

Proposal

# East Marlborough Township

## OPEN SPACE, RECREATION, AND ENVIRONMENTAL RESOURCES PLAN



Simone Collins  
Landscape Architecture

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February 15, 2019

Laurie Prysock  
Manager  
East Marlborough Township  
721 Unionville Road  
Kennett Square, PA 19348  
[LPrysock@eastarlborough.org](mailto:LPrysock@eastarlborough.org)

**RE: Open Space, Recreation and Environmental Resources Plan  
SC project # 19012.00**

Dear Ms. Prysock and the Selection Committee:

The consultant selected for this assignment must have a variety of skills and experiences to successfully complete the East Marlborough Open Space, Recreation and Environmental Resources Plan.

These skills and experiences must include:

- Open Space Preservation Planning
- Park & Recreational Facility Planning and Design
- Intermodal Connectivity and Trail & Greenway Planning
- Success in obtaining grant funding to implement plans
- Consensus building skills with community groups and citizens

Often it is difficult to find teams who possess all these skills and experiences. Sometimes when multi-firm teams are assembled to create teams with these skills, efficiency and project costs suffer. Intra-team communication must be excellent to ensure that all team members get the correct information so that each firm maintains project knowledge in the correct context and time-frame.

**Simone Collins Landscape Architecture (SC)** brings these skills and others within a highly qualified group of professionals that can successfully complete this project effectively, efficiently and within the project budget. This experience has been built on the 29 years of the firm's existence and on the 40+ years of firm principals Peter Simone and William Collins. Few firms or

even teams can present this level of project experience continuity within their portfolio. Please consider a small sampling of this experience as shown by SC clients and projects, past and present:

#### Open Space and Preservation Planning

- Natural Lands (Cheslen, Stroud and Bear Creek Preserve Master Plan)
- Brandywine Conservancy (Chadds Ford Village Master Plan, Walkable Chadds Ford, High Trail / High Bridge)
- Lacawac Conservancy Master Plan
- Monroe County, PA, Open Space, Greenway and Recreation Plan

#### Park & Recreational Facility Planning and Design

- Swatara State Park Master Plan completed directly for DCNR (3500 acres)
- Dam Site 21 Park Master Plan, Mercer County, NJ (350 acres)
- Wilson Farm Park Master Plan and CDs, Tredyffrin Township (90 acres)
- Penllyn Woods Master Plan and CDs (75 acres)
- Milltown Dam Park & Hershey Mill Dam Park MP & CDs, East Goshen Township

#### Intermodal Connectivity and Trail & Greenway Planning

- Walkable Chadds Ford Master Plan, Preliminary Engineering and CDs
- Radnor Township Township-wide Trails Master Plan, CDs
- Eastern Cumberland County Trails Master Plan, PA
- Abington Township Trails Master Plan & Walk Park Train ABINGTON, TAP Trails CDs

#### Success in obtaining grant funding to implement plans

- To date, SC has authored successful grant applications for over \$24 million on behalf of our clients. A complete list of these successful projects is contained in this proposal.

#### Consensus building skills with community groups and citizens, even on controversial projects

- Milltown Dam Park Master Plan, East Goshen Township
- Wissahickon Valley Master Plan, Philadelphia
- Newtown Meadows Preserve, Newton Township, Delaware County, PA
- Cheslen Preserve Public Use Master Plan, Chester County (for Natural Lands)

Simone Collins is not among the *“usual group of consultant and land conservancies”* typically considered by Chester County municipalities for VPP-funded projects. This is a good thing. We will bring a fresh perspective to this assignment, unencumbered by local alliances, relationships and multiply-focused organizational missions.

Simone Collins Landscape Architecture has developed a reputation for integrity and a level-handed approach to every project it undertakes. We consciously serve as neutral arbiters of community issues that revolve around open space, parks, recreation, trails and greenways. We view these elements of essential community infrastructure, not just “nice” amenities.

However, while we are advocates for green infrastructure, we recognize the need for each community to develop its own unique approach to green infrastructure. Simone Collins opens our client’s eyes to the possibilities inherent in their community. Our clients make the decisions about the “what” they will or will not pursue. We will seek to help the East Marlborough community discover its own special approach to this assignment’s goals.



We have kept our proposal brief to ease your review. We have not repeated each and every task as shown in the RFP. However, we certify that we will complete all work as outlined in the RFP and as outlined in our proposal.

Thank you very much for considering our firm. We would be pleased to explore working with you at an interview.

Sincerely

Simone Collins  
Landscape Architecture

A handwritten signature in black ink, appearing to read 'P. M. Simone', written over a faint, larger signature that appears to read 'Simone Collins'.

Peter M. Simone, RLA, FASLA  
President





## 1. Firm Profile & Experience

**Simone Collins Landscape Architecture (SC)** has a portfolio of visionary and award-winning projects in the areas of parks, trails / greenways, streetscapes, heritage, site design, bridge design, and economic revitalization studies in communities across the Region. We have successfully completed many projects that are similar to the proposed East Marlborough Township Open Space, Recreation and Environmental Resources Plan. Our clients include organizations such as Natural Lands for master plans for three of their largest land preserves, Brandywine Conservancy, Lackawanna Preserve and D & L Corridor Commission. When these experts needed experts, they came to Simone Collins.



Unlike many other firms, trail, greenway and park planning and design is one of the primary areas of practice for SC, not just an adjunct to engineering or planning. SC is large enough to bring your community “big” firm experience, while remaining small enough to maintain personalized service. SC has garnered 39 design awards since the firm was founded in 1990. This is a testament to the quality of work that is done by SC. Additionally, SC has been primary author for grants totaling nearly \$24 million for our clients. In 2018 alone, our successful grant applications totaled over \$3.5M. We bring this expertise to the Township as a value-added service.

SC is experienced in working on parks of both substantial size and smaller, more intimate parks. A short list of park projects includes the following:

- Swatara State Park Master Plan: 3500 acres
- Bear Creek Preserve MP (Natural Lands Trust) 3400 acres
- Wissahickon Valley Trails Master Plan 1400 acres
- Cheslen Preserve MP (Natural Lands Trust) 1320 acres
- Stroud Preserve MP (Natural Lands Trust) 574 acres
- Lacawac Sanctuary Master Plan 520 acres
- Wilson Farm Park Master Plan and CDs 90 acres



*The SC plan for Penllyn Woods Park placed 4 play fields within a 75 acre site composed mostly of wetlands.*

SC has completed Comprehensive Recreation plans for many communities and examples of our work are contained in this proposal.

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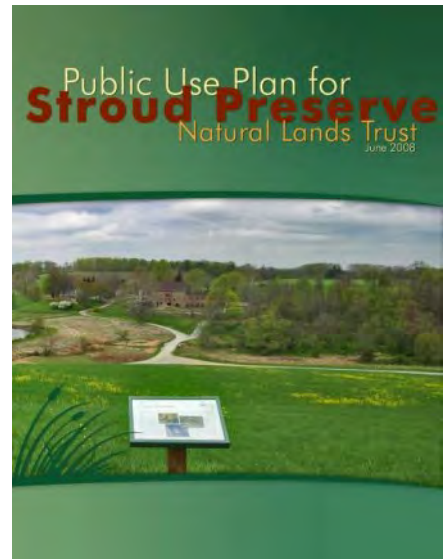
SC has completed more than 100 trail and greenway projects. A major component of the East Marlborough Plan is the creation of a greenway / trail network. A few SC trail projects include:

- Radnor Township Open Space and Greenway Plan
- Abington Township Bicycle Master Plan
- Towamencin Township Trails Master Plan
- South Bethlehem Greenway Master Plan and CDs (4 phases)
- Jersey Shore, PA Trail Master Plan and CDs
- Walkable Chadds Ford for Chadds Ford Township
- Sugarhouse Casino Trail CDs (Philadelphia)
- Walk, Park, Train ABINGTON, Montgomery County, PA
- Swamp Creek Greenway and Sunrise Trail MP, Montgomery County

Many project examples are shown in this proposal.



**Wilson Farm Park— Tredyffrin Township, Chester County, PA.  
Master Plan and Construction Documents by SC**



*SC has completed plans for 3 of the largest preserves owned and operated by the Natural Lands Trust, including ChesLen and Stroud in Chester County. "When the experts needed experts, they came to Simone Collins".*





**Peter M. Simone, RLA, FASLA** has over 40 years professional experience. Pete has completed plans for hundreds of park and recreational facilities over his career. Pete has completed many comprehensive recreation and open spaces plans. A few of these communities include; Exeter Township, Berks County; Solebury Township, Bucks County; Towamencin Township, Montgomery County; the county plan for Cumberland County, PA; The county plan for Monroe County, PA; and the county plan for Cumberland County, NJ. Pete is also deeply experienced in developing funding and implementation strategies to garner funding for SC client projects.

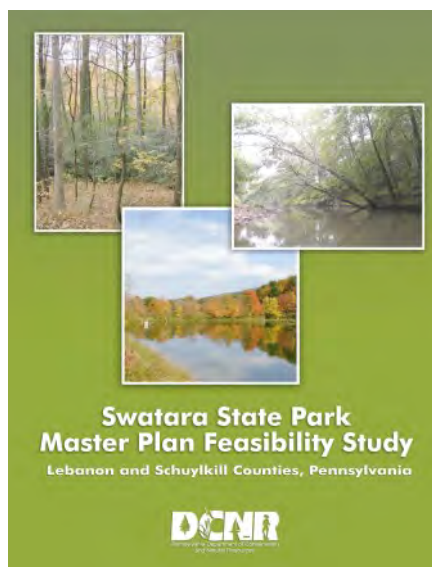
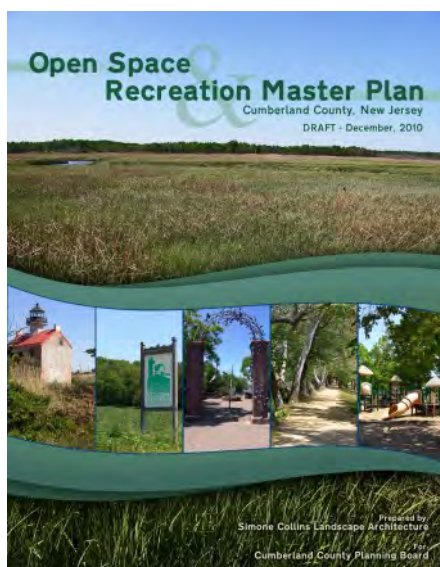
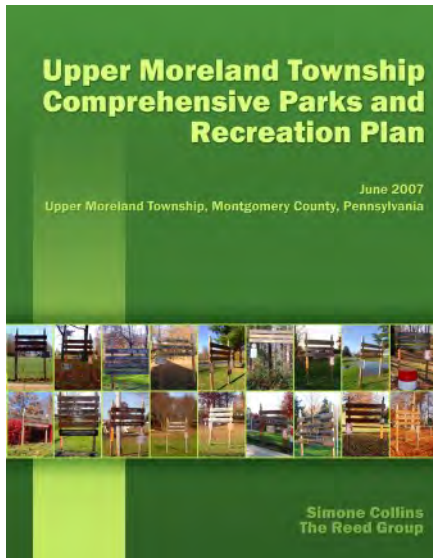
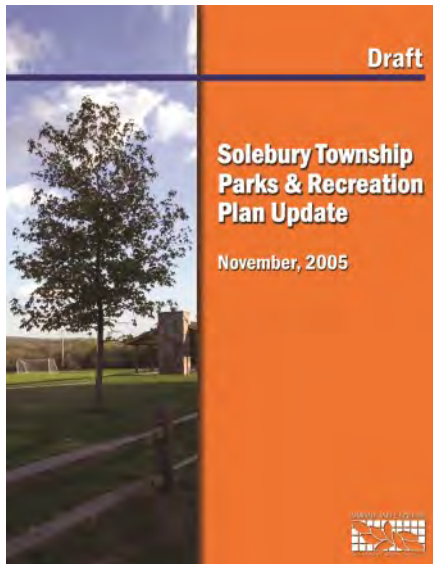


**Pankaj (PJ) Jobanputra, AICP** will serve as project manager and planner. Pankaj has experience in zoning analysis, community and economic development, comprehensive planning and park planning. In 2011, he received his Master of City and Regional Planning degree from the Edward J. Bloustein School of Planning and Public Policy at Rutgers University. PJ served as project manager for the recent Exeter Township Comprehensive Parks, Recreation and Open Space Plan, which recommended new facilities at existing parks and analyzed parcels for park and trail development or open space preservation. PJ has authored or co-authored several successful grant applications for planning studies or physical improvements.



**Robert Gladfelter, Landscape Architect** will be staff landscape architect for this assignment. In this role he will work closely with Pete and PJ toward the final master plan. Rob will be responsible for analysis and design synthesis under the guidance of Pete and PJ. Rob is a graduate of Temple University and recently joined the SC team. He is currently engaged in the preparation of the Trout Run Park Master Plan located in Exeter Township, Berks County.







## **Simone Collins Landscape Architecture**

***Designing places of harmony and distinction***

### **Mission Statement**

Simone Collins Landscape Architecture is a planning and design firm committed to creating an ecologically enduring society.

- We inspire and educate others as we:
- Conduct careful research.
- Respect the ecological context and limits of each site.
- Build on sustainable practices of the past.
- Employ new methods prudently.
- Conserve materials and energy.
- Support local economies.
- Design biologically and culturally diverse communities.

Our work is designing places of harmony and distinction.

### **Firm Description**

Simone Collins Landscape Architecture (SC) has a portfolio of visionary and award-winning projects in the areas of parks, trails / greenways, streetscapes, heritage, bridge design, land use and zoning, transportation, institutional / schools, commercial landscapes, and estate garden design. SC specializes in developing partnership funding strategies and public involvement programs for community projects. SC offers a full range of landscape architecture and planning services *“from conception through construction.”*

### **Organizational Structure**

SC is a small business enterprise of nine (9) people: two principal landscape architects; a professional staff of six landscape architects and planners; and one administrative personnel. Principals participate directly in projects through all aspects of the work and work with experienced project managers. SC principals are registered landscape architects in Pennsylvania and hold additional registrations or certificates in Delaware, Massachusetts, New York, Maryland and New Jersey. Three other SC landscape architects are registered in Pennsylvania.

### **Ownership**

The firm was established on July 1, 1990 as a subchapter-S corporation in Pennsylvania. Peter Simone, RLA, FASLA and William Collins, RLA, ASLA are principal shareholders.

### **Technology**

SC provides in-house digital services using the most advanced electronic hardware, software and printing tools including AutoCAD Map 2018, ArcView GIS, Adobe Creative Cloud, Quark XPress, Microsoft Office, PowerPoint, Publisher, Act, SketchUp and other programs.



*Kings Bridge.*



*Wilson Farm Park.*



*Wilson Farm Park.*

## DESIGN AWARDS

**2016 MONTGOMERY AWARD** – Sustainability & Innovation Hub, Montgomery County Community College, Pottstown, PA., Montgomery County Planning Commission.

**2016 LEHIGH VALLEY PLANNING COMMISSION AWARD** – Camp Olympic Park Master Plan, Lower Macungie Township, Lehigh County, PA

**2014 COMMUNITY TRANSPORTATION EXCELLENCE AWARD** - 10thousand Friends of Pennsylvania. - Jersey Shore Pine Creek Connector Trail, Lycoming County PA.

**2011 PLANNING LEADERSHIP AWARD** - Greater Valley Forge Transportation Management Association for the Sanatoga Interchange Master Land Development Plan, Montgomery County, PA

**2009 MERIT AWARD** – Forty Foot Pedestrian Bridge, Montgomery County, PA, *American Society of Landscape Architects (ASLA), PA/DE Chapter*

**2008 REVITALIZATION AWARD** – Pottstown Pedestrian Underpass, Borough of Pottstown, PA, Montgomery County Planning Commission.

**MERIT AWARD** – Valley Forge Corporate Center Redevelopment Plan, Lower Providence, PA, *American Society of Landscape Architects (ASLA), PA/DE Chapter*

**HISTORIC PRESERVATION AWARD** - Kings Bridge Rehabilitation, Somerset County, PA, *Preservation Pennsylvania*.

**2008 CONCRETE BRIDGE AWARD** - Forty Foot Pedestrian Bridge, Montgomery County, PA, *Portland Cement Association*.

**2007 PROJECT OF THE YEAR** (Over \$5 Million) - Forty Foot Road and Pedestrian Bridge, Towamencin Township, Montgomery County, PA. *American Society of Highway Engineers Delaware Valley Chapter (ASHE)*

**PROJECT OF THE YEAR** (Under \$5 Million) - Pottstown Pedestrian Underpass, Borough of Pottstown, Montgomery County, PA. *American Society of Highway Engineers, Delaware Valley Chapter (ASHE)*.

**PRESIDENT'S AWARD FOR EXCELLENCE** - PA Route 113 Heritage Corridor Plan, Montgomery / Bucks Counties, PA., *ASLA PA/DE Chapter*

**SPECIAL RECOGNITION AWARD** - Wilson Farm Park Master Plan and Construction, Tredyffrin Township, Chester Co., PA, *ASLA PA/DE Chapter*

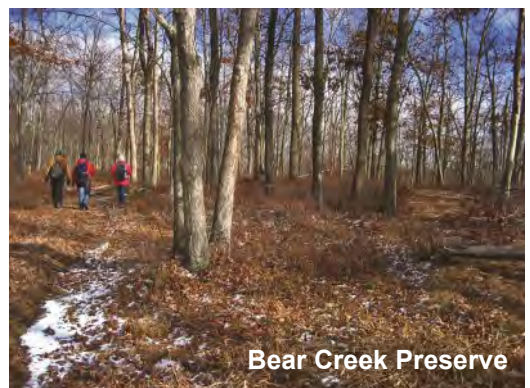
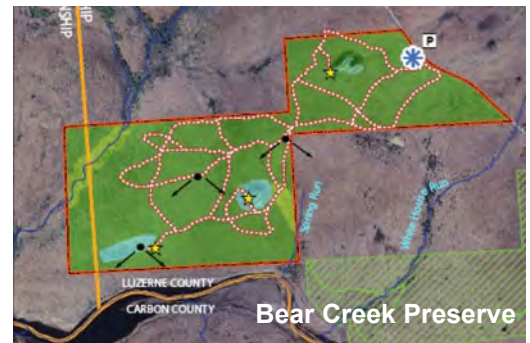
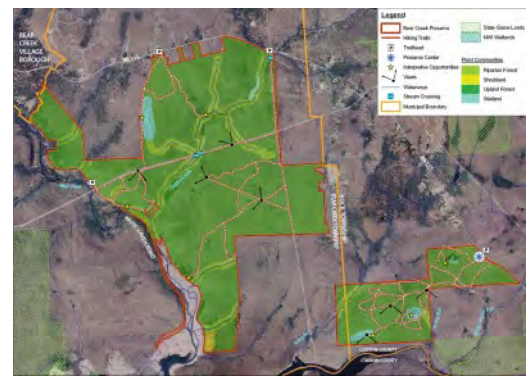
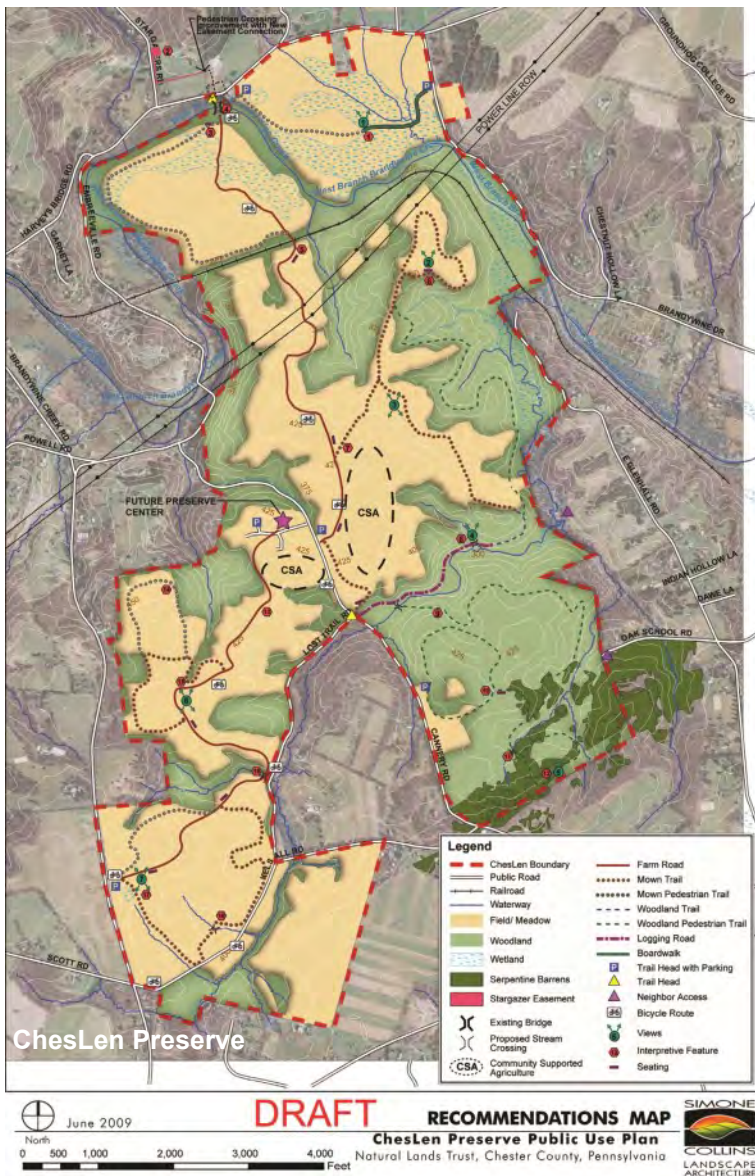
**HONOR AWARD** - Arcadia University Campus Landscape Master Plan, Montgomery County, PA, *ASLA PA/DE Chapter*

