

An aerial photograph of Summit Elementary School, showing a large building with a solar panel array on the roof, surrounded by lush green trees and a parking lot. The school is situated on a hillside, with a road and some residential houses visible in the background.

SUMMIT ELEMENTARY SCHOOL

The Next Chapter

**PLUSH MILL ROAD
NETHER PROVIDENCE TOWNSHIP**

October 2018

Make-up of the Committee

The Nether Providence Board of Commissioners has authorized a Committee of 11 individuals (7 from the Wards, 2 Commissioners, 1 from Parks Commission and 1 from Planning Commission). The members of the Committee are as follows:

Ward 1:	Bob Kelly
Ward 2:	Dana Pickup
Ward 3:	Caity Kennedy
Ward 4:	Justin Henzel
Ward 5:	Jessica Mudrick
Ward 6:	Patricia Robinson Linder
Ward 7:	Marty Molloy, Chair
Parks Commission:	Steve Henry
Planning Commission:	Bob Linn
Commissioner:	Kaitlin McKenzie-Fiumara (4th Ward)
Commissioner:	Matt Garson (2nd Ward), Vice Chair

Committee Mission Statement

Evaluate and make recommendations to the Board of Commissioners about the future of the Summit School building on Plush Mill Road, looking into all possible options for the building and the land immediately surrounding the structure.

Factors for Consideration

- Who will benefit the most? Who is 'it' for?
- What use serves the most Township residents?
- What does it look like? Is it realistic?
- Can it generate any revenue and, if so, should this be the purpose?
- Is it an investment in the community?
- What is the impact to the neighborhood?
- What is the potential cost and cost categories to consider?
- Potential Funding Opportunities

Committee Process

- Public meetings with entire Committee twice a Month from March through October 2018.
- Public comment, was taken at each meeting
- A tour of the building was conducted by the entire committee
- Individual members made additional visits to the building

Subcommittee Groups

- Adaptive Reuse
- Leasing Opportunities
- Open Space
- Sports Possibilities
- New Building

Options Explored

Continuing use of existing building for Township and residents

- Complete renovation of the existing structure
- Partial renovation of the existing structure (leaving only the pods)
- Adaptive reuse of portions (amphitheater)
- Re-configure for Township municipal use including Township offices, public works, police

Continuing use of existing building - residents and non-residents

- Long-term lease to outside organization

Artistic

STEAM

Daycares

Athletic Organizations

Children and Youth Creative Arts

Sale of the property

- Single family residences are zoning compliant
- Other potential uses would require zoning relief

Options Explored

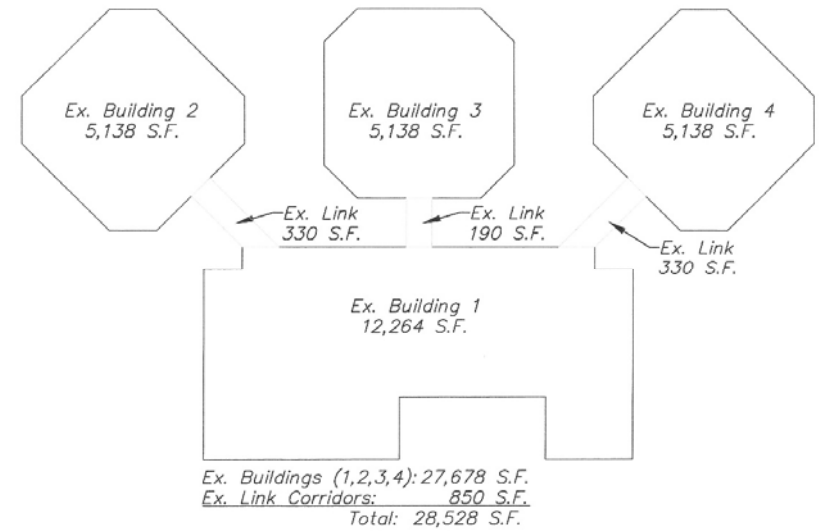
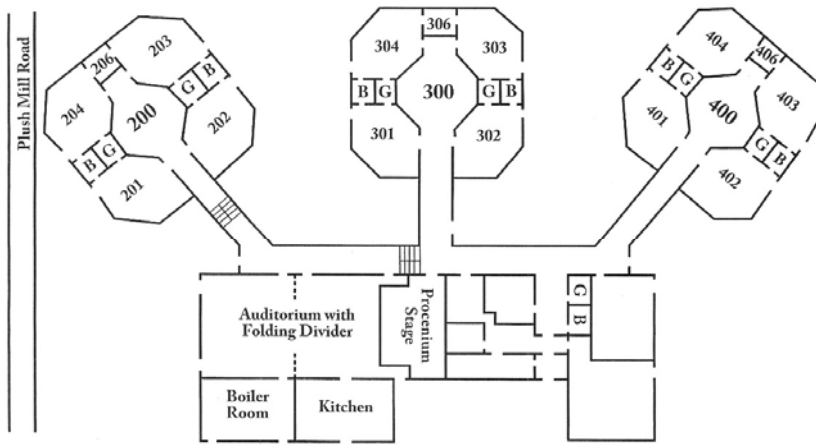
Demolish the existing building and:

