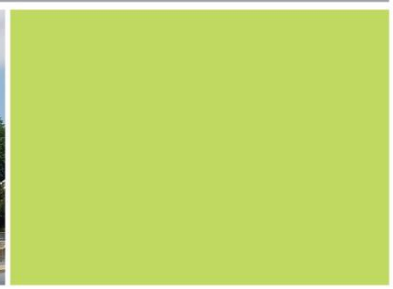



land planning
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WELCOME

Lemoyne Middle School Redevelopment Project Public Engagement Meeting

July 16, 2018

Shireen Farr – Chief Operating Officer
Real Estate Collaborative, LLC



Meeting Format

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

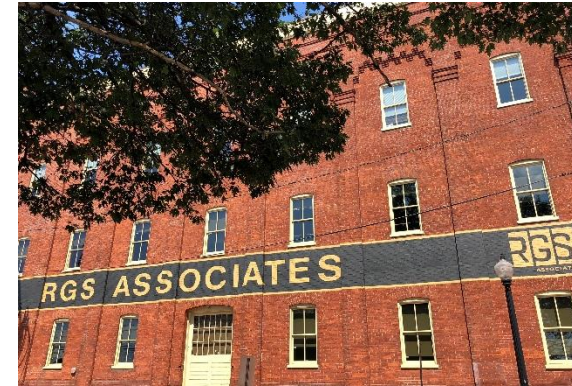
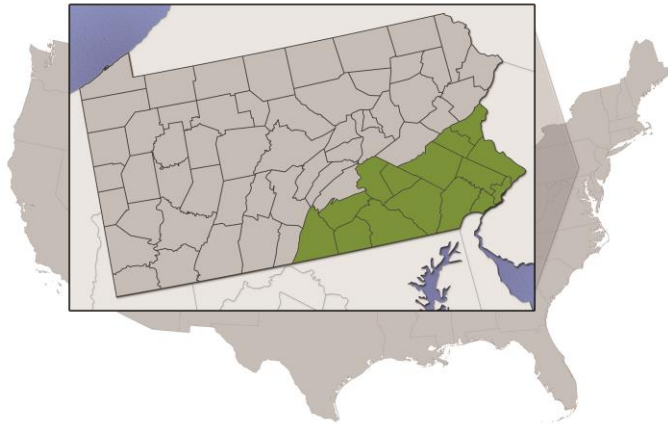
RGS Firm Overview

Founded in 1993

41 Employees

- 13 Registered Landscape Architects
- 7 Degreed Landscape Architects
- 5 Registered Professional Engineers
- 7 Engineers in Training
- 2 Degreed Civil Engineers
- 3 CAD Technicians
- 4 Professional Staff