**MERIT AWARD** - South Bethlehem Greenway Master Plan, Bethlehem, PA, *ASLA, PA/DE Chapter*

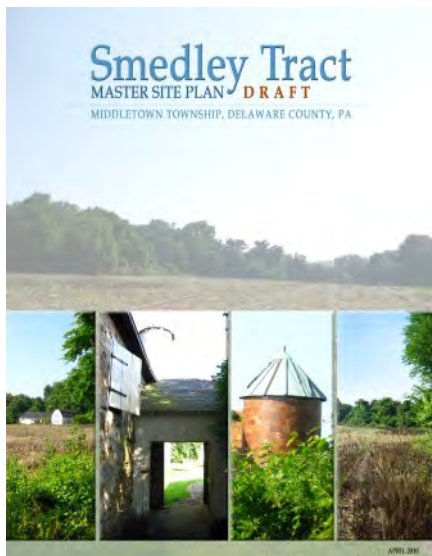
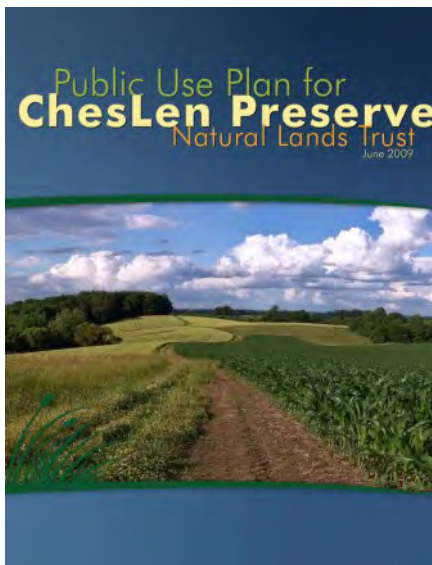
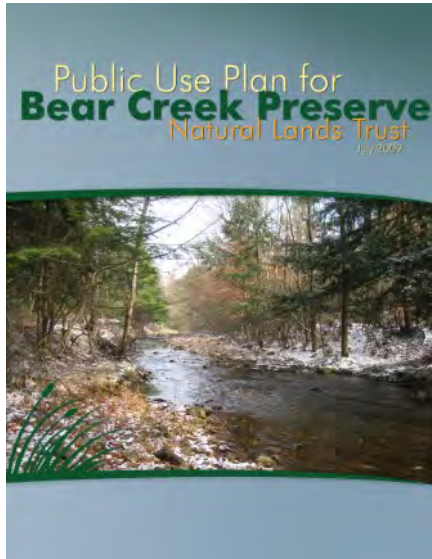


- 2006 MERIT AWARD** - Sunbury Riverfront Master Site Plan, Sunbury, PA, ASLA, PA/DE Chapter
- 2005 MERIT AWARD** - University of the Science in Philadelphia Quadrangle, ASLA, PA/DE Chapter
- 2004 MERIT AWARD** - Molloy Tract Park Master Plan, Upper Moreland Township, Montgomery Co., PA., ASLA, PA/DE
- 2003 HONORABLE MENTION - Rail-Trail Design Recognition Awards** – Bridges/Tunnels Rehabilitation, Tohickon Aqueduct, Del. Canal State Park, PA, *Rails -To-Trails Conservancy / ASLA*
- HONOR AWARD** - Tohickon Aqueduct Rehabilitation, Delaware Canal State Park, PA, ASLA PA/DE
- 1<sup>st</sup> PLACE, NATIONAL TIMBER BRIDGE AWARD** - Rehabilitation of Existing Bridge - Tohickon Aqueduct, Delaware Canal State Park, PA, *APA Eng. Wood Assoc., FHWA*
- EXCELLENCE IN DESIGN Franklin Wood Award** - Tohickon Aqueduct Rehabilitation, Del. Canal State Park, Bucks Co., *Central Bucks AIA / Chamber of Commerce*
- MERIT AWARD** - Fisher's Park Enhancements, Towamencin Township, PA *Montgomery Co. Planning Commission Land Development Award*
- 2001 MERIT AWARD** - Towamencin Township Municipal Complex, Towamencin Township, PA, *Montgomery Co. Planning Commission Land Development Award*
- NATIONAL AWARD** - Technical Assistance to Rural Communities for innovative historic infrastructure in Pennsylvania, *USDA Forest Service*
- EXCELLENCE IN DESIGN Franklin Wood Award** - Camelback Bridge, Delaware Canal State Park, *Central Bucks AIA / Chamber of Commerce*
- MERIT AWARD** - John Potts County Park Concept Plan, Pottstown, Montgomery Co, PA; ASLA PA/DE
- MERIT AWARD** - Private Residence, Media, PA; ASLA PA/DE
- 1999 MERIT AWARD** - Delaware Water Gap Welcome Center, Monroe County, PA; ASLA PA/DE
- MERIT AWARD** - Balduini Residence / Pool, Radnor, PA; ASLA PA/DE
- 1997 MERIT AWARD** - Wissahickon Valley Trails Master Plan, Fairmount Park, Philadelphia, PA; ASLA PA/DE
- PENNSYLVANIA GOVERNOR'S AWARD** - Towamencin Village Plan, Montgomery Co., PA
- HONOR AWARD** - Towamencin Village Master Recreation Plan, Montgomery Co.; PA., ASLA PA/DE
- CURRENT TOPICS AWARD** - Towamencin Village Plan / Land Use and Design Manual, Towamencin Township, PA., *Pennsylvania Planning Association*
- MERIT AWARD** - Strawberry Fields Memorial Renovation, Fairmount Park, Philadelphia, PA., ASLA PA/DE
- EXHIBIT OF DISTINCTION** - The Wissahickon Valley Exhibit Philadelphia Flower Show, *Fairmount Park Commission*
- 1995 MERIT AWARD** - Philadelphia Museum of Art Site Maintenance Plan, Fairmount Park, Philadelphia, PA., ASLA PA/DE
- 1994 HONOR AWARD** - PW&S RR Bike Trail Master Plan, Ligonier, PA., ASLA PA/DE
- GOLD MEDAL** - Balduini Residence/Pool, *Northeast Pool and Spa Association*
- 1990 MERIT AWARD** - Elmwood Park Bandshell Renovation, Norristown, PA., *Montgomery Co. Planning Commission*









## Relevant Experience

Simone Collins has experience designing scores of parks and open space sites and over 100 trail and greenway projects. This experience complements our experience in completing Park, Recreation and Open Space Plans. Some of these plans include:

**Exeter Township Comprehensive Park, Recreation & Open Space Plan, Berks County, PA.** Evaluation of the Township's 970 acres of existing facilities and recommendations for acquisition, programming and trails.

**Woolwich Township, NJ, Comprehensive Park, Recreation & Open Space Plan.** Plan that included planning for the Township's extensive TDR zoning. This is a growing Township that is projected to expand by over 100% in the next 25 years.

**East Hanover Township Parks, Recreation & Open Space Plan, Dauphin County, PA.** A semi-rural community of 6000, SC completed the Township's first plan.

**Cumberland County, NJ, Open Space and Recreation Plan.** This was the county's first such plan. The plan established roles for local government in recreation and open space preservation and also provided for future sea-level rises and other changes to the environment.

**Lehman Township Recreation and Open Space Plan, Pike County, PA.** Assessment of current lands and programs and recommendations for land acquisition and park and trail development.

**Upper Moreland Township Parks and Recreation Plan, Montgomery County, PA.** Plan for this community of 25,000 residents included recommendations for a community center and a Township-wide trail master plan.

**Solebury Township Parks and Recreation Plan, Bucks County, PA.** Plan for this community that has preserved over 25% of its land in agricultural conservation.

**Cheslen Preserve, Chester Co., PA, Stroud Preserve, Chester County, PA and Bear Creek Preserve, Luzerne County, PA.** Public use plans for three of Natural Lands' largest open space preserves.

**Additional project experience is contained in section 4 of this proposal.**



***Menlo and Lenape Park Master Plan , Perkasio Borough, Bucks County***



***East Hanover Community Park Master Plan, Dauphin County***





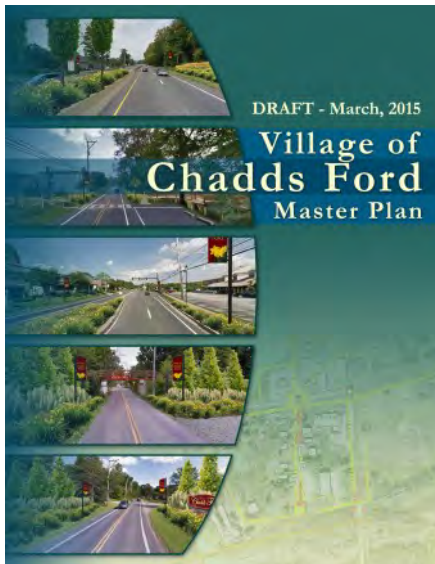
Simone Collins Landscape Architecture - Client Grant Awards List: 1993 - 2018

Client Name	Location	Type of Project	Amount	Source	Status
Loyalhanna Watershed Association	Westmoreland Co., PA	Transport / Bridge	\$ 10,000	USDA Forest Serv	Built
Friends of the Delaware Canal	Bucks Co., PA	Transport / Bridge	\$ 20,000	USDA Forest Serv	Built
Tinicum Township	Bucks Co., PA	Bridge Design	\$ 10,000	USDA Forest Serv	Built
Tinicum Township	Bucks Co., PA	Bridge Design	\$ 10,000	USDA Forest Serv	Built
Point Pleasant Community Association	Bucks Co., PA	Bridge Design	\$ 20,000	USDA Forest Serv	Built
Point Pleasant Community Association	Bucks Co., PA	Bridge Design	\$ 30,000	USDA Forest Serv	Built
Morrisville Heritage Development Corp.	Fulton Co., PA	Heritage Adaptive Reuse	\$ 30,000	USDA Forest Serv	Built
Morrisville Heritage Development Corp.	Bucks Co., PA	Heritage Adaptive Reuse	\$ 30,000	D&L Corridor	Built
Morrisville Heritage Development Corp.	Bucks Co., PA	Heritage Adaptive Reuse	\$ 30,000	USDA Forest Serv	Built
Somerset County Conservation District	Somerset Co., PA	Transport / Bridge	\$ 40,000	USDA Forest Serv	Built
Somerset County	Somerset Co., PA	Trail	\$ 105,000	PA DCNR	Built
Morrisville Borough	Bucks Co., PA	Streetscape	\$ 10,000	PA DCED	Completed
Friends of Salt Springs	Susquehanna Co., PA	Park / Rec planning	\$ 20,000	PA DCNR	Completed
Friends of Salt Springs	Susquehanna Co., PA	Park Construction	\$ 50,000	PA DCNR	Completed
Plumstead Township	Bucks Co., PA	Transport	\$ 30,000	D&L Corridor	Granted
Plumstead Township	Bucks Co., PA	Transport	\$ 10,000	National Park Serv	Granted
Upper Salford Township	Montgomery Co, PA	Park / Rec	\$ 70,000	PA DCNR	Built
Pocono Mountains Vacation Bureau	Pocono Region, PA	Environmental	\$ 5,000	Private	Completed
Pocono Mountains Vacation Bureau	Pocono Region, PA	Heritage	\$ 10,000	D&L Corridor	Completed
Pocono Mountains Vacation Bureau	Pocono Region, PA	Heritage	\$ 30,000	USDA Forest Serv	Completed
Pocono Mountains Vacation Bureau	Monroe Co., PA	Trail	\$ 15,000	PA DCED	Completed
Heritage Development Corporation	Fulton Co., PA	Heritage	\$ 11,000	PA DCED	Completed
Heritage Development Corporation	Fulton Co., PA	Heritage	\$ 15,000	USDA Forest Serv	Completed
Burnt Cabins Grist Mill	Fulton Co., PA	Heritage Rehabilitation	\$ 30,000	USDA Forest Serv	Built
Burnt Cabins Grist Mill	Fulton Co., PA	Heritage Rehabilitation	\$ 10,000	USDA Forest Serv	Built
Burnt Cabins Grist Mill	Fulton Co., PA	Heritage Rehabilitation	\$ 60,000	USDA Forest Serv	Built
Grey Towers - USDA Forest Service	Pike Co., PA	Bridge Design	\$ 30,000	USDA Forest Serv	Completed
Pocono Mountains Vacation Bureau	Monroe Co., PA	Transportation planning	\$ 50,000	PennDOT	Completed
Pocono Mountains Vacation Bureau	Monroe Co., PA	Transportation planning	\$ 60,000	USDA Forest Serv	Completed
Newtown Township	Bucks Co., PA	Streetscape	\$ 1,100,000	TEA 21	Built
Worcester Township	Montgomery Co, PA	Trail	\$ 17,500	DCNR	Completed
Upper Makefield Township	Bucks Co., PA	Streetscape Construction	\$ 550,000	TEA 21	Built
Upper Makefield Township	Bucks Co., PA	Streetscape Design	\$ 60,000	DCNR	Completed
Southern Alleghenies Conservancy	Somerset Co., PA	Park / Rec	\$ 20,000	DCNR	Completed
Southern Alleghenies Conservancy	Somerset Co., PA	Bridge Construction	\$ 595,000	TEA 21	Built
Southern Alleghenies Conservancy	Somerset Co., PA	Bridge Construction	\$ 240,000	FHWA	Built
Shawnee Institute	Monroe Co., PA	Trail Master Plan	\$ 50,000	DCNR	Completed
City of Philadelphia	Philadelphia, PA	Trail planning	\$ 30,000	SRHA	Completed
Worcester Township	Montgomery Co., PA	Trail planning	\$ 17,500	DCNR	Completed
Pocono Environmental Education Center	Pike Co., PA	Campus improvements	\$ 450,000	DCNR	Built
Pocono Environmental Education Center	Pike Co., PA	Campus improvements	\$ 121,600	DEP GGII	Built
Borough of Pottstown	Montgomery Co, PA	Walkway / Underpass	\$ 260,000	TEA 21	Built
Borough of Pottstown	Montgomery Co, PA	Walkway / Underpass	\$ 54,000	DCNR	Built
Point Pleasant Community Association	Bucks Co., PA	Transport / Bridge	\$ 20,000	DCED	Completed
Borough of Yardley	Bucks Co., PA	Streetscape	\$ 850,000	TEA 21	Completed
Borough of Yardley	Bucks Co., PA	Streetscape	\$ 65,000	DCNR	Completed
Borough of Yardley	Bucks Co., PA	Streetscape	\$ 30,000	DCED	Completed
City of Bethlehem	Lehigh Co., PA	Trail construction	\$ 800,000	TEA 21	Built
City of Bethlehem	Lehigh Co., PA	Trail construction	\$ 200,000	DCNR	Built
East Fallowfield Township	Chester Co., PA	Park Construction	\$ 250,000	DCNR	Built
City of Sunbury, PA	Northumberland Co, PA	Park Planning	\$ 175,000	DCNR	Built
City of Sunbury, PA	Northumberland Co, PA	Park Construction	\$ 1,000,000	TEA 21	Built
Smithfield Township	Monroe Co., PA	Trail Construction	\$ 779,000	DRJTBC	Built
Smithfield Township	Monroe Co., PA	Trail Design / Constr.	\$ 40,000	DCED	Built
Solebury Township	Bucks Co., PA	Landscape / trail	\$ 1,750,000	DRJTBC	Built
Solebury Township	Bucks Co., PA	Park Construction	\$ 250,000	DCNR	Built
Lansdowne Borough	Delaware Co., PA	Park / Trail	\$ 100,000	DCNR	Built
Bedford Borough	Bedford Co., PA	Park / Trail	\$ 48,000	DCNR	Completed
Schuylkill County, PA	Schuylkill Co., PA	Park Construction	\$ 363,000	DCNR	Built



