

MONTGOMERY AWARDS

Excellence in Planning and Design

2018 Award Winner



Hallowell Elementary School Horsham Township

Hallowell Elementary School, an innovative redevelopment project that resulted in an exceptional public educational facility within the Hatboro-Horsham School District, earned a 2018 Montgomery Award for successful community collaboration, innovative design, and sustainable practices. This unique project involved the reuse of several developed sites, many sustainable elements, and sensitive site design.

Community Collaboration

Hallowell Elementary School is a high-performing K-5 educational complex built on a 19.22-acre site located opposite the former Naval Air Station Joint Reserve Base Willow Grove. When the base closed in 2011, the district looked to combine the site where the original Hallowell school and the district transportation center were situated with an adjoining parcel containing the former Horsham Memorial



U.S. Army Reserve Center. With support from Horsham Township and the Horsham Land Development Authority, the district was able to obtain this parcel for \$1.00 through a Public Benefit Conveyance. With the expectation of the redevelopment of the air base site, and after numerous studies evaluating the existing school and the future educational needs of the community, the district assembled a development team with expertise in school properties and sustainable technologies to help create this new state-of-the-art elementary school. Throughout the design process, the public was engaged and encouraged to provide input. Because of the site consolidation, the original school could remain open while the new one was being constructed, eliminating a disruption to school bussing and community life. Through successful community collaboration, this new leading-edge facility is now the center for school and community life.

Innovative Design

Hallowell Elementary School is designed to accommodate 750 students, almost doubling the capacity of the original school built in 1962. The creative site design takes advantage of the topography and frontage on three roadways, which allows for the separation of parent and bus drop-off in the front, preschool drop-off in the rear, and bus transportation traffic to the side. The main entrance, located at the front of the 1-story wing, provides access to administration and shared spaces such as the media center, gymnasium, and cafeteria. A distinctive skybridge connects this wing to the 2-story classroom wing at the rear with views of the student gardens and paved courtyard. All interior spaces and furniture accommodate the ages and learning styles of the students. Branding elements for the Hatboro-Horsham School District are found throughout the interior. The unique exterior façade, which incorporates masonry, glazing, and metal elements, complements the surrounding community. The building orientation and design invite natural lighting, reducing the lighting load, creating a high-quality indoor environment,



and ensuring that most regularly occupied spaces have a visual connection to outside. The efficient site design also provides logical access to the playgrounds, a bike path, and playing fields.

Sustainable Practices

Hallowell Elementary School, the 2017 Green School of the year for Central Pennsylvania, is currently undergoing the preliminary design review for LEED Gold certification. It was built on a remediated brownfield that contained underground oil tanks, asbestos materials, mercury thermostats, and PCB ballasts. Through sustainable design, the school, with a square footage that is double the original, uses significantly less energy and was awarded a \$2 million Alternative and Clean Energy Grant. The majority of the demolition debris was diverted from the landfill, and recycled and local materials were used throughout. The building design incorporated many sustainable elements, such as a ground-source geothermal HVAC system with high-efficiency heat pumps and a modern thermal building envelope; automated building control systems, including daylight/occupancy light sensors; and low-flow plumbing fixtures. The site design incorporated water-efficient landscaping using drought-tolerant plants and infiltration basins that created usable open space. A deep, vegetated setback was created along Route 611, allowing for the preservation of mature street trees as well as the planting of a new row—ensuring a consistent street tree presence. The school is used as an educational tool to demonstrate its environmental benefits through informative signage placed throughout the building and site, brochures and tours for the public, and student curriculums of “School as a Teaching Tool,” which is a U.S. Green Building Council program.

Hallowell Elementary School is an exceptional example of community collaboration, creative site reuse, and architectural design. This outstanding redevelopment project, which transformed a brownfield into an appealing, sustainable asset, demonstrates how successful collaboration can benefit the entire community.





Key Features

- Redevelopment
- Site Planning
- Architectural Design
- Brownfield Development/Environmental Remediation
- LEED/Energy Efficiency

Owner/Developer

Hatboro-Horsham School District
229 Meetinghouse Road
Horsham, PA 19044

Engineer

Barry Isett & Associates
1003 Egypt Road
Phoenixville, PA 19460

Architect

EI Associates
2001 North Front Street, Building #3
Harrisburg, PA 17102

Mechanical Engineer

Moore Engineering Company
3637 Columbia Avenue
Lancaster, PA 17603

Structural Engineer

Baker, Ingram & Associates
1547 Oregon Pike
Lancaster, PA 17601

Construction Manager

D'Huy Engineering, Inc.
1 East Broad Street, Suite 310
Bethlehem, PA 18018

Location

501 West Moreland Avenue
Horsham Township
Montgomery County

Project Data

Land Use

Institutional - School

Tract Size

19 acres

Zoning

C-3 Commercial

Building Area

97,900 square feet

Parking

142 spaces for cars

72 spaces for vans and buses

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

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