

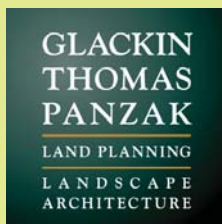
East Marlborough Township



Open Space, Parks, and Recreation Plan Proposal

Chester County, PA

February 15, 2019



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Laurie Prysock
Township Manager
East Marlborough Township
725 Unionville Road
Kennett Square, PA 19348

Dear Ms. Prysock,

East Marlborough Township is proactively looking to the future and envisioning the community's needs for open space preservation and recreation. The development of an **Open Space, Parks, and Recreation Plan** supported by the Unionville Regional Plan will provide a path forward for exciting opportunities ranging from conserved land, to multimodal trails, to a new park, and more. This planning process is strategic and will fully engage the community and most of all be implementable.

Because of our lengthy history with the Township, we are particularly enthusiastic about the project and the related future possibilities. To best serve the Township, Glackin Thomas Panzak will partner with Traffic Planning Design, Natural Lands, and Toole Recreation Planning in guiding this public planning process. Our team is very familiar with the community and has a track record of many successfully completed projects. Our professionals include Registered Landscape Architects, AICP planners, a Certified Parks and Recreational Professional, and conservation experts.

We look forward to the opportunity to work with the Township on this very exciting plan. We believe this document will have a significant impact on guiding future planning and land use decisions for many years to come. If selected, Glackin Thomas Panzak will serve as the project lead and be responsible for overseeing all work performed. We would be very happy to discuss the proposal in detail with you as time permits.

Respectfully,

GLACKIN THOMAS PANZAK



Lisa L. Thomas, RLA, AICP, LEED AP
President

East Marlborough Township Open Space, Parks, and Recreation Plan

Project Approach

The Project Team will complete the following tasks as described in the Request for Proposals:

- Task 1 - Project Management
- Task 2 - Existing Conditions Inventory and Data Collection
- Task 3 - Vision, Goals, and Objectives
- Task 4 - Plan for Open Space
- Task 5 - Plan for Recreation Facilities
- Task 6 - Plan for Multimodal and Greenway Connections
- Task 7 - Plan for Existing Open Space
- Task 8 - Organization, Management, and Financing
- Task 9 - Implementation Strategies
- Task 10 - Public Participation

In completing the tasks, the team will focus on ensuring that the resulting product addresses and is consistent with the eight actionable goals of the Township Unionville Area Regional Comprehensive Plan, adopted in January 2011:

1. Provide water resource protection measures to maximize flood control, groundwater recharge and filtration, and to minimize the discharge of contaminants into the water resources of the region.
2. Protect and preserve the integrity of the historic resources as important community assets. Encourage reuse and adaptation to viable and compatible community uses.
3. Protect the principal land use in the region – farming – so that the agricultural heritage of the area can be maintained, and agriculture can remain economically viable. Provide sufficient land and opportunities for all basic forms of housing to be provided for all population groups in the community.
4. Provide a balanced mix of open space, parks, and recreation amenities that are integrated with and help to further the natural and environmental resources, land use and public service goals of the Region.
5. Provide drinking water and sewer systems that are consistent with planned future land use patterns. Discourage leapfrog development that causes infrastructure to be provided in an unplanned manner. Promote environmentally sustainable storm water management techniques that achieve local, state and federal regulatory objectives. Support effective policies for solid waste disposal and recycling.
6. Provide for needed government services at the least possible cost to the community.
7. Provide for safe, environmentally positive, and scenic vehicular and non-vehicular circulation system.
8. Encourage a diversity of economic opportunities that are appropriate to land use, demographics, and infrastructure of the region.

Project Tasks: Approach and Scope

Task 1 - Project Management

Project manager Lisa Thomas, RLA, AICP, LEED AP (**GTP**) will provide monthly status reports, agendas, meeting sign in sheets and summaries to the Township. The consultant teams find that the most successful long-term plan implementation occurs when Township advisory boards play an active role in preparing the plan. We envision the Project Advisory Committee (**PAC**) as a working group likely to exist, in some form, beyond the scope of this project. The consultants suggest that the **PAC** include broad-based representation of age, gender and interests such as trails, open space, active and passive recreation and the natural environment.

Deliverables: *Initial project schedule; monthly status reports; meeting agendas; meeting sign-in sheets; meeting summaries. The team is prepared to submit monthly invoices and is also willing to submit on a quarterly basis if preferred by the Township.*

Task 2 - Existing Conditions Inventory and Data Collection

GTP has first-hand knowledge of current plans related to East Marlborough and will brief the team on plans and studies to avoid duplication of earlier work and to better understand the foundation for this Open Space, Parks and Recreation Plan.

Natural Lands will prepare a base map, called a Conservation Opportunities Map showing natural features throughout the Township. Map subjects vary by township plan, but typically include geology, topography, hydrology, soils, forest cover, parcels and current and historical aerial photography. In addition, this map illustrates land that has been preserved, including lands with public access and under private ownership and conservation easement. At the direction of the **PAC**, Township staff and officials, **Natural Lands** may also provide additional maps showing parcels of a particular acreage, land use or other categories, to inform the open space plan.

GTP will conduct a field inventory to include all public lands as well as land for potential acquisition, greenways, trails and multimodal corridors. Photography, suitable for presentations, the plan report and Township website, will also be provided to the Township. The field inventory will include profiles of Unionville Community Park and major trails noting primary features and major issues. This facilities inventory serves as the basis for site specific recommendations in the plan.

The Zoning and SLDO ordinances are the DNA that implements the plan. The data collection phase includes a review of how well (or not) the Township ordinances address parks, recreation, open space, trails, sidewalks and on-road biking facilities. Prior to making recommendations for improvement (Task 1.5), the consultant team will interview the **Planning Commission Chair**, an **EAC member** and **PAC**.

During Task 2, the consultants will work with the **PAC** on two specific assignments. First, the PAC members will work in teams and explore assigned sections of the Township, formulating their own insights into what's working well, what could be improved upon and what opportunities they wish the consultant to explore. Second, the PAC will be consulted about key stakeholders who should be interviewed by the consultants.

Deliverables: Summary of opportunities and constraints; base map depicting the existing conditions inventory; photographs from field visit; list of potential additions to the scenic by-ways and environmental features list; summary of current ordinance provisions.

Task 3 - Vision, Goals and Objectives

The consultant team will rely heavily on the **PAC** for development of the plan vision, goals and objectives. Consensus on these items is usually reached only through robust discussion amongst the group members. We believe these are important pieces to any plan, as they establish the foundation. When formulating and considering recommendations, the **PAC** will be asked, “Does this recommendation fit within the vision? Does it meet one of the goals? Does it achieve one of the objectives?” The vision, goals and objectives are valuable tools, used to keep the plan within scope and moving along the correct path, in line with the wants and needs of the community. Understanding the Township’s desire for current natural and historic resource documentation, the consultants will coordinate with the **EAC** to update the 1993 maps of natural and historic resources, including published sources since 1993 and data provided by **EAC** members.