Client Name	Location	Type of Project	Amount	Source	Status
Lehman Township	Pike Co., PA	Park Acquisition	\$ 200,000	DCNR	Completed
Lehman Township	Pike Co., PA	Park Master Plan	\$ 35,000	DCNR	Completed
Lehman Township	Pike Co., PA	Park Equipment	\$ 5,000	DCED	Completed
Lehman Township	Pike Co., PA	Park Construction	\$ 20,000	DCNR	Built
Lehman Township	Pike Co., PA	Park Construction	\$ 100,000	DCNR	Built
Lehman Township	Pike Co., PA	Park Construction	\$ 450,000	DCED / Gaming	Built
City of Bethlehem	Northampton Co., PA	Park Construction	\$ 200,000	DCNR	Built
Washington Township	Schuylkill Co., PA	Park Acquisition	\$ 64,600	DCNR	Acquired
Washington Township	Schuylkill Co., PA	Park Master Plan	\$ 10,000	DCNR	Completed
Towamencin Township	Montgomery Co., PA	Transport / Land use	\$ 40,000	EGGS / DVRPC	Completed
Lehman Township	Pike Co., PA	Transport / Land use	\$ 160,000	PCTI / PennDOT	Completed
Lehman Township	Pike Co., PA	Recreation Plan	\$ 30,000	DCNR	Completed
Hatfield Township and Hatfield Borough	Montgomery Co., PA	Mobility / Econ Devel.	\$ 27,500	PennDOT	Granted
City of Lebanon	Lebanon Co., PA	Park / Stormwater	\$ 500,000	PennVEST	Built
Towamencin Township	Montgomery Co., PA	Park Construction	\$ 300,000	DCNR	Built
Limerick Township	Montgomery Co., PA	Trail Implementation	\$ 150,000	DCNR-C2P2	Granted
Limerick Township	Montgomery Co., PA	Park / Trail Planning	\$ 25,000	DCNR-C2P2	Granted
Limerick Township	Montgomery Co., PA	Park / Trail Planning	\$ 250,000	DCED	Granted
Limerick Township	Montgomery Co., PA	Adaptive Reuse	\$ 18,000	DCED	Granted
Solebury Township	Bucks Co., PA	Gateway Trail Plan	\$ 981,000	PennDOT TAP	Built
Solebury Township	Bucks Co., PA	Gateway Trail Plan	\$ 500,000	DCNR-C2P2	Built
Solebury Township	Bucks Co., PA	Gateway Trail Plan	\$ 110,000	DCED - GTRP	Built
Abington Township	Montgomery County	Walk Park Train Abington	\$ 75,000	DVRPC (PCTI)	Completed
Exeter Township	Berks Co., PA	Comp Recreation Plan	\$ 30,000	DCED / Gaming	Granted
Radnor Township	Delaware Co., PA	Trail Construction	\$ 1,000,000	PennDOT-TAP	Granted
Radnor Township	Delaware Co., PA	Trail Construction	\$ 500,000	DCNR-C2P2	Granted
Radnor Township	Delaware Co., PA	Trail Construction	\$ 225,000	DCED	Granted
Limerick Township	Montgomery Co. PA	Trail Construction	\$ 970,000	PennDOT-TAP	Granted
Abington Township	Montgomery Co. PA	Trail Construction	\$ 450,000	PennDOT-TAP	Granted
Abington Township	Montgomery Co. PA	Trail Construction	\$ 90,000	DCNR-C2P2	Granted
East Hanover Township	Dauphin County, PA	Township Trail Master Plan	\$ 25,000	DCNR-C2P2	Granted
Whitpain Township	Montgomery Co. PA	Park Master Plan	\$ 25,000	DCNR-C2P2	Granted
Whitpain Township	Montgomery Co. PA	Park Master Plan	\$ 25,000	DCNR-C2P2	Granted
Limerick Township	Montgomery Co. PA	Park Master Plan	\$ 25,000	DCNR-C2P2	Granted
Plumstead Township	Bucks Co., PA	Open Space Acquisition	\$ 325,000	DCNR-C2P2	Granted
Lehman Township	Pike County, PA	Park Development	\$ 25,000	Pike County OS	Granted
Lehman Township	Pike County, PA	Historic Site / Park Planning	\$ 275,000	FHWA-FLAP	Granted
Abington Township	Montgomery County, PA	Trail Construction	\$ 775,000	PennDOT-TAP	Granted
Chadds Ford Township	Delaware Co., PA	Trail Construction	\$ 1,000,000	PennDOT-TAP	Granted
Solebury Township	Bucks Co., PA	Park Development	\$ 1,000,000	PennDOT-TAP	Granted
Solebury Township	Bucks Co., PA	Park Development	\$ 250,000	DCNR-C2P2	Granted
Solebury Township	Bucks Co., PA	Trail Construction	\$ 160,000	DCED -GTRP	Granted
East Goshen Township (co-author)	Chester Co., PA	Park Const. (milltown)	\$ 500,000	DCNR-LWCF	Granted
East Goshen Township (co-author)	Chester Co., PA	Park Const. (milltown)	\$ 65,000	DCED -GTRP	Granted
D&L Corridor / Delaware Canal 21	Northampton, Bucks Co, PA	Del. Canal Vision Study	\$ 225,000	Wm Penn Found	Completed
Heritage Conserv./ Delaware Canal 21	Northampton, Bucks Co, PA	Del. Can. Stormwater Study	\$ 85,000	Wm Penn Found	Completed
Heritage Conserv./ Delaware Canal 21	Northampton, Bucks Co, PA	Del. Can. Stormwater Study	\$ 85,000	DCNR-C2P2	Completed
D&L Corridor / Delaware Canal 21	Northampton, Bucks Co, PA	Del. Canal Water/Trail Feas	\$ 180,000	Wm Penn Found	Granted
Delaware Canal 21	Northampton, Bucks Co, PA	Del. Canal Water/Trail Feas	\$ 170,000	DCNR-C2P2	Granted
Total			\$ 23,872,700		





## **Simone Collins References**

### **John Granger, Manager, Exeter Township, Berks County, PA**

Various projects over 20 years with 4 municipalities  
610 779 5660

### **Kevin Barnhardt, Commissioner, Berks County**

Mount Penn Preserve Master Plan  
[KBarnhardt@countyofberks.com](mailto:KBarnhardt@countyofberks.com)

### **Shannon Rossman, Ex. Dir., Berks County Planning Comm.**

Mount Penn Preserve Master Plan  
610-478-6300 x. 6303

### **Rick Smith, Manager, East Goshen Township**

Park Master Plans for Milltown Dam and Hershey's Mill Dam Sites  
610 692 7171

### **Daniel Kerr, Manager, Limerick Township, Montgomery Co. PA**

Parks projects, Township Trails Master Plan & Trail Grants  
610 495 6432

### **Dennis Carney, Manager, Solebury Township, Bucks Co. PA**

Township Parks, Solebury Gateway Trails project, other projects  
215 297 5656

### **Steve Norcini, Township Engineer, Radnor Township PA**

Park and trail projects, trail grants  
215 297 5656

### **Matt Blake, Director of Community Development**

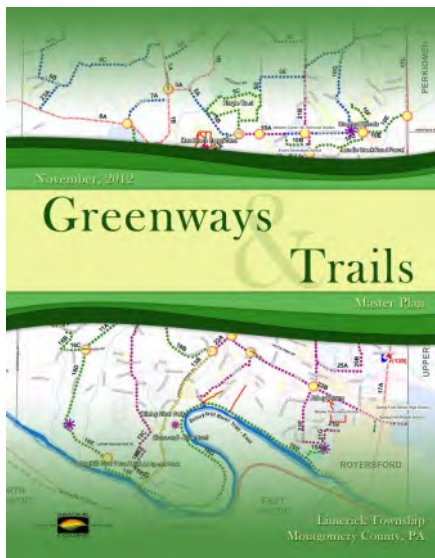
Woolwich Township, New Jersey  
Park and Open Space Master Plan & TDR Public Spaces Plan  
856 467 2666

### **Roman Pronczak, Township Manager, Whitpain Township**

Wissahickon Park / West Ambler Revitalization & Action Plan  
610 277 2400

### **Patrick Stasio, Director of Parks and Recreation**

Upper Moreland Township  
Upper Moreland Township Comprehensive Recreation Plan  
215-659-3100 ext. 1039







**Wilson Farm Park**



## 2. Project Approach / Scope of Services

The Proposed Project Approach and Scope of Services for the Open Space, Recreation and Environmental Resources Plan is based on the Township RFP. Additionally, SC has included other work items so that the plan will meet or exceed DCNR (PA Department of Conservation and Natural Resources) standards so that the Township may qualify for possible future funding from that agency. The project scope addresses all tasks as outlined in the RFP and as required by the Vision Partnership Program. For the sake of brevity and ease of reading, we have not repeated every scope item but focused on the most important elements. All work elements as contained in the Township scope of work will be completed whether mentioned or not.

**Task 1.1 Project Management.** This will be completed over the duration by both Pankaj Jobanputra and Peter Simone.

**Task 1.2 Existing Conditions Inventory and Data Collection** The SC team will receive and review all relevant information about the site. This information will be supplanted with information from site reconnaissance visits by the SC team.

Site Reconnaissance will be completed by the SC team. We will also invite committee members to tour specific parts of the Township with us. Our analysis will focus on possible trail and greenway corridors, potential local trail connections—especially with proposed conservation corridors as identified in Landscapes3, parcels of open space that may be candidates for acquisition or park development and areas or sites that could provide opportunities for additional public active or passive recreational use, which will include the 26 acre site on Route 82. We will also make a close examination of the open space, park, recreation and circulation goals and objectives as identified in the 1993 East Marlborough Open Space, Recreation and Environmental Resources Plan, 2007 Unionville Bikeways project and 2011 Unionville Regional Comprehensive Plan.

Other specific work under this task includes preparation of project base maps, field inventory and review of Township ordinances with relevancy to this plan.

**Task 1.3 Vision, Goals and Objectives.** The SC team will develop - in concert with the Township, committee and residents - project goals for the plan. As examples and possible starting points for the goals, we offer the following preliminary suggestions:


- Engage in an open and transparent exchange of ideas where all ideas are considered and where everyone's voice can be heard throughout the design process.
- Provide for the recreational needs of all age groups.
- Establish a plan for non-motorized transportation routes throughout the Township that can also serve the recreational needs of residents.
- Protect the Township's Open Space and Historic and Natural Resources from future development.
- Examine a menu of possible recreational programming offered by both the Township and private sector recreational providers.

We suggest that these preliminary goals are only a starting point for discussion and will be thoroughly revised and refined as the plan advances.

**Task 1.4 Plan for Open Space** This task will help to answer the questions of how much and what kind of protected open space is "right" for East Marlborough Township? We will start by benchmarking similarly sized communities in the northeast to compare the quantity and type of parks and open space that they have



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in comparison to East Marlborough. We will also consult with National Recreation and Park Association Standards for acres and types of parks and open space per capita. We will also rely on data from the web based survey, from key person interviews and from public meetings. For parcels that are currently used as open space, but not permanently protected, we will develop options for protection. We will identify parcels that should be considered for protection and possible acquisition and strategies of protection.

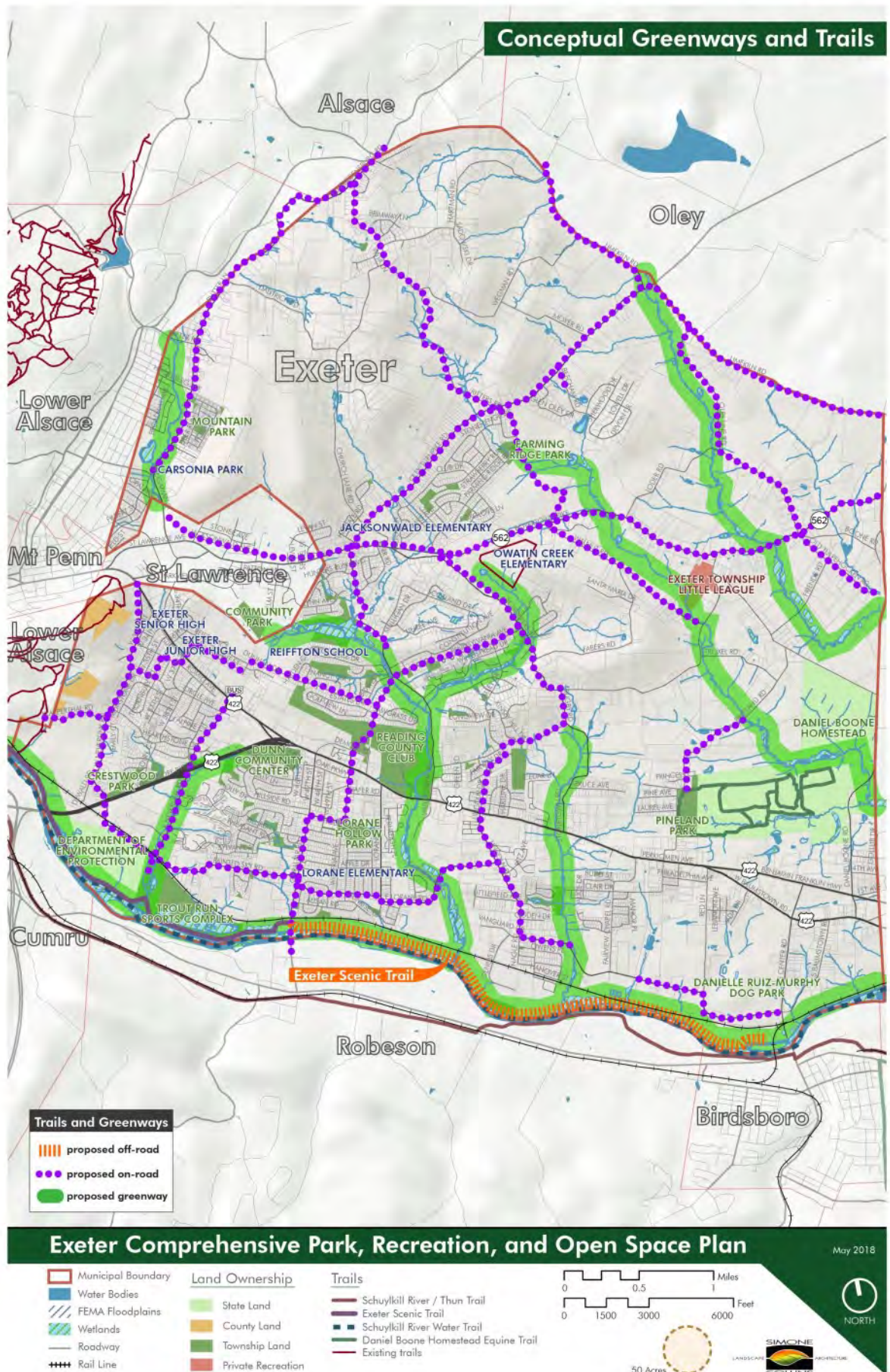
**Task 1.5 Plan for Recreational Facilities and Programming.** Based on the web based survey, committee, public and key person input and programs in comparable townships, SC will recommend a shopping list of programs for consideration by the Township over time. We will examine community needs to determine which groups are most underserved and how they could benefit from recreational programming.

We will also complete Inventory of existing area park and recreational facilities, trails, greenways, historic, natural and scenic resources and open space. SC will compile this inventory on both mapping and via a matrix listing with information as provided by the Township and as determined during site reconnaissance of each location. This inventory will include county parks, trails, greenways, historic, natural and scenic resources and open space in and near to the Township and facilities (existing and planned) in adjacent municipalities as well as school district facilities. We will also inventory non-profit / private sector recreational facilities such as Longwood Gardens, private health clubs, YMCA's, etc., that are located within and a reasonable distance from the Township. The SC team will inventory and analyze the number and type of personnel currently involved in public works who may also be involved in park maintenance, their training, any Township volunteers and their training and continuing education, membership in professional organizations, and other characteristics of Township staff. SC will make recommendations for changes and additions to staffing, training, continuing education or other components, as appropriate, as the park and trail system expands over time. Recommendations for future staffing needs will also be made as the number of parks and trails expands.

Concepts for improved service delivery will be an important part of the plan. How does the Township make the best use of existing resources and facilities to better serve Township citizens?

Facilities Maintenance and Risk Management Analysis will also be analyzed. SC will inventory the maintenance operations, and talk with maintenance personnel to understand how maintenance operations are carried out at the Unionville Baseball fields and Unionville Community Park and if there are areas for potential efficiencies and improvement. We will determine if residents feel that existing park maintenance is good (based on results of the web survey). SC will look at how maintenance and maintenance efficiency can be further enhanced. SC will also look at existing security measures and determine if improvements are warranted. We will project how a growing park and trail system will affect maintenance demand.

**Activities and Facilities Analysis.** One need SC is aware of is the establishment of new recreational programming to compliment programs operated by the Unionville Recreation Association and Kennett Area Parks and Recreation Board. There may also be a need for linkages from neighborhoods and businesses to active recreation facilities, school district fields and open space. Our analysis will help determine a course of action to meet these needs.





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### **Task 1.6 Plan for Multimodal and Greenway Connections.**

This task has several major components that include:

- Inventory and analysis of existing trails and proposed trail plans & routes
- Suggest additional trail routes for consideration
- Site reconnaissance to explore these routes
- Examine on road routes for on road trails
- Examine potential use for greenways including no-access greenways that can be important for natural resource protection, water quality protection and protection of scenic vistas or views.

The relatively large amount of rural land in the west and the concentration of commercial activity in the southeast section of the Township along US Route 1 are important factors in determining the alignments and connectivity of any planned trail and greenway system. A logical way to proceed may be to first determine the most probable possible trail and greenway route destinations including possible locations for future parks and open space. These trail routes would include both on-road and off-road routes. Of course, there will exceptions to this methodology, but we suggest it is a logical manner in which to start the process.

SC will also consider conservation corridors and linkages to the region-wide Circuit trail system, such as a potential multi-use trail just south of Kennett Square which would connect to a proposed addition to the Brandywine Trail near Chadds Ford, as described in Landscapes3. We will also examine what adjacent municipalities are doing (or not doing) with planning trails in their municipality and seek to connect East Marlborough's future trails to these other planned links.

Based on these analysis and other information, the SC team will develop a trails and greenway plan. Our plan will include detailed cost estimates that will help the Township determine priorities and funding options.

**STRAVA Heat Maps.** In preparation of this proposal, we consulted the STRAVA heat maps. STAVA is a phone app that is used extensively by runners and cyclists to track their workouts and by doing so, they show the routes that they are running and cycling.

The running and cycling maps for East Marlborough Township as shown on the next few pages. Please refer to them to understand current on-road routes for cyclists and for on and off-road routes for runners.







### **STRAVA Heat Map for Cycling**

The darker colors on the map show more intense cycling use.

The STRAVA cycling map clearly shows lighter use along the eastern end of Street Road (926) and heavier use along its western reaches. East Doe Run merging into 82 west shows heavier use as does Wollaston Road. North Walnut Road shows good use, connecting to Anson Nixon Park and into Kennett Square. Route 1 is a major barrier for all but the most experienced and confident cyclists. Surprisingly, there seems to be little bike traffic to Longwood Gardens, something that the institution might want to promote as a “green” initiative, getting folks to the gardens by means other than by motor vehicle. One of the project challenges will be to expand on these existing routes toward creating an integrated and safe system.



### **STRAVA Heat Map for Running**

The darker colors on the map show more intense running use.

The STRAVA running map clearly shows heaviest running along North Mill Road and Wollaston Road due to light vehicular traffic. The high school / middle school is a running hub of sorts along with the trail behind the firehouse. Several residential subdivision streets show fairly heavy use, since the roads have low traffic volumes and connect in loops and have several interconnected routes that make for fun runs. How do we expand and build on this system of safe running routes?



### **Task 1.7 Plan for Existing Open Space.**

The SC team will consider how the Township's existing recreational facilities, as well as the 26 acre site along Route 82, can best be incorporated into a system for open space, recreation, trails and greenways. This task will include the development of a concept plan for the 26 acre site, accounting for active and / or passive recreational uses.

### **Task 1.8 Organization, Management and Financing.**

The SC team will examine and document the basic Park and Recreation annual budgets (as a part of the general fund) over the last 5 years, translate it to per capita funding (with and without staff salaries) and compare it to other comparably sized townships. SC will examine the probable effects of population growth and the long-term needs for recreational funding for East Marlborough Township as its' park system evolves. SC will also identify sources of funding at different levels that can help to implement the recommendations of the plan.

This task has overlap with other previously discussed tasks.

This task will also examine options for Township financing of open space acquisition and development. These options could include fee-in-lieu, bond issues and other options.

**Task 1.9 Implementation Strategies.** As mentioned elsewhere in this proposal, SC has been very successful in assisting our clients fund both park and trail plans. We will layout a strategy to fund trails and parks over a period of five to ten years. The key in this process is matching non-Township funds with non-Township funds as a means to minimize local funding. SC has been extremely successful in formulating these strategies for our clients.

### **Public Participation Process**


The SC team proposes eight (8) Plan Advisory Committee meetings, two (2) public meetings, one (1) Planning Commission meeting, one (1) public hearing, two (2) public meetings in neighboring townships and up to eight (8) key person interviews for the development of the Plan.

**Public Meeting #1** is suggested for early June and will be programming, brainstorming and visioning for the plan. The SC team will present an in-process inventory and analysis of existing preserved lands, historic, natural and scenic resources and recreation facilities and a discussion of the possibilities for the plan. SC will also present its benchmarking of other communities of similar size to show how other municipalities provide for parks, recreation and open space.

