

MONTGOMERY AWARDS

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2017 Award Winner

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Lansdale Municipal Complex Lansdale Borough

The Lansdale Municipal Complex, an outstanding state-of-the-art public facility in Lansdale Borough, received a 2017 Montgomery Award for creative planning and vision, exceptional redevelopment, and successful community engagement. This stunning, contemporary complex combines municipal services for sustainability and efficiency and preserves the heritage of the community while embracing the future.

History

Lansdale Borough Hall, located in the heart of the central business district at Vine and Broad Streets, has been the

keystone of the borough's revitalization efforts through the years. The building, originally a post office built in 1932, was renovated into the borough hall in the 1980s and received an award from the county for successful adaptive reuse. The adjacent police station, formerly the library, was renovated in the 1960s. Following a facilities study, both buildings were determined to be in poor condition and no longer served the needs of the community. Mechanical, structural, and environmental issues, including insufficient and poorly designed interior space, safety, and compliance with the American Disabilities Act were cited as concerns.





Several options were proposed for the redevelopment of the buildings, and throughout the public process, the community expressed a strong desire to keep the historic borough hall.

Vision

This project was an integral part of Lansdale's revitalization vision. That vision involved combining the police and administrative services into one building and preserving portions of the historic borough hall to create an important community resource. Retaining the municipal facilities at their current location preserved an historic gateway of the community. The planning process, which included extensive community collaboration, resulted in a new \$10.9 million 35,000-square-foot, 2-story state-of-the-art municipal complex. The new complex focuses on sustainability and efficiency and was awarded LEED Silver Certification. Placed adjacent to Railroad Avenue and the Lansdale SEPTA line, the new building will offer future access to SEPTA bus service and the proposed Liberty Bell Trail, ultimately creating a public pedestrian corridor.

Design

The design of the complex seamlessly blended portions of three existing brick walls of the historic borough hall with the new building, which features a modern glass façade and impressive main entrance. The heart of the new facility is a centralized





2-story lobby, which links the police station, administration offices, and public meeting rooms to create an efficient, flexible, and sustainable building that meets the needs of the borough. Site design elements included a reconfigured parking area and site circulation; appealing streetscape including decorative sidewalks, street trees, benches, and lighting; and attractive public plazas. The new, inviting front entry plaza features a seating wall, circular bench, flagpoles, bike racks, lush landscaping, and a large outdoor area for community gatherings. Site sustainability features include green walls and a well-landscaped rain garden, planted with native vegetation, within the parking area to promote stormwater infiltration and improve water quality. Council Chambers has remained in the historic portion of the building, which doubled in size with new high ceilings and preservation of the architecturally appealing windows. The existing cupola, which was replaced and redesigned with a new lantern to illuminate and enhance the building, creates a focal point in the community.

The Lansdale Municipal Complex is an outstanding redevelopment project that, through creative vision and planning, successfully transformed its existing facilities into an attractive and welcoming community center. This valuable community asset demonstrates Lansdale's revitalization vision, respect of its heritage, and a commitment to community reinvestment and a sustainable future for its residents.



Key Features

- Architectural design
- Collaborative efforts
- Economic impacts
- Site planning
- Sustainable design

Owner/Developer

Borough of Lansdale
1 Vine Street, Suite 201
Lansdale, PA 19446

Engineer/Land Planner/Landscape Architect

Nave Newell, Inc.
900 West Valley Road, Suite 1100
Wayne, PA 19087

Architect

Spiezle Architectural Group
321 West State Street
Media, PA 19063

General Contractor

Gordon H. Baver, Inc.
187 West 8th Street
Pennsburg, PA 18073

Location

1 Vine Street
Lansdale Borough
Montgomery County

Project Data

Land Use

Municipal

Tract Size

1.9 acres

Zoning

Downtown Business Overlay District

Building Area

35,000 square feet

Open Space

5,600 square feet (17% of the site)

Parking

75 spaces

The annual Montgomery Awards recognize the best in planning, design, and advocacy in Montgomery County, Pennsylvania.

The program acknowledges the high-quality work and commitment of communities, organizations, and professionals.

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