- Develop new outdoor sports fields
- Build a Community Center Building in conjunction with sports fields
- Install a playground
- Create a walking trail
- Opportunity for bird sanctuary at preserved portion of site





Existing Building



Adaptive Reuse Consideration Factors

Factors that become a part of this evaluation include:

- Size of the building
- Shape of the building
- Internal circulation configuration
- Size of individual rooms
- Column grid and bearing walls
- Condition of the roof
- Condition of the building shell
- Window evaluation
- Thermal values of the shell
- Presence of hazardous materials
- Presence of mold
- HVAC system condition
- Electrical system condition
- Overall condition & maintenance history
- Adequacy of support parking
- Surrounding neighborhood considerations
- Fit & efficiency of a new occupancy
- Cost of addressing and renovating components listed above

Adaptive Reuse Opinion

After careful consideration, it is the opinion of the Committee that this existing building does not lend itself well as a candidate for adaptive reuse. In arriving at that conclusion, the following factors were taken into account:

- Configuration of the building
- 2 separate floor levels without an accessible link
- Size of the multi-purpose room and stage
- 1950's construction details including minimal thermal insulation
- A failed roof
- Presence of some known hazardous materials, and likely presence of others
- Failing HVAC Systems
- Overall long-term deferred maintenance
- Cost of a retrofit

So Where Do We Go From Here?



Demolish Building and Redevelop the Site

Primary recommendations:

- **Develop new outdoor sports fields with playground**
- **Build a Community Center Building in conjunction with sports fields**