These discussions may include:

- What is the appropriate role for Township government to play in the provision of recreational facilities and open space for residents?
- Should the Township provide for all age groups?
- Are school district facilities available for the public and if so, are they adequate for the recreational needs of the residents? If they are not available, why not and can they be made available?
- What private sector businesses exist nearby (gyms, YMCA, fitness centers) and what role do they play in providing for resident recreation?
- How do local land conservancies provide for recreational and open space needs? Can the roles of these organizations be expanded and if so, how?



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- What are the positive and negative attributes of trails as perceived by the general public? Are these negative perceptions obstacles toward building a Township trail system?
  - Should the Township consider partnering with other adjacent municipalities toward providing recreational programming and facilities? What are the models for these types of multi-municipal or regional recreational authorities?
  - Can the county play a role in the Township recreation plan and if so, what is that role?
  - What are the probable demographic age distributions of residents as the Township slowly grows over the next 10 to 20 years? How might these age cohorts affect how the Township addresses this project and future facilities and programs?

We anticipate that many more questions will come from the public, the advisory committee and Township staff as the plan progresses. The SC team enters this planning process with no preconceived notions about what should be or should not be included in the plan. We suggest that all ideas be on the table for discussion during this process.

We will also conduct some participatory exercises with attendees. These include:

- **“Where do you live and want to go destinations map”** . Attendees will be asked to place a dot on a map where they live and then place several dots on locations of where they would like to go via a trail or a sidewalk (existing or proposed). These destinations typically include parks, schools and everything in-between.
- **“Design a trail map”**. On a different map, attendees will have the opportunity to draw trail alignments (on or off road) or indicate where sidewalks are needed.
- **“Challenging Intersections map”** . Where are the most challenging intersections in the community, from any perspective (motorist, cyclist, pedestrian) and what improvements are needed there?

**Public Meeting #2**, suggested for late October, will be a presentation of the draft plan and report for the Comprehensive Recreation Plan. The plan / report will contain narrative, detailed cost estimates and details from the planning process. The plan / report will be posted to the Township web site for a draft plan review period suggested to be 60 days. This will give residents and other stakeholders ample opportunity to review and comment on the plan. The SC team will meet with the study committee at the end of the review period and decide on the changes to create the final Plan for the Township.

**Planning Commission Meeting**, suggested for November, will be a presentation of the draft plan at a regularly scheduled meeting of the Township Planning Commission where the SC team will answer any questions the Commission may have on the plan and to obtain feedback for the final Plan.

**A Public Hearing** is suggested for February in East Marlborough for the final adoption of the plan.

**Two Public Meetings**, one each in West Marlborough and Newlin Townships are scheduled for November during the draft plan review period. This will allow both communities to weigh in on the plan.

**Plan Advisory Committee Meetings.** Eight (8) study committee meetings will be held. These meetings will follow a linear progression of the work as outlined in the RFP. We suggest that the committee meetings be open to the public. The composition of the PAC is always a subject of some discus-



Dupont Crescent Trail—Master Plan and Construction Documents by SC

sion at any Township. Given the possible nature of discussion surrounding trail development and open space preservation, the Township should consider including any known trail or open space opponents on the committee. This will give the committee a balance voice and help the committee, consultants and Township carefully consider all points of view. One Committee Meeting will be utilized as a site walk of the 26 acre site.

**Internet Public Opinion Survey/Website.** The SC team will write and administer an internet survey to determine basic public opinions about the current parks and recreation program and future recreation needs. The public opinion survey will be completed as a part of the basic services provided by the SC team. Our schedule shows the internet survey being available for approximately six months beginning in May to October. This will allow all stakeholders adequate time to express their views on the project and the recreational needs of Township residents. In addition, a project website will contain presentations, notes, concepts and plan for the public to review. We suggest this site be a part of the Township website.

**Key Person Interviews.** The SC team proposes up to eight (8) key person interviews to be conducted in November and December during the draft plan review period. These are stakeholders from the below suggested groups who may be able to provide insightful information about the recreational needs of the community and/or possess a knowledge of the evolution of local recreational facilities:

- Sports groups (youth, adult, other)
- Schools, Institutions, Churches, Fraternal Organizations
- Park & Conservation Groups (conservancies, land trusts)
- Businesses, Corporations, Employers

We will work with the Township and PAC to determine the final list of potential interviewees. We have found that these one-on-one discussions typically yield important information on issues in a community.

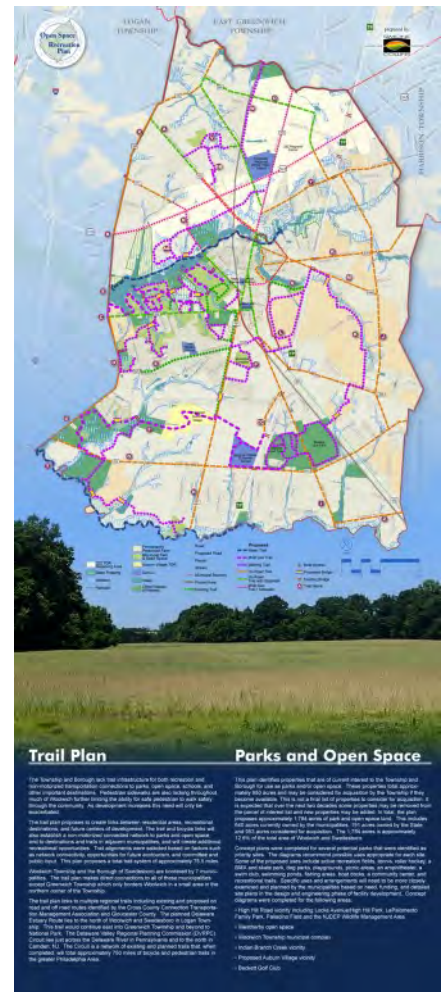
**Meetings with Township Staff.** These meetings will occur on an as needed basis during the course of the project. This is provided as a pro bono service to East Marlborough Township.



**Deliverables.** In order to provide East Marlborough Township with the highest level of service and to provide the best value for every dollar expended by the Township, we have specifically tailored the project deliverables as follows:

Internet Opinion Survey:	Part of basic services, no additional cost.
All maps, plans, report, cost estimate, all scope items:	Part of basic services, no additional cost.
Staff meetings:	Pro Bono
Driving time to and from meetings:	Pro Bono

SC will also supply electronic copies to the Township and Committee at no cost.

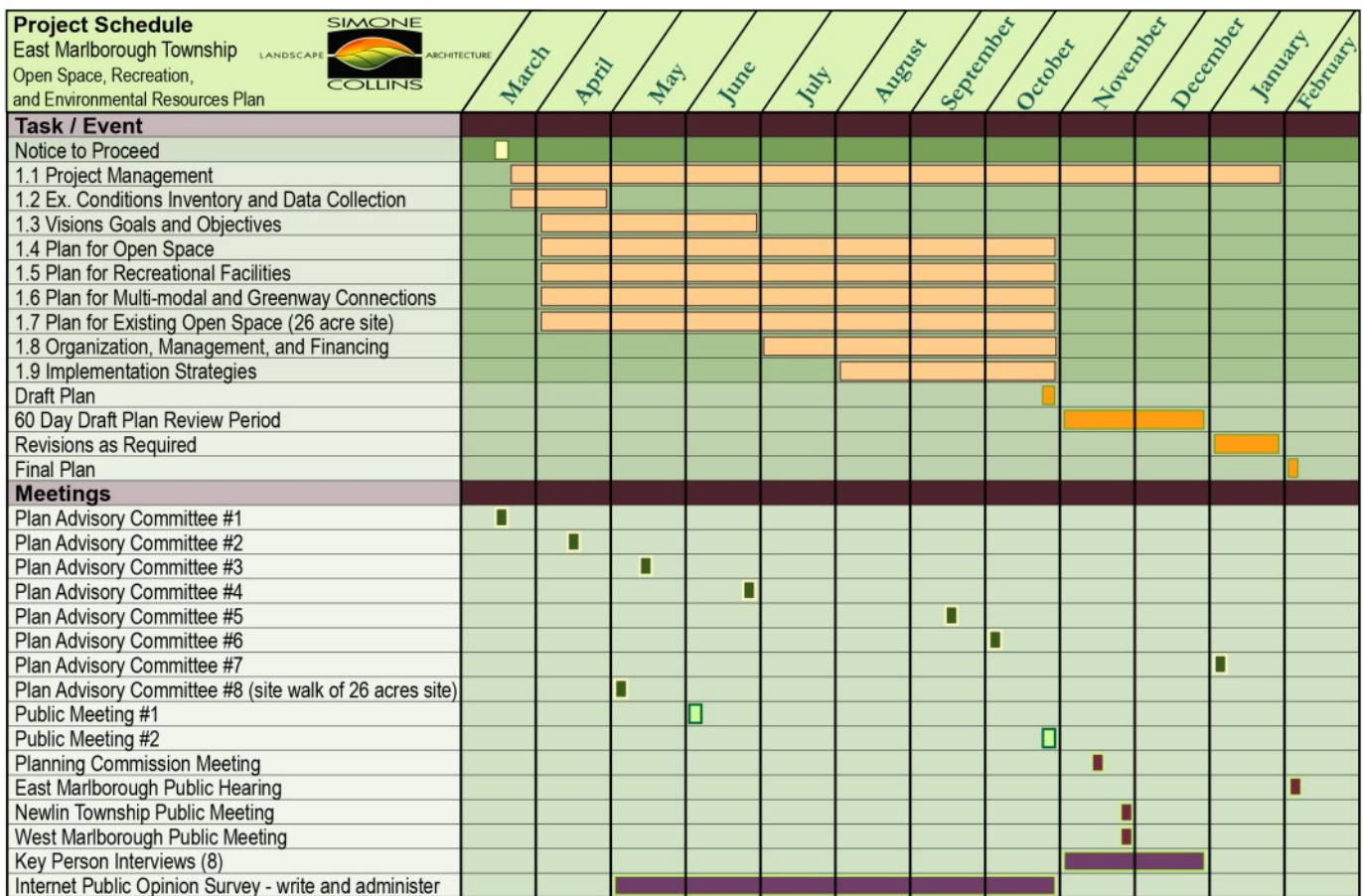


**The SC plan for Wilson Farm Park created a 2 acre stormwater management basin that also serves as an irrigation reservoir for the park's 7 sports field. The pond also created a beautiful aesthetic element. There was no pond here previously. The pond has clay line and was built in Karst geology. It has functioned flawlessly for over a decade.**

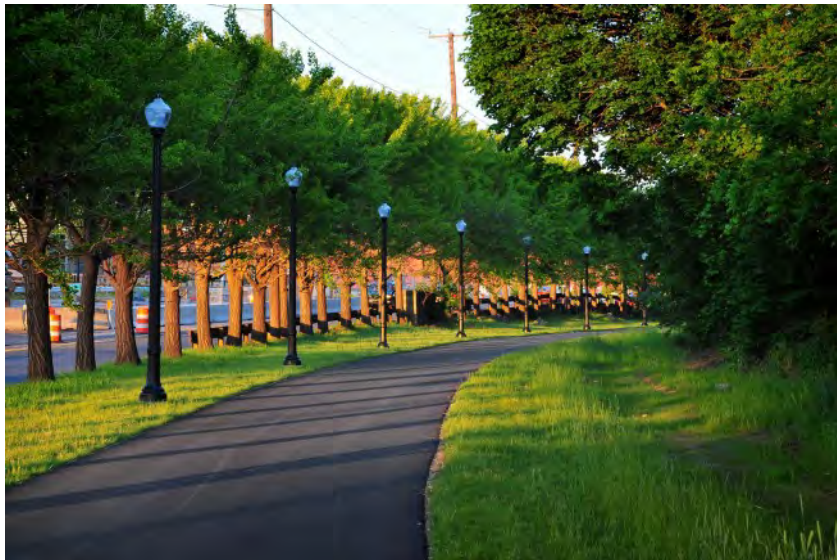
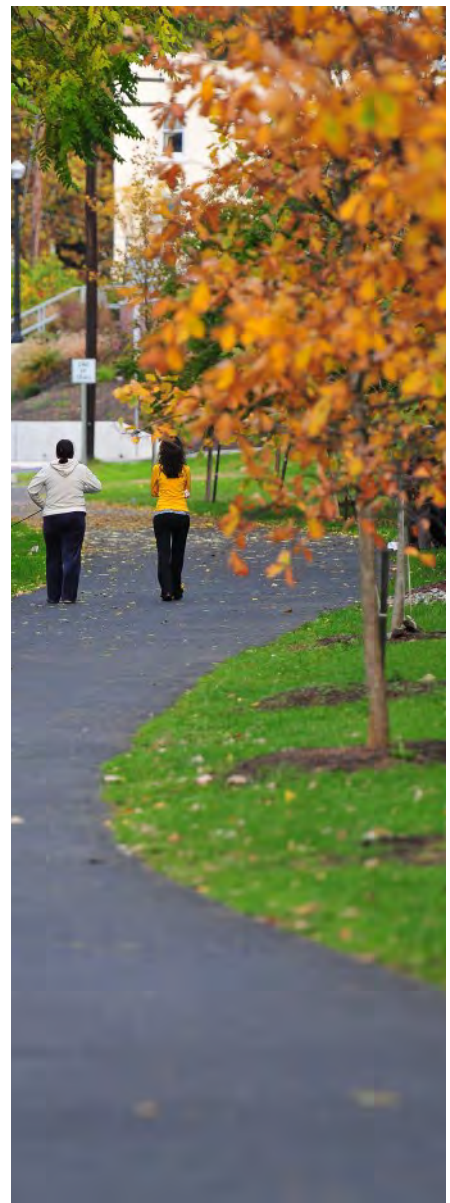
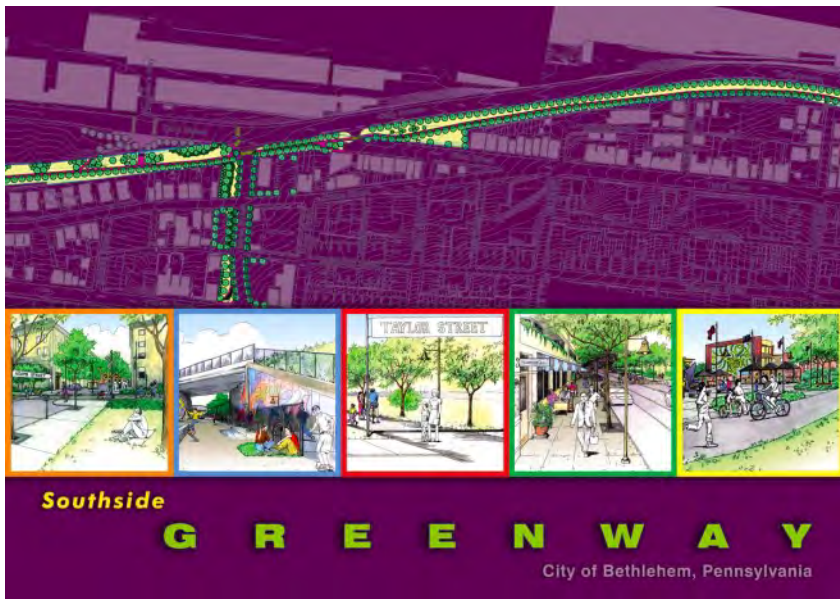
### 3. Project Schedule

The SC team proposes a twelve month project duration. Assuming a start date of mid March, we will use the first two months of work to collect and analyze existing data and to complete reconnaissance of the Township. Meetings should not be held in July and August to account for summer vacations. Our schedule includes a two month draft plan review period from November 1st to December 31st, 2019.

We are pleased to review this schedule with the Township and adjust the schedule as necessary to better meet the needs of the Township and community.







South Bethlehem Greenway—Master Plan and Construction Documents by SC





## 4. Additional Information

### Simone Collins Landscape Architecture

SC Public Participation Methods

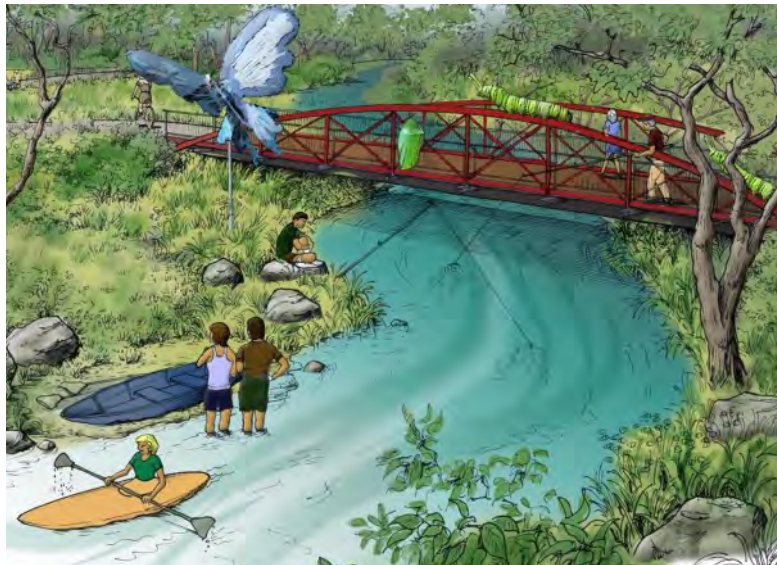
Resumes

Project Sheets

**All ideas are valued at SC public meetings.**



**SC creates graphic and attractive exhibits to convey ideas and design concepts. Clarity of presentation is key to stimulating excitement and discussion.**





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## **Simone Collins Public Participation Methods**

One of the challenges inherent in a project of this type is the large amount of information that must be organized, digested and synthesized. This information must be clearly understood by the SC team, Township officials and staff, the Study Committee and the public for real design advocacy to occur. SC utilizes a communication tool called “the card technique” to ensure that there is clear, concise communication between everyone during meetings.

### This is how the card technique works:

The creative ideas for the project are divided into three categories: Goals, Facts and Concepts.

The Goals are the goals for the project, initially broad, then specific: i.e., “*Create an Open Space, Recreation and Environmental Resources Plan for East Marlborough Township,*” or “*Preserve the natural resources in the Township,*” or “*Provide for the recreational needs of residents.*”

The Facts are the existing conditions, unique environmental features, the existing landscape, the history of the Township and area, existing resources, existing road conditions, adjacent uses, and any other existing conditions.

The Concepts are all of the various ideas for attaining the goals of the project and suggesting the types of improvements desired. “*Create small tot lots in several areas,*” “*Provide for future connections to regional trails,*” or “*Create a system of on-road trails,*” or “*Provide a community dog park,*” or “*Work closely with the school district to share recreational facilities.*”



**A typical SC public meeting.**



**We work closely with our clients.**



**All ideas are heard and recorded on the cards.**



*The cards create a permanent record of the public meetings.*



*Display boards are important to explain concepts and ideas.*



*SC professionals are accessible to the community for the duration of the project.*

Each goal, fact, and concept is simply drawn, along with a descriptive word or two, on a 5" by 7" card. Each card is then hung on the wall in the appropriate category. During meetings and work sessions, new cards are made and displayed by the SC Team as those in attendance generate ideas. This technique minimizes any miscommunication since each idea is displayed as a separate card. The cards (ideas) can be repositioned, prioritized, eliminated from consideration, or expanded into other spin-off ideas. All the information is always in front of everyone and having the visual image of the idea before one's eyes increases comprehension. SC has utilized the card technique at countless community, corporate, and public meetings with groups from 10 to 300, and it has proven to be a very effective method of clear communication. The cards created at the programming meeting are an instant record of the meeting and can be displayed for anyone who could not attend.

