



# MEETING MINUTES

**MEETING DATE:** July 16, 2018

**PROJECT:** Lemoyne Middle School Redevelopment

**PROJECT NO:** 2018E97-001

**MEETING LOCATION:** Grace United Methodist Church, Fellowship Hall, 309 Herman Ave., Lemoyne

**ATTENDEES:**

RGS Project Team: Mark Hackenburg, John Hershey, Joel Snyder, Denise Wood  
 REC-LMS Team: Jonathan Bowser, Shireen Farr, Kristen Rowe, Steven Wilt  
 Public Attendees: List compiled/retained by REC staff

The following is a summary of the major topics documented and discussed within each of the breakout group discussions:

John Hershey's Discussion Group Notes

Item #	Description	Action Date
1	Address residential rezoning to permit a mixture of unit types	
2	1925 facade is a visual anchor for Market Street	
3	Do not plan on-site parking at Market Street edge; keep greenspace	
4	Include apartments for proximity to neighborhood amenities	
5	There are many available commercial properties; more are not needed	
6	Address required parking needs on-site	
7	Zoning now requires too much parking; ordinance updates are needed	
8	Community programs needed; are these possible with a for-profit entity?	
9	7 <sup>th</sup> Street parking was changed +/- 6 years ago from 90 degrees to parallel	
10	Connect new bike-friendly amenities with existing open space amenities for guests, and provide related food & beverage options too	
11	Include high-end condos	
12	Do not include more strip malls	
13	Include a neighborhood-scaled restaurant	
14	What is this site's proximity to nearest medical clinic/office?	
15	Walnut Street rush hour traffic is problematic	
16	Keep proposed parking toward center of site *Reference Drawing*	
17	Developer profit could be linked to selected residential unit types	
18	What are the existing geologic conditions?	
19	Cost of building stabilization/abatement is estimated at \$460,000	
20	All but 3 participants favor Single Family residential inclusion	

21	Consider tiny houses	
22	Mid-rise residential use is ok	
23	Lemoyne is ripe for mixed-use redevelopment	
24	Consider co-working and maker spaces	

Denise Wood's Discussion Group Notes

Item #	Description	Action Date
1	7 <sup>th</sup> Street Façade brickwork preserved	
2	Ironwork preserved	
3	Pedestrian use – Borough is pedestrian friendly now <ul style="list-style-type: none"> <li>- Gathering Place</li> <li>- Destination</li> <li>- Attract People (Not Medical Use)</li> <li>- First Floor Retail at Street Level</li> <li>- Café/Restaurant Needed</li> </ul>	
4	Gym (Keep as recreational use for public)	
5	Community Center to be inclusive of all	
6	Parking in back of property (shortage of parking in town now)	
7	Angled parking working in other parts of town	
8	Condos	
9	Event Space	
10	Movie Theatre	
11	Outdoor music/performance (like the park nearby used to have)	
12	Townhouses (home ownership)	
13	Garden Apartments	
14	Lack of Home Ownership (Too many rentals)	
15	A lot of residents currently transients because too many renters	
16	Starting Bike Sharing Program in Borough Now	
17	Condominiums – Home Ownership	
18	Interior Gathering Spaces Needed in Borough (Workshare would be nice)	
19	Place for Community-Drawing together everyone	
20	Catalyst for economic growth & positive change	
21	Keep some green space in front	
22	Retail/Restaurants – Need a coffee shop or café (eat & hang out or work)	
23	Green space parking buffer rear property	
24	Less parking – more grass if it's possible	
25	Parking garage or @ back of building (parking out of view)	
26	Should produce jobs/Economic Benefits/Tax Revenue	
27	Façade one of few arch pieces left-Preserve Façade	

28	History of Lemoyne-Educational component or museum in Comm. Center	
29	Stay within ex. Zoning	
30	2 levels maximum height-preserve views on Walnut	
31	Retail @ Street w/ parking behind for pedestrians	
32	Rooftop terrace w/ view	
33	Lower the grade of lawn at street level to become plaza w/ brick façade preserved as backdrop, rooftop terrace or park as gathering space above retail	