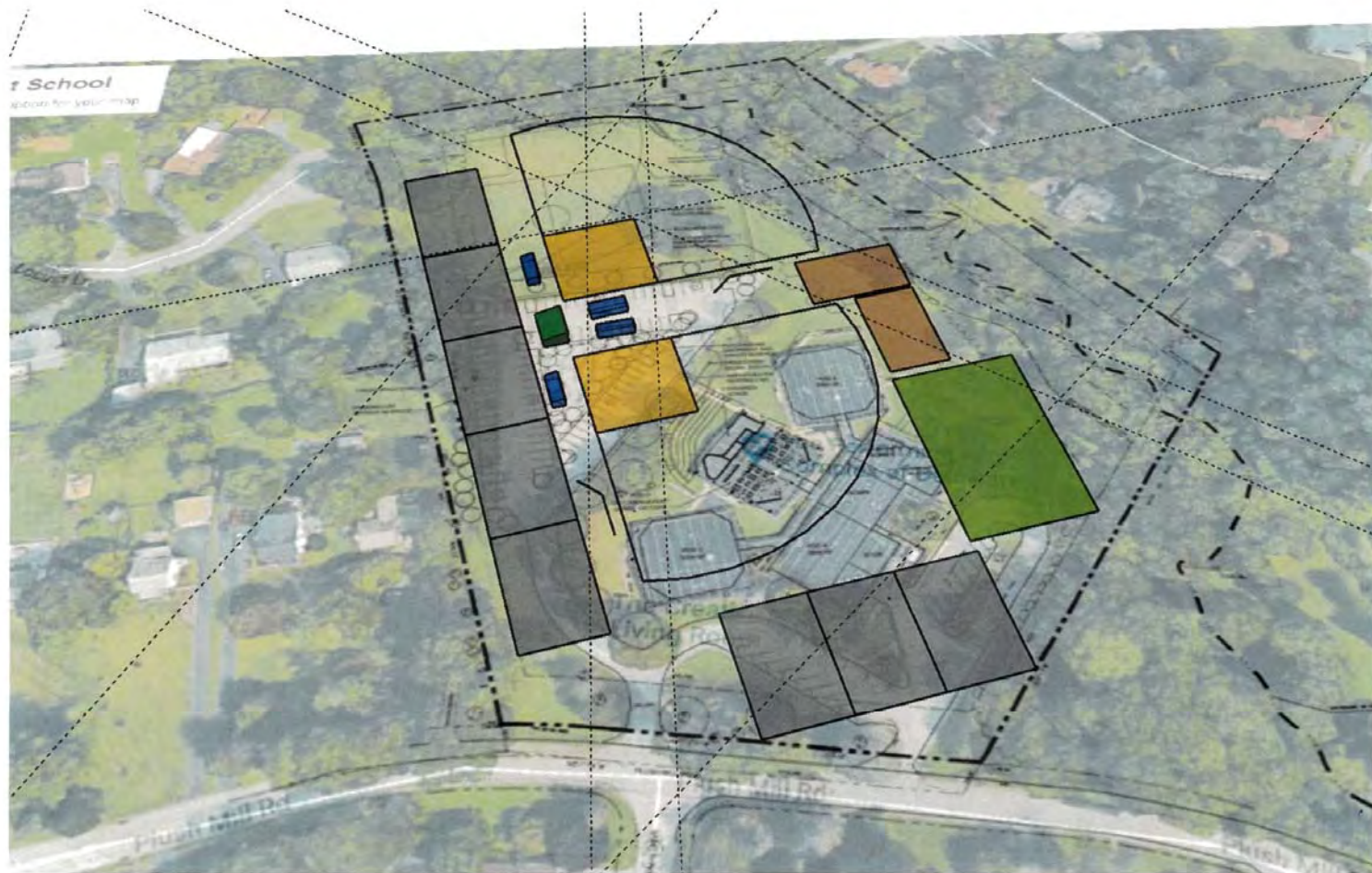
Complementary concepts:

- Create a passive park
- Opportunity for bird sanctuary
- Playground
- Create a walking trail