*At all meetings, The SC team will strive to create a "safe" environment for all meeting participants where "every voice is heard and all ideas are honored." We have found through experience that this is how to make real design advocacy occur and to obtain meaningful community involvement.*



*SC often conducts site walks as part of public or committee meetings. This might be very effective to see parts of East Marlborough Township with Advisory Committee members. The SC team plans on making several site visits to observe existing conditions across the Township.*





**PETER M. SIMONE, RLA, FASLA**

President

**Experience**

**Summary:**

Peter Simone's experience over the last forty-plus years spans a broad spectrum of landscape architectural practice, including: trail planning and design, recreational facility design and planning, community revitalization, campus planning, land planning & zoning, expert testimony, urban design and streetscapes, historic sites, office park planning, planting design, maintenance planning and master planning.

Peter has also developed the ability to work directly with the public – using a variety of skills to identify community concerns. Peter works directly with a community to develop consensus in the project goals and design - believing that the responsibility of the designer is to articulate community goals through the design of the built environment.

Mr. Simone has been a featured speaker at many regional and national conferences. Most recent among these are the APA Northeast Regional Conference in Saratoga Springs, NY, : *Dense, Denser, Densest: Rezoning the Suburbs*, June 2015; Greater Valley Forge Transportation Management Association Seminar, *Municipal Planning for a More Multi-Modal Tomorrow*, April, 2017; Delaware Valley Regional Planning Commission / Montgomery County Planning Commission, *Solutions for Walkability Challenges Webinar – Panelist*, June, 2017; and the February, 2018, Montgomery County Association of Township Officials Meeting; *E-Commerce and the Changing Face of Main Streets and Retail Centers*.

Pete was inducted into the ASLA Council of Fellows, one of the society's highest honors, in 2005.

**Education:**

Bachelor of Science in Landscape Architecture  
Rutgers University, 1975

**Registrations:**

New Jersey	21A00014700
Pennsylvania	LA000688R
Delaware	129
Massachusetts	1168
New York	000832-1
Maryland	531

**Affiliations:**

Fellow, American Society of Landscape Architects  
Member - Pennsylvania Planning Association (PPA)  
Member - American Planning Association (APA)  
Member, Urban Land Institute  
Greater Valley Forge - TMA Legislative Policy Committee  
Certified by American Institute of Certified Planners (AICP) in 1988 (not currently a member)



**PANKAJ C. JOBANPUTRA, AICP**

Planner

**Experience Summary:**

Pankaj Jobanputra is a planner with experience in zoning analysis, community and economic development, comprehensive planning, urban design, corridor planning and project management. In past projects, Pankaj prepared real estate market studies, conducted zoning reviews for development projects and examined the economic impacts of projects on municipalities. He was also involved with the creation of a regional transportation website, assisting with streetscaping and landscaping implementation in business and industrial parks and corridors and helping to manage the installation of gardens and academic facilities in various school districts. Pankaj's recent assignments include the Comprehensive Plan Update and new Zoning Overlays for Hampden Township, analyzing redevelopment projects in the City of Bethlehem, the Comprehensive Plan Update for Whitpain Township, the PA Route 6 Management Action Plan/Historic Conservation Strategy and Corridor Management Plan and the Delaware Canal Vision Study.

**Employment History:**

2014 – Present	Simone Collins, Norristown, PA
2013 – 2014	Econsult Solutions, Philadelphia, PA
2012 – 2013	King of Prussia District, King of Prussia, PA
2009 – 2012	Build with Purpose, Metuchen, NJ

**Selected Projects:**

- **Delaware Canal Vision Study** Bucks and Northampton Counties, PA
- **PA Route 6 Management Action Plan/Historic Conservation Strategy and Corridor Management Plan** PA Northern Tier
- **Route 6 Management Action Plan Update** Galetton, PA
- **Hampden Township Comprehensive Plan Update** Hampden, PA
- **Hampden Township Mixed Use Zoning District Development** Hampden, PA
- **Whitpain Township Comprehensive Plan Update** Whitpain, PA
- **Open Space and Recreation Plan Update**, Monroe County, PA
- **Tinicum Township Park Master Site Development Plan** Tinicum, PA
- **Woolwich Township Open Space Plan** Woolwich, NJ
- **City of Bethlehem Third Street Redevelopment** Bethlehem, PA
- **Towamencin Township Zoning Analysis and Yield Studies** Towamencin, PA

**Education:**

Rutgers University, New Brunswick, NJ  
Master of City and Regional Planning, Concentration in Physical Planning: 2011

Drexel University, Philadelphia, PA  
Bachelor of Science in Business Administration, Concentrations in MIS and Marketing: 2001

**Certifications:**

2013 American Institute of Certified Planners





**Rob Gladfelter, ASLA**

Landscape Designer

**Experience Summary:**

Rob Gladfelter graduated from Temple University with a Bachelor of Science in Landscape Architecture degree and a list of achievements including:

- The PA/DE ASLA Merit Award
- President of Temple University Student Chapter of ASLA
- President of Temple's Landscape Architects and Horticulture Association (LAHA).

Prior to joining the Simone Collins team, Rob worked with Rowan University to create a conceptual master plan for The Montessori School of Dresher PA and assisted in writing the report for funding. He interned with University of Pennsylvania writing a report on the ecological value of the campus's existing landscape, and he also interned with KMS Design Group and ALTA Planning + Design.

Before receiving his BS LA from Temple University, he worked for 12 years in the landscaping field as a designer, installer, and caretaker of high end residential properties.

Rob is also an accomplished musician and he brings his musical creativity to his work in landscape architecture.

**Employment History:**

2018 - Present	Simone Collins – Norristown, PA
2017	Rowan University – Glassboro, NJ
2017 - Summer Internship	Facilities and Real Estate Services – University of Pennsylvania
2017 - Internship	ALTA Planning + Design
2016 - Internship	KMS Design Group
2015 - 2018	Temple University Ambler Greenhouse and Arboretum

**Selected Projects:**

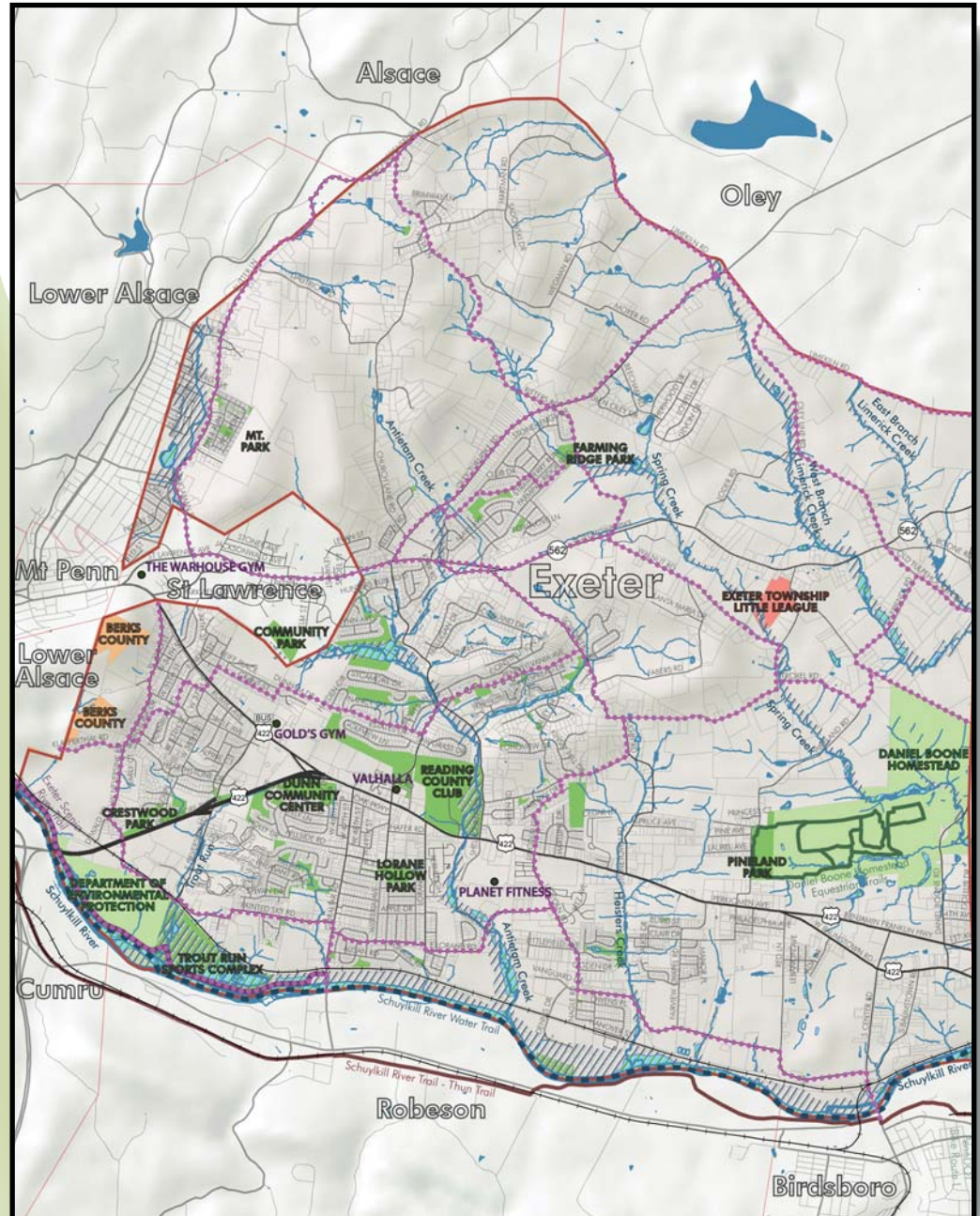
- **Trout Run Park Master Plan**, Exeter Township, Berks County, PA
- **Town of Georgetown Walkability and Connectivity Study**, Town of Georgetown, DE
- **The Montessori School**, Dresher, PA
- **Medlar Conservation Area and Park**, Miamisburg, OH
- **Kratzer Farm Park**, Lower Macungie, PA

**Education:**

- Temple University, Philadelphia, PA, Bachelors of Science in Landscape Architecture: 2018
- Montgomery County Community College, Blue Bell, PA, Environmental Science Fall 2013 – Summer 2015

Berks County,  
Pennsylvania

# Exeter Township Comprehensive Park, Recreation & Open Space



## Trail/Greenway Master Planning Park Design

Simone Collins is developing a Comprehensive Park, Recreation and Open Space Plan for Exeter Township. SC is evaluating the Townships inventory of 7 parks and 1 community center that comprise over 917 acres. For some park facilities, SC is recommending incremental improvements. Other facilities will require a completely new master plan.

Exeter's plan will also include conceptual alignments for a Township-wide trail system. Major obstacles in the Township include the Rt. 422 corridor and the Norfolk Southern Railroad line along the Schuylkill River. Strategies for linking to the existing Schuylkill River Water Trail will also be a part of the plan. SC also authored the successful grant application to the PA Department of Community and Economic Development that is partially funding the plan. The plan will be completed early in 2018.

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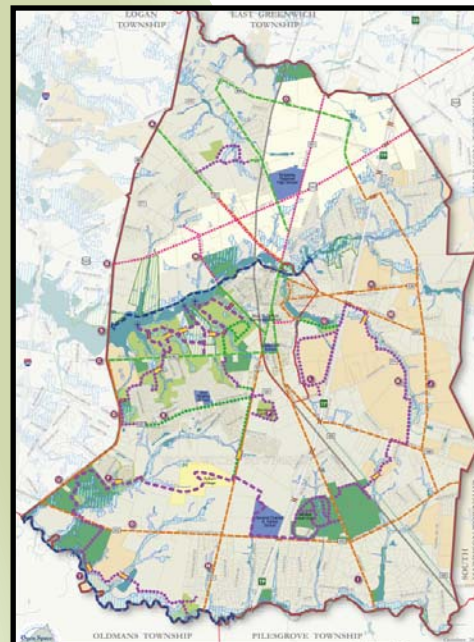
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SC# 16043 - 524



Gloucester County,  
New Jersey

# Woolwich Open Space & Recreation Plan



## Trail/Greenway Master Planning Park Design

Woolwich Township, New Jersey is projected to double in population between 2014 and 2040. The community has a TDR (Transfer of Development Rights) program that will allow the community to manage growth and concentrate commercial and office / industrial uses into growth areas while much of the Township will remain in open space, preserved farmland or low density development. Simone Collins was retained to help the township plan for a comprehensive system of parks and trails that will provide recreational facilities, non-motorized transportation linkages and recreation and open space opportunities to a projected population of 25,000 residents. The SC plan recommends the acquisition, preservation and recreational development of over 800 acres of land linked together by a greenway and trails system that will extend for over 65 miles. The planned trail network will include both land and water trails and will connect to neighboring municipalities. The plan was finalized in December of 2014.

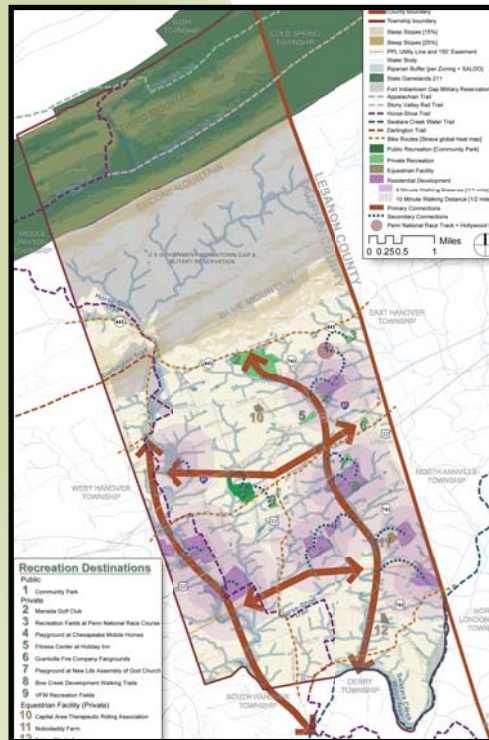
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**ARCHITECTURE**

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SC# 14023 - 487

East Hanover Township,  
Dauphin County,  
Pennsylvania

# East Hanover Township Parks, Recreation & Open Space Plan



## Comprehensive Planning Park Planning

East Hanover Township is located in the Hershey / Harrisburg metropolitan area and is a steadily growing community of nearly 6000 residents. As the community become suburbanized, it faces increasing expectations from new and current residents for more and better park facilities and recreational opportunities. Simone Collins was retained to guide the Township through a planning process that will guide the recreational facility and program development for the next decade or more. New trail connections and the creation of neighborhood tot lots and "civic greens" are two recommendations of the plan.



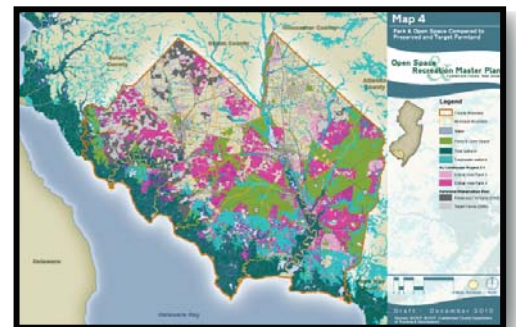
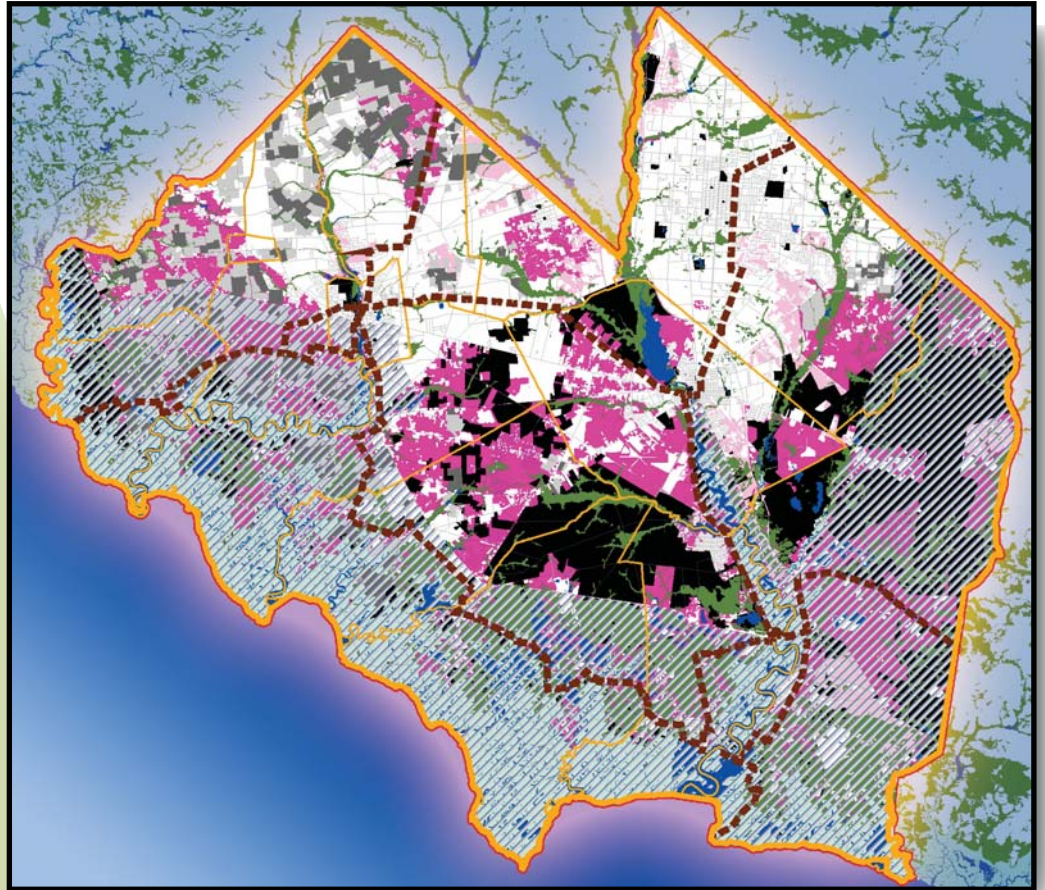
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SC# 15062 - 508



# Cumberland County Open Space and Recreation Plan

Cumberland County,  
New Jersey

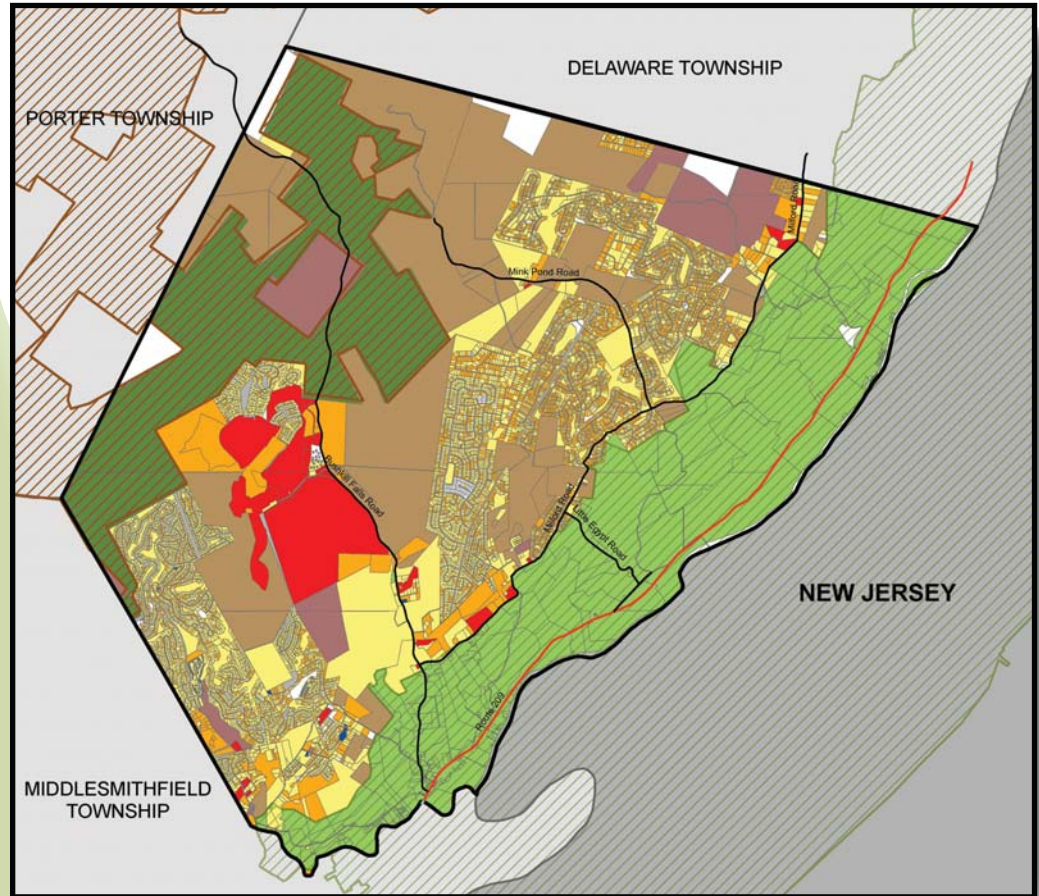


## Land Use Planning

Simone Collins prepared the Open Space and Recreation Master Plan for Cumberland County, the last county in New Jersey to complete such a plan. The plan identifies open space and recreation needs and opportunities; presents a vision for future County government roles; and identifies steps the County may take toward that vision. SC worked with a study committee, local environmental advocacy groups and interested citizens to develop the plan. County residents were queried through a statistically-valid, randomized telephone survey and a self-selecting internet survey. The plan is designed to serve as an Open Space and Recreation Element of the County Comprehensive Plan, and was completed in 2011.

