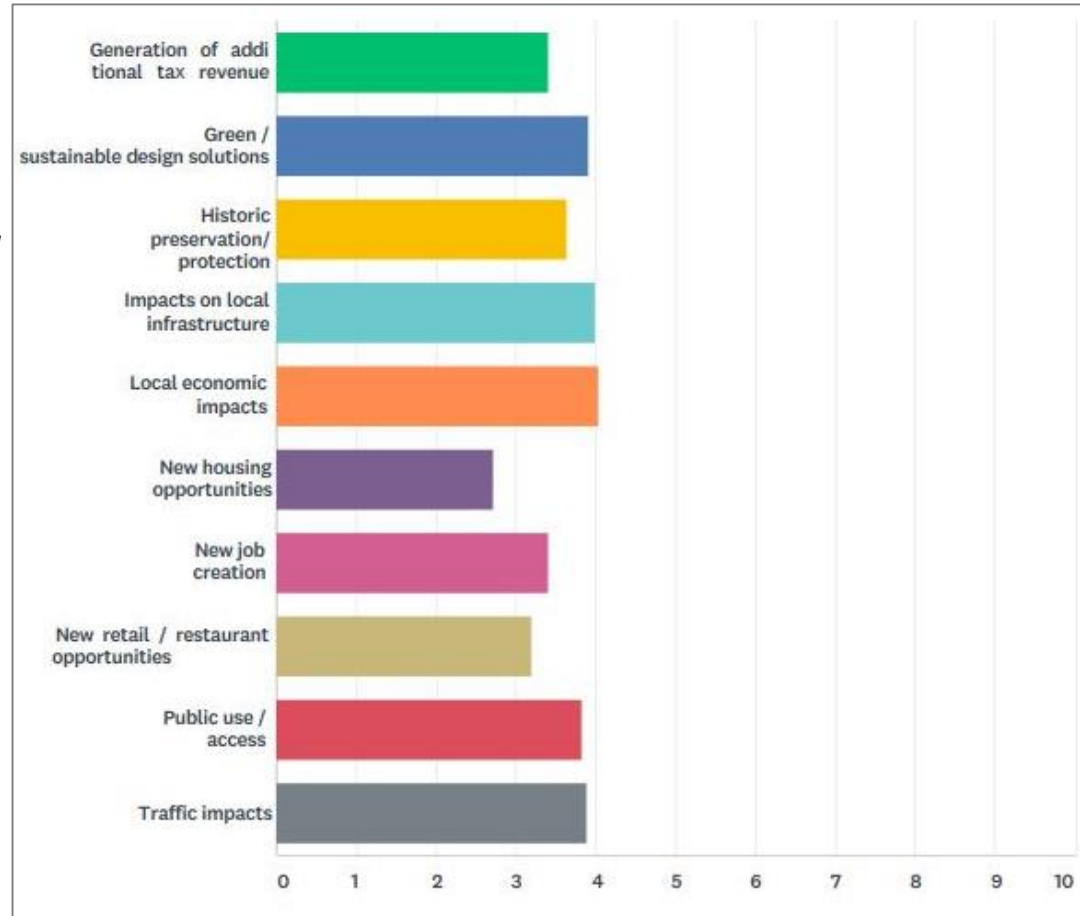
Survey Results – Questions

When considering the redevelopment of the former Lemoyne Middle School, how important are each of the following factors to you? *(Please respond on a scale of 1-5 with one being least important).*

Conclusion:

