



Proposal for:

Oakbourne Park

Master Plan



Submitted to:
Robert R. Pingar, P.E.
Township Manager
Westtown Township



Submitted by:
YSM Landscape Architects
LandStudies, Inc.
Recreation & Parks Solutions

Date submitted:
May 8, 2020

Dedicated to the design and planning of community spaces for public recreation

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Landscape Architects

May 8, 2020

Westtown Township
Robert R. Pingar, P.E., Township Manager

RE: Proposal – Oakbourne Park Master Plan

Dear Mr. Pingar:

On behalf of the team led by YSM Landscape Architects (YSM), we are pleased to submit this proposal to provide consulting service for the Oakbourne Park Master Plan in Westtown Township. The project will create a master plan for the community park that promotes the community's vision. Through a comprehensive planning process built on a foundation of public engagement we will gain insights into Westtown Township resident's preferences for recreation opportunities and conservation enhancements for Oakbourne Park.

YSM specialized in park and recreation planning and design and we have a wide range of skill sets critical to this project. To provide a comprehensive approach, YSM has assembled a qualified team with the following companies:

LandStudies will provide environmental planning and stewardship consultation.

Recreation and Parks Solutions will provide recreation planning expertise to evaluate the future operations and revenues associated with the improved park and provide recommendations for operations and maintenance.

YSM has a clear understanding of the work to be performed and the assembled team of professions has the qualifications and expertise to complete the master plan for Oakbourne Park. Our sample projects support our successful track record in park planning and design.

Ann Yost of YSM will serve as the principal contact and project manager for the project. She can be reached at (717) 812-9959 or at anny@ysmla.com.

We would enjoy working with you and welcome the opportunity to discuss our proposal. In the meantime, if you have any questions, please call.

Sincerely,

A handwritten signature in blue ink that reads 'Ann E. Yost'.

Ann E. Yost, RLA, ASLA
Landscape Architect

19 South Newberry Street York, PA 17401
phone (717) 812-9959 • fax (717) 812-9769
www.ysmla.com

Dedicated to the design and planning of community spaces for public recreation

B. Profile of Firm

YSM Team Description & Project Roles

YSM Landscape Architects (YSM) has assembled a team of professionals with specific experience to complete the Oakbourne Park Master Plan. YSM has teamed with LandStudies and Recreation and Parks Solutions to provide a comprehensive proposal. The team has extensive experience conducting similar projects for municipalities throughout Pennsylvania. The consultant team primary roles include:

YSM Landscape Architects – Project management, landscape architecture/park planning and design; meeting coordination, planning and facilitation; construction cost estimating; graphic renderings; and report production. YSM will lead the public participation process.

LandStudies – Ecological assessment and natural resource planning, sustainable, low-impact development planning, progressive stormwater strategies, and design collaboration.

Recreation and Parks Solutions – Recreation planning to address the maintenance, operating costs, and revenue analysis and design collaboration.

YSM Team Experience Statement

The YSM Team has extensive experience in park planning and design. The team, collectively and individually as consulting firms has an extensive portfolio of similar park planning projects. YSM and Recreation and Parks Solutions professional practice is exclusively focused on park and recreation projects. The team has worked together before on similar projects and has the expertise and knowledge to successfully undertake the Oakbourne Park Master Plan.

YSM Team Office Location

YSM is headquartered in York, Pennsylvania and will coordinate the planning effort from their office. LandStudies office is in Lititz, PA. Recreation and Parks Solutions is in Lebanon, PA

Firm profiles are provided on the next pages.



Landscape Architects

19 South Newberry Street
York, Pennsylvania 17401
phone: (717) 812-9959
fax: (717) 812-9769
www.ysmla.com

Park and Recreation Services:

Park and Recreation Feasibility Studies

Park Master Planning

Comprehensive Park, Recreation and Open Space Planning

Park Construction

Grant Funding Assistance

Trail and Greenway Planning

Playground Design

Landscape Architecture Services:

Site Feasibility Studies

Site Master Planning

Land Development Plans

Urban Design and Streetscape Plans

Planting Design

YSM is a landscape architecture firm specializing in park and recreation design and planning. Our philosophy is best summed up by our mission statement *"Dedicated to the design and planning of community spaces for public recreation"*. Our unique focus results in thoughtful, creative, cost-effective solutions which maximize the potential of each site to serve the community.

Each **YSM** project receives the collaborative insights of the principals as well as their practical, proven experience. Our commitment to context sensitive, stakeholder driven, designs provide creative solutions, tailored to each clients unique needs and circumstances.

YSM provides innovative park and recreation and landscape architectural design and planning services to municipalities, counties, non-profit organizations, private clients, and design professionals.



Dedicated to the design and planning of community spaces for public recreation

LandStudies, Inc.

*Creating
Functional, Natural
Landscapes*



Water Resource Engineering | Design | Environmental | Construction

LandStudies, Inc. (LSI) is a certified Woman Owned Business Enterprise (WBE) that provides award winning ecological design and restoration services with over 25 years of experience. Our belief is that understanding and working with natural systems, instead of artificially controlling them, provides consistently superior, more stable, and longer-lasting results. Our clients appreciate our refreshing approach to conventional site design, solutions which balance stewardship with practicality. This approach has been recognized by leaders in the environmental community as both innovative and comprehensive.

Real Achievements | Real Results

The quality and effectiveness of our work and dedication to environmental stewardship are evident in our achievements: LSI has been the leader in Pennsylvania, completing many of the first green infrastructure projects in the state. A few select examples include the first comprehensive watershed restoration permit, the first legacy sediment/floodplain restoration as a stormwater management BMP, the first Critical Aquifer Recharge Area (CARA) restoration, the first nutrient trading (pilot) project, and the first statewide golf course Best Management Practice (BMP) handbook.

Experienced | Proven

Over the past 25 years, LandStudies has assessed over 200 square miles of watersheds, created over 60 acres of wetlands, restored over 13 miles of streams and floodplains, planted over 700 acres of forested riparian buffers and over 100 acres of native meadows and removed multiple dams.

Dedicated | Creative | Multi-Disciplinary

Our professional design and environmental staff are capable of providing a range of services related to the interaction of land and water systems. As a design/build company, we boast an ecological construction division comprised of experienced construction managers and laborer crews who provide the licensure, materials, personnel and skills necessary to produce quality naturalized landscapes. We also offer long-term monitoring and management services to ensure that our projects continue to be successful after construction. Our professional staff of 22 include: Engineers (P.E.), Engineer Technicians (E.I.T), Stream Geomorphologists, Landscape Architects (RLA), Landscape Designers (LAIT), Environmental and Wetland Scientists, Construction Managers, and CADD/GIS Specialists.

315 North Street
Lititz, PA 17543
717-627-4440

landstudies.com

**Land
Studies**





Recreation and Parks **SOLUTIONS**

Making communities better places to live, work and play



About Us



OUR MISSION

Our mission at Recreation and Parks Solutions is to provide **creative, cost-effective** ways to improve your community's recreation, parks and open space systems.



OUR PLEDGE

When you work with Recreation and Parks Solutions, you have the confidence of knowing you are working with professionals who address every issue of every project to help you **realize your goals**.