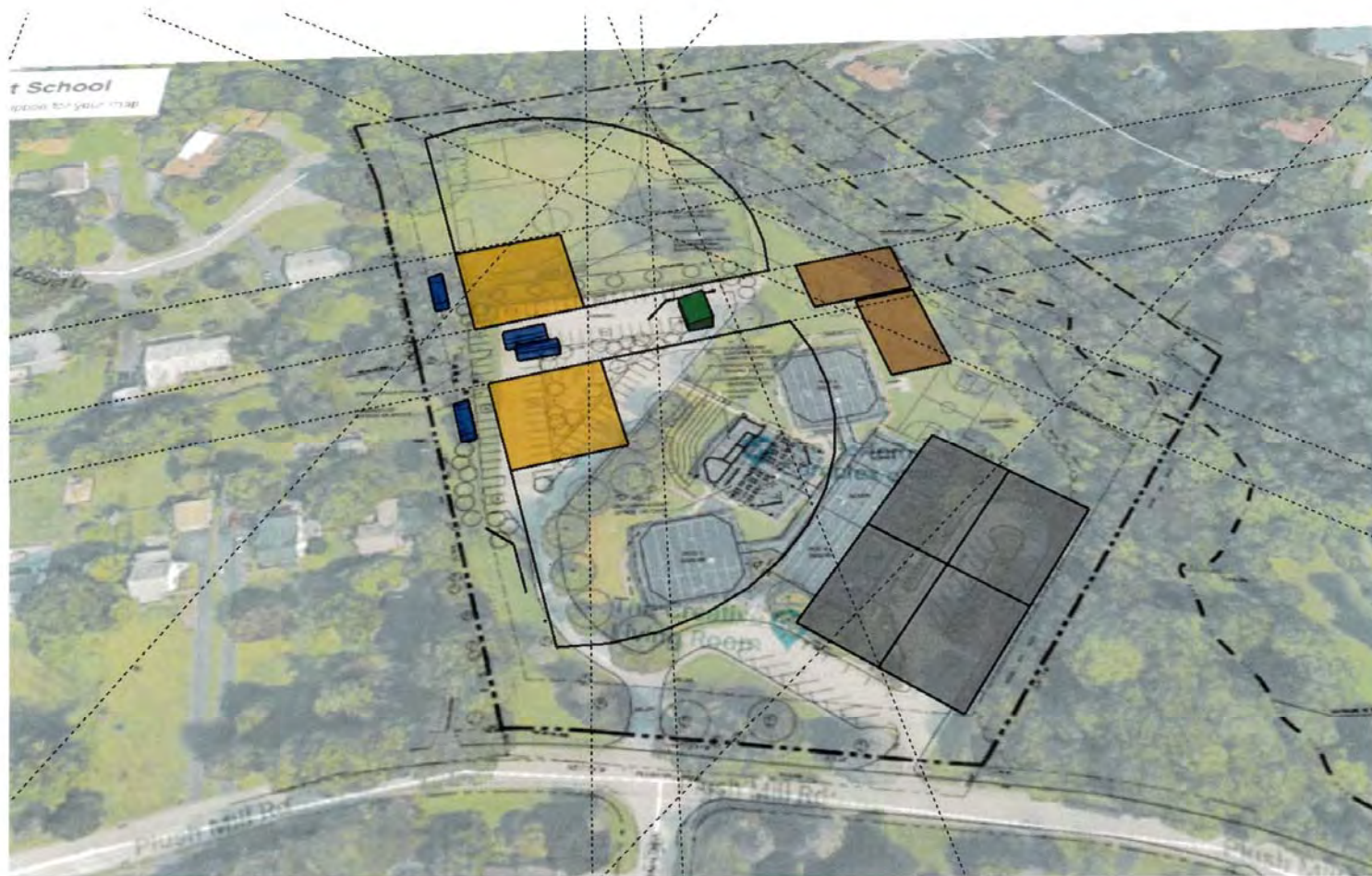
Sports Fields Options



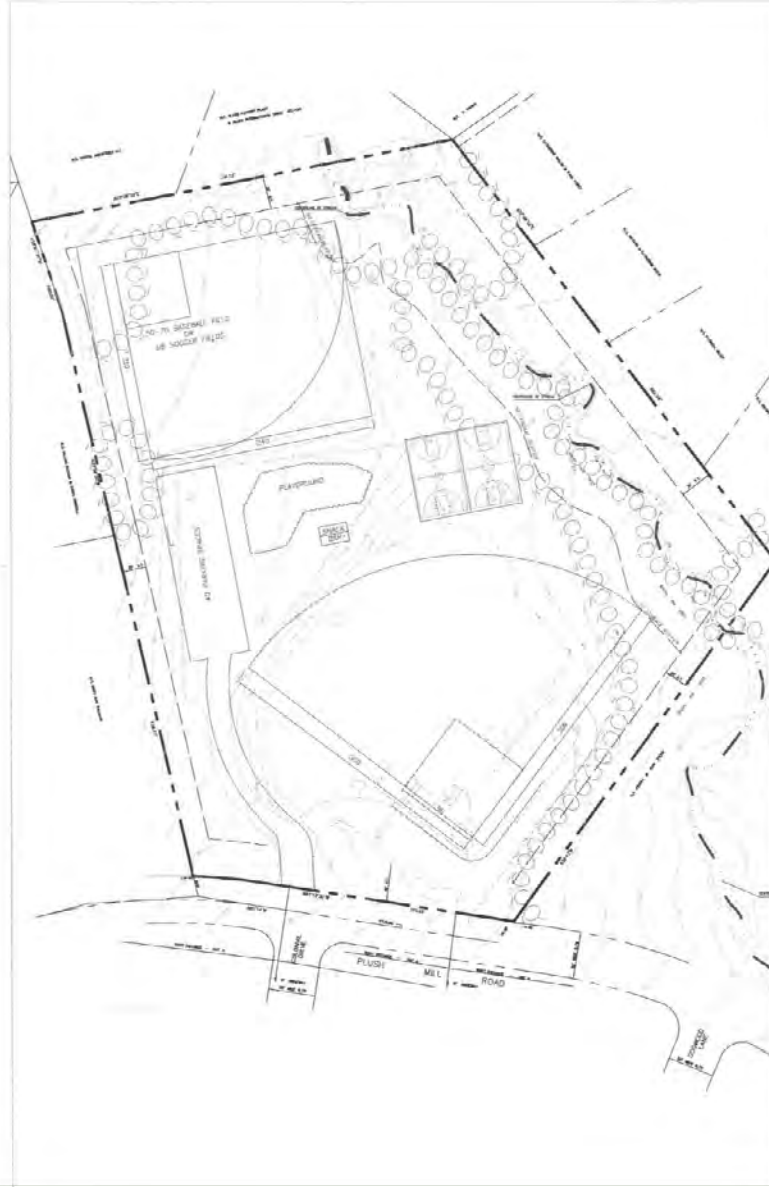
Option 2:
50'70'220'