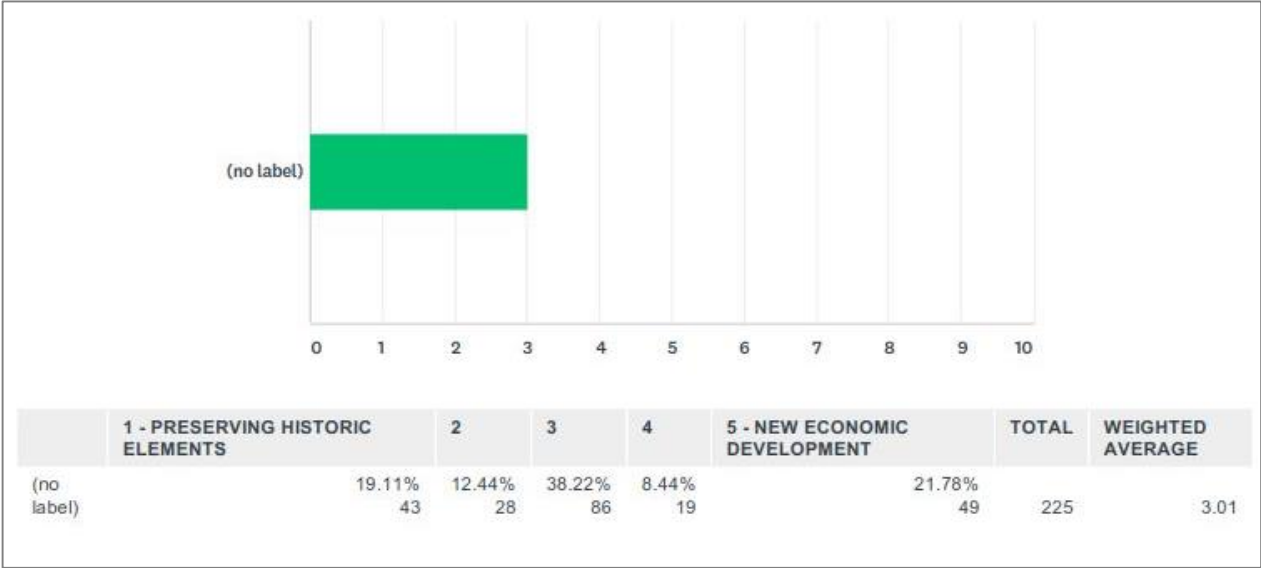
Top 5 Important Factors

1. Local economic impacts
2. Impacts on local infrastructure
3. Green/sustainable design solutions
4. Traffic impacts
5. Public use/access



Survey Results – Questions

When considering the redevelopment of the former Lemoyne Middle School, how important are each of the following factors to you? *(Please respond on a scale of 1-5 with one being least important).*



Conclusion: 3.01 weighted avg. response – Balanced outcome desired

31.5% Preserve Historic Elements (1-2) 38.2% Balanced approach (3) 30.2% New Economic Dev. (4-5)

Survey Results – Questions

If you could make **one suggestion** regarding the future of the former Lemoyne Middle School, what would that suggestion be?



Conclusions:

- Retain historic façade / adaptive re-use of structure
- Outcome should add value to community; sensitive to character of the neighborhood
- Positive impact to local tax base / economic benefit to the local community
- Mixed use project that respects existing zoning

Overall Conclusions

- Zoning boundary line prohibits adaptive reuse of 1925 structure / saving façade
- Zoning boundary adjustment (35' Min.) required for preservation of façade and saving green space
- Mixed use seems viable but residential housing types require further evaluation
- Adaptive reuse of entire structure isn't viable due to limited parking capacity
- No known existing public entity desires to own, operate and maintain indoor community spaces (gymnasium/library)
- An opportunity exists to create unique community hub with mixed uses
- Integration of historic elements with proposed redevelopment can occur
- Proposed design must respond to concerns for vehicular and pedestrian safety
- Urgency for action is imperative due to continued building degradation