OUR TEAM

The Recreation and Parks Solutions team of Sue and Steve Landes has a **combined 75 years of hands-on experience** as Pennsylvania municipal recreation and parks directors. This affords municipalities with a uniquely qualified resource that develops practical and innovative solutions to meet citizens' recreation, parks and open space needs.

Recreation and Parks Solutions is dedicated to working with municipalities and organizations to achieve community goals for recreation, parks and open space. As recreation and parks professionals, we understand the complexities of Pennsylvania municipal government and have detailed knowledge of the funding sources available.

We take an action-oriented approach to recreation planning that focuses on local priorities, issues and financial realities. We work to move projects in the direction of implementation.

Recreation and Parks Solutions partners with multi-disciplinary teams of community planners, landscape architects, architects, engineers and economic development specialists.

We have extensive experience working with elected officials and municipal leaders to oversee action-oriented projects that culminate in the creation of new intergovernmental recreation and park agencies or result in major new multi-municipal cooperation efforts.

We deliver projects on time and are fully involved in each project. Using insight and creativity, we work closely with clients to establish recreation, parks and open space systems that enhance the quality of life in communities.

Key Personnel Resumes & Specific Duties

YSM commits to Westtown Township a highly qualified team of professionals with proven expertise, extensive experience, and first-hand knowledge of the Oakbourne Park property. The YSM Team includes:

Ann Yost, RLA, Landscape Architect of YSM will serve as **Project Manager**. Ann has over 35 years of experience in park and recreation design projects. Ann is a trained facilitator, who will lead Study Committee and public meetings and coordinate the project with the Township. Ann's emphasis on the project will be translating the outcomes of the public participation process and park assessments into a master plan for Oakbourne Park that achieves the goals envisioned by Westtown Township.

Chuck Strodoski, RLA, Landscape Architect, of YSM will serve as the **Landscape Architect**. Chuck will develop the Oakbourne Park master plan, working collaboratively with the YSM Team. Chuck has over 30 years of landscape architecture and park planning experience with over 25 year focus on park master planning projects. His park work includes master plans for community parks, athletic complexes, natural resource parks, and trails. He is a talented designer with extensive insights into park planning issues and trends and experience developing park construction documents. He will prepare cost estimates for capital investments.

Kelly Gutshall, RLA Environmental Landscape Architect and **Mike Dunn, Forester** of LandStudies will complete ecological assessment and work collaboratively with the design team to provide natural resource planning, conservation/sustainable/low-impact development strategies, and progressive stormwater recommendations. M. Dunn lives in West Chester and is the Consulting Municipal Arborist for the Borough of West Chester. Mr. Dunn is familiar with the site and its natural resources.

Susan Landes, CPRE and **Steve Landes, CPRP** of **Recreation and Parks Solutions** will serve as **Recreation Planners**. They have each worked in the recreation field for over 30 years and completed numerous park and recreation planning projects for communities in Pennsylvania. They will complete the maintenance, operating costs, and revenue assessment and formulate recommendations for the future operations of the improved park.

YSM Team Qualifications

The YSM Team meets the Consultant Qualifications outlined in the RFP.

- Five of the six professionals assigned to the Oakbourne Park Master Plan project are firm principals, each with leadership and successful management skills to undertake this planning project. They are effective communicators with extensive experience making recommendations to elected officials.
- Ann Yost is a trained facilitator and each of the other firm principals have experience organizing and facilitating committee and public meetings and undertaking other public participation tasks.
- Ann Yost, Chuck Strodoski, and Kelly Gutshall are registered Landscape Architects in Pennsylvania with over 10-years of park planning experience.
- Sue Landes is a Certified Park and Recreation Executive (CPRE) and Steve Landes is a Certified Park and Recreation Professional., each with over 10-years of experience developing policies and management and maintenance recommendations for public parks. Note that CPRP is a prerequisite of becoming a CPRE.

Why YSM

YSM's entire practice of Landscape Architecture has a park and recreation focus. We are a small firm by design, allowing our principals to be involved in the park planning and design for each project we undertake. After over 20 years of park planning – we still get excited for each new project - the unravelling of the puzzle: what works, what doesn't; who are the users now and in the future; how to balance public use with protection of natural areas and resources; how to physically celebrate the unique aspects of a site's history, context, or setting; on and on. Each YSM Team member brings extensive expertise in their respective discipline. YSM is masterful at park planning, bringing creativity and practical solutions to create treasured public spaces. LandStudies brings ecological expertise and a commitment to sustainable site solutions. Recreation and Parks Solutions brings expansive first-hand knowledge about park programming, operations, and financing. The YSM Team is recognized for our achievements through collaboration and consultation with PA DCNR and PRPS (Pennsylvania Recreation and Parks Society), awards, and our ongoing relationships with our clients.

On the following pages are resumes of these key team members.

Education

B.L.A., Landscape Architecture, 1982 and B.S. Environmental Studies, 1981
- State University of New York, College of Environmental Science & Forestry
A.S., Landscape Design, Temple University, 1978
NC State University/Oglebay – Park Maintenance Management School, 2006-07

Professional
Registration

RLA, PA 1984 - LA000783-E

Professional
Presentations

PRPS, 2017 - Park Master Plans
PSATS/PRPS 2015 - Creating Successful Dog Parks
DCNR 2009 Sustainable Landscapes Conference – Sustainable Parks
PRPS/Urban Recreation Institute, 2007 – Skate Parks and Dog Parks
PRPS, 2006 – Everything You Wanted to Know About Dog Parks & More
PRPS, 2001 – Contract Management – Specifications, Bidding & Administration
PRPS, 1997 – Basic Park Planning

Professional
Associations/
Boards

ASLA - American Society of Landscape Architects
PRPS - Pennsylvania Recreation and Park Society
NRPA - National Recreation and Park Association
Hopewell Township Planning Commission, Chairman, York County
York County Rail Trail Authority Board

Relevant
Experience

- Over 35 years experience in both private and public practice landscape architecture. Over 27 years of park and recreation focused experience.
- Tenure with a County Parks Department as a Landscape Architect I.
- Projects include: park feasibility studies; comprehensive park, recreation, and open space plans; park master plans, trail and greenway studies, construction documentation, grant assistance, and bidding and construction phase services.
- Project manager/landscape architect for:
 - Over 130 park master plan projects, including 13 county, resource-based parks.
 - Over 60 park development projects.
 - 17 trail and greenway planning projects.
 - Over 35 comprehensive park, recreation, and open space planning projects.
- 2010 PA DCNR Green Park Award - Project manager for Harriet Wetherill Park Master Plan and Construction Documents, recipient of first annual award for sustainable park design.

Publications

- "Parks to the Rescue", PRPS Magazine, Winter Special Issue, 2016
- "Open Space Conservation in Challenging Times - Be Proactive and Be Ready", PRPS Magazine, Volume 42, No. 2, 2011.
- "Development of Park and Recreation Facilities in the 1990's", Pennsylvanian, The Magazine of Local Governments, June 1993.