# Lehman Township Recreation and Open Space Plan

Pike County,  
Pennsylvania



## Community Involvement Recreation Planning

Simone Collins served as landscape architects and planners to prepare the Lehman Township Open Space and Recreation Plan in Pike County, PA. SC assessed existing recreation resources and community needs, and identified potential open space parcels for possible future acquisition. The SC plan identified targets state and county funding.

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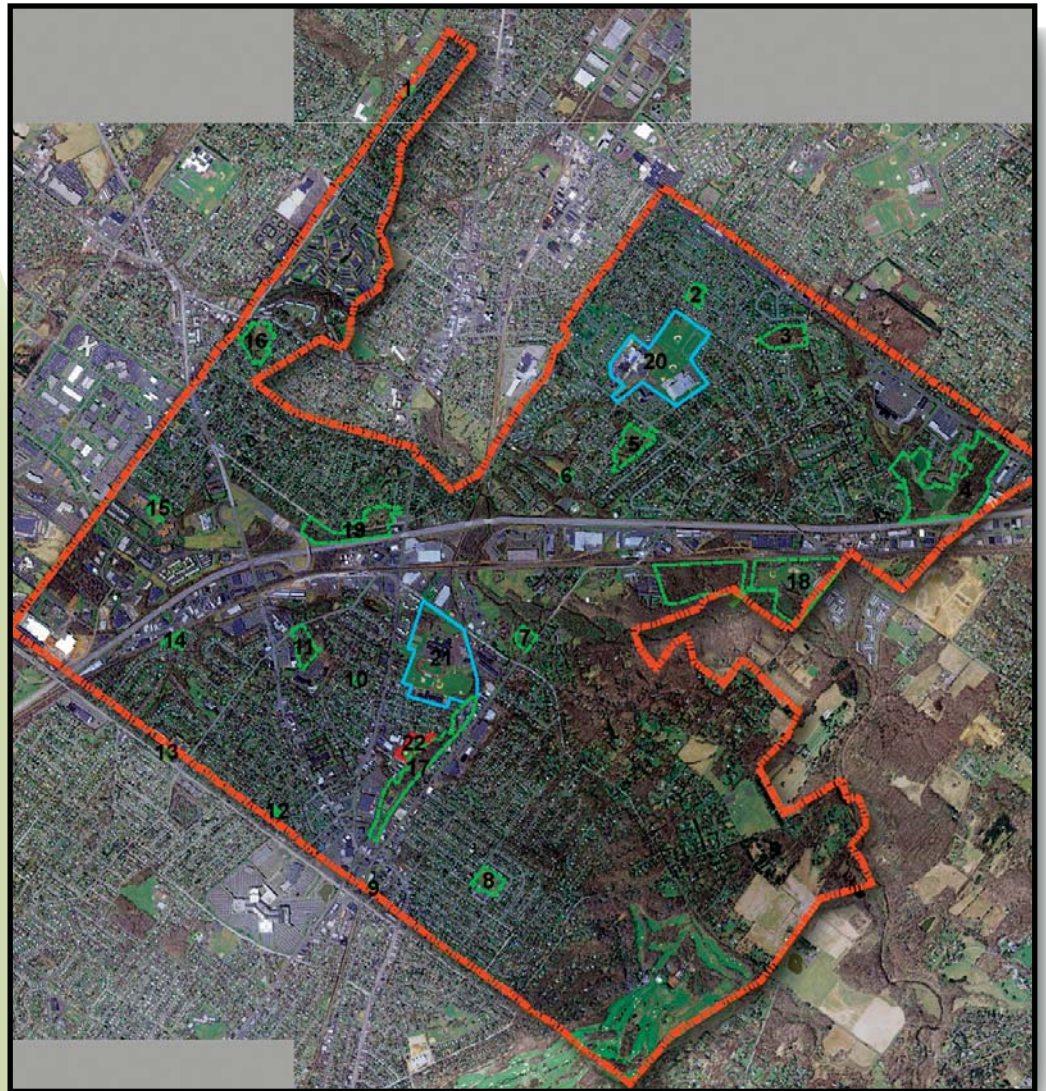
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SC# 07108 - 334



# Upper Moreland Park and Recreation Plan

Upper Moreland Twp,  
Montgomery County,  
Pennsylvania

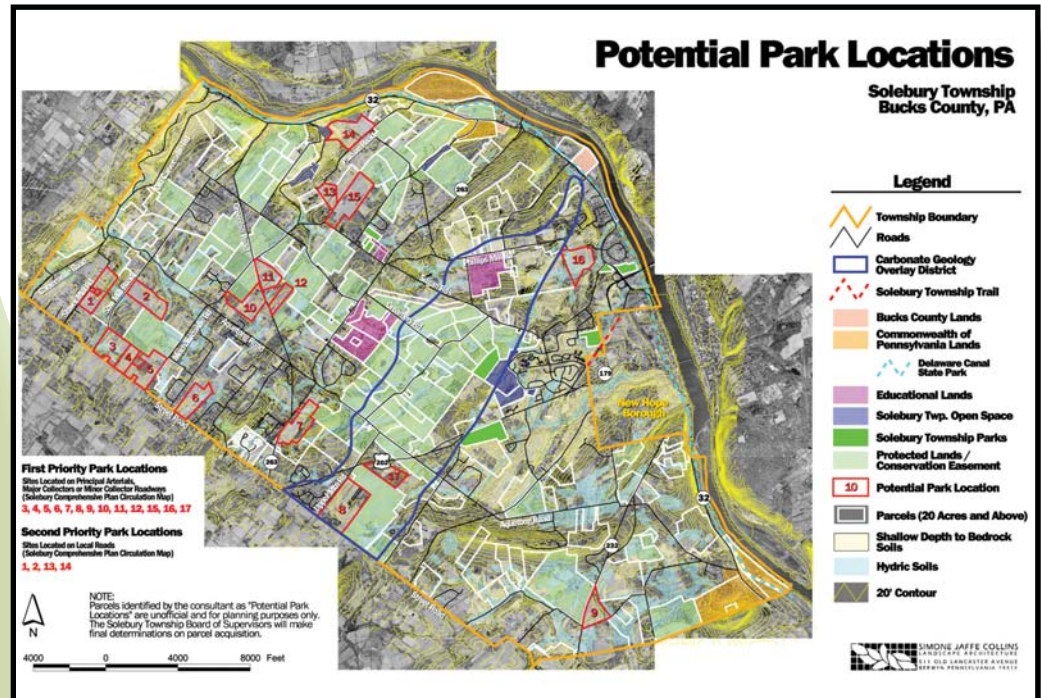


## Land Use Planning

Simone Collins completed the Upper Moreland Parks and Recreation Comprehensive Plan for the 19 township parks. A telephone survey and a mail survey were conducted, along with 25 key person interviews to determine the best uses for each park; the activities residents actually use, and the interest in park and recreation activities. A "Level of Service" was determined from the survey results that indicated the number and type of additional fields needed in the Township. One recommendation was to construct a lighted multi-purpose synthetic turf field that all athletics groups in the Township could use. Other recommendations in the Comprehensive Plan included: conduct a Community Center Feasibility Study; conduct a Trail Master Plan Study; increase the Parks and Recreation Maintenance Budget; investigate the acquisition of land parcels for use as open space, and add dog parks.

# Solebury Township Parks and Recreation Plan

Solebury Township,  
Bucks County,  
Pennsylvania



## Park Design Master Planning

Simone Collins was retained by Solebury Township to examine its current and future recreational needs and develop a comprehensive Parks and Recreation Plan. SC conducted a physical inventory of its current and potential park sites, and a statistically valid telephone survey to determine a Level of Service (LOS) for active recreational facilities in conformance with the National Park and Recreation Association's (NRPA) current standards. These results were verified through other survey methods and key organization interviews to ensure that the township recreational needs will be well served for the next two decades.



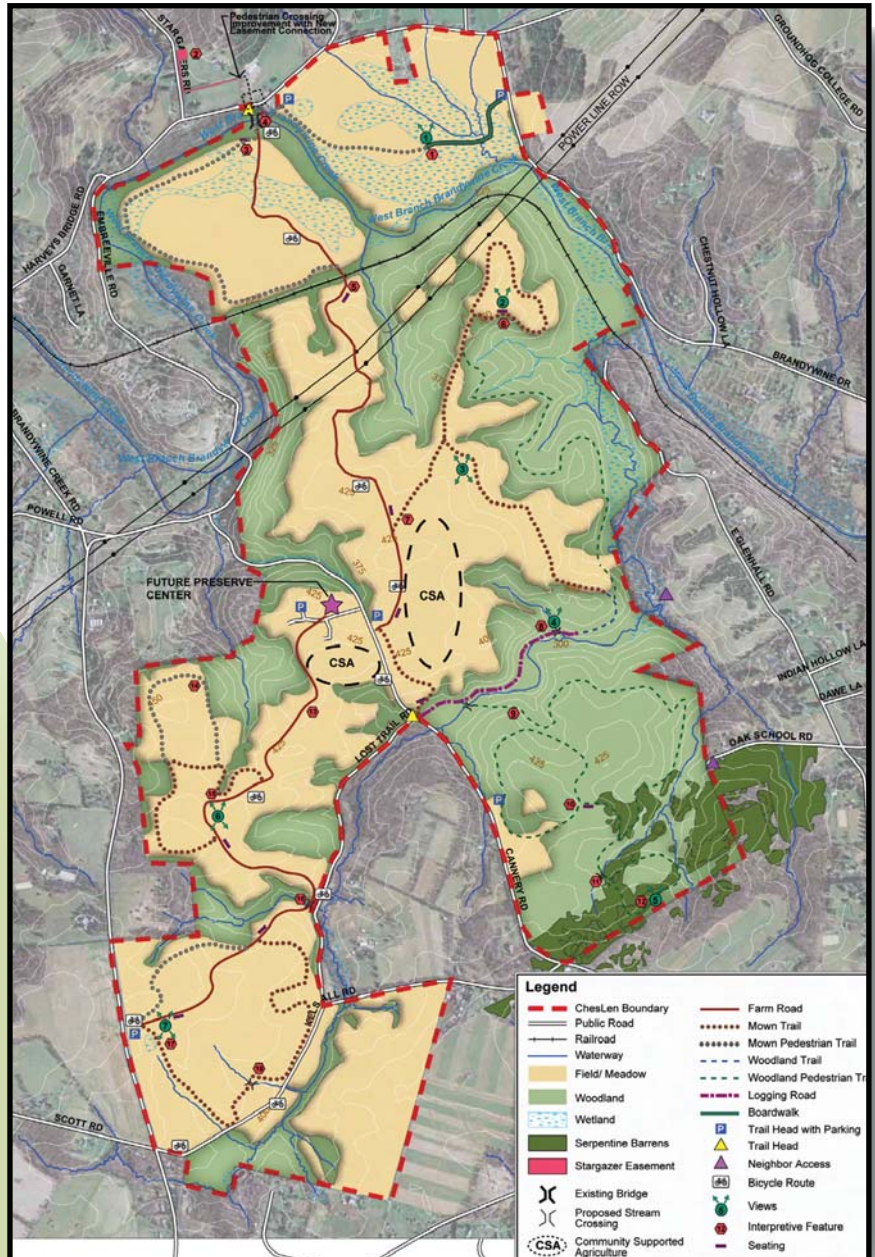
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SC# 04129.1 - 255



Chester County,  
Pennsylvania

# Cheslen Preserve



## Public Use Plan

Simone Collins prepared the Public Use Plan for the 1320-acre ChesLen Preserve to enable its owner, Natural Lands Trust to achieve its goal of “connecting people with nature” without compromising its core natural resource protection objectives.

SC analyzed existing site conditions and led two public meetings with stakeholders. The Plan presents recommendations for managing public use; developing a trail system; highlighting historic, cultural and natural resources; and providing interactive educational opportunities. The “PUP” addresses potential partnerships, funding sources, and implementation priorities and scheduling. SC also made recommendations for locating a new preserve management and visitor center and areas for community-supported agriculture.

East Bradford Township,  
Chester County,  
Pennsylvania

# Stroud Preserve



## Public Use Plan

Simone Collins prepared the Public Use Plan for the 574-acre Stroud Preserve to enable Natural Lands Trust to achieve its goal of "connecting people with nature" without compromising ongoing scientific research and resource protection objectives. SC analyzed existing site conditions; led stakeholder meetings, and conducted key person interviews. The Plan recommends options for managing public uses; trail system improvements; education and interpretation opportunities; facility upgrades; funding sources/implementation priorities and scheduling. SC prepared the project GIS Mapping.

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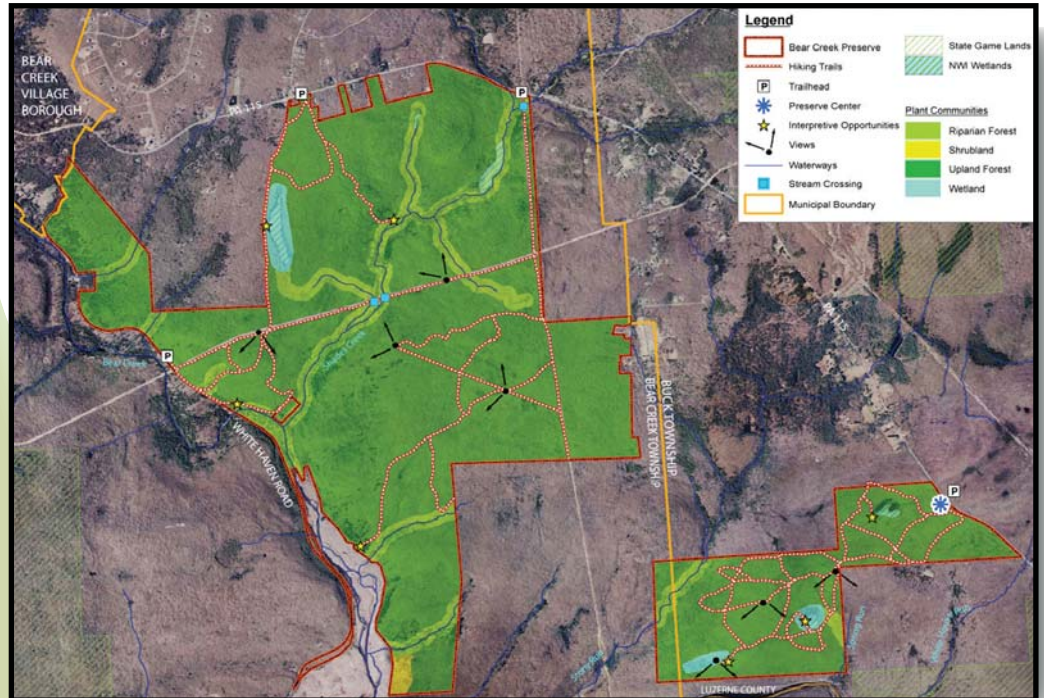
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SC# 08021 - 338



Luzerne County,  
Pennsylvania

# Bear Creek Preserve

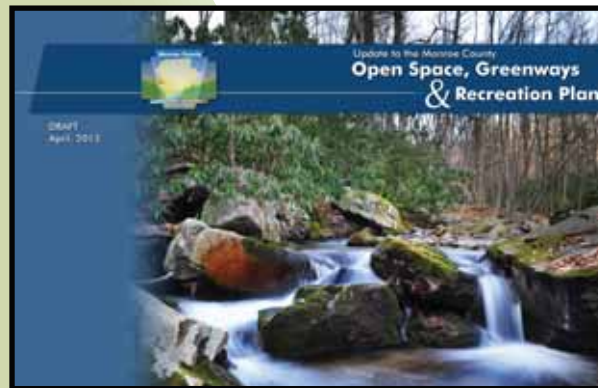
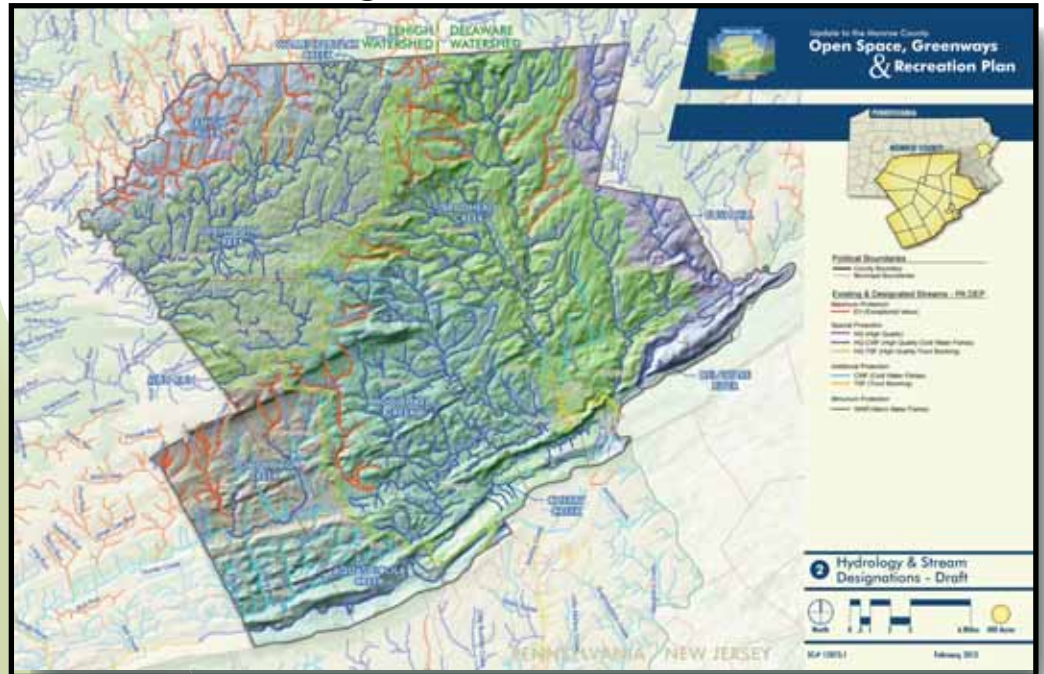


## Public Use Plan

Simone Collins prepared the Public Use Plan for the Bear Creek Preserve owned by Natural Land Trust in Luzerne County, PA. The Preserve is over 3400 acres in the southern tip of the Pocono plateau and is part of a larger landscape of more than 150,000 acres of protected lands including state forests, game lands, and lands preserved by local conservancies. The SC plan recommends passive public recreational uses that meet NLT resource management objectives. The plan identifies a 22-mile hiking trail system. SC also assisted the NLT to select the site for a future visitor center to serve as its primary presence in the Pocono Region.

