

# Butler Eagle

## **Numerous construction projects under way throughout county - Build Time May 1, 2017**

As summer arrives, numerous construction projects are under way while others will be wrapping up. Here is the status of some of the larger projects in Butler County.

### **LIFE Butler County**

Late last summer, LIFE Butler County began a \$1 million expansion of the senior adult day services facility on West Diamond Street in Butler. Construction was completed late last month.

According to Director Marla Frailey, the expansion reconfigured the activity space for program participants.

The 7,800-square-foot space was created to provide more meeting and activity area for group recreational activities. The new space has been divided into a large activity area and several smaller activity rooms.

The dining area will now have the capacity to seat 100 for meal service.

A personal care room was added with a new whirlpool tub for participants with pain management and wound issues.

"The decor is a little bit more spa-like rather than being institutional," Frailey said.

In addition to the personal care room, Frailey said currently under consideration is incorporating massage therapy into the provided services for participants needing pain management.

A media room was added where participants can access the Internet on computer tablets that are provided. Computer stations also were added in a separate area for participant use.

"Participants can go into this room and sit in a comfortable chair and access the Internet to speak to a family member," she said.

### **VA Butler Healthcare**

Completion of construction of the VA Butler Healthcare center on North Duffy Road is anticipated early next month, according to David Cord, VA Butler Healthcare director.

Afterward the VA staff will take a few months to move into the building and prepare to be up and running by an opening scheduled for Sept. 5.

"We're going to take some time over the summer to complete our activation of the property to ensure we have all of our materials, equipment and supplies in place," Cord said. "We also want to make sure we get the staff through the new space to get them acclimated and ensure they're comfortable with where everything is in the clinical areas."

The new two-story building will be 168,000-square feet and will provide services for veterans, which will include primary care, specialty care, mental health, diagnostic, laboratory, radiology, podiatry, pathology, optometry, pharmacy, physical rehabilitation, women's health and dental care.

"This is going to be an ideal environment for their patient care. That's what the focus is really all about," he said. "We're going to have a facility where almost 100 percent of the care occurs on the ground floor and all of the clinical space is state-of-the-art. It's going to be a nice environment for the veterans

as far as ease of use and ease of access. And it puts our staff in a building that maximizes their ability to deliver care."

The new facility will be named after Abie Abraham, who was born in Lyndora and survived the Bataan Death March as a POW during World War II. In 1995, Abraham was named the Butler County Veteran of the Year for his volunteer service at the medical center. He died in 2012.

A ribbon cutting ceremony will take place on Aug. 29 at the new facility. Abraham's family will be attending and Rep. Mike Kelly will be the keynote speaker.

"We're very excited. It's going to be a very nice event. It will be great way to start to show off the facility that day to the community and the veterans. We'll be conducting tours that day," he said. "I've been through the space recently and it looks great. I can't say enough about what the developer and the contractor have done in getting the space ready for the veterans."

Cord said the VA is in preliminary talks with several federal agencies that are considering occupying the VA's current property and buildings along New Castle Road.

"We're started down that road. I'm excited that we are having some discussions ahead of vacating the building," he said. "I continually remind everybody that this is not a quick process. It's a very methodical process when a federal agency has a property that they are vacating. But I feel we're making a strong effort to find another use for that building."

### **Cranberry Township**

One of the largest residential projects to soon begin development is The Village of Cranberry Woods at the intersection of LongTree Way and Franklin Road.

According to Cranberry Township Planning and Development Services Director Ron Henshaw, a company called GMH of Chicago will build the 310-unit development, which will include five apartment buildings, 10 townhomes, parking garage and pool.

Several of the townhomes will have live/workspace areas in which the first floor is designated for work purposes and offices, while the second floor is designated for living space.

Henshaw said the development may be ready for residency by early 2018.

Ryan Homes will be continuing to develop Park Place on Cross Creek Road. The residential area has been under development since 2009.

The next phases will include 29 single family units and 52 townhomes.

"The bigger story here is that Ryan Homes is doing really well at Park Place. Park Place struggled, but is really taking off. I think we ordered 40 single family home permits since January, which is astounding," he said.

NOAH's Event Venue, which is a 7,800-square foot party venue, was expected to be completed in the Village of Cranberry Woods by the end of last month.

"It's something unique to us. They're a national company out of Utah. This is the first one in this area, that we know of," Henshaw said. "We're excited about it. It will be for weddings, parties, and business meetings. The space can be split up into two different spaces."

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The former ECHO restaurant off of Route 228 was demolished and construction of a Cracker Barrel restaurant will begin within the next few weeks. It will be on the same property, but will be constructed closer to Route 228 than the previous establishment. The restaurant will be 9,125-square feet.