Relevant Skills

Park planning and design • sustainable site planning • playground design • public meeting facilitation • public engagement techniques • PA DCNR grants • ADA for public outdoor settings • playground safety guidelines • best management practices • construction documents • PA public bidding requirements • construction administration



Chuck Strodoski, RLA
Landscape Architect

Education

B.S., Landscape Architecture, The Pennsylvania State University, 1988
PA / DCNR - Playground Design / Safety Workshop
Lancaster County Planning Commission – Master Planners Course
National Recreation and Park Association National Playground Safety Institute

Professional Registrations

RLA, PA 1993, LA001209-E
Certified Playground Safety Inspector 2002

Professional Presentations

PRPS, 2017 - Park Master Plans
PRPS, 2014 - Amphitheater Design and Planning

Professional Associations

ASLA - American Society of Landscape Architects
PRPS – Pennsylvania Recreation and Park Society

Relevant Experience

- Over 29 years experience in a variety of site development projects with a 23 year focus on park and recreation projects.
- Projects include: feasibility studies; master plans, trail and greenway studies, construction documentation, grant assistance, and bidding and construction phase services.
- Lead landscape architect for:
 - Over 80 park master plan projects, including 13 county, resource-based parks.
 - Over 60 park development projects.
 - 9 trail planning projects.
- Knowledgeable of Pennsylvania Academic Standards for Environment and Ecology and experience developing park designs to support nature center curriculum.
- 2014 Lehigh Valley Planning Commission Open Space Project Honoree - Lead landscape architect for Covered Bridge Park Master Plan in South Whitehall Township.
- 2010 PA DCNR Green Park Award - Lead landscape architect for Harriet Wetherill Park Master Plan, recipient of the first annual award for sustainable park design.
- 2007 ASLA Award - Lead landscape architect for the Saint Mary Street Park in Lewisburg, PA, received the Award of Merit for Design/Built by the Pennsylvania-Delaware Chapter of the ASLA.

Publications

"Amphitheaters", PRPS Magazine, 2005

Relevant Skills

Park planning and design • sustainable site planning • playground design • site grading and earthwork • construction detailing • graphic renderings and illustrations • PA DCNR grants • ADA for public outdoor settings • playground safety guidelines • best management practices • construction documents • PA public bidding requirements • construction administration.

Kelly Gutshall RLA, ASLA
PRESIDENT / LANDSCAPE ARCHITECT



kelly@landstudies.com
 T 717 627 4440



EDUCATION

**Bachelors of Science
 Landscape Architecture,**
*Pennsylvania State
 University 1984*

REGISTRATION

**Licensed Landscape
 Architect**
PA, MD, DE, NY

31 Years with Firm

**36 Total Years of
 Experience**

PROFESSIONAL SUMMARY

Kelly Gutshall is the owner and president of LandStudies, Inc. As a landscape architect, Kelly has overseen the design and implementation of numerous award-winning projects that creatively address environmental challenges. She particularly enjoys working collaboratively with community leaders at the local and state levels to help change perceptions about the landscape from purely aesthetic, to one of working, functional environments. Kelly has extensive knowledge and experience in watershed planning, sustainable site planning, open space planning, creating and managing ecologically diverse plant communities, alternative stormwater management approaches and restoration design.

RELEVANT SKILLS LIST

Sustainable Site Planning • Ecological Landscape Design • Resiliency Planning
 Source Water Planning • Watershed Planning

APPOINTMENTS/PROFESSIONAL AFFILIATIONS

Warwick Township Board of Supervisors - 2019 to 2023
 Lancaster County Conservancy, Land Protection Committee - 2017 to Present
 PA Department of Conservation and Natural Resources (DCNR), Technical
 Advisory Committee for the PA Outdoor Recreation Plan - 2020 to 2024
 SCORPPenn State Ag Council Delegate - 2015 to Present
 PA Riparian Buffer Advisory Committee - 2016 to Present
 Chesapeake Conservation Landscape Council Board Member - 2015 to Present
 American Planning Association, (APA) Member - 1991 to Present
 Society of Women Environmental Professionals (SWEP) Member - 2006 to
 Present
 American Society of Landscape Architects (ASLA) Member - 1989 to Present
 Alliance for the Chesapeake Bay, Board Member - 2017 to 2019

SELECTED PUBLICATIONS

"Parks to the Rescue",
PRPS Magazine, Winter Special Issue, 2016

**"LandStudies, Inc., PSU Join Forces to Clean Up the Chesapeake Bay
 Watershed.",**
Catalyst Magazine, Spring, 2016

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 PA 042324

Michael Dunn
URBAN FORESTRY CONSULTANT



miked@landstudies.com
 T 717 627 4440 | C 610 350 7000



PROFESSIONAL SUMMARY

Michael Dunn is an innovative Urban Forest Manager and Community Liaison with a passion for progressive problem-solving of environmental issues and a vision for a sustainable future in the designed urban environment. He is eager to collaborate with community and borough planners and stakeholders to manage and optimize the urban forest infrastructure as a shared and valuable asset. Michael is able to quantify and incorporate the current and future tree canopy into long term strategic decision making. He is an experienced leader posed to drive positive and productive community outreach and communications.

EDUCATION

**Bachelor of Science
 Geoenvironmental
 Studies,**
*Shippensburg University,
 2004*

Wildfire Operations
*USFS Arizona Wildfire
 Academy
 2004*

20 Years of Experience

RELEVANT SKILLS LIST

Urban Forest Management and Consulting • GIS Data Collection and Analysis
 • Tree Risk Hazard Analysis • 3, 5, and 10 Year Management Program Design
 • Advanced Tree Preservation Techniques • Tree Ordinances • Zoning •
 Community Outreach and Programming • Public Relations and Communications
 • Tree Selection and Site Placement • Landscape Design • Plant & Insect
 Identification • Insect and Disease Diagnostics • Construction Preservation
 Design and Installation • Safety and Training • Recruitment and Leadership •
 Vendor Management

APPOINTMENTS/PROFESSIONAL AFFILIATIONS

American Society of Consulting Arborists
 International Society of Arboriculture
 Pendel Chapter of International Society of Arboriculture, Board of Directors -
 2014 to 2016

CERTIFICATIONS/TRAINING

Board Certified Master Arborist - PD 1829 B
 ISA Tree Risk Assessment Qualified
 ASCA Tree and Plant Appraisal Qualification - 2019
 Certified Tree Safety Professional - 2009

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Sue Landes, CPRE, MPA

President/Community Recreation Planner



Education

Master of Public Administration
 Pennsylvania State University
 1992

Bachelor of Science, Recreation and Parks
 Pennsylvania State University
 1979

Certification

Certified Park and Recreation Executive
 National Recreation and Park Association



PROFESSIONAL SUMMARY

Sue Landes is the president of Recreation and Parks Solutions, a planning firm dedicated exclusively to community recreation, parks, greenways and trails, and open space consulting. During her 40-year career, she has gained extensive multi-municipal experience, working with elected officials and municipal leaders in regions throughout Pennsylvania. As the former Executive Director of the Lancaster Recreation Commission, she managed the operation of an award-winning community recreation agency serving a multi-cultural city/township population of 75,000 with a focus on social equity and health. Under her leadership, the agency became an essential service provider, offering youth and adult sports, family special events, before and after school care, summer day camps, aquatics programming, early childhood education, infant and pre-K child care, and senior center programming, while becoming financially sound and decreasing reliance on tax dollars.