Option 3:
50'/70'/220'

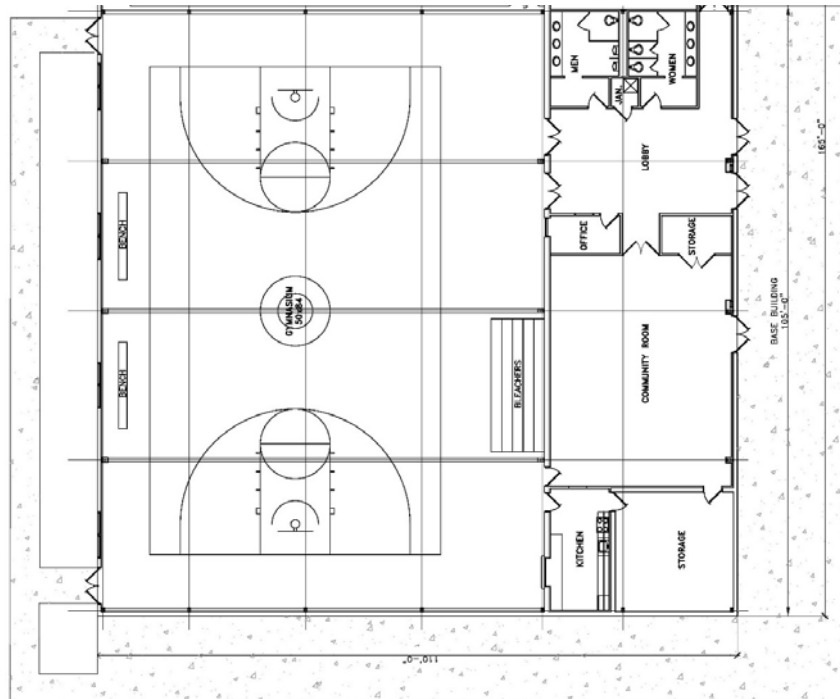


Option 4:
60'/90'/250'