# Monroe County Open Space Greenway and Recreation Plan

Monroe County,  
Pennsylvania



## Trail/Greenway Master Planning

Simone Collins was selected to prepare the Monroe County Open Space and Recreation Update as an element of the county's Comprehensive Plan. SC work included documenting the links between locally-based economic development and conservation, recreation, and tourism resources. SC met monthly with dedicated volunteers of County's Open Space Advisory Board to define and meet the evolving needs of Monroe County over the next decade. SC conducted an extensive public participation process and technically combined GIS and rendering programs to create highly graphic mapping tools that are both easily understood by the general public and essential database tools for County planning staff. In the process SC identified potential trail and recreation connections from Monroe to Lackawanna, Lucerne, Northampton, and Carbon Counties.

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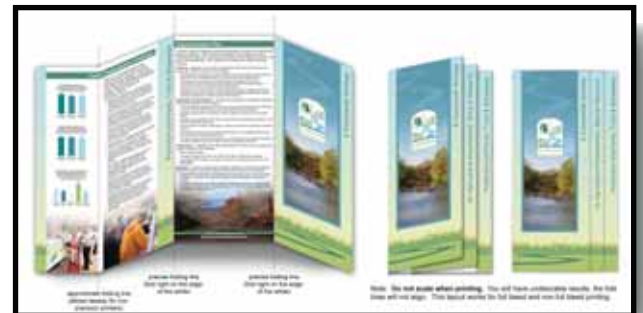
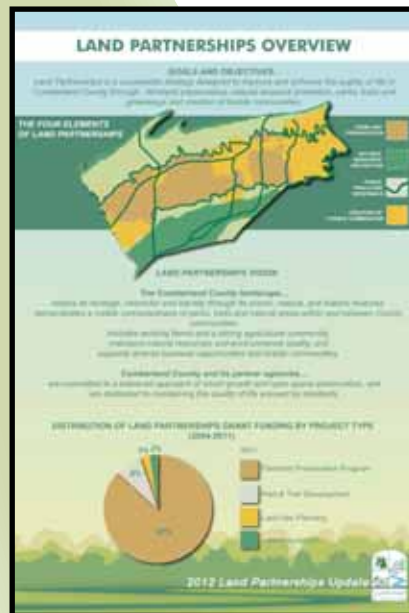
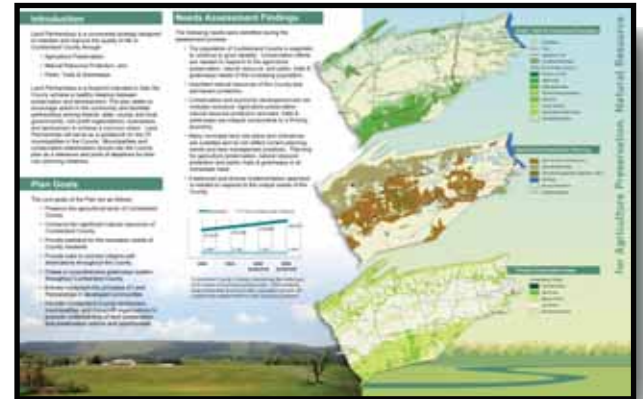
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SC# 12073 - 449



# Cumberland County, PA Open Space Plan

Cumberland County,  
Pennsylvania



## Regional Planning Community Involvement

Simone Collins assisted the Cumberland County Planning Department to prepare the update for the 2006 Land Partnerships Plan: A Countywide Strategy for Open Space Preservation and Smart Growth. The Plan established a community-based vision to maintain and improve the quality of life in Cumberland County through the preservation of open space amenities for current and future generations. SC developed a highly successful implementation strategy focusing on farmland preservation and pilot grant programs to local municipalities and non-profits. The update evaluated the progress of the 2006 plan, demographic and mapping information; emerging open space preservation, smart growth trends and issues; and elements to implement and finance through 2017. SC led the public participation process, including organizing meetings, workshops, and two on-line public opinion surveys.

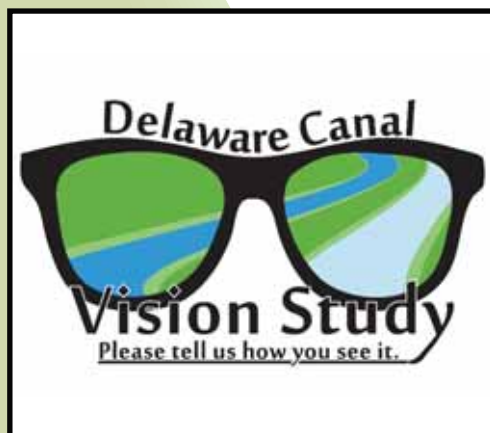


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SC# 11100 - 428

Bucks & Northampton  
Counties,  
Pennsylvania

# Delaware Canal Vision Study



## Regional Planning Public Involvement Graphic Analysis

Simone Collins is the prime consultant for the Delaware & Lehigh National Heritage Corridor, Inc. and its partners, DCNR, Delaware Canal 21 and the Friends of the Delaware Canal, to conduct a public "Vision" study funded by the William Penn Foundation.

This visioning process identifies issues and opportunities along the entire 60-mile Delaware Canal State Park and D&L Trail between Easton and Bristol, Pennsylvania.

SC lead six public meetings and multiple stakeholder meetings to engage partners in articulating goals for creating a fully sustainable, watered Canal for the 21st Century.

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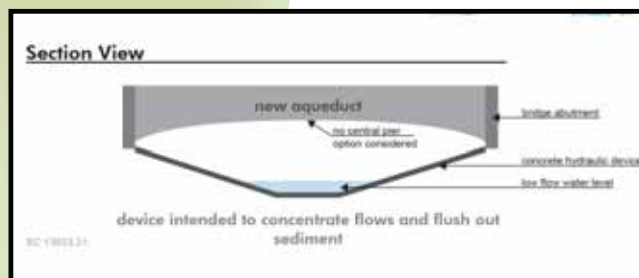
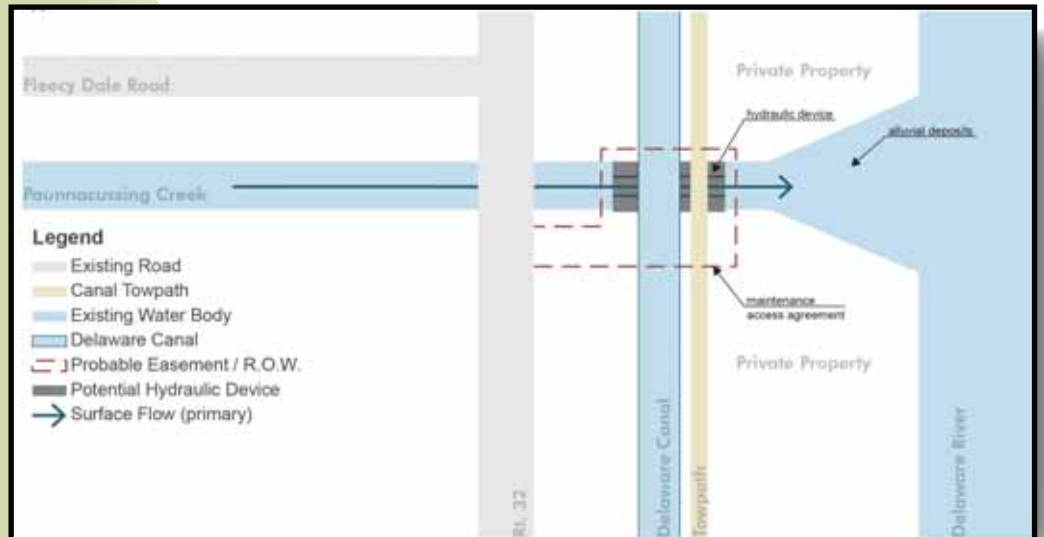
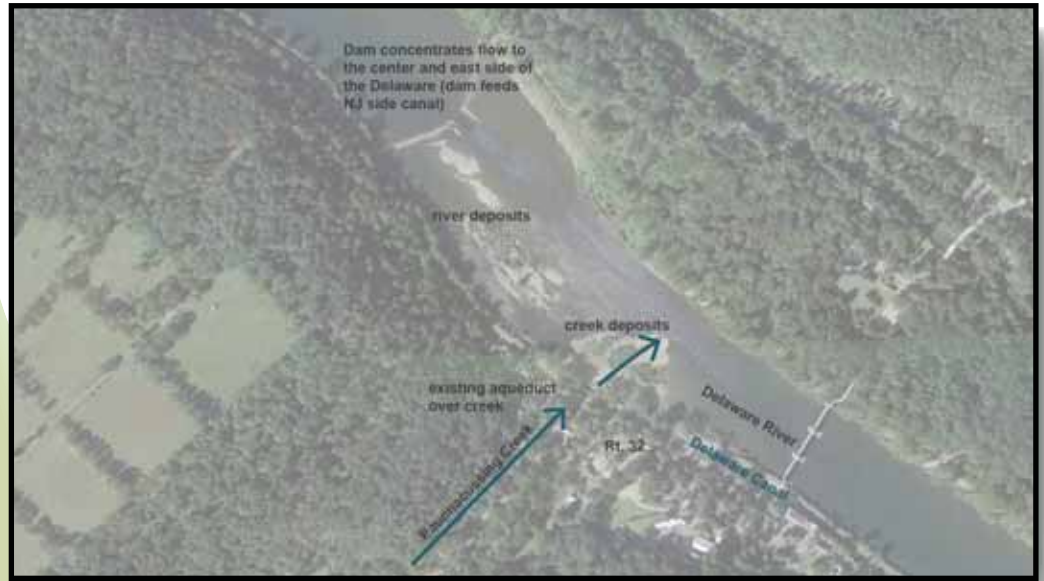
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SC# 13023 - 466



# Delaware Canal Stormwater Study

Bucks & Northampton  
Counties,  
Pennsylvania

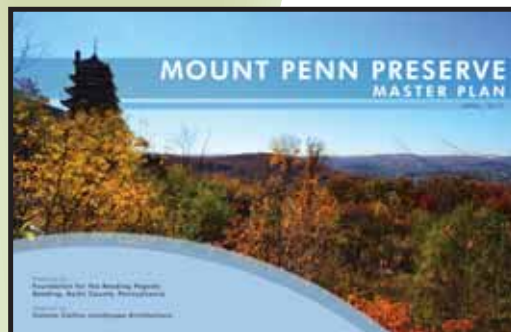
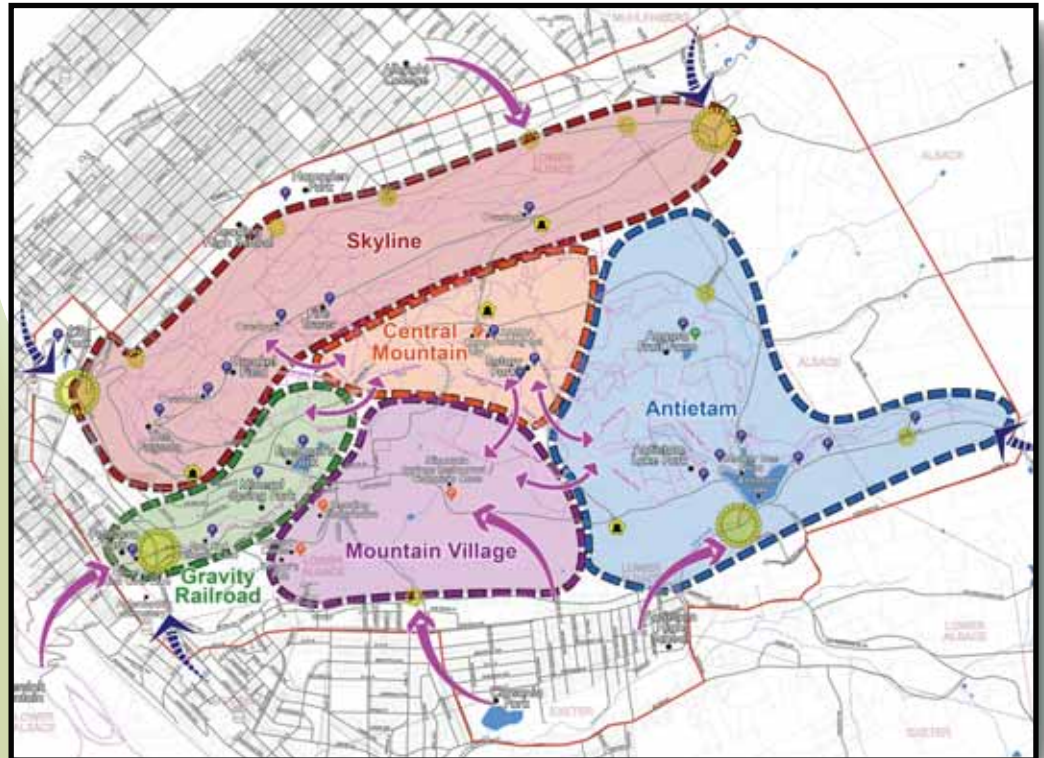


## Regional Planning Stormwater Management

Simone Collins led a multi-disciplinary technical team to serve the client partnership between Heritage Conservancy and Delaware Canal 21 to assess the general conditions and specific locations where stormwater emanating from outside of the State Park jurisdiction was dramatically impacting the historic resources of the Delaware Canal. The study features conceptual best management practice (BMP) remedies for seven different stormwater management issues – both on public and private properties. The 2017 study was funded by PA DCNR and the William Penn Foundation

Reading,  
Berks County,  
Pennsylvania

# Mt. Penn Preserve Master Plan



## Master Planning Park Design

Simone Collins was selected to create a vision plan for the 4000 acre Mt. Penn Preserve, a conglomeration of unique and beautiful parks, wooded open spaces, scenic drives, trails and iconic architectural features. SC is working with a large working committee and

the general public to assess public opinions, values and priorities toward development a unified vision on how the Mt. Penn Preserved can be enhanced as a destination locations for day-trippers and overnight tourists to the Reading area, toward economic development and as a quality of life enhancement for area residents. The master plan process runs from February through April, 2017.

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ARCHITECTURE

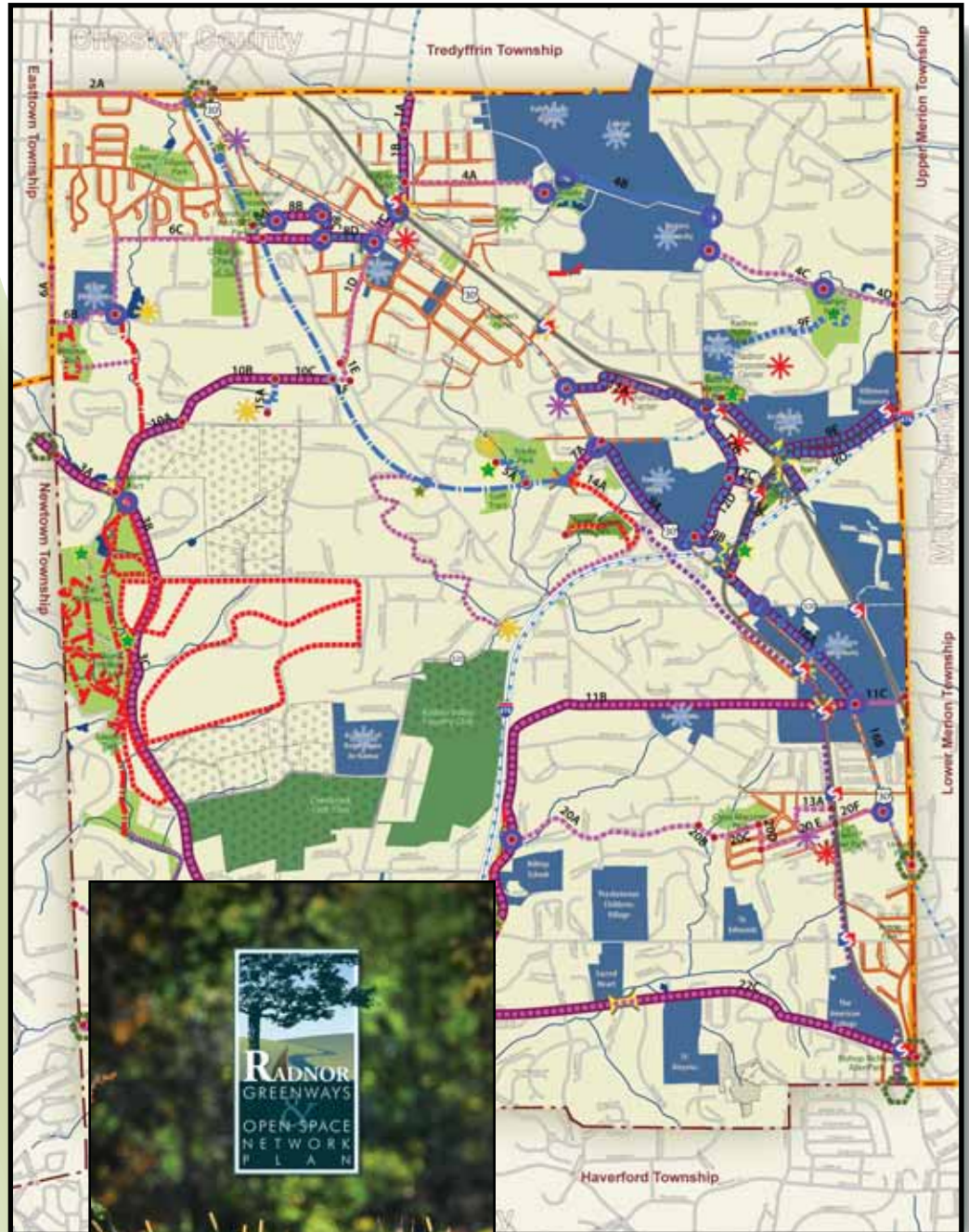
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SC# 16080 - 534



# Radnor Greenways and Open Space Network Plan

Radnor Township  
Delaware County,  
Pennsylvania



## Open Space Planning Trail Planning

Simone Collins was recently selected to prepare the Radnor Township Greenways and Open Space Network Plan. The plan will seek to interconnect Radnor's extensive park system with a series of on and off-road trails. The system will also seek to connect to the communities schools, employment centers and villages. The planning process will focus on frequent and detailed public participation with the community and other stakeholders. Traffic Planning and Design Inc. will assist SC on this project since there will be many motor vehicle compatibility issues to be addressed, especially on the municipality's historic, winding roads.