Deliverables: Vision and mission statement; updated list and map of natural and historic resources; list of goals and objectives.

Task 4 - Plan for Open Space

The Plan for Open Space begins by evaluating work to date and considering the data collected by the consultant team and by **PAC** members during the field work. The consultants will work from the Base Map, or “Conservation Opportunities Map” prepared for Task 1.2, showing those lands that are already protected, those that are too wet, steep or prone to flooding to develop; and trails, existing and planned.

Working with the **PAC**, the consultants will host a public “Places of the Heart” meeting where residents identify places most important to their quality of life in the Township. We find this meeting to be most effective when several Township residents (usually on Township advisory boards) address the meeting with a quick summary of ecological, recreation, historic and cultural features. This “warm up” is followed by an exercise where residents identify and mark their favorite local places on a map. We will also include a short group exercise where residents can identify the types of facilities and programs, they are interested in. An on-line questionnaire will gather similar data from the public. These results will be used by the consultants to suggest an open space network, with priority areas identified.

Note that although the RFP mentions calling out specific parcels, absent a single, signature parcel that is the subject of a referendum, we usually advise Townships to identify general areas, so as not to alarm landowners before there is an opportunity to meet with them. We will additionally provide recommendations related to types of parcels, such as those contiguous to existing open spaces or those containing woodland streams.

East Marlborough Township has a long history of success in land preservation. We will build upon that success by coordinating with the Chester County Agricultural Lands Preservation Board (**ALPB**) and the **EAC**. We will obtain a listing of existing preserved properties from the **ALPB** and work with the **EAC** to prepare a list of criteria by which to evaluate agricultural, natural lands, or related property for preservation (e.g. woodlands, stream corridors, adjacent to other protected land, development pressure,

etc.). Finally, we will work with the **EAC** to prepare a rating system for targeted preservation of parcels larger than ten acres. The criteria will take into consideration location, natural features, value as public lands, and agricultural production value.

Deliverables: prioritized list of potential parcels to protect; “Conservation Opportunities” map of protected parcels; list of strategies and evaluation criteria for a rating system.

Task 5 - Plan for Recreation Facilities

Ann Toole, CPRP, (**Toole Recreation**) will lead the assessment and planning for recreation facilities and programming. Ann, with support from the **PAC** and the consulting team, will assess the diversity and range of programs to determine whether the residents’ recreation needs are being adequately addressed, and to identify any additional outstanding needs. The consultant team understands the rural, agricultural nature of the Township and that public access is appropriately limited to Township parkland and carefully sited trails.

Deliverables: list of community recreation facility and programming needs; prioritized strategies for improving park facilities and programs.

Task 6 - Plan for Multimodal and Greenway Connections

The consultants believe that a successful plan for multimodal and greenway connections will rely upon balancing the needs of agricultural landowners, where public access is often inappropriate, with the desire for passive recreation, including a trail network, for residents.

Lead by Randy Waltermeyer, AICP, **TPD** will review existing municipal trail plans, Chester County’s Trail Inventory, and Chester County Planning Commission’s recommended network of bicycle facilities. Additionally, TPD will use the Delaware Valley Regional Planning Commission’s bicycle level of traffic stress as an assessment tool of existing on-road bicycling conditions.

TPD, working in conjunction with the **PAC** and consulting team, will identify key destinations and generators, including existing trails, parks, community facilities, and other key locations. These destinations – and identified gaps in the existing multimodal network – will serve as the basis for developing a trail and greenway plan. This plan will identify each improvement or connection by facility type. Based on **PAC** and public feedback, the consulting team will develop a prioritized list of projects and strategies.

Deliverables: List of community needs; map identifying facility types and alignment of potential connections including neighboring municipalities: Kennett Township, Kennett Borough, West Marlborough, Newlin and Pocopson Townships; prioritize strategies for increasing multimodal and greenway connections.

Task 7 - Plan for Existing Open Space

GTP will review existing open space and recreation parcels, including the Unionville Community Park and the 26 acre future park located on Route 82, to determine the best integration of these resources with the proposed plans for open space, recreation, multi-modal trails. As a component of this task and with the input of the **PAC**, on-line public engagement, and public meetings, a Concept Plan for the future park

will be developed. This Concept Plan will identify significant natural features, recreation activity areas, open space and community connections including multi-modal trails.

Deliverables: *Concept Plan for development of the 26 acre future park including map and potential trail connections to the site.*

Task 8 - Organization, Management and Financing

Lead by **Toole Recreation** with assistance from all team members, the recreation financing review will identify current trends in financial and human resources for parks and recreation as well as projections for the future. It will provide a frame of reference for establishing a baseline of services and investment for East Marlborough Township. The Township's philosophy and revenue sources will be examined within the context of comparisons with other local municipal spending on parks and recreation. Township policies and procedures that guide parks and recreation will be evaluated. The plan will provide recommendations for enhancing, improving and supplementing these policies and procedures.

Deliverables: *Recommend best practices for park and open space management; recommendations for funding.*

Task 9 - Implementation Strategies

The consultants will provide implementation strategies that can be part of work plans in the Township. The strategies section will include those actions that can take place almost immediately (i.e., within the year). For the immediate and short term projects, a timetable, including cost estimates, funding sources and grant deadlines, will be provided. In addition, we will talk with Township staff and identify those staff members most appropriate to lead the implementation.

Deliverables: *Implementation plan: cost estimate table; list of potential funding strategies.*

Task 10 - Public Participation

The consultant team will use a range of techniques to engage with the residents and understand the places they love in the Township and what they would like to see changed. Plans that are informed by residents and supported by the public are easiest to implement and best meet the needs of the community. Therefore, our team will engage in a robust public participation process, aimed at collecting information from the general public, as well as local experts on relevant topics.

Deliverables: *Meeting agendas, flyers, meeting materials, and meeting*

The Plan Advisory Committee (PAC) and Public Meetings

The consultant team will lean heavily on the **PAC** to provide background information, inform us of trends in the community, identify champions for open space and potential obstacles, and to give us insights into the community, that only a resident would know. We will ask the **PAC** members to lead us on tours of the township, help us prepare for and run the public meetings, and review drafts of the plan. But most importantly, we will rely on them to provide us with the substance of the plan. While the consultant team will introduce topics, we will expect the **PAC** to provide us with many of the details. At the **PAC** meetings,

we'll be soliciting their input through discussions and facilitated exercises. We may also ask them to do homework assignments between meetings.

PAC input will help us design the meetings, guide the discussions, and ask the proper questions. The information we gain from the public meetings, must then be vetted by the **PAC**, and properly used to influence recommendations in the plan. The schedule could change somewhat based on early findings, but we expect to follow roughly the meeting schedule below.

