



GILMORE & ASSOCIATES, INC.

FULL SERVICE CIVIL ENGINEERING & CONSULTING



## SILK WORKS Perkasie Borough, Bucks County

Adaptive re-use projects help preserve our heritage and represents a smart growth concept that is a natural complement to the current green building trend. Gilmore & Associates, Inc. was fortunate to team with a visionary client (First Savings Bank of Perkasie) and architect (George Donovan) in the restoration of the Silk Works, a former industrial site that now serves as the headquarters of a rapidly growing financial institution.

These projects often present unique challenges. Unknown conditions in the building, on, and under the site require extreme diligence in site investigations. Current zoning regulations often do not contemplate such adaptive re-use projects, and rarely accommodate redevelopment at a density that provides economic sustainability to fund extensive restoration. Onsite and surrounding infrastructure was built for early 20<sup>th</sup> century load conditions and was often left to deteriorate. Additional constraints are often imposed by contamination and subsequent governmental cleanup of these sites.

An undersized stone arch culvert through an adjacent railway embankment was impacted by nearly a century's worth of unmanaged upstream development, and rendered the site prone to flash flooding. Culvert replacement was not an option, as this would merely convey the flooding to downstream areas. Gilmore & Associates, Inc. plan provided for staged flood storage on the site, and included shallow inundation of overflow parking facilities for effective utilization of the site. Our zoning testimony secured a number of variances critical to the restoration and redevelopment of the site, and our site design worked within the constraints of an ongoing Act 2 monitoring program.



 SILK WORKS SITE - FIRST SAVINGS BANK OF PERKASIE

### Services Provided by G&A

- Land Surveying
- Site Planning
- Land Development Design
- Redevelopment Grant Assistance
- Landscape and Lighting Design
- Watershed and Floodplain Studies
- Zoning Testimony
- Retaining Wall Design

### Client Information

Todd Hurley

219 S Ninth St, Po Box 176, Perkasie, Pa  
18944-0176

[thurley@fsbperkasie.com](mailto:thurley@fsbperkasie.com)

Phone: 215 257-0577

Fax: 215-453-2332

### Contact Information

Gregory R. Glitzer, PE

VP Land Design

[gglitzer@gilmore-assoc.com](mailto:gglitzer@gilmore-assoc.com)

215-345-4330 ext 305

GILMORE-ASSOC.COM