Offices in Lancaster, Harrisburg & York



Facilitation Team



Mark Hackenburg – RLA
Principal-In-Charge



Joel Snyder – RLA
Managing Principal



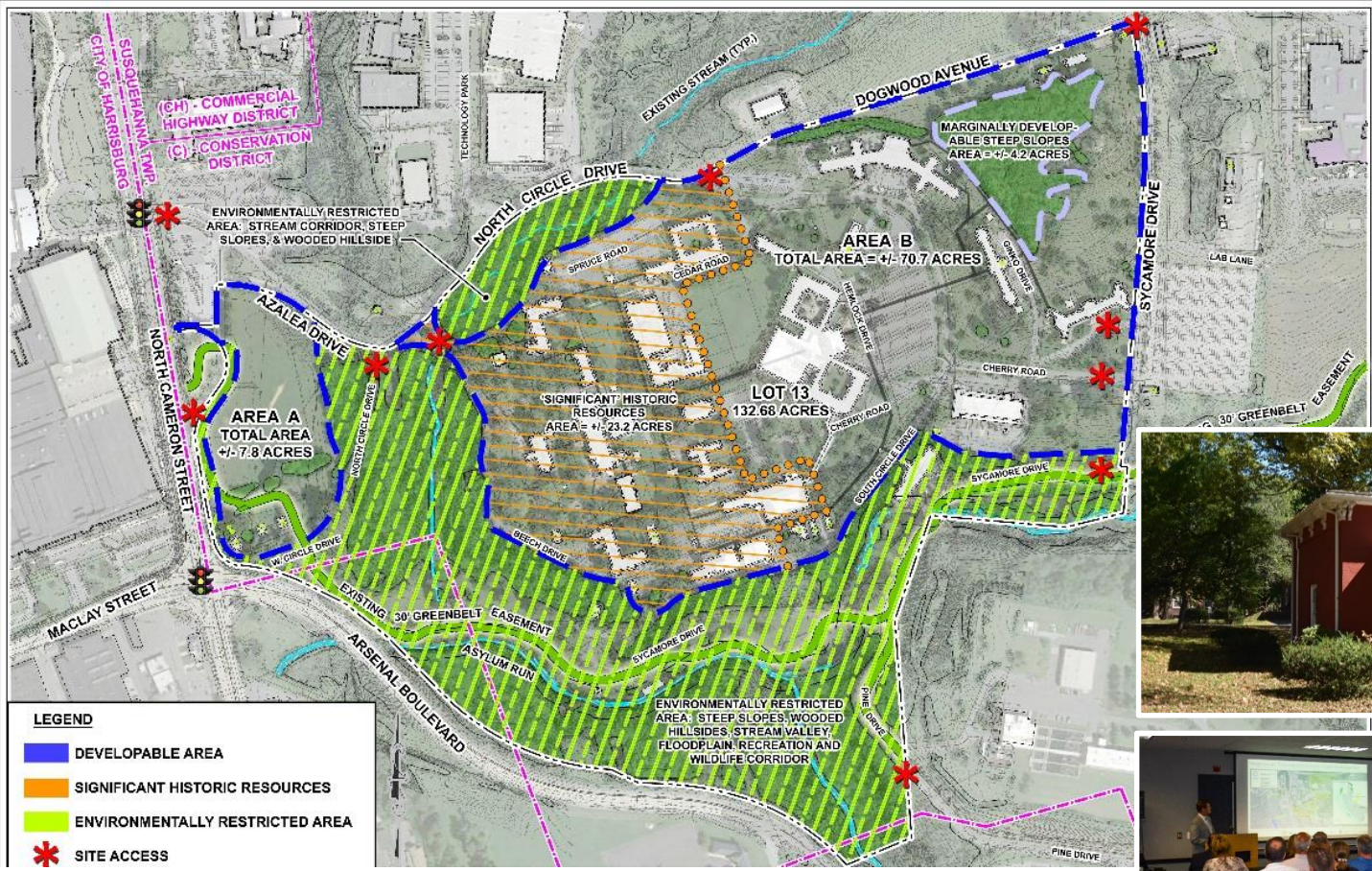
John Hershey – RLA
Client Manager/Associate



Denise Wood
Project Designer

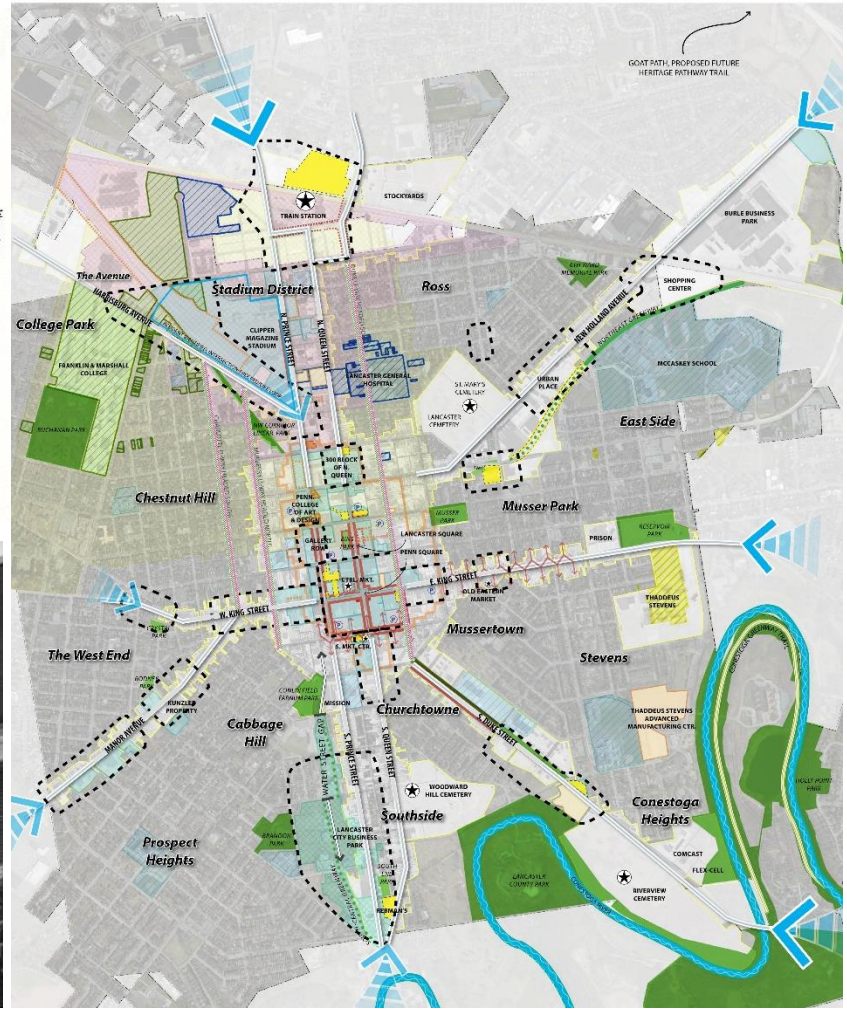
Relevant Experience – DGS Annex Properties