- **Before PAC Meeting 1** – The consultant team will communicate with the **PAC** by email, to coordinate the first meeting. We will ask the **PAC** members about their favorite places in the Township, whether they may be parks, private open spaces, viewsheds or other outstanding places. Their responses will provide a jumping off point for the first meeting, as well as lead into the first public meeting.
- **PAC Meeting 1** – The first meeting will be an introduction to the project, scope, and planning process. Prior to the meeting, the consultant team will prepare a Conservation Opportunities Map to orient the **PAC** and start the conversation. Summaries of the previous planning studies, existing conditions, and a virtual tour will be presented to orient the **PAC**. The **PAC** will report back on their findings based on the assignment to review properties, described in Task 1.2. This will lead us into a discussion of the mission, vision, goals and objectives which we will begin to craft during this meeting.
- **PAC Meeting 2** – At the second meeting, we will present draft evaluation criteria and potential properties to be considered for protection based on the **PAC** property visits, the Conservation Opportunities Map, and other information gained through the early portion of the process. In order to understand what to preserve, it is important to understand what can be developed. Therefore, we will also provide a summary of existing key zoning and subdivision and land development regulations. An inventory of existing trails and connection points will be reviewed by the **PAC** with their input on the demand for trails and multimodal paths. The **PAC** and consultant team will also prepare for the 1st public meeting together. We will discuss the format and how to best use the public meeting to inform the plan.
- **Public Meeting 1** – The first public meeting is the public's first opportunity to share their feelings about their parks, trails and open spaces, and about the planning process. We always make this meeting about listening to the public, asking them questions and allowing them to tell us as much or as little as they would like. The "Places of the Heart" theme keeps the meeting focused on the positive aspects of the landscape, rather than on budgets, acres and development threats. Through a facilitated exercise, we will ask residents to tell us about their favorite places in the township. We'll ask them where they walk or bicycle, have a picnic, watch birds, or simply connect with nature. Through this exercise we can also identify gaps in the parks and recreation system. The Places of the Heart exercise will be supplemented with questionnaires and other exercises to collect as much useful information as possible in the course of one meeting including program elements for the future park and multimodal connections and pathways. An online public comment form will also be introduced and launched concurrently with the public meeting.
- **PAC Meeting 3** – We will continue discussions from the second **PAC** meeting in light of the new information gathered at the first Public Meeting. The consultant team will prepare a summary of findings from the public meeting and review it with the **PAC**. Together we'll identify themes and

determine how the results should affect the plan going forward. This meeting will also focus on engaging neighboring municipalities and the Unionville-Chadds Ford and Kennett Consolidated School Districts on recreation and multimodal trails. We will summarize the results of these stakeholder interviews and provide a ranked list of potential multimodal trail connections for review and discussion.

- **PAC Meeting 4** – This meeting will be a field review of the 26 acre future park site on Route 82. We will meet on site and the consultant team will review the existing conditions, access, and potential recreational uses of the property. The meeting will conclude at the Township building with a discussion of opportunities and constraints of the park site and the results of neighbor interviews and on-line public comment related to the future park amenities. A ranked list of amenities that may be included in the park will be provided.
- **PAC Meeting 5** – GTP will prepare and present a Park Concept Plan to the **PAC** based on the site visit, identification of opportunities and constraints, interviews and public comment. The Concept Plan will identify significant natural features, recreation activity areas, site amenities, open space, and community connections including multi-modal trails. The **PAC** will provide comments on the plan during the meeting. **GTP** will prepare revisions as needed in preparation for the second public meeting.
- **PAC Meeting 6** – The consultant team will present draft recommendations for all sections of the plan, including a discussion of priority parcels for conservation, based on the conservation opportunities map, results of previous **PAC** discussions, results of the first public meeting, review of existing ordinances, and other information gathered throughout the planning process. **Natural Lands** may create additional maps to help facilitate this discussion, such as parcels categorized by size, development potential or existing land use. The draft recommendations will be discussed in detail and revised as necessary in preparation for the second Public Meeting.
- **Public Meeting 2**– The consultant team and **PAC** will report out on findings, but also continue to collect public input. We will present the findings to date, including detailed results from the online public comment form and any questionnaires distributed at the first public meeting, as well as general findings regarding each of the broader plan topics. In addition, the revised Park Concept Plan will be provided for review and comment. After providing this background, we will then present draft key recommendations and collect feedback through a scorecard or similar exercise. The scorecard invites the public to grade our work and let the consultant team and **PAC** know whether the recommendations align with the public’s expectations, and whether we need to make revisions to plan’s framework.
- **PAC Meeting 7** – At the final **PAC** Meeting, the consultant team and **PAC** will review the draft plan and final Park Concept Plan for recommendation to the **Board of Supervisors** for adoption. Prior to the meeting, the consultant team will provide a substantially complete draft plan for the **PAC** (and other **Township Boards and Commissions**) to review. At the meeting, we will review the draft chapter by chapter, discussing necessary revisions. We envision being able to prepare some rough draft chapters earlier in the process, so **PAC** members should be familiar with most of the material even before receiving this draft. After this meeting, we will continue to communicate with PAC members by email, to coordinate ongoing revisions and ensure that the final draft meets their standards.

- **East Marlborough Planning Commission** – The consultant will present the plan to the **Planning Commission** at a regularly scheduled meeting for review and comment. It is anticipated that a recommendation for approval will be made by the **Planning Commission** at this meeting.

Public Hearings

The Open Space, Recreation, and Environmental Resources Plan will be adopted as an addendum to the Unionville Regional Comprehensive Plan. The consultant team will present the final draft plan to the **Board of Supervisors**, at a public hearing in accordance with the PA Municipalities Planning Code requirements. We will also present the plan at public meetings in **Newlin and West Marlborough Townships**.

Other Engagement Opportunities

The consultant team will work with the **PAC** to identify important community members who can help inform the project. Our team typically conducts between 20 to 30 key person interviews, always concluded by asking, “Who else should we talk to?” The key person interviews typically take place over the course of the project, rather than all at once.

We have found that online public comments or questionnaires are most effective in communities where they can be shared broadly by email. We will rely on the **PAC** to help distribute online tools through email lists, which may include sports leagues, social clubs, homeowners’ associations and others. We also collect email addresses at public meetings so we can inform attendees of next steps and share information.

Sometimes unexpected opportunities to spread the word about the plan arise. In addition to online communication, we’ve found that in person conversations and paper handouts can be very effective at large gatherings. If the Township holds a large community event, particularly one focused on parks, such as a fall festival or community day, it may offer an opportunity to connect with residents through a paper questionnaire, or conversations with **PAC** members at a dedicated table. The consultant team will coordinate with the **PAC** and **Township staff** to identify opportunities for connecting with the community.

Deliverables: all public meeting materials; public outreach summary.

Final Project Deliverables

Prior to adoption, the consultant team will provide a PDF of the draft report for **PAC** and **public** review. The report will include text, pictures, maps, conceptual plans, and tables as needed to summarize Tasks 1-10. The draft and final report will be concise and focused on presenting a blueprint for implementation of the recommendations. The consultant will circulate the draft report to the **PAC**, post the draft report for public comment and review, and present the draft report at a public meeting. The consultant will revise the draft report based on the **PAC** and **public** comments and produce a final report for municipal adoption. The consultant team will provide ten (10) hard copies and a PDF of the final plan to **East Marlborough Township**.