RELEVANT SKILLS LIST

- Comprehensive Recreation, Park and Open Space Plans
- Park Operation and Management Plans
- Community Needs Assessments
- Community Center Feasibility Studies
- Parks and Recreation Agency Formation
- Recreation Programming Plans
- Intergovernmental/School District Cooperation
- Revenue Development and Financing
- Employee Recruitment and Hiring
- Parks and Recreation Board Development and Training
- Grant Writing

APPOINTMENTS/PROFESSIONAL AFFILIATIONS

- Pennsylvania Dept. of Conservation and Natural Resources (DCNR) Citizen Advisory Council
- Pennsylvania Recreation and Park Society (PRPS) Urban Parks and Recreation Alliance Member
- State Comprehensive Outdoor Recreation Plan Technical Advisory Committee
- DCNR Peer Consultant
- DCNR/PRPS RecTAP Creator and Consultant
- PRPS Dig It Blog Team Member
- PRPS Past President, Secretary, State Conference Chair, Branch and District Officer
- National Recreation and Park Association (NRPA) Council of Affiliate Presidents Member
- NRPA Mid-Atlantic Regional Council Member

CERTIFICATIONS/TRAINING

- University of Wisconsin Certificate of Excellence in Non-Profit Leadership and Management
- University of Georgia/NRPA Executive Development School
- North Carolina State University/NRPA Revenue Sources Management School
- American Sport Education Program Sport Director
- Fundamentals of Coaching
- First Aid, Supervision, Safety and CPR
- NRPA Marketing School
- Governor's Conference on Recreation and Parks
- PRPS and NRPA Annual Conferences

Making Communities Better Places to Live, Work and Play

Steve Landes, CPRP

Community Recreation Planner



Education

Bachelor of Science, Parks and Recreation Administration
 Pennsylvania State University
 1974

Certification

Certified Park and Recreation Professional
 National Recreation and Park Association

PROFESSIONAL SUMMARY

Steve Landes is a recreation planner specializing in park, open space, and trail and greenway acquisition, development and maintenance. As a former municipal parks and recreation director for Muhlenberg Township, Berks County, he negotiated the purchase and coordinated the design and development of 10 neighborhood parks, two large community parks and a two-mile rail-trail. Working with a parks and recreation board and arts board, he organized and conducted the recreation and cultural arts programs and special events for the community. During his 40-year career, part of which while serving as a township manager, he has gained extensive experience in all aspects of local government operation.

RELEVANT SKILLS LIST

- Comprehensive Recreation, Park and Open Space Plans
- Park Operation and Management Plans
- Park and Trail Development
- RFP Preparation
- Athletic Field Maintenance
- Capital Improvement Budgets
- Maintenance Management Plans
- Safety and Security Analyses
- Community Needs Assessments
- Recreation Programming Plans
- Parks and Recreation Board Development and Training
- Grant Writing

APPOINTMENTS/PROFESSIONAL AFFILIATIONS

- Pennsylvania Recreation and Park Society (PRPS) Past President, Secretary, State Conference Chair, Branch Officer and Finance Committee Member
- National Recreation and Park Association (NRPA) Council of Affiliate Presidents Member
- NRPA Mid-Atlantic Regional Council Member
- Schuylkill River Greenway Association President and Board Member
- Schuylkill River Heritage Corridor Feasibility Study and Management Action Plan Committees

AWARDS

- Penn State Recreation, Parks and Tourism Management Outstanding Alumni Award, 2011
- PRPS Fred M. Coombs Honor Award, 2010
- PRPS Distinguished Member Award, 2007

CERTIFICATIONS/TRAINING

- North Carolina State University/NRPA Maintenance Management School
- Temple University, Marketing Recreation Services
- Governor's Conference on Recreation and Parks
- Governor's Conference on Greenways and Trails
- PRPS and NRPA Annual Conferences



Making Communities Better Places to Live, Work and Play

Master Plan References

References for YSM's park master planning expertise include:

Patton Township, Centre County, PA

Projects:

- Circleville Park Master Plan and Construction Documents (3 phases)
- Bernel Road Park Master Plan and Update and Construction Documents
- Gray's Woods Park Master Plan and Construction Documents
- Multiple Park Improvement Projects Construction Documents

Contact: Susan Wheeler, Public Works Project Manager, (814) 234-0271

Lancaster County Conservancy, Lancaster County, PA

Projects:

- Climbers Run Preserve Conservation Management and Master Plan

Contact: Lydia Martin – Director of Education, (717) 392-7891, x215

Springettsbury Township, York County, PA

Projects:

- Springettsbury Township Park Master Plan and Phase 1 and 2 Construction Documents
- North Hills, Pleasureville, and August Schaefer Parks Master Plans
- Springettsbury Township Comprehensive Parks, Recreation and Open Space Plan
- Penn Oaks Park Construction Documents
- Springettsbury Township Park Playground Design and Construction Documents
- Multiple Grant Applications
- Multiple Park Planning Studies
- Augustus Schaefer Park Construction Documents

Contact: Colin Lacey, Director of Parks & Recreation Department, (717) 505-0406

Shrewsbury Township, York County, PA

Projects:

- Southern York Recreation Complex Master Plan
- Shrewsbury Township Park Assessment and Maintenance Analysis
- Winchester, Windy Hill, and Hametown Parks Construction Documents
- Miller Park Master Plan Update
- Multiple Grant Applications

Contact: Todd Zeigler, Township Manager, (717) 235-3011, x106

Mount Joy Township, Lancaster County, PA

Projects:

- Old Trolley Line Park Master Plan
- Old Trolley Line Park Construction Documents Phase 1

Contact: Patricia Bailey, Township Secretary, Zoning Officer, (717) 367-8917

Ferguson Township, Centre County, PA

Projects:

- Suburban Park Master Plan
- Park Grant Assistance

Contact: Centrice Martin, Assistant to the Manager, (813) 238-4651

C. Methods and Procedures

Project Understanding

The Oakbourne Park Master Plan project will develop a park master plan for Oakbourne Park, a 142-acre park in Westtown Township. The Master Plan will create a vision for the property as a community park and municipal recreation asset with recreation opportunities and areas of conserved open space.

Oakbourne Park has been developed around the historic Oakbourne Mansion. The Mansion and its unique water tower are the centerpiece of the park. The Mansion is a popular rental venue for weddings and celebrations. While evaluation of the Mansion and other related structures is not part of the planning project, consideration of their functions in the park and retaining the “estate” setting will be emphasized.

The Oakbourne Park Master Plan will address the eight goals listed in the RFP. The goals will be addressed through a community-driven planning process emphasizing by public engagement. The master plan will celebrate the unique aspects of the property while integrating recreation facilities desired by residents and conservation of natural resource areas. There are numerous challenges that the park planning process for Oakbourne Park must consider:

- Build upon and celebrate the unique history and context of the property as the home of the Oakbourne Mansion. Consider the viewsheds to the Mansion from the park and from the Mansion into the park.
- Introduce recreation facilities and activity areas that residents desire while respecting the activities that occur at the Mansion, conserving important natural resources, and enhancing the parks natural setting.
- Determine future use potential of existing recreation facilities. For facilities that are in disrepair or aged, determine if reuse and rehabilitation is practical within the context of the municipal goals for the property.
- Consider the ongoing task of maintenance for the property, propose improvements and natural area enhancements that require minimal maintenance, and plan for maintenance from the outset.
- Developing a Master Plan that is compliant with the requirements of the Americans with Disabilities Act (ADA). The natural topography of the site will require in-depth consideration of accessibility and facility-specific grading studies will be completed to assure ADA grading compatibility.