Behind the new restaurant, Element Hotel will be six stories with 102 rooms.

A Best Western hotel, which will be six stories with 101 rooms, will also be under construction within the next few weeks. The new hotel will be on Cranberry Springs Drive located behind Dick's Sporting Goods on Route 228 and near the UPMC Lemieux Sports Complex.

"They kind of got mired down a little bit over the winter with some of the excavation that had to happen and some of the retaining walls, but they're off and running now," Henshaw said.

Also nearby, Firebirds Wood Fired Grill will be completed this month with a grand opening in mid-May. The 6,500-square foot site has been under construction throughout the winter.

A 19,678-square foot multitenant building has been under construction on McKenzie Way in this same area of Cranberry Springs. The new building will hold a Charles Schwab office in the western portion of the building.

Recently announced was a Wahlburgers Restaurant that will be on the eastern side of the building. Wahlburgers is a national chain developed from the reality television series about actors, Mark and Donnie Wahlberg, who own the chain along with and their brother Paul, who is the chef.

Urban Air Trampoline Park has just begun construction on a 23,904-square foot trampoline center on American Way. It should be completed by the end of the year.

Work on the new Goodwill site is continuing on Freedom Road. Henshaw said he anticipates the 34,654-square foot building should be completed by late summer.

The current Cranberry Goodwill store on U.S. Route 19 will remain open, but Henshaw said the new facility will allow easier access.

"They will be able to move merchandise in and out much more efficiently and it is also going to be a retail location for shoppers," he said.

Henshaw said the township planning department looks forward to helping plan the growth in the region.

"We're excited about the growth and the mix of things we're getting, from restaurants to hotels to office space, entertainment, and retail. I think that things are moving along very well in the township. We're excited to see things happening according to our plan here, he said. "There's no end in sight. Economic development is alive and well here and moving forward."

## **Butler County Community College**

**Butler County Community College is now firming up plans for the expansion of the Children's Creative Learning Center on the main campus.**

**According to BC3 Executive Director of Operations, Brian Optiz, the current building will be demolished. A new 6,500-square foot building is planned that will connect to the Arts and Humanities and Social Science buildings.**

**The \$2 million project was made possible through a \$1 million state grant and a \$1 million donation made by John L. Wise III, vice president and treasurer of the Butler Eagle, and his family in memory of his sister, Amy Wise, who died in November 2014.**

**Amy Wise, who was a preschool teacher, had a lifelong passion for early childhood education.**

**Construction of the new child care facility is expected to start in June and should be completed by early 2018.**

## **Springfield Suites by Marriott - Butler Centre City**

Construction of the new Springfield Suites hotel at McKean and Jefferson Streets in downtown Butler is expected to completed in late August or early September, according to Jeffrey Schmitz of Butler Hotel Properties, LP.

"We are energized about the last summer debut of downtown Butler's first branded hotel. The new hotel marks a commemorative celebration to the revitalization area known as Butler Centre City," he said. "Collectively for all those involved, we are enthusiastic about the progression of construction and look forward to welcoming our first guests."

The 76-room, \$8.2 million hotel will provide a guests with a business center, fitness studio, indoor pool and meeting rooms.

Completion of the construction will mark the end of the multi-phased revitalization project, which included the city's new adjacent 238-space parking garage.

The entire Centre City project costs \$13.2 million. The hotel is a joint project of the city and J.S. Capitol.

## **PennDOT**

There are 21 Pennsylvania Department of Transportation projects either under way or expected to start this year in Butler County totaling more than \$60 million.

Three bridge replacements are currently under way in the county.

Cabot Bridge in Winfield Township is being replaced along Winfield Road. It crosses Little Buffalo Creek. The project is not expected to be completed until June 2018.

A Venango Township bridge along East Unity Road, which passes over a tributary of the south fork of Little Scrubgrass Creek into Cherry Valley Borough, is under construction. The replacement project will be completed in late June.

A bridge along Hooker Road which crosses over Bear Creek in Fairview Township will be replaced and should be completed by July.

Three resurfacing projects are under way, including a 750-foot stretch of Route 19 in the Zelienople business district between West Beaver Street and East Grandview Avenue.

The construction is estimated to be completed by November and is part of the Zelienople Revitalization Improvement Project.

Dinnerbell Road from Pittsburgh Road to State Route 2017 is being resurfaced and is expected to be completed in July.

Resurfacing of Route 8 is being done in Harrisville from State Route 108 into to the borough. The project is expected to be completed by late August.