Project Schedule

	2019							2020						
	5	6	7/8	9	10	11	12	1	2	3	4	5	6	
TASK TIME TABLE														
Project Management														
Existing Conditions, Inventory, Data														
Vision, Goals, and Objectives														
Plan for Open Space														
Plan for Rec Facilities and Programming														
Plan for Multimodal and Greenway Connections														
Plan for Existing Open Space/Future Park														
Organization, Management, and Financing														
Implementation Strategies														
Public Participation	See Below													
MEETING TIMETABLE														
PAC (7)														
Public Engagement (2)														
PLAN ADOPTION														
County Review														
Newlin & West Marlborough Twp - Public Mtgs														
EMT PC Public Meeting and Recommendation														
EMT BOS Hearing and Adoption														

Consultant Qualifications and Experience

We have assembled a Project Team lead by **Glackin Thomas Panzak (GTP)**, with **Traffic Planning and Design (TPD)**, **Natural Lands**, and **Toole Recreation Planning (Toole Recreation)**. **GTP** and **TPD** have served **East Marlborough Township** as planning and engineering consultants for over 28 years. They are just completed a multi-use trail master plan to connect Valley Forge National Historic Park with the Chester Valley Trail. **Natural Lands** and **Toole Recreation** thoroughly enjoy working together regularly on open space, recreation and conservation projects. In Chester County, they are currently working together in East Whiteland Township and recently partnered in East Coventry and East Goshen Townships; in the City of Coatesville and for a consortium of four municipalities in the Coatesville Area School District. The Project Team has a track record of providing consulting services to municipal clients.

The team members offer the following strengths:

- Ability to listen to and address public concerns and build consensus;
- Successfully working with municipal staff to develop cost effective solutions;
- Ability to work with boards and commissions in preparing reports, land use plans and ordinances;
- Successful track record securing funding for conservation and recreation projects; and,

- Successful track record working under and administering Chester County Vision Partnership grants.

The team consists of experienced professionals who have worked on projects of similar scope and size commissioned by Chester County municipalities and other clients across the region. Specific relevant experience, for the topics on which the Township seeks advice, includes:

Open Space Planning and Preservation

- **GTP** prepared **East Marlborough Township's** first Open Space, Recreation, Environmental Resource Plan. This plan includes detailed analysis of existing environmental conditions, scenic view sheds, historic resources, mapping, and recommendations for preservation actions. It should be noted, that the Township has successfully accomplished many of the plan's recommendations over the years.
- **Natural Lands** and **Toole Recreation**, recently completed a Parks, Recreation and Open Space Plan for East Coventry Township, adopted in April 2017, and funded partially through a Chester County VPP grant. **Natural Lands** continues to assist the Township with implementation of that plan, including an updated master plan and landscape plan for Ellis Woods Park and as the Township Planner, reviewing development applications for issues related to site design, natural resource protection, landscaping, recreational facilities and open space preservation.
- **Natural Lands**, the region's oldest and largest land conservancy has a 65 year history owning and preserving land in the region. Recent Chester County successes include assisting West Vincent Township with the acquisition of an 85 acre public park, as part of our conservation of the 1,505 acre Bryn Coed Farms, from which a 400-acre **Natural Lands** preserve will be created. We've also protected the Graham property, 26 acres of forested stream valley, containing the Horseshoe Trail. Through a complicated transaction, involving nine different funding sources, 21 acres were protected and added to the Welkinweir preserve. And, finally, the first public park in London Grove Township was donated by the developer of a conservation subdivision, designed under an ordinance written by **Natural Lands** staff.

Park Planning and Design

- **GTP** with Lisa Thomas as project manager, prepared the Unionville Community Park Master Plan and Development Plans. GTP secured and managed various state and local grants for planning and construction, lead multiple public engagement meetings, and with boots on the ground insured that the park construction was in conformance with the Township approved plans.
- **GTP** has prepared park master plans for East Bradford Township and Easttown Township. Lisa Thomas has lead these projects as well as the preparation and implementation of park designs for Hilltop Park in Devon and Johnson Park in Berwyn. Both parks include playgrounds, trails, picnic pavilions, and play fields.
- **Natural Lands'** Karen Clancy was the lead designer, with Ann Hutchinson as project manager, and **Toole Recreation** as advisor, for the Palmer Park Revitalization Study. The plan, approved by Coatesville City Council in January 2018, replaces a defunct swimming pool, closed for over a decade, with a nature play and splash playground. The project has already received one of two nationally-awarded grants from the American Water Charitable Foundation, with additional funding from Chester County and the Disney Foundation. Construction is expected to begin this summer.

- **Toole Recreation** was awarded a state-wide contract to establish a Park Maintenance Institute for Pennsylvania. **Natural Lands** serves as a member of the **Toole Recreation** consulting team offering expertise in municipal operations, land stewardship and preparation of training material.

Greenway and Trail (pedestrian & bicycle) Planning

- **GTP** assisted in securing a Chester County grant for the design and construction of sidewalks in the historic Village of Unionville. The planning process included individual meetings with property owners to ensure that their concerns were carefully addressed. **GTP** provided construction plans and landscape plans for the sidewalk system.
- **TPD** has a dedicated Multimodal Team, consisting of a dozen planners and engineers that specialize in pedestrian, bicycle, and trail planning and design. Locally, **TPD** has completed bicycle, pedestrian, and trail plans for Pottstown Borough, Montgomery Township, Abington Township, and the Valley Forge Park Alliance. **TPD** is also actively designing grant-funded multimodal projects in East Marlborough Township, West Whiteland Township, and six other municipalities in southeastern Pennsylvania.
- **Natural Lands** and **Toole Recreation** prepared a township wide trail plan for East Coventry Township, as part of the Parks, Recreation and Open Space Plan. The trail plan focuses on connecting the citizens to the Schuylkill River Trail, which will be built in East Coventry Township within the next few years. The plan recommends implementing trails through development plans, within parks, alongside easements, and as township funded sidewalk and path projects. This network of trails provide access to the Schuylkill River Trail, parks, open spaces, schools and community centers, while minimizing the cost to the Township.
- **Toole Recreation** regularly works on greenway and trail plans, and in addition to those described above, has recently completed the Bucks County Bicycle Plan and the Ohio River Trail Plan.

Concept and Master Planning

- **GTP** as planning consultant to East Marlborough Township, prepared the Unionville Regional Plan for Newlin, West Marlborough, and East Marlborough Townships and administered the Chester County VPP grant for this process. **Natural Lands** serves as planning consultant to Newlin Township and in 2013 through May of 2014, worked under a Chester County VPP grant for the Unionville Region, including East Marlborough Township, to determine shared uses resulting from the **GTP** Unionville Region Comprehensive Plan.
- In Chester County, **Toole Recreation** developed the Northern Chester County Parks, Recreation and Open Space Plan, adopted by the nine municipalities. **Toole Recreation's** park concept and master planning projects in Chester County include plans prepared for Caln, Coatesville, Downingtown, East Bradford, East Caln, East Coventry, East Goshen, East Nantmeal, East Pikeland, East Vincent, North Coventry, South Coatesville, South Coventry, Modena, Valley, Warwick, West Pikeland, West Whiteland, West Vincent, Westtown and for Chester County and West Whiteland, the Exton Park Master Plan. These projects included park master plans, parks, recreation and open space plans, trail plans, operations, and strategic plans.