- Considering the size of the site, wooded areas, and rolling topography the Master Plan must consider visitor safety and create a safe environment planned with CPTED (Crime Prevention Through Environmental Design) principles.
- Respect adjacent land use and incorporate buffers and separation from activity areas as appropriate and define clear demarcation of the park property.

The planning process will suggest improvements to Oakbourne Park that create safe, accessible, community recreation assets that engage visitors to spend time outdoors in recreation pursuits. Natural areas enhancements will be suggested to meet conservation objectives. The planning process will build upon the property's unique context and setting while recommending enhancements to meet the recreation interests and needs of Westtown Township residents.

Public Participation Process

Committee and public participation are the foundation of our planning process for park master plans. The plan goals are based upon consensus generated through committee and public engagement. The public participation process will include five components:



- A. **Study Committee** – The Study Committee will play a vital role in the plan, acting as a sounding board to direct our efforts, providing input, alerting us to issues and opportunities, and reviewing materials. The consultant team will meet with the Study Committee at least six times throughout the planning process.
- B. **Key Person Interviews** – We will conduct a minimum of ten (10) key person interviews. We use the interviews to collect information, determine issues and opportunities, understand how the park is currently used, and define what works and what does not. Representative of Westtown Township Parks & Recreation Commission, Historic Commission, Planning Commission, Friends of Oakbourne, East Side Little League, West Chester United Soccer Club will be important interviews.
- C. **Online Public Opinion Survey** – We will assess public opinion about Oakbourne Park and general recreation interests through an online survey. We will work with the Study Committee to determine what information they would like resident opinions on and design the online questionnaire. We will coordinate with the Township to promote the Online Public Opinion Survey, analyze the survey findings, and provide a summary report. Online surveys can provide valuable information and a sense of public opinion to guide the planning process but cannot be considered a statistically valid assessment.
- D. **Public Meetings** – Public participation will include two public meetings.

First Public Meeting – The first public meeting will be held early in the planning process to gather ideas and suggestions from residents. The meeting will have two parts: a presentation and an open house.

Presentation - A short presentation will orient attendees to the project and provide a summary of the project goals, a brief overview of the unique attributes of the site, and an overview of the park master planning process.

Open House - Following the presentation attendees will be encouraged to share their thoughts with the consultants at an Open House. Attendees can visit topical stations (recreation facilities, natural resources, trails, etc.) Mapping of Oakbourne Park’s existing conditions will be available for residents to mark-up with their ideas and recreation preferences. Hands-on preference activities will engage attendees and provide guidance to the planning process. Consultants will be available for one-on-one discussions with attendees.

Second Public Meeting – The second public meeting will be held midway through the planning process to present the pre-final master plans for the park. At this point the master plan will have a clear direction based on our work with the Study Committee and public input, but comments, suggestions, and ideas are important and will be encouraged from the public.

E. Elected Officials Meetings – The final Oakbourne Park Master Plan will be presented to the Westtown Township Board of Supervisors at a regularly scheduled meeting for questions, input, and approval.

Scope of Work: Our Process

Our methods for undertaking the park master plan for Oakbourne Park are tailored specifically to the unique opportunities and features of the site and Township’s goals. The YSM Team will undertake a four-phase planning process to explore opportunities and design options for Oakbourne Park, working collaboratively with municipal staff and the Study Committee to explore exciting ideas and design solutions. The four planning phases are:

Phase 1: Inventory and Assessment

Phase 2: Design

Phase 3: Implementation

Phase 4: Final Products



The YSM Team approach to the RFP Scope of Work is summarized below. The Scope of Work has not been reproduced in this proposal, but rather, we have the corresponding Scope of Work item from the RFP and outlined our planning approach and additions and/or modifications we are suggesting for the planning process. We will address all items outlined in the RFP Scope of Services.

Phase 1: Inventory and Assessment – This phase lays the foundation for the master plan designs through the investigation of existing conditions, public opinion, and background data.

A. Purpose, Goals, and Objectives – The Oakbourne Park purpose, goals, and objectives identified in the RFP will be review with the Study Committee and expand upon as the planning process proceeds.

B. Public Participation – We typically expand upon the minimum number of key person interviews defined in the RFP. We find key person interviews with stakeholders to be invaluable to the planning process and add significantly to our understanding of project challenges and opportunities. We will work with the Township to widely promote the online public opinion survey which extends the opportunity for residents to provide input who may not be able to attend a public meeting.

C. Background Information – The YSM Team will explore background information regarding the park site and discuss with the Study Committee to gain a clear understanding of the community profile, previous park initiatives and planning studies, community and site history, and other relevant materials to obtain a broad perspective of the park and factors that will influence the master plan. The synthesis of background information will allow the park to be viewed in context to the overall Township.

D. Site Inventory and Analysis –The YSM Team will visit the park site several times over the nine-month project schedule to view seasonal changes to the setting and how the park is currently used. We will analyze the natural and man-made features and characteristics of the park and develop site analysis maps that illustrate site limitations and opportunities. The YSM Team will conduct the following analysis to consider the feasibility of future public use:

- **Exiting Facilities Analysis** – The existing recreation improvements to Oakbourne Park will be explored for use/rehabilitation potential in the improved park. The existing sports fields, batting cages, basketball court, pavilion, playground, and community garden, and other site improvements will be investigated to determine their condition and upgrades/rehabilitation needed to function in the future community park.
- **Natural Area Analysis** – The woodlands, meadows, hedge rows, and stream corridor will be investigated to create a realistic vision of how to manage and preserve the site’s significant natural resources. Consideration will be given to management of public access, conservation strategies, and natural resource enhancements.
- **Accessibility Analysis** – The site and existing features will be assessed for compliance with the Americans with Disabilities Act (ADA). Solutions to current accessibility issues will be addressed. Each existing and proposed facility and activity area will be connected via an accessible route to accessible parking spaces.
- **Trail Linkage Analysis** – The existing trail system will be evaluated and opportunities to expand within the park and link beyond the park as appropriate will be identified. Safe connections across South Concord Road will be proposed.



E. Activity and Facilities Analysis – We will use the findings from work completed above to establish a program of recreation and support facilities and conservation area objectives for the park. The program of facilities will list required upgrades, rehabilitation, and repairs; cost projections; and safety and accessibility strategies for compliance. We will provide our professional knowledge of what works well in similar circumstances and share creative ideas and case studies to illustrate potential park improvements and program opportunities for Study Committee consideration.

Phase 2: Design – The park design process is an interactive exercise that involves key stakeholders, municipal representatives, the Study Committee, and the YSM Team.

F. Design Considerations – We will reference park design, accessibility, and safety standards as part of the design process. Best practices for environmentally sensitive areas, sustainable design, municipal ordinances, and other considerations will influence the park planning. The YSM Team will share information on recreation trends and park development.

We will create park designs that incorporate green infrastructure and BMP's such as broad swales and rain gardens for stormwater run-off infiltration, filter strips, reduced impervious cover, and porous pavement. We will explore enhancements to natural areas such as reforestation of buffer areas and hedgerows, and meadow plantings.

We will explore the history or the site and seek creative opportunities to interpret the former Oakbourne estate.



G. Design Process and Recommendations – YSM approaches the design process as a collaborative exercise that integrates the site analysis, park facility and conservation objectives program, and the creative ideas and professional insights of the designers into a plan for the physical park improvements. The process builds upon the best thoughts and ideas of the Study Committee, stakeholders, and public by initially exploring concept sketches, then developing a pre-final master plan that illustrates preferred elements of the previous sketches, and finally developing the final master plans based on the cumulative input of the design process.



YSM stresses the art of park design. We strive to create unique environments that encourage users to spend time in pursuit of healthful, enjoyable recreation activities. We create public spaces that capture the imagination of children and adults alike, tell stories that inspire, and invite visitors to explore the unique setting of the park site. We create public spaces for recreation, social interaction, community celebrations, and the enjoyment of nature and the outdoors, not simply layout parking, fields, courts, and playgrounds. We create park designs that work in concert with nature to create improvements that lay gently on the landscape.

Phase 3: Implementation - YSM develops park master plans that are relevant, realistic, and achievable through early consideration of capital construction costs and operations costs associated with management and maintenance.

H. Cost Estimate and Phased Capital Development Program – YSM completes park construction documents and publicly bids park projects for communities and counties throughout Pennsylvania. We track bid costs to stay up to date with the cost of construction. We will develop realistic construction cost estimates for the park. We will work with the Study Committee to identify logical phases of development, develop corresponding phased cost estimates, and provide a graphic phasing plan. The phased cost estimates will be grant ready.



I. Maintenance and Operation Costs; Revenue – YSM will explore the best options for operations and maintenance of the improved Oakbourne Park. YSM develops park master plans in collaboration with recreation planners so that programming and maintenance are considered as the master plan is developed. A park designed with consideration of maintenance will yield efficiencies over the long-term operation of the park. Potential for revenues will be considered throughout the design process.

Phase 4: Final Products - We develop final products that are engaging and illustrative of the design concepts presented in the master plans. Our final products are developed so that they can be used in marketing/promotion materials and in grant applications.

J. Narrative Report– We will develop the narrative in a concise fashion using text, matrix, tables, and illustrations to convey in key information.



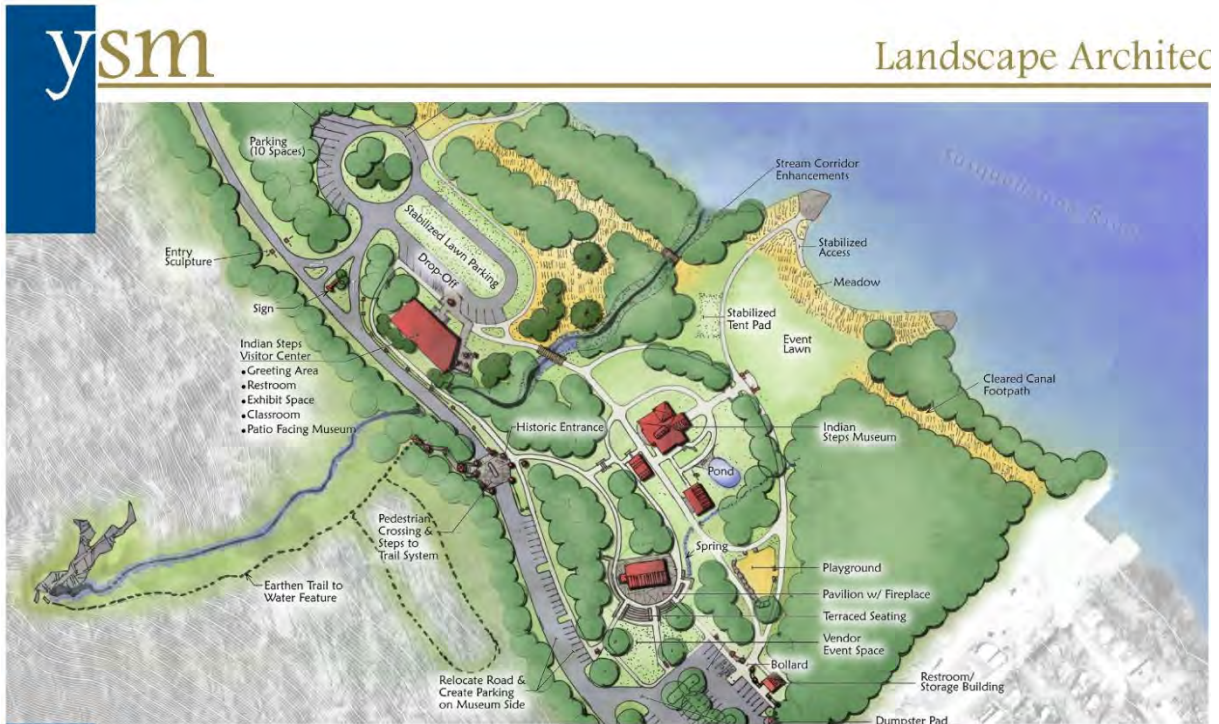
K. Base Mapping, Master Plan and Site Development Drawing – We will utilize existing site mapping, deed plots, and aerial photography to create project maps. The Site Development Drawing will meet PA DCNR's criteria for use in future grant applications.

L. Final Products – YSM will provide pdf versions of the draft narrative report to Westtown Township for review and comment. The project narrative will be combined with the project mapping and final master plan in a bound report. The report will be revised based on comments received.

YSM will provide 10 hard-copies of the final report to the Township, as required in the RFP. One copy of the final, to-scale, color board of the master plan will be provided to the Township. One flash drive with electronic copies of the final master plan, site development drawing, and report will be provided to the Township.

YSM Team Experience – Project Summaries

On the following pages are project summaries for the YSM Team. The project summaries illustrate experience on similar projects.



Indian Steps Museum Master Plan

Project Summary:

Indian Steps Museum is a significant historic, cultural, and recreation site within the Susquehanna Heritage Area. Located on the shores of the Susquehanna River, the museum celebrates the heritage of the indigenous peoples of the Susquehanna River Valley. The focus of the site is an arts and craft style cabin which houses the museum and its collection of Indian artifacts.

The Master Plan builds upon the site's assets, re-envision the arrival sequence to the museum, and improves the visitors experience. The master plan proposes a complimentary visitor center building to welcome visitors, provide comfort facilities, educational classrooms, and showcase artifacts. The master plan protects and enhances natural resources, improves accessibility, expands recreation and education opportunities, and introduces opportunities for revenue generation.

Project Data:

Area Acreage: 11.2 Acres
Completed: Master Plan, 2019



Project Team:

YSM, Landscape Architecture
Buchar Horn, Inc., Architects, Engineers & Planners
Recreation & Parks Solutions, Rec. Planners

Client Contact:

Conservation Society of York County
Phone: (717) 862-3948

Lower Chanceford Township, York County, Pennsylvania



Old Trolley Line Park

Project Summary:

Old Trolley Line Park was purchased by Mount Joy Township in 2009 with the intent of developing a park with athletic fields to serve community needs. The parcel is adjacent to the Conewago Trail, a Lancaster County owned and maintained rail-trail, connecting Mount Joy Township with the Lebanon Valley Rail Trail.