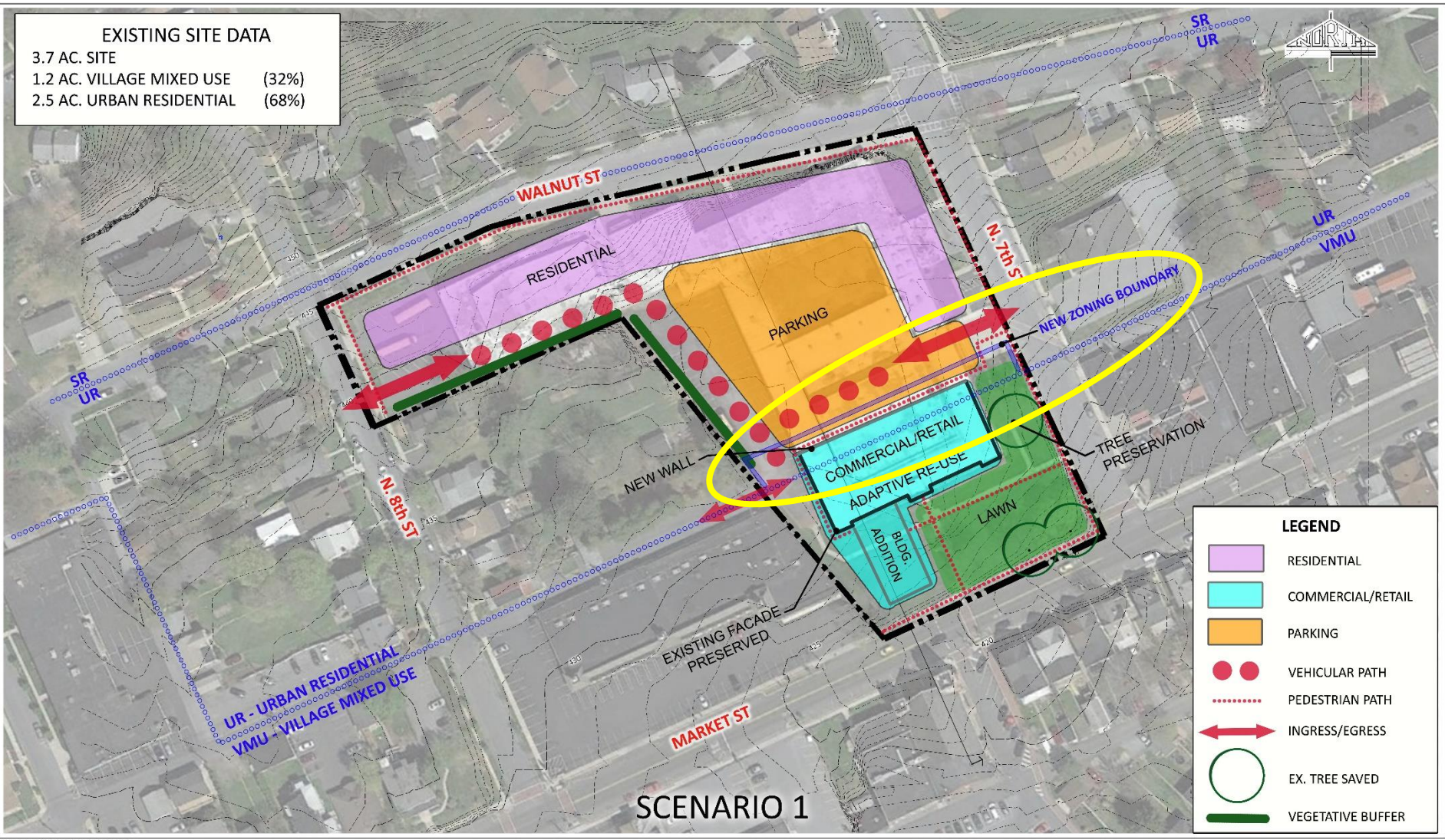
Conditions of Existing Building – June 2013