Natural Resource Planning

- **Natural Lands'** experience in natural resource planning spans a thirty-year history. From early rivers Conservation Plans to the Plan for the Schuylkill Watershed and leadership of the Schuylkill River Conservation Landscape, our staff of landscape architects, planners, ecologists and foresters provide expertise in all areas of natural resource planning and more important, implementation of those plans.
- As a certified land use planner with a natural resources background, Ann Hutchinson has testified as an expert witness and written ordinances that implement natural resource plans. Chester County Townships that have adopted conservation-oriented ordinances prepared by Ann include London Grove, Wallace, Newlin, New Garden, and Pennsbury Townships.

Chester County Grant Administration under Vision Partnership Program

- **GTP** has administered VPP grants and Chester County grants that predate the VPP program for East Marlborough and Easttown.
- Ann Hutchinson has administered grants under the VPP program including plans and ordinances for Wallace Township, Westtown Township, the Unionville Region and the City of Coatesville.

Public Engagement, Preservation and Consensus Building

- **GTP** has planned and participated in public engagement events for parks, corridor studies, community visioning resulting in zoning changes, and trails for East Marlborough Easttown, Tredyffrin, East Goshen, and Upper Darby Townships.
- **TPD** is well-versed in designing and executing successful public engagement strategies. As part of Montgomery County's Bike Montco project, TPD organized four "walking workshops" where municipal officials and residents walked – and biked- the corridor-of-focus, identifying constraints and potential improvements. The Bike Montco project also featured an online "wiki-map" that allowed the public to give specific user feedback (both negative and positive) on bicycle routes across all of Montgomery County.
- **Natural Lands'**, Ann Hutchinson has lead community meetings in controversial situations ranging from a 640 acre development site in Wallace Township to the last remaining undeveloped parcel in Rose Valley Borough. She has taken courses in mediation training, facilitation and diversity & inclusion. She brings to the project 30 years of experience working with Pennsylvania municipal officials to build consensus around conservation and development issues.
- **Toole Recreation** specializes in parks, recreation, trail and open space plans in which public engagement and consensus building are the foundation for successful project implementation. The U.S. Environmental Protection Agency awarded **Toole Recreation** the prestigious national Phoenix Award for designing and implementing the community engagement process for the revitalization of a brownfield site in Lancaster into a vibrant community park. The basis of the award cited on this contentious project was "*A good plan that is supported by and involves the community in a meaningful way is the key to a successful revitalization effort.*"

Team Profile

Glackin Thomas Panzak, Inc. provides comprehensive land planning and landscape architectural services with a wide range of experience and expertise. The firm is dedicated to serving the needs of our clients with creative, implementable, and environmentally sustainable solutions for a full range of planning and landscape architectural projects. GTP's dedicated staff of 10 consisting of planners and landscape architects work as a resourceful team applying their ingenuity and diverse skills to each project. Our planners are nationally certified, and our landscape architects hold professional licenses in Pennsylvania, Delaware, Maryland, and New Jersey, and are LEED accredited. Each project is assigned to a focused team and personally managed by a principal. Our experience in both the public and private sector provides us with a clear understanding of how to listen to constituents, engage stakeholders, resolve design challenges, and navigate the approval process.

GTP's clients include private land owners, municipalities, educational and healthcare institutions, real estate developers, and builders. For municipalities, GTP prepares ordinances and planning studies, land development reviews, land use analyses, and park and trail designs. We serve as in-house consulting planners and landscape architects for a number of municipalities. Our landscape architectural work incorporates sustainable development goals with the coexistence and management of the natural and built environment. We are dedicated to integrating site functionality and resource conservation with placemaking aesthetics to provide our clients with an environment that is memorable and livable. GTP located in Paoli, Pennsylvania has served as East Marlborough Township's planner and landscape architect since 1991.

Traffic Planning & Design is a transportation planning and engineering firm headquartered in Pottstown, Pennsylvania with additional local offices in West Chester and Elkton, Maryland. **TPD's** areas of expertise range from traffic, bridge, and highway design to multimodal, complete streets, and trail design to environmental services and permitting. **TPD** is currently partnered with over 40 municipalities throughout the Commonwealth of PA to provide traffic engineering services such as municipal reviews, transportation planning, and municipal design services. **TPD** has served as East Marlborough Township's Traffic Engineer since 1994.

Natural Lands is a regional land conservancy, preserving land in Eastern Pennsylvania and Southern New Jersey since 1953. Today **Natural Lands** owns and manages 41 nature preserves totaling over 21,000 acres and holds conservation easements and other restrictions on nearly 300 properties containing over 20,000 acres. With a staff of 75 professionals, **Natural Lands** is actively engaged in protecting large regional landscapes, like the Pennsylvania Highlands that span multiple counties and municipalities. At the same time, **Natural Lands** is committed to saving the types of locally important places that give our communities character, connect us to our heritage, and enable our region to prosper. **Natural Lands** staff use of state-of-the-art planning tools helps communities manage growth with practical, effective land use plans and regulations. Our non-confrontational methods are rooted in the belief that conservation and growth are both vital to our communities, and that finding an appropriate balance between the two is the best way to preserve natural resources and create vibrant, livable communities for future generations. **Natural Lands** operates as a full-service conservation organization able to offer open space and trails planning; financing acquisition through open space referenda; establishment of criteria and priorities for open space acquisition programs; land transaction assistance; community engagement both in person and through website and social media production; GIS mapping suitable for published plan and website display; and,

policies such as land use regulations that conserve land through the development process. **Natural Lands'** headquarters are located at Hildacy Preserve in Media, Pennsylvania.

Toole Recreation Planning specializes in Open Space, Parks and Recreation Plans. Ann Toole, CPRP, CPP is a Certified Parks and Recreation Professional. She managed the parks and recreation planning program in the 14 northeastern states for more than 10 years for the National Park Service; administered federal and state grants for a state; served as a township parks and recreation director; and worked in various parks and recreation positions in local, county, state and federal parks and recreation organizations. In addition to her parks and recreation project consulting, she is collaborating with the Pennsylvania Department of Conservation & Natural Resources in updating parks, recreation and open space planning; the creation of the Pennsylvania Urban Parks & Recreation Alliance; and the development of a statewide parks and recreation branding and marketing program for municipal parks and recreation. She serves a Regent on the National Recreation & Park Association's Board of Regents for the national Maintenance Management School. She has earned national, state, regional, and local awards, including keys to cities, for her parks and recreation planning work that resulted in major improvements in the communities she worked with.