A Final Disposition Report for Excess State-Owned Properties (former Lane Harrisburg State Hospital)



Relevant Experience – Building on Strength

An Economic Development Plan for the City of Lancaster, PA



Relevant Experience – Millersville Borough Community Gateway Enhancements

A Vision for a New Borough Core - Millersville, PA



Relevant Experience – Long Crest

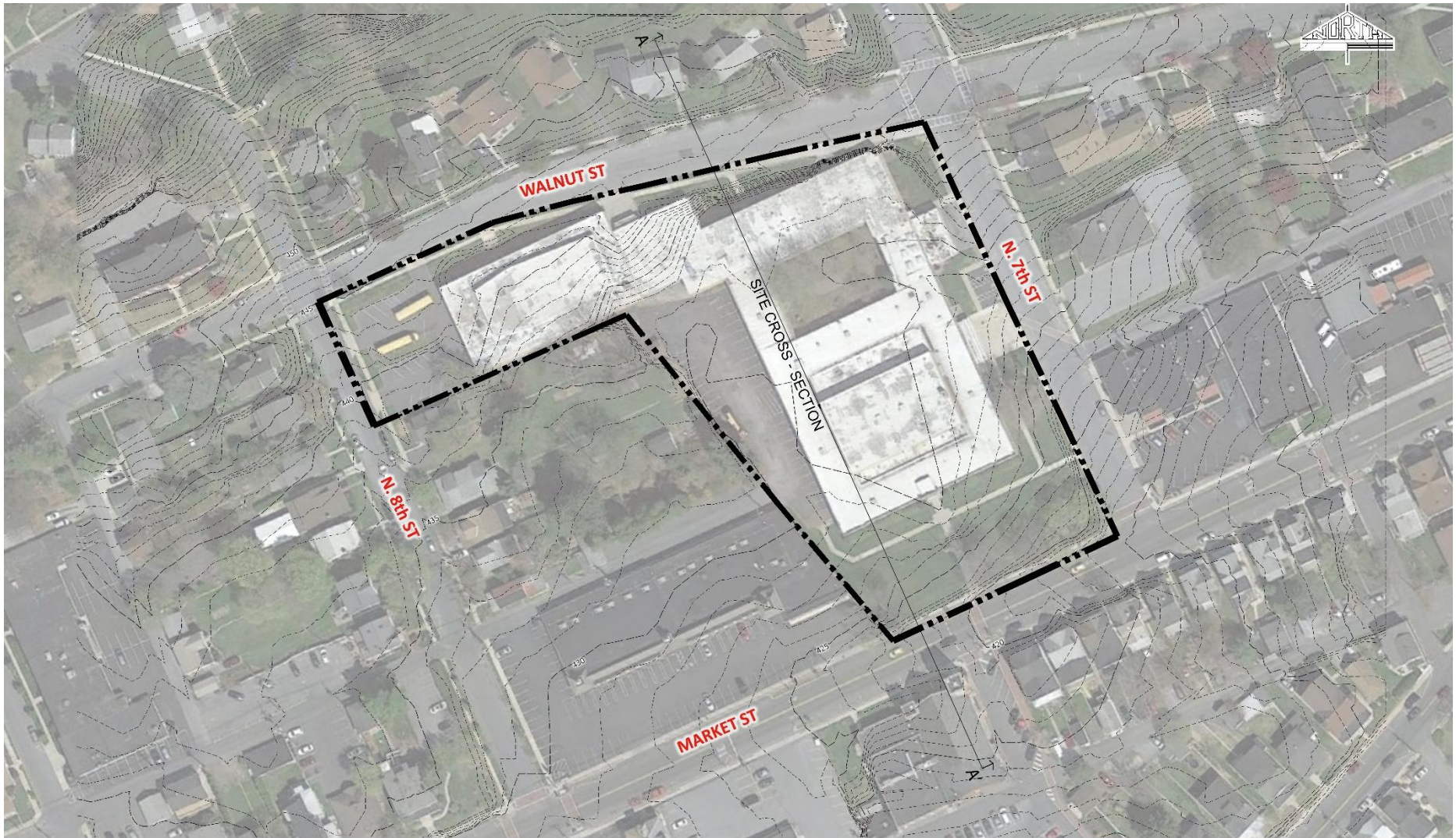
Senior Housing / Adaptive Re-use, City of Lancaster, PA