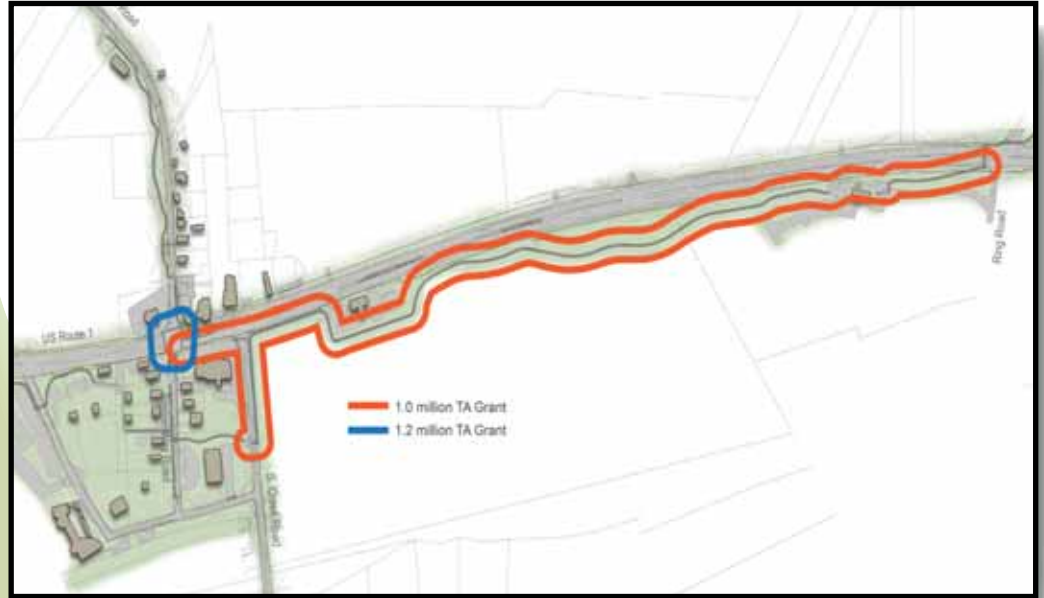
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SC# 13026 - 468

Chadds Ford Township,  
Delaware County,  
Pennsylvania

# Walkable Chadds Ford (TA)



## Funding Strategy Stormwater Management Trail/Greenway Master Plan Design/Documentation

Simone Collins was retained by the Brandywine Conservancy through a grant by the William Penn Foundation to create a master plan for the Village of Chadds Ford. The SC plan recommend a series of trail and walkway enhancements along Rt. 1 and connecting local roads that will slow traffic and enhance the safety of all modes of travel in the village. SC also completed concept plans for image-setting gateways into Chadds Ford Village; and made related recommendations for changes to zoning; area and bulk setbacks, signage; lighting and wayfinding. SC was subsequently retained by Chadds Ford Township (in partnership with the Conservancy) to develop preliminary engineering for the village trail network. That work was completed and utilized to make a successful grant application for \$1M to the TA program. SC anticipates an additional \$750K from DCNR and DCED to fund all of Phase 1 of this project. SC will lead a multi-disciplinary team to complete the CDs via the ECMS system.

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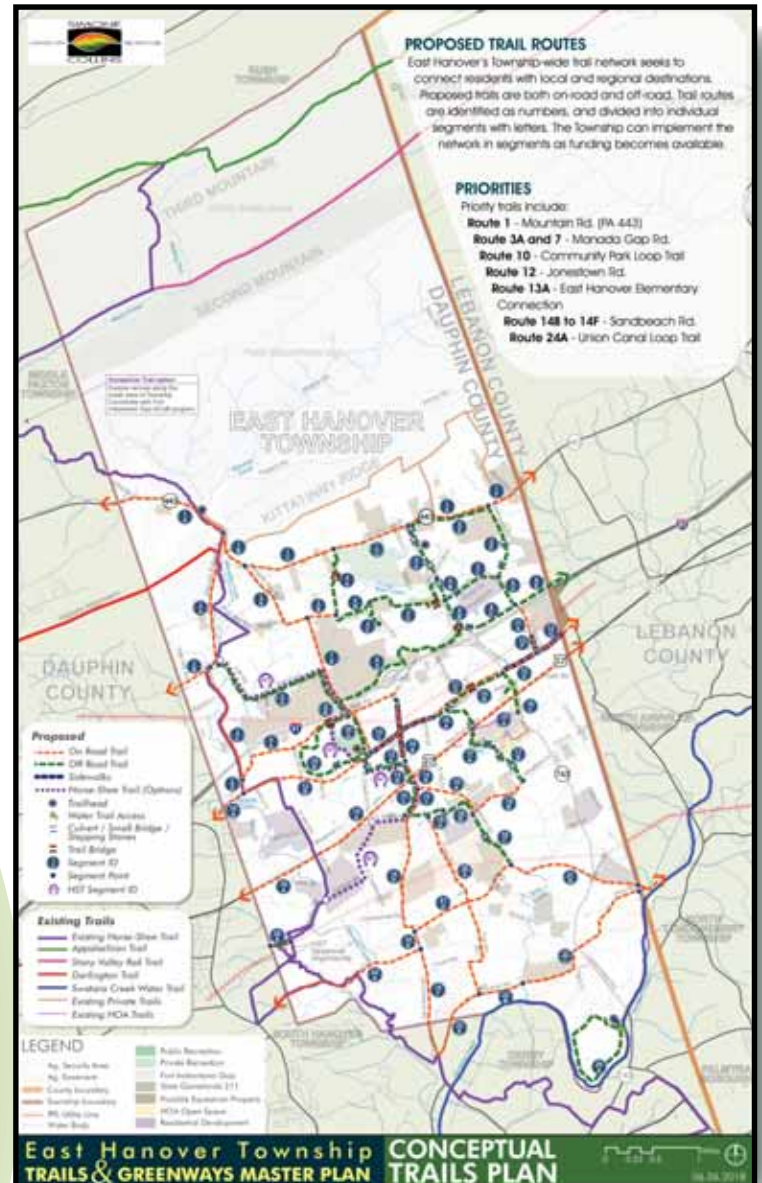
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SC# 080XX - 536



# East Hanover Trails Master Plan

East Hanover Township,  
Dauphin County,  
Pennsylvania



## Trail/Greenway Master Planning

Simone Collins authored a successful grant to prepare the master plan – which was a recommendation of the Township's Comprehensive Recreation Plan, also prepared by Simone Collins.

East Hanover's Trails and Greenways Master Plan explores ways to connect people and places on foot, on bicycles and on horses. The plan serves both a recreational and transportation function as it enhances the quality of life in the Township. Trail networks exist in thousands of communities world-wide and have been shown to have significant health, economic and social benefits.

Greenways are integral to many of the proposed trail routes and help to conserve sensitive natural resources, maintain habitats for plants and animals, protect and enhance water quality and can help to preserve the magnificent landscape character of East Hanover.

This plan provides direction to the community and the East Hanover Board of Supervisors toward investing in this essential green infrastructure over the next 20 years.

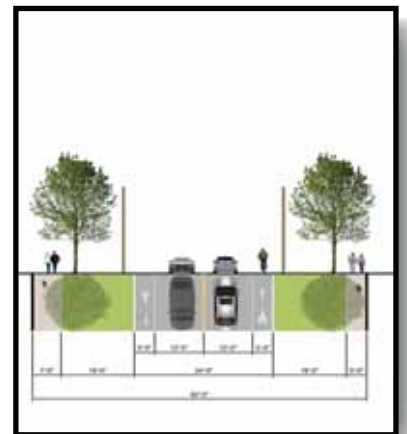
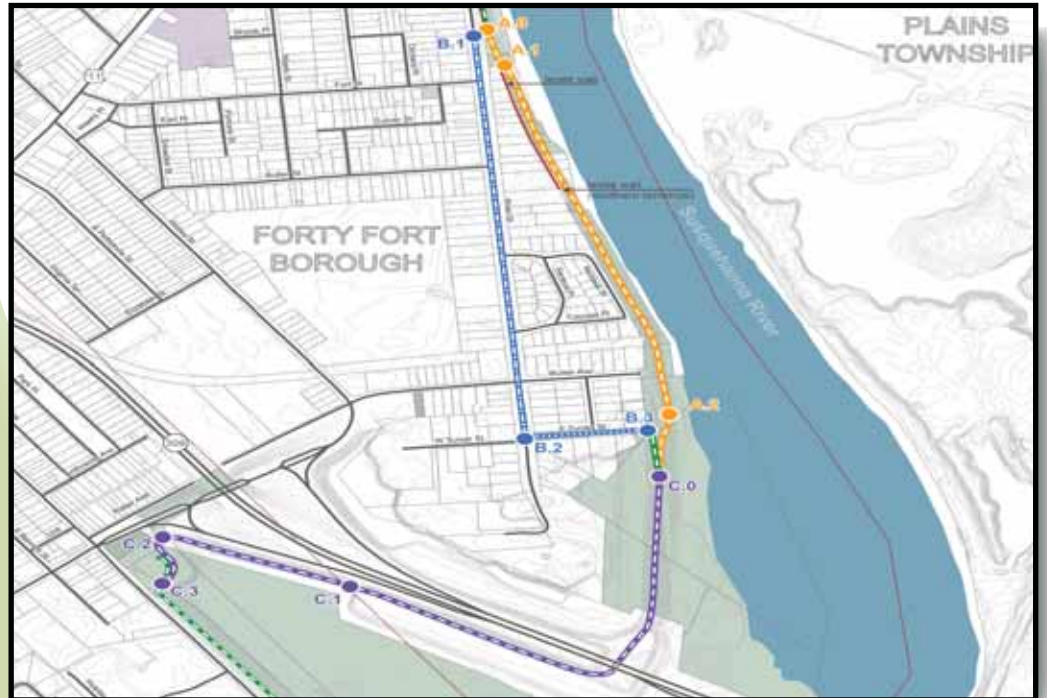
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SC# 17050 - 552

# Kingston Trail Feasibility Study

Forty Fort Borough,  
Luzerne County,  
Pennsylvania



## Trail Planning

Simone Collins conducted the trail feasibility study for a challenging segment of missing riverside trail between Kingston and Forty Fort Boroughs along the Susquehanna River, near Wilkes Barre, PA. The alternatives developed by SC included navigating Army Corps and PennDOT heavy infrastructure and an intensive and successful public involvement program.

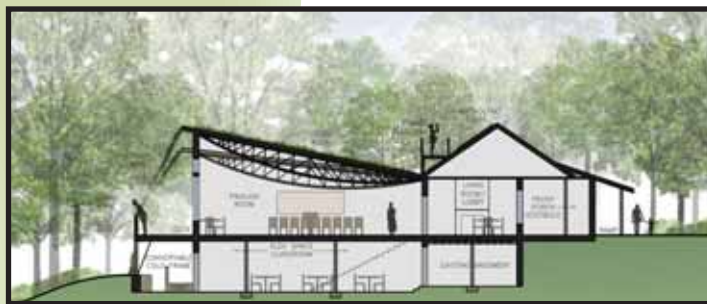
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SC# 16095 - 538



Paupack Township,  
Wayne County,  
Pennsylvania

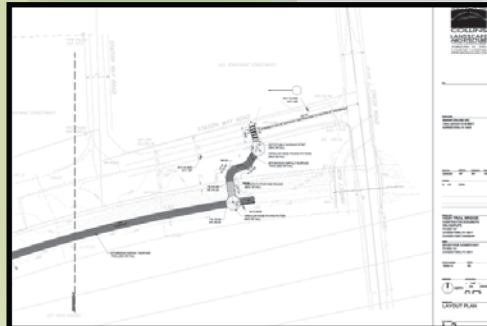
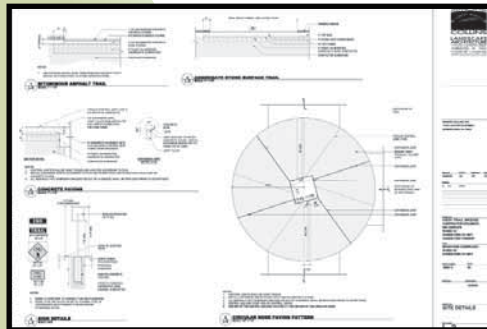


Simone Collins prepared a 2017 Update to its 2009 Master Site Plan that specifically developed an Adaptive Reuse Strategy for the former Arthur Watres home, that is nestled within the heart of Lacawac Sanctuary. The SC site plan update and green strategy to repurpose the structure presents the organization's vision to modify the legacy residence into the future Lacawac Visitor Center and research / teaching laboratory.

The SC MSP Update enabled the Sanctuary Board to establish the feasibility of acquiring the small private property – and successfully win DCNR funding in 2018! The SC plans include multiple green retrofit options for the entire structure and site, while remaining faithful to the original Lacawac master plan – by sequestering stormwater and protecting the pristine watershed of the glacial Lacawac Lake.

# High Trail

**Octorora Trail,**  
Chadds Ford,  
Delaware County,  
Pennsylvania



## **Pedestrian / Bicycle Mobility Bridge Rehabilitation Design Construction Documents**

Simone Collins was retained by the Brandywine Conservancy to develop plans and construction documents for a 850-foot long section of trail and bridge located behind and above the Brandywine River Museum that will serve as a “museum promenade” for patrons. The trail construction includes renovation and adaptive reuse of the former railroad bridge over the Brandywine Creek. The bridge will provide a unique vantage point to enjoy the creek landscape. SC concepts include a new reception terrace off of the museum’s dining hall that will also link to the trail. Aside from the passive recreational benefits of the promenade, this will be the first part of the Octorora Trail, a component of the “Circuit”, the Philadelphia region’s trail superhighway. Simone Collins met with SEPTA and Delaware County to assist in the negotiations for the easement to use the right of way. Based on the SC plans, the Conservancy is seeking funding for construction.

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SC# 16038 - 523



Bethlehem,  
Northampton County,  
Pennsylvania

# South Bethlehem Greenway



## Funding Strategy Stormwater Management Trail/Greenway Master Plan Design/Documentation

The City of Bethlehem retained Simone Collins to develop a master plan for its 1.75 mile urban green belt that slices through its Southside neighborhood. SC worked with city officials, civic organizations, business leaders and the community to build consensus for a plan that adapted the former railroad spur into an 11-acre green infrastructure amenity that has also helped foster economic revitalization initiatives across the Southside neighborhood. SC served Bethlehem through four phases of design to construct the linear public open space system. **Two of the four phases were documented through the PennDOT ECMS process.** The greenway includes a public trail that connects green urban plazas, improves local traffic patterns, increases parking; and fosters public art. Storm water management BMP's included a section of porous asphalt paving where the soils allowed infiltration.

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SC# 04076 - 246

Tredyffrin Township  
Chester County,  
Pennsylvania

# Wilson Farm Park



## Master Planning Park Design Construction Documents

Simone Collins prepared the master plan, design and construction documents for this 90-acre site, as one of the last major open space tracts remaining in the Great Valley of Chester County, Pennsylvania. Facilities include: seven athletic fields with irrigation; basketball; volleyball; roller hockey; five park buildings; picnic areas; three playgrounds; amphitheater; over three miles of trails; and over 60% of the site in passive recreation uses. Total construction costs were \$10 M. Master plan completed 2000. Park dedicated 2004.

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SC# 00114 - 154

**Special Recognition Award, PA/DE ASLA 2007**



Tredyffrin Township  
Chester County,  
Pennsylvania

# Wilson Farm Park



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SC# 00114 - 155

# MainLineLife

SERVING THE MAIN LINE FROM BALA CYNWYD TO MALVERN

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Vol. 10, No. 30

October 6 – 12, 2004

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## EDITORIAL

## Wilson Farm Park sets the standard

Tredyffrin Township's Wilson Farm Park received its first official public inspection to great fanfare last weekend. By all accounts, it was an unmitigated eye-opener.

Wilson Farm Park has become arguably the gold standard for recreational space on the Main Line.

Nearly 200 people turned out for the opening dedication Saturday at noon, despite threatening skies that forced postponement of almost all afternoon ceremonies.

The pent-up anticipation led to 4,000 to 5,000 residents, by unofficial count, showing up in bright sunshine at the park on Sunday for an all-sports day, puppeteers, face painting, refreshments and a spectacular closing fireworks display (a warmup act for Fourth of July, we hope).

Obviously, the 90-acre tract cuts across all demographic lines.

It features two baseball fields; a softball field; three full-sized soccer/lacrosse fields; a multi-purpose preserve; volleyball and basketball courts, a hiking trail; even a putting green.

The centerpiece of the park, however, is the Shire Pavilion, a sloped outdoor amphitheater with grass and concrete bench seating.

The designers even found ingenious ways to incorporate that troublesome Great Valley limestone into the arena. This is evident in the stone backdrop pillars that evoke Stonehenge or even ancient Greece or Rome. The stone is even situated effectively to accent the all-weather benches.

Tredyffrin Township – despite fits and starts and some stern opposition from portions of the Chesterbrook community – probably did as well as could be expected with Wilson Park, given its finite resources and problems with the stubborn terrain. You could have made a killing in clean fill futures for all the sinkholes the public works department had to deal with.

More than just a gilt-edged playground and a sparkling legacy to the pioneering Wilson family, Wilson Farm Park provides Tredyffrin with a sorely needed community focal point.

The sprawling, disjointed municipality, which appears to have been created with leftover parts from neighboring townships, has no real core business district, such as downtown Wayne, Ardmore, Narberth or Malvern.

Now, however, you can picnic at the site; walk the trails; catch a youth sports event; entertain toddlers in the family activity area; or throw out a blanket and bask in the sounds of a free summer concert.

Neighboring Chesterbrook Shopping Center could benefit from the economic spillover. Parents have an informed retort when their offspring complain that there is nothing to do.

To the public officials, professionals, volunteers, sponsors – and citizens – who carried off the remarkable enterprise that is Wilson Farm Park, a hearty round of thanks. The community owes you.



Lebanon and  
Schuylkill Counties,  
Pennsylvania

# Swatara State Park Master Plan



## Master Planning

Simone Collins led a multi-disciplinary team to create the master plan for the 3,415-acre Swatara State Park. The SC award-winning public participation process engaged hundreds of participants during the 18 month project term. The master plan outlined \$32 M in proposed improvements while disturbing only 5% of the site. Re-connecting disconnected forest masses and buffering wetlands and vernal pools is a major emphasis of the management plan. Most of the park will remain untouched, and over 50 miles of trails will be conserved. Swatara State Park will include: a visitors center; camping areas and cabins; day use swimming pool; canoe launch areas; pedestrian bridge to cross the creek; and equestrian camping facilities. The planning process won a commendation from the Commonwealth Citizen Advisory Board for its exemplary public participation process.

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**Trail Link to Delaware  
Canal State Park,**  
Solebury Township,  
Bucks County,  
Pennsylvania

# Canal Park



## **Park Design Construction Documents Bridge Design**

Canal Park is a 12-acre Township park that abuts the Delaware Canal State Park. SC designed the park and prepared construction documents for a new drive with parking, trail/pedestrian facility, a new bridge to the Delaware Canal towpath, a full size multi-purpose athletic field and a multi-purpose practice field. Proposed park improvements required utility coordination and approval to construct playfields within the limits of a high tension power line easement that traverses the park property. SC prepared the successful funding applications and helped negotiate project details with PennDOT and PHMC.

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Montgomery County,  
Pennsylvania

# Penllyn Woods Park



## Master Planning Park Design Construction Documents

Simone Collins guided Lower Gwynedd Township through the master planning and construction documentation to create a 77-acre Penllyn Woods Park. The SC master plan located multi-use recreational trails between extensive on-site wetlands. SC served as prime consultant to prepare construction documents and observation services for the \$2.4 M project.

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Montgomery County,  
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# Penllyn Woods Park



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Montgomery County,  
Pennsylvania

# Heebner Park Master Plan



## Park Design Master Planning Community Involvement

Simone Collins Master Plan for this 75-acre parcel retained the character and acknowledged the agrarian roots of this former farm while meeting the recreational needs of this growing township. The SC plan preserved "outdoor rooms" defined by existing hedgerows and woodland. Active sports fields were located on former crop fields. Storm water was managed through a combination of below ground spreader basins and existing farm drainage ways. Automobile access in the park was limited in order to preserve the ambiance of the park's natural areas. One large field was preserved and used for cornfield mazes and other similar activities. The park's central "hub" featured a series of low stone walls with native plantings to focus on the park's intermittent stream.

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