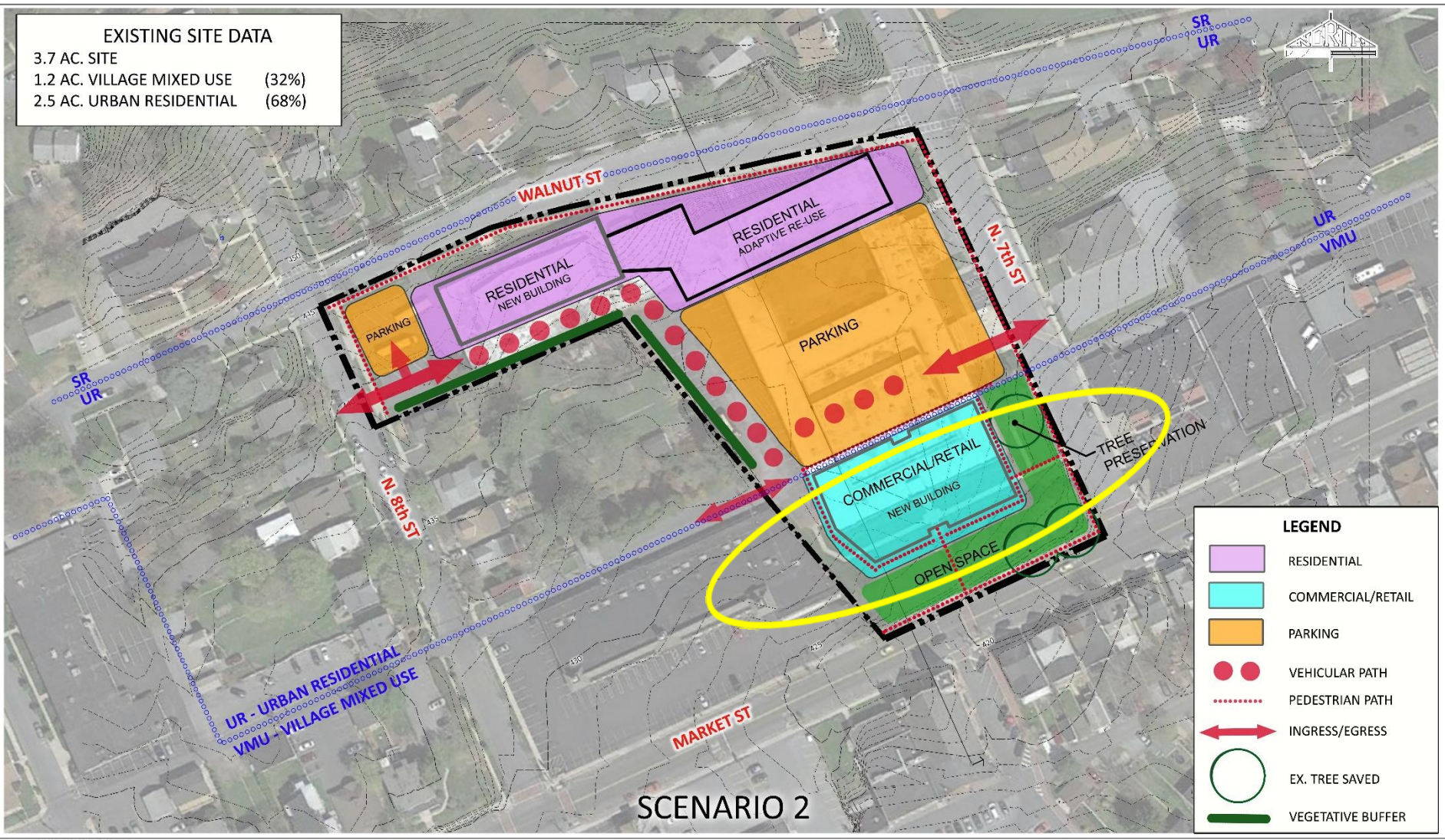
Conditions of Existing Building – August 2018



Conceptual Plan 1



Conceptual Plan 2



Concluding Remarks - Next Steps

- Next 60 days
 - Concepts vetted, refined and evaluated with potential tenants
 - Study financial viability of adaptive reuse / redevelopment options
- Fall 2018 - Present overview of process/concepts:
 - Lemoyne Borough Planning Commission
 - Lemoyne Borough Council
- Project updates will be posted at:
www.CumberlandBusiness.com/LemoyneMiddleSchool

THANK YOU FOR YOUR COMMENTS & INPUT !



ALEXANDER

A **BUTZ** FAMILY COMPANY