Community Engagement Session – Goals/Purpose

- Pause and re-set prior efforts / create win-win scenario
- Listen to the community's ideas, thoughts and desires
- Document input and constructive feedback
- Inform the development team's next steps
- Formulate a conceptual plan based on community input
- Present findings at a follow-up public meeting

Redevelopment Site - Overview



Redevelopment Site - Existing Condition Photos



Market Street façade –1925 building, architectural features, front lawn, mature trees

Redevelopment Site - Existing Condition Photos



N 7th Street façade and entrance – 1925 one-story structure / 1965 two-story structure

Redevelopment Site - Existing Condition Photos



Walnut St. façade – 1965 two-story structure, cut into hillside, approx. 20' above Market St.

Redevelopment Site - Existing Condition Photos



Walnut St. / 8th St. façade and parking



Rear parking lot – 1965 and 1925 buildings



Rear parking lot and neighboring residential properties – accessed by private, shared access

Redevelopment Site - Existing Condition Photos



Adjacent Land Uses – commercial, religious, single-family and multi-family residential

Redevelopment Site - Existing Condition Photos



Detailed brick patterns – Market St.



Air intake treatment / date stone

Redevelopment Site - Existing Condition Photos



Interior courtyard



Redevelopment Site - Existing Condition Photos



Walnut St. slopes and retaining walls



Wall along residential property boundary

Redevelopment Site - Existing Condition Photos



Grade transitions / slopes



Stairs / retaining walls

Redevelopment Site - Existing Condition Photos



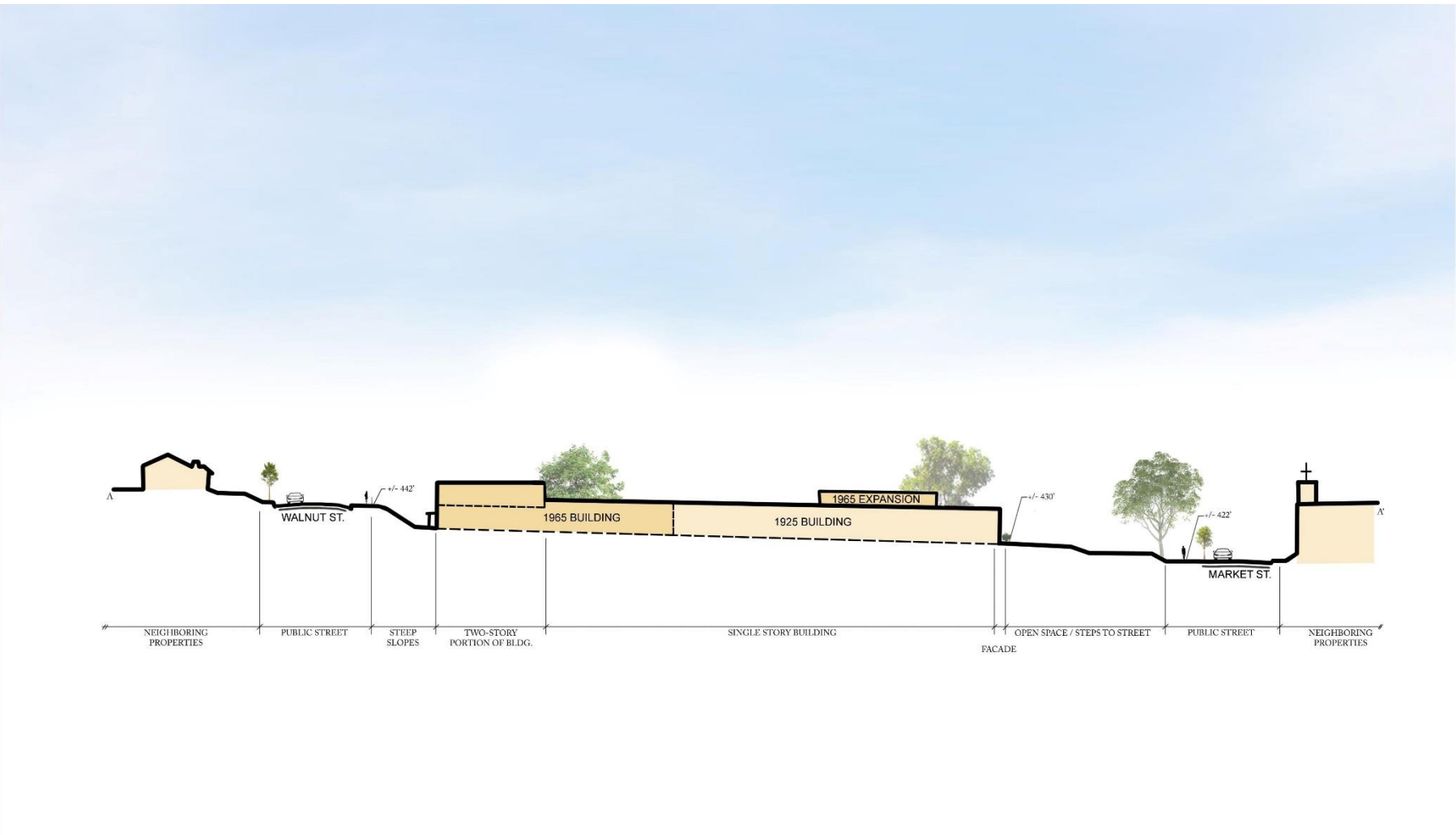
Greenspace and existing trees along Market Street