Toole Recreation Planning has earned national, regional, state, and municipal awards in parks and recreation planning. The awards were in recognition of achievements in making positive, productive improvements in communities through parks, recreation and conservation. These included the prestigious national Phoenix Award from the United State EPA for meaningful community involvement and impact; three honor awards for planning and analysis from the American Society of Landscape Architects Pennsylvania and Delaware Chapter; and the Sustainable Parks Award for a park master planning project, the first award of its kind presented by the Pennsylvania Department of Conservation and Natural Resources. On June 3, 2015, the Preservation Society of Greater Philadelphia gave Toole Recreation Planning the **2015 Preservation Achievement Grand Jury Award** for the **Sustainable Future of Washington Crossing State Park Master Plan** *for the exceptional work of Toole Recreation Planning in recreation planning, public involvement, and commitment to historic preservation.* Toole Recreation Planning is based in Solebury, Bucks County, PA.

Primary Staff Resources

Below is a brief description of the capabilities and experience of the project team members.

Lead Planner

Lisa L. Thomas, RLA, AICP, LEED AP, President of Glackin Thomas Panzak, Inc. with over 30 years of experience will serve as the lead planner for this project. Lisa holds a bachelor's degree in landscape architecture from the Pennsylvania State University. She is a licensed landscape architect in Pennsylvania, Delaware, Maryland, and New Jersey. She is also a member of the American Institute of Certified Planners and a LEED accredited profession.

Lisa provides consulting services to municipalities. Her expertise includes preparation of park, playground, and trail design, site and landscape plan reviews, site inspections, and testimony at public hearings. Working closely with township commissions, she has prepared comprehensive amendments to township ordinances that include natural features preservation, landscape requirements, reforestation, buffering, streetscapes, and village districts. Her private work includes the design of open space communities and preparation of Open Space Management Plans.

Lisa is a past member of the planning commission for the Borough of Conshohocken and the past Chair of the Board of Directors for Riverbend Environmental Education Center. She currently sits on Riverbend's Property Committee.

As lead planner, Lisa will act as the main contact for the Township, Chester County, the PAC and subconsultants. She will provide project management and administrative services related to the VPP grant and invoicing. Lisa will be responsible for overseeing all of the aspects of the planning process ensuring that the scope is met, meetings and communication are coordinated, and the final plan is completed for adoption.

Key Team Members

Randy Waltermeyer, AICP, Planning and Municipal Services Leader, Traffic Planning and Design, holds a master's degree in Community and Regional Planning from Temple University and is a member of the American Institute of Certified Planners. Randy manages **TPD's** planning efforts including bicycle and pedestrian circulation plans, comprehensive plans, and multimodal plans. Of note, he recently led the development of *North Gulph Road Trail Feasibility Study* for the Valley Forge Park Alliance and has assisted East Hanover Township (Dauphin County), Abington Township (Montgomery County), the Montgomery County, Lehigh/Northampton, and SEDA-COG with bicycle, pedestrian, and trail plans. In his former role at the Chester County Planning Commission, he also led trail plans for the Struble and Chester Valley trails.

Randy will lead the development of the greenway and trail planning, including both on- and off-road facilities.

Ann Hutchinson, AICP, Senior Director of Municipal Planning, Natural Lands, holds a master's degree in landscape architecture and is a member of the American Institute of Certified Planners. Her portfolio includes conducting workshops, preparing open space plans, writing ordinances, and providing constructive critiques of conservation subdivisions proposed by applicants. With planner Randall Arendt, she developed the state-wide Growing Greener: Conservation Design program, providing technical assistance in conservation design and regulations to 135 Pennsylvania municipalities. Ms. Hutchinson is also a contributing author, with Randall Arendt, to *Growing Greener Ordinance Language* (2001, Island Press). Before joining Natural Lands Trust in 1996, she was the Director of Planning and Community Development for Lower Merion Township, Montgomery County, Pennsylvania, a first-ring suburb of Philadelphia.

Ann will lead the prioritization of preservation parcels, including a "Places of the Heart" meeting and working with the **PAC** to develop open space priorities and criteria. She will also contribute to the recommendations of land use regulations that conserve natural areas and open space, through the development process.

In addition to the key personnel listed above, Natural Lands is able to apply a team of professionals to any conservation project. The skillsets and staff will include:

Karen Clancy, PLA, Landscape Planning Project Manager at Natural Lands, holds a master's degree in landscape architecture with over 16 years of professional experience. She acts as a municipal planning and landscape architecture consultant, focusing on open space plans, trails and native planting design.

Prior to joining NLT, she worked as a landscape designer at Wells Appel, and as a landscape architect with the Center City District of Philadelphia focusing on construction management and ongoing maintenance of public parks and trails. Karen has extensive knowledge of native plants, and her experience includes volunteering with the Bowman's Hill Wildflower Preserve in PA, grounds maintenance at the Arnold Arboretum in MA, design consultation and nursery operations at Pinelands Nursery in NJ, and project management and design with Terrain in PA.

Karen will participate in the facilities assessment of the Township park and public lands, suggesting how stewardship can help to conserve and improve water quality.

Megan Boatright, GIS & Cartography Services Director knows that maps provide an essential component to conservation projects. For purposes ranging from Township meetings, to open space plans, to website trail maps, Natural Lands' municipal and non-profit clients often call upon Megan for their mapping needs. For this project, she will provide maps for **public** and **PAC** meetings, the draft and final report and posting on social media.

Ann Toole, CPRP, CPP (TRP), Principal, Toole Recreation Planning, is a Certified Parks and Recreation Professional and a Certified Program Planner. She works with communities in improving their parks and recreation facilities and services. Her goal is to create opportunities for people to lead active healthy lives and become stewards of their community's natural resources. As a result, parks and recreation helps municipalities to realize the important environmental, economic and community benefits that a fine parks and recreation system returns. Ann's work is rooted in public participation, addressing financial support through a mix of public and private resources, and developing partnerships. Her experience includes managing the community parks and recreation planning program for the National Park Service for 10 years; community parks and recreation director; and outdoor recreation planner for NJ DEP. She regularly conducts training for state and national parks and recreation, planning and governmental organizations in creating sustainable park systems. Through her work, she has earned keys to two cities, a Phoenix award from the U.S. Environmental Protection Agency, a national award from the American Academy for Parks and Recreation Administration, and several awards from the Association of Landscape Architects Pennsylvania and Delaware Chapter.

Ann Toole will lead the analysis of park and open space facilities and their management, as well as organization and financing. She will work with the team in assessing facilities. Ann will also be crucial to the public participation process, especially in conducting key person interviews related to facilities and programs.

References

Client: **Easttown Township, Chester County**

Contact: Eugene C. Briggs, Jr., AICP, CZO
Assistant Township Manager
(610) 687-3000
ebriggs@easttown.org

GTP's, Lisa Thomas has been Easttown's Township planner and landscape architect for the past 22 years. She has provided park planning and design services, prepared ordinance amendments including a Natural Resource Protection Ordinance that addresses preservation of woodlands, steep slopes, riparian areas, and landscape requirements. Lisa leads the visioning, community outreach, and preparation of ordinance amendments creating unified tiered village districts for the Village of Berwyn. The same process is commencing for the Devon Center area. She assisted with the VPP grant application and is working with a Task Force through public visioning and engagement to determine the future zoning for Devon Center. Additionally, Lisa provides planning reviews and site inspections for the Township.