Joel Snyder's Discussion Group Notes

Item #	Description	Action Date
1	NOT a brew pub	
2	Maybe a theme – Theater or music build uses around the theme	
3	Children in Lemoyne need a place they can walk to/experience community, recreation, programs	
4	NOT a convenience store	
5	High density housing – NOT	
6	A lot of concern expressed over high density rental	
7	Nice apartments or condos	
8	Boutique Hotel	
9	Keep 2 stories – no higher (To fit the neighborhood)	
10	Museum	
11	Arts Center	
12	Could the public see inside before next meeting?	
13	Community Center	
14	Green Space – Active play space	
15	Recreation	
16	Community center for kids	
17	Property is the “center of town”	
18	Lack of town square – this could be the town square?	
19	Concern that if re-zoned to village would appropriate uses end up there? Even if the current developer has the right intentions, Village zoning opens the property up to many uses that the neighbors do not want to see.	
20	How much profit do you have to make? Can you balance profit with community?	
21	Possibly business incubator or co-work space?	
22	Re-purposing the building, would like to see the building, or at least the main façade saved, as this creates a sense of identity and has a very desirable aesthetic.	

23	Library extension?	
24	Commons/gathering space	
25	What is best for the Borough, residents want to make sure that whatever the solution, that consideration for the “community” is given, and not just driven by maximizing the profit.	
26	Rezoning - currently mixed. Either keep split zone or rezone to All Residential. There is a feeling that the current split zone accommodates an appropriate amount of commercial use, and allows the commercial uses to be located in the most appropriate part of the site. If the site is re-zoned, it could be opened up entirely to commercial, and this would be viewed very negatively by the neighbors.	
27	Washington Heights Elementary School A concern	
28	Traffic* -	
29	Maintain neighborhood feel	
30	Alleys and Parking lots are shortcuts (which is a negative), must be sensitive to the traffic patterns and the impact on those patterns that development may have.	
31	Concern w/ high density housing	
32	Higher density will bring more traffic	
33	Concern expressed w/ who the developer is – lots of personnel turnover at the economic development corp.	
34	The existing green on Market St. is important to the streetscape	
35	Important to save the 1925 façade	
36	There is a lack of community space	
37	Concern w/ access to Adjacent Streets	

Mark Hackenburg’s Discussion Group Notes

Item #	Description	Action Date
1	Desire a place that provides a Community Attraction <ul style="list-style-type: none"> <li>- Part of the project</li> <li>- Purposeful outcome</li> <li>- Place where people can ‘stay’ and gather in the community</li> </ul>	
2	Community-based businesses	
3	Re-use should meet a community need Always been a public space / geographic heart of Lemoyne Borough	
4	Sensitivity to zoning – respect for creativity within limits of existing zoning	
5	Explore historic tax credits	
6	Consider pedestrian elements <ul style="list-style-type: none"> <li>- Connectedness through site to rest of the community</li> </ul>	

	- State Street / RR Tracks divide our community	
7	Washington Heights Elementary – Consider proximity and concern for safety of students	
8	Traffic Impacts – Address concern prior to in-depth land development process starting	
9	Green space – retain as asset to business and community	
10	Traffic increase is a negative at rush hour - Regional Corridor Impacts	
11	Parking Impacts - Consider both capacity and visual impacts	
12	Residential uses desired over businesses (less traffic)	
13	Tax base impacts perceived as positive - Mixed-use from start - Don't need speculative retail	
14	Entertainment venue - dining - performance space - cultural arts	
15	55+/senior housing	
16	Young professional housing - With an architectural gesture to the past / history of the site	
17	Adaptive reuse of existing building	
18	Maintain iconic landmark elements - façade - rear additions (auditorium/music room/library) - siting of building(s) will be crucial - architectural elements on building (question whether they are a cast or hand carved?)	
19	Multiple Street Frontages - Need to address each frontage	
20	Selective demolition – viewed as an opportunity - Chambersburg School re-development cited as an example	
21	Family-based businesses - Ice cream shop or similar uses that engage families	
22	Artists spaces - Transformable spaces - Rotating users (Millworks In Harrisburg cited as an example)	
23	Restaurants – Sit-down, dinner type (Not fast food)	
24	Passion for retaining front part of 1925 structure (especially façade)	

25	Challenged sustainability of project - demolition vs adaptive reuse (costs and environmental impact of demolition was called into question)	
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The above is submitted as an accurate description of what was discussed and/or documented at this meeting. These notes will be held as accurate account of this public engagement process and the feedback provided.

Respectfully submitted,

Mark A. Hackenburg, Principal  
RGS Associates, Inc.

Distribution: REC-LMS Project Team