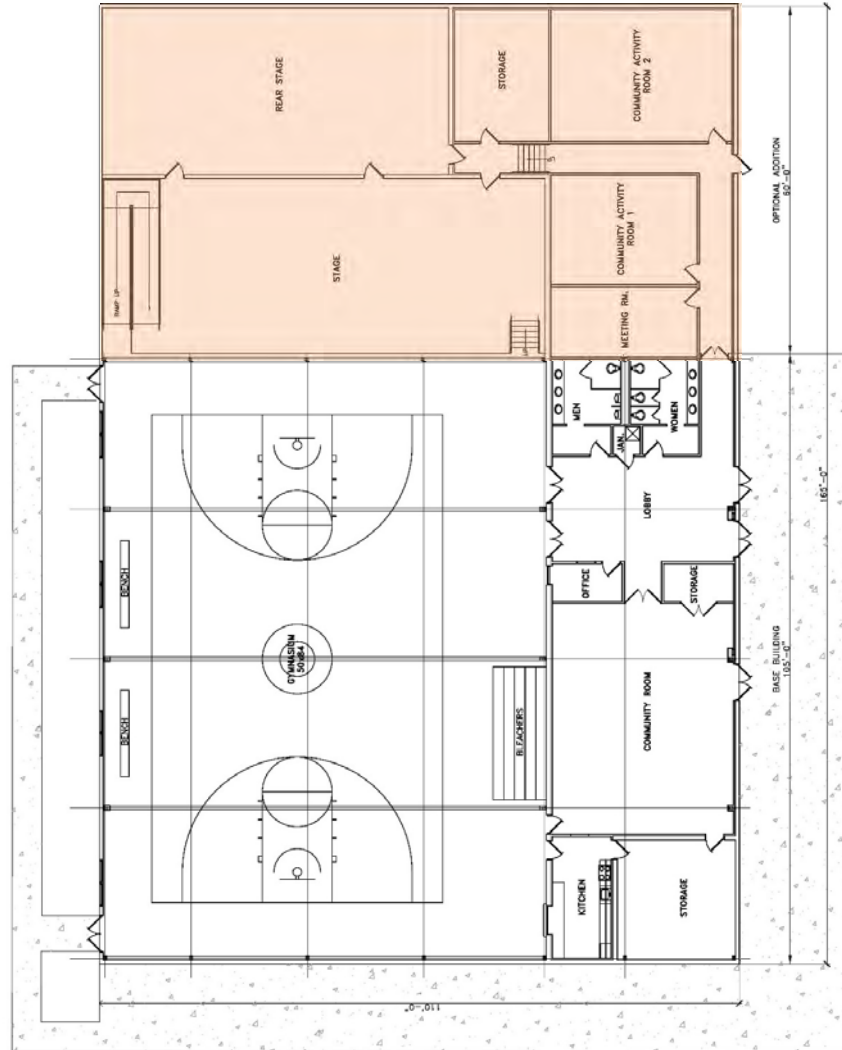
Community Center with Sports Fields

11,500 SF Building -



6,600 SF Expansion Option -

11,500 SF Building -







Potential Grant/Funding Opportunities

Summit School Grant Funding Possibilities

DCNR C2P2 Program – no limit on the grant funding, but requires a 50% match. Also funded through the PA Growing Greener Program and Keystone Recreation, Park and Conservation Fund

Greenways, Trails and Recreation Program (GTRP): Up to \$250,000, 15% match required. Other state agency funds may be used as the cash match. This includes funds received from the DCNR C2P2 program.

Redevelopment Assistance Capital Program (RACP): A RACP project must have a total cost of at least \$1,000,000 and requires a 50% match. However, it says: “Funds from other state sources, including legislative sources may not be used as match.”

DCED’s Community Development Block Grant (CDBG): Up to \$250,000. The Section 108 Grant Program is similar. Both grants would be a stretch since it is not in a CDBG eligible area, but could fall under the “blight” program.

Summit School Grant Funding Possibilities

County Conservation and Recreation Program: “Every county in the Commonwealth receives a portion of the Marcellus Shale Legacy Fund for the planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, natural areas, community conservation and beautification projects, community and heritage parks, and water resource management. The portion received is based on the population of the county. County Commissioners allocate the funds. Interested parties should contact their county commissioners directly.” The Township received \$100,000 in funding from the County to assist in the purchase of the Summit School site.

Community Facilities Direct Loan & Grant Program in Pennsylvania: Up to 35% of cost (would require a 65% match).

Technical Assistance Grants:

- **Community Facilities Technical Assistance and Training Grant**
- DCED Municipal Assistance Program (MAP)

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DCNR C2P2 Program

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Redevelopment Assistance Capital Program (RACP)

DCED's Community Development Block Grant (CDBG)

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Questions and Comments