The park site offers three large pocket of gently sloped fields separated by hedgerows, containing small creeks which traverse the site. The master plan achieves many of the goals for active recreation, while protecting and preserving the narrow hedgerows and wetland areas. Vegetated buffer zones were established around existing wetlands.

The park is highlighted as a destination along the Conewago Trail serving as a much needed trailhead in the southwestern end.

Phase 1 constructed two baseball/softball fields, a multi-purpose field, trails, parking and trailhead facilities which serve the Conewago Trail.

Project Data:

Site Acreage: 46.8 Acres
 Completed: Master Plan, 2013
 Phase 1 Construction Documents, 2015



Project Team:

YSM, Landscape Architecture
 LandStudies, Civil and Environmental Engineer

Client Contact:

Patricia Bailey, Township Secretary/Asst. Zoning Officer
 Mount Joy Township
 (717) 367-8917

Mount Joy Township, Lancaster County, Pennsylvania



Landscape Architects



Jim Dietrich Park & Riverside Basin Park

Project Summary:

Muhlenberg Township had the unique opportunity of planning and designing two large community parks concurrently. The community was nearly built-out and had identified recreation needs for sports fields and courts, community special events areas, environmental education opportunities and public natural areas, and special use facilities. Both sites had frontage on the Schuylkill River and considered the needs of tourists and blue-way users as well as local citizens. Together the two park sites added over 225 acres of parkland to the community. Trails and trail/greenway connections are prominent features of both sites. Interpretative opportunities are incorporated into the design to explore the industrial heritage of the river, the function of the desilting basin, the canal system and Kelly Lock, the natural flora and fauna, and other aspects of the park sites.

Project Data:

Site Acreage: 225 Acres (two park sites)
 Completed: Master Plan, 2003
 Jim Dietrich Park Construction Documents
 Phase 1, 2007
 Phase 2, 2010



Project Team:

YSM, Landscape Architecture
 Toole Recreation Planning, Recreation Planning
 McCarthy Engineering, Civil Engineering
 RGS Associates, Civil Engineering
 Rettew Associates, Inc., Wetland Delineation
 JWF Collaborative, Inc., Architecture

Client Contact:

Neal McNutt, Director
 Muhlenberg Township
 Parks and Recreation
 (610) 929-1503

Muhlenberg Township, Berks County, Pennsylvania

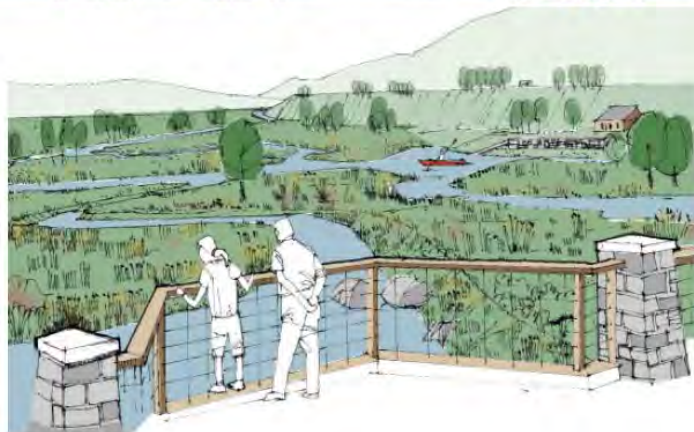


Ryerson Station State Park

Project Summary:

Ryerson Station State Park was once home to a 62-acre Ronald J. Duke Lake. Due to safety concerns associated with the dam structure, the lake was drawn down. DCNR took the opportunity to explore a complete fl oodplain restoration and explore recreation opportunities including a new multi-use loop trail surrounding the floodplain, wetland boardwalks, fishing access, paddle craft opportunity, and environmental education.

YSM developed conceptual plans for recreation improvements and LandStudies designed the fl oodplain restoration. Improvements focused on introducing youth-friendly activities and resource based recreation. Recreation components included a four acre pond, stabilized stream access points, accessible paddlecraft launch, and environmental education opportunities. The conceptual plan was supported with illustrations, to visualize the recreation and environmental education opportunities with the reclaimed floodplain.



Project Data:

Site Acreage: 1,164 Acres
 Completed: Conceptual Plan, April 2018
 Costs: Planning Document Only
 Project Manager: Ann Yost
 Lead Landscape Architect: Chuck Strodoski

Project Team:

YSM, Landscape Architecture
 LandStudies, Inc, Stream Restoration and Ecology

Client Contact:

Jack Hill, Nat. Res. Specialist
 Dept. Of Conservation & Natural Resources
 Bureau of State Parks
 (717) 772-0293

Greene County, Pennsylvania



Antietam Lake Park

Project Summary:

The master plan evaluated the public use potential and conservation objectives for Antietam Lake and its surrounding lands. The site was acquired by Berks County, and had not been formally developed as a park. The goals defined by the public planning process included protecting and enhancing the natural, historic and cultural resources of the site and providing for nature-based recreation and passive leisure activities.

The unique stonework and engineering components of the site were highlighted in the design and visitor accommodations were added to provide convenient access to the site's trails, amenities, and scenic vistas. Areas for resource protection were defined and forest management strategies were recommended.

Phase 1 improvements enhanced public access, provided trails to popular park destinations and highlighted unique park features with interpretative signs.



Project Data:

Site Acreage: 640 Acres
 Completed: Master Plan, 2010
 Phase 1 Construction Documents, 2011

Project Team:

YSM, Landscape Architecture
 Toole Recreation Planning, Rec. Planning
 Rettew Associates, Ecological Services
 Murphy Dittenhafer Architects, Architecture
 Lancaster Co. Conservancy, Forest Stewardship Plan

Client Contact:

Chris Stress, Executive Director
 Berks County
 Parks and Recreation
 (610) 372-8939

Alsace Township & Lower Alsace Township, Berks County, Pennsylvania



Covered Bridge Park

Project Summary:

Covered Bridge Park Master Plan creates a vision for an enhanced and expanded community park. As the largest community park in the township, Covered Bridge Park serves the residents of the municipality and visitors from nearby communities. The master plan recommends facilities and site enhancements which reflect the recreation needs and interests of residents. Jordan Creek is the focal point of the park site and access to the creek is expanded with additional fishing access areas and paddle craft launch areas. Additionally, the riparian corridor was evaluated with respect to erosion, flooding, and health of the stream. Jordan Creek recommendations include removal of Wehr's Dam, realignment of the creek to its historic/natural alignment, and expansion of the riparian buffer vegetation. The master plan also defined the route of the Jordan Creek Greenway Trail in the park and extension of the trail from Covered Bridge Park to Cedar Crest Boulevard to the east, and PA Route 309 to the west.



Project Data:

Site Acreage: 114 Acres
Completed: Master Plan, 2014

Project Team:

YSM, Landscape Architecture
LandStudies, Inc., Stream Assessment and Ecology

Client Contact:

Robert Ibach, Manager
Public Works Department
South Whitehall Township
(610) 398-0407

South Whitehall Township, Lehigh County, Pennsylvania



Cedar Creek Parkway

Project Summary:

The City of Allentown contracted with YSM to master plan the City's treasured Cedar Creek Parkway. The 109-acre park, located in the outskirts of the downtown area is a natural buffer to the high quality Cedar Creek which traverses the park. The park is developed with community recreation facilities to include a swimming pool, picnic areas, Rose Garden, and Old Fashion Garden. The park hosts a number of large special events each year which are taking their toll on park resources.