Client: **Valley Forge Park Alliance**

Contact: Molly Duffy, Executive Director
484-886-5853
molly@vfparkalliance.org

Services Provided: Randy Waltermeyer (**TPD**) served as project manager for developing a trail feasibility study to connect Valley Forge National Historic Park to the Chester Valley Trail via North Gulph Road in Upper Merion Township, Montgomery County. The project included extensive coordination with the client, Valley Forge National Historical Park, PennDOT, the Pennsylvania Turnpike, Upper Merion Township, and Boles Smyth (who was in the midst of designing the relocation of North Gulph Road as part of a local-led TIP project.) Overall, **TPD** identified five alignments for making the end-to-end trail connection. **GTP** developed visual rendering of the proposed trail alignments.

Client: **East Coventry Township, Chester County**

Contact: Karen Nocella
Board of Supervisors, member
Parks, Recreation and Conservation Committee (PRCC), member
(215) 919-7281 (cell)
Nocella1953@gmail.com

Services Provided: **Natural Lands** acted as lead planner, under a VPP grant, to manage preparation of East Coventry's Parks, Recreation and Open Space Plan. **Toole Recreation**

partnered to provide analysis and recommendations regarding programming, operations and finance. Karen Nocella was a member of the project task force and acted as liaison to the Board of Supervisors and the PRCC. Karen worked closely with Ann to guide the project, review drafts and recommendations, host public meetings and connect Ann to the public, including local landowners interested in conservation.

Client: **East Goshen Township, Chester County**

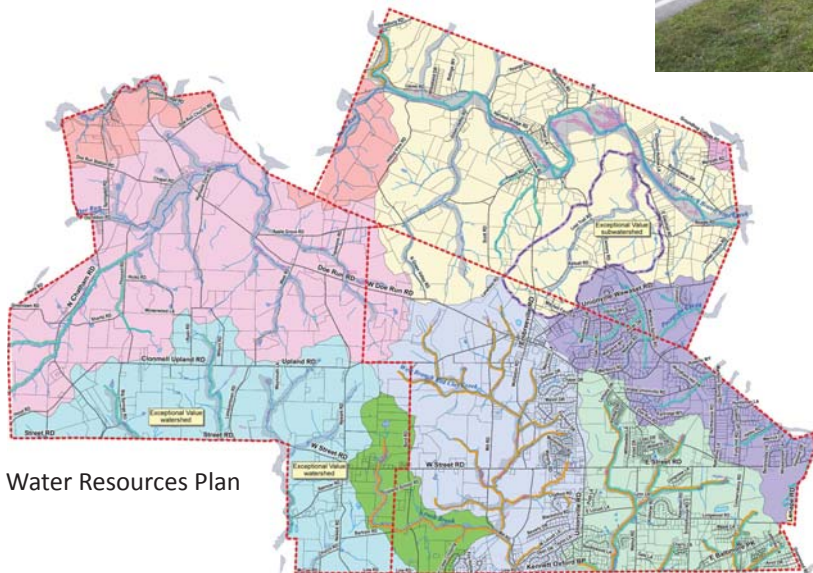
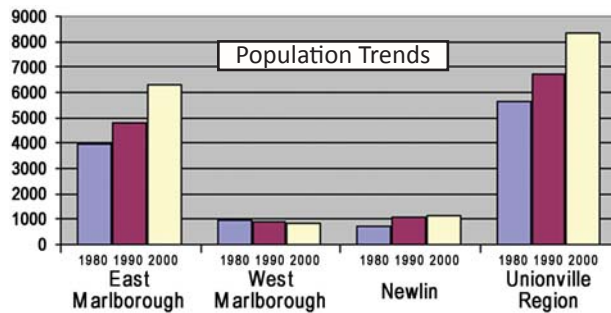
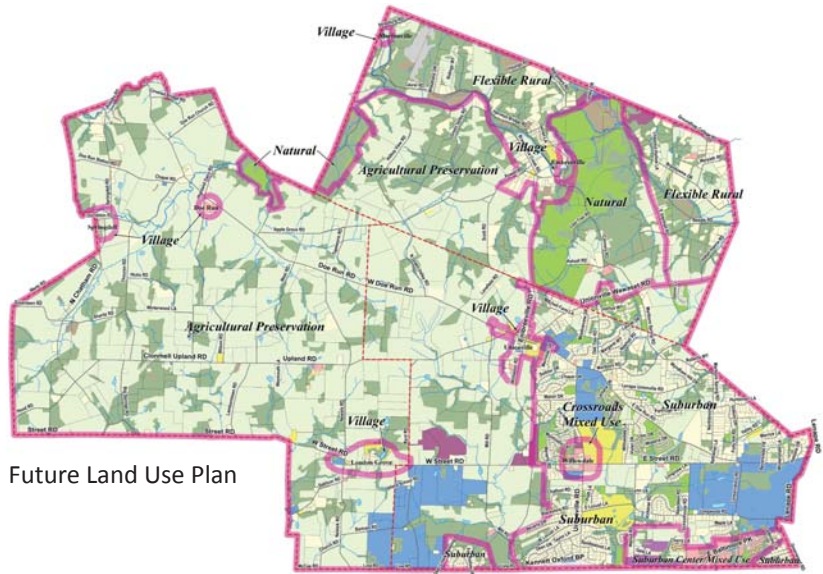
Contact: Jason Lang, MS, CPRE, Director of Parks and Recreation
610-692-7171
jlang@eastgoshen.org

Services Provided: **Natural Lands, Toole Recreation, and GTP** have worked with East Goshen Township in the recent past. In 2015, Ann Toole led preparation of East Goshen Township's Parks, Recreation and Open Space Plan update. Ann assessed the Township's park and recreation system and identified their most pressing needs. She also built the case for support by collecting public comment and conducting surveys which showed support for parks and recreation. She offered recommendations for improved financing, management, programming and services. **Natural Lands** provided open space recommendations, park and facility assessments and a preliminary feasibility study for the Paoli Pike Trail. **GTP** participated in the Paoli Pike Trail Feasibility Study through the public outreach phase and visualization of the design alternatives

Unionville Area Regional Comprehensive Plan

Municipal Planning

Working in concert with the Townships of East Marlborough, Newlin, and West Marlborough in Chester County, Pennsylvania, Glackin Thomas Panzak prepared a multi-municipal regional comprehensive plan to preserve agricultural uses and businesses, protect open space, and manage growth and development. We assisted the townships in obtaining grant funding, defining community goals and objectives, conducting technical planning analyses, and building public consensus. The resulting plan will be used to develop ordinances and public policies that achieve regional priorities consistent with Chester County's *Landscapes2* regional plan document.