Redevelopment Site - Site Analysis

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



Redevelopment Site - Cross-Section

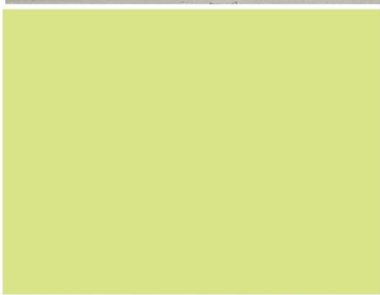


Findings & Conclusions

- Physical site characteristics create both challenges and opportunities
 - Topographic change – approximately 20' difference
 - Steep slopes and extensive retaining walls
 - Four public street frontages
- 105' front lawn - significant impact on site in C Zone
- Saving / adaptive reuse of entire structure likely impractical
- Demolition of entire structure not eminent
- Something will happen with the property; sold by WSSD
- Significant economic reinvestment opportunity for Lemoyne
- Zoning modifications may be necessary to achieve desired outcome
- Balanced outcome / compromise will be key to success

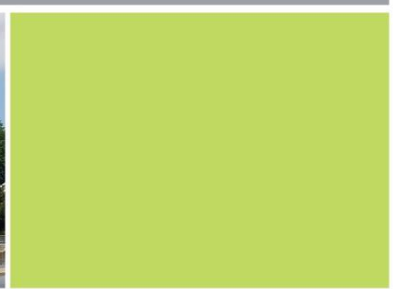
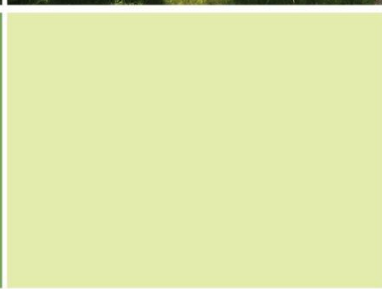
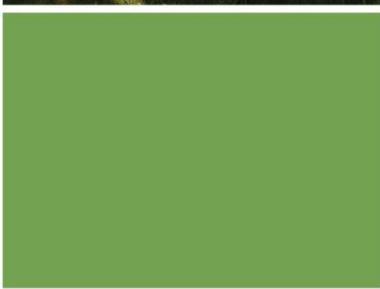
Public Feedback - Breakout Discussions

- Facilitators:
 - guide conversations, listen and take notes
- Residents / Public:
 - share comments, thought and ideas
 - establish dialogue in smaller group setting
- Development Team:
 - Pause and listen to the community's desires



RGS
ASSOCIATES

land planning
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Concluding Remarks - Next Steps

- Public input still being accepted (Online Survey, Paper Copies available at the Lemoyne Borough Office)
www.surveymonkey.com/r/LemoyneMiddleSchool
- Survey period ends **Friday, July 27th**

Next Steps:

- Review and analyze feedback/summarize major themes
- Develop Concepts based on provided feedback
- Present findings and concepts at second public meeting
Monday, August 20th, 2018 at the
Cleve J. Fredricksen Library - Ruggaber Community Room
100 N 19th St, Camp Hill, PA 17011

Project Updates will be posted at:

www.CumberlandBusiness.com/LemoyneMiddleSchool

THANK YOU FOR YOUR
COMMENTS & INPUT!



ALEXANDER

A BUTZ FAMILY COMPANY