The evaluation of existing conditions, natural resources, park use patterns, and special events criteria resulted in a master plan that promotes watershed protection, enhances existing key features, and introduces new amenities desired by citizens.

Improvements are designed to be context sensitive and accessible to all users. Accommodations are introduced to support special events and use areas are upgraded to enhance the visitor's experience.

Project Data:

Site Acreage: 109 Acres
 Completed: Master Plan, 2008
 Construction Documents, 2009



Project Team:

YSM, Landscape Architecture
 Paragon Engineering Services,
 Electrical Engineering
 LandStudies, Civil Engineering

Client Contact:

Greg Weitzel, Director
 Park, Recreation, and Trails
 City of Allentown
 (610) 437-7750

City of Allentown, Lehigh County, Pennsylvania



Union Canal Tunnel Park

Project Summary:

Union Canal Tunnel Park offers a glimpse back in time. The park is bisected by the Union Canal, a historic canal connecting the Schuylkill and Susquehanna Rivers. The focal point of the park is the oldest transportation tunnel in the U.S. and 5/8 mile section of watered canal. The Tunnel, a National Historic Landmark was completed in 1827. The park offers canal rides on a replica canal boat narrated by local historians.

YSM developed a master plan to enhance the visitor experience through immersion in the historic canal corridor and expansion of passive leisure opportunities. The master plan located two new park buildings: The Lebanon County Historical Society headquarters and the re-construction of the Historic Krall Barn, the oldest barn in Lebanon County. The two new buildings, canal, and tunnel create a hub for historic interpretation. A new entry sequence was established to welcome visitors and trail connections are provided to link to the future extension of the Lebanon Valley Rail Trail, which borders the property.

Project Data:

Site Acreage: 109 Acres
Completed: Master Plan, 2012



Project Team:

YSM, Landscape Architecture
Rettew Associates, Inc, Civil and
Environmental Engineering

Client Contact:

Barbara Gaffney, President
Lebanon County Historical
Society
(717) 272-1473

Lebanon County, Pennsylvania



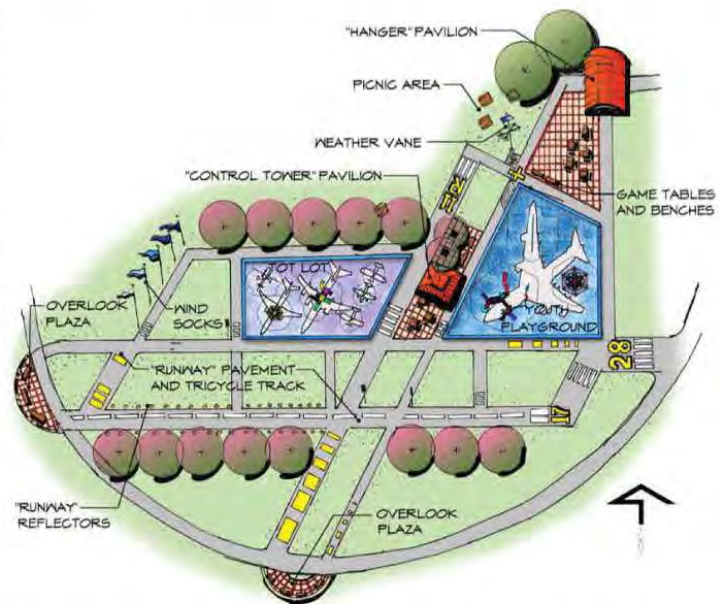
Bernel Road Park

Project Summary:

The design for Bernel Road Park creates a community park to serve the eastern portion of the municipality, offering a balance of active and passive recreation opportunities. Amenities target identified needs and the design responds to the natural characteristics of the site.

The passive portion of the site separates the active area from the adjacent residential neighborhood and encompasses areas of steep slope, sink holes, and rock out-crops.

A unique themed play area is designed complete with runways (walks), hanger (pavilion), and images of planes in the playground which relates to the University Park Airport less than a mile away.



Project Data:

- Site Acreage: 65 Acres
- Completed: Master Plan, 2007
- Master Plan Update, 2017
- Phase 2A
- Construction Documents, 2018

Project Team:

YSM, Landscape Architecture

Client Contact:

Susan Wheeler, Manager
 Patton Township Parks
 (814) 234-0271

Patton Township, Centre County, Pennsylvania



West Pikeland Township Park

Project Summary:

West Pikeland Township Park is designed to offer recreation options to citizens of all ages and interests. A park hub is organized around a stone bank barn, remaining from the original homestead. The classic, Chester County agrarian barn is converted to a facility with restrooms and flexible indoor programming space. The structure anchors a hub complimented by an age-segregated playground, and plaza gathering space. A larger event area is located close by with a custom pavilion and large community lawn. The lawn is sized to accommodate two multi-purpose athletic fields. The fields are oriented toward the pavilion to provide a casual setting for summer performances and movies. Traditional game courts and picnic areas balance the site. The majority of the steeper upland is maintained as native meadow, to provide a natural area to compliment the active facilities. The natural areas, and wooded stream corridor connect the park to the nearby Historic Anselma Mill, providing a unique educational component.

Project Data:

Site Acreage: 62 Acres
Completed: Master Plan, 2015



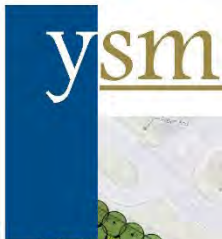
Project Team:

YSM, Landscape Architecture
Toole Recreation Planning

Client Contact:

Vince Visoskas, Manager
West Pikeland Township
(610) 827-7660

West Pikeland Township, Chester County, Pennsylvania



Suburban Park Master Plan Update

Project Summary:

Suburban Park, a popular neighborhood park in an established neighborhood was maximized with recreation features but lacked accessibility and was seasonally affected by flooding of the large swale that traversed the site. The park master plan recommends restoring the floodplain to safely pass the 100-year storm event via a two-stage channel to convey the storm flow. A low flow channel conveys the smaller storms while a large, over excavated floodplain will contain the larger 100-year events. The larger channel will be broad and shallow, with meadow landscaping and BMP's to promote natural groundwater recharge. Trails were extended to each park amenity and developed in a loop configuration to promote fitness activities. Park amenities were updated; a natural playground was added to interface with the drainage swale, the basketball court was relocated and developed with spectator seating, and amenities like a tennis backboard, bleachers, and entry plaza were added.



Project Data:

Size/Acorage: 13.75 Acres
 Completed: Master Plan, 2018 - 2019

Project Team:

YSM, Landscape Architecture

Client Contact:

Centrice Martin, Assistant to Township Manager
 Phone: 814-238-4651

Ferguson Township, Centre County, Pennsylvania



West Goshen Township Park

Project Summary:

This community park was designed to meet the active needs of the township residents, while providing spaces for community concerts and special events. Unique facilities include a playground area developed with a "village" concept that is "kid-size", amphitheater with terraced lawn seating, and