Services Provided:

- Land Planning
- Geographic Information Systems (GIS)
- Municipal policy development
- Project Management

Stakeholders:

- East Marlborough Township
- Newlin Township
- West Marlborough Township
- Chester County

Unionville Community Park East Marlborough, Pennsylvania

Recreational Landscapes



East Marlborough Township preserved a 24-acre parcel of land to be developed as a community park serving all ages and abilities of its residents. Glackin Thomas Panzak worked with the township and DCNR to secure matching funds for a master site plan study and future development grants. The study vetted the design and park elements through a public process. The park design included approximately 1 mile of walking trails, a town green, picnic pavilion, open play fields, playgrounds, innovative stormwater management and boardwalks. GTP's services included site analysis, citizen's survey, site design, meeting facilitation, cost estimating, and construction documentation and administration.



Services Provided:

- Master Planning
- Grant Writing
- Community Engagement
- Landscape Architecture
- Construction Administration

Client:

- East Marlborough Township

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PANZAK
LAND PLANNING
LANDSCAPE
ARCHITECTURE

LEGEND:

EXISTING TREES & VEGETATION	10' WIDE PAVED BIKE / WALKING TRAIL	6' LONG BACKED BENCH
EXISTING SPECIMEN TREE	6' WIDE PAVED WALKING PATH	BIKE RACK
PROPOSED TREES	ADA COMPLIANT WALKING PATH	BOLLARDS
PROPOSED SCREENING (TREES & SHRUBS)	10' WIDE MOWN WALKING PATH	10' HT. DEER FENCE
PROPOSED NATIVE SHRUBS AND/OR PERENNIALS	6' WIDE WOODLAND WALKING PATH	MEADOW AREA
	BOARDWALK / BRIDGE	REFORESTATION AREA

CONCEPT 3 DESIGN NOTES:

Concept 3 proposes a mix of ecological restoration practices with informal recreation and community gardening for each.

Scionelltown Road Arrival - Parking Area:

- Within driveway and add a driveway to provide for adequate vehicular maneuverability.
- Provide 18 parking spaces in two groups between the existing trees on the east side of the driveway. Provide one ADA compliant parking space in each group.
- Provide an attractive native landscaping at entrance and exit driveway with tall trees.
- Current existing meadow along driveway and between driveway and eastern property line to be retained plus native trees, meadow, and existing native landscaping as a wet feature.
- Provide existing shade trees along the ADA accessible path.
- Provide a concrete tree and shrub screening along eastern property line.
- Locate a structure or composting toilet near the parking area, along a paved, ADA accessible trail.
- Provide trail - sidewalk along Scionelltown Road, connection to Redwood Forest to Scionelltown Park.
- Minor Street Access:
- Provide emergency access only. (Provide shoulder area to be designed and provided by others to ensure safe right of way in both directions on Minor Street.)

Pond Area:

- Retain pond and water wall to be provided adjacent and adjacent to pond.
- Add a platform to match the water level for gathering and aquatic wildlife viewing.
- Create a picnic table, complete the use of the existing meadow.

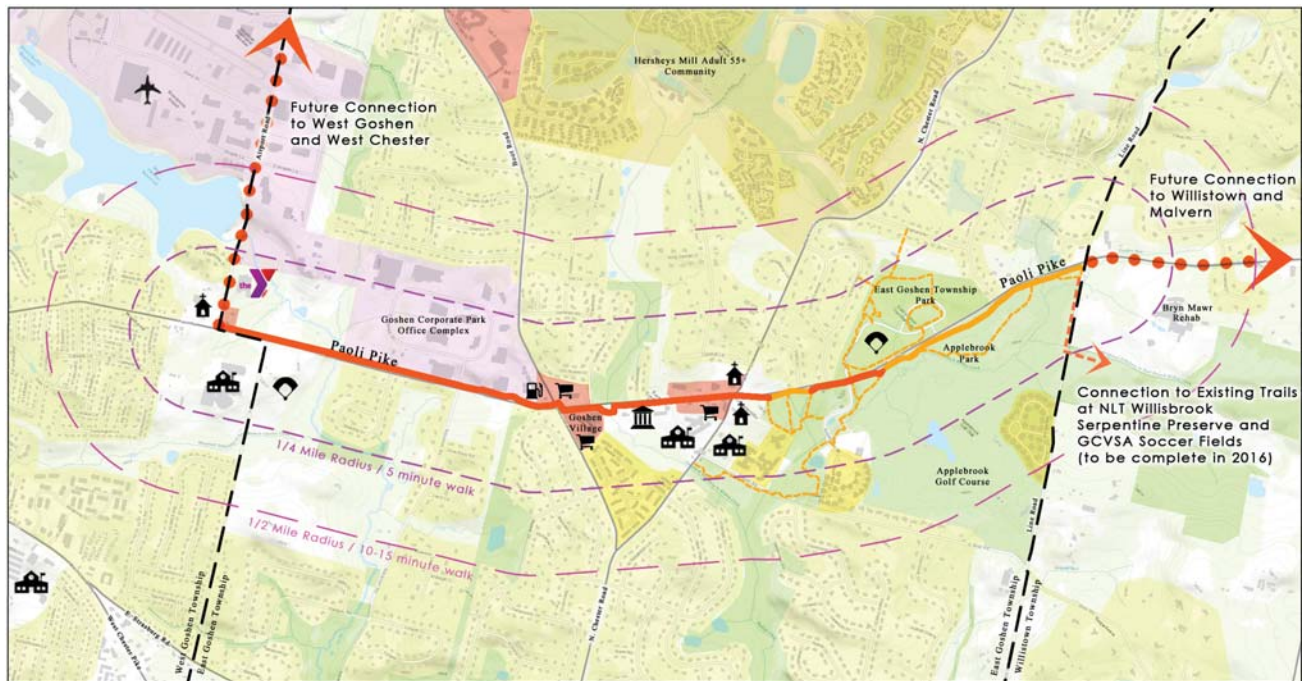
Woods and Reforestation:

- Retain most of the existing woodland as is. Remove invasive vegetation, including bamboo, shrubs, and tall grasses.
- Provide a series of paths through the woods to match as natural as possible. Do not use stumps or excavations to clear trees.
- Provide boardwalks and/or bridges at stream crossings and steep slopes. Provide an elevation to terrace to ADA accessible path.
- Retain a small pond as a feature in the stream approximately mid-way between the pond and Minor Street to encourage water flow.
- Provide rock retaining walls at a steep slope and stream crossing to encourage natural flow and retention of the stream bed.
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Paoli Pike Trail Feasibility Study and Master Plan East Goshen Township, Pennsylvania

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PANZAK
LAND PLANNING
LANDSCAPE
ARCHITECTURE

Municipal Planning



East Goshen Township's goal of convenient, continuous, and safe connectivity along Paoli Pike is affirmed through the Paoli Pike Trail Feasibility Study and Master Plan. The results of the study included design guidelines, a conceptual trail alignment, and a clear implementation process. The project was awarded the Transportation Management Association of Chester County Community Award. The 2.7 mile multi-use trail corridor adjacent to Paoli Pike will provide a safe environment for walking and biking with the potential for connections to neighboring municipalities and regional trails. The design process was informed through public meetings, stakeholder and property owner outreach, and technical coordination with PennDOT and the Chester County Planning Commission.



Services Provided:

- Public Outreach
- Community Engagement
- Design Alternatives

Client:

- East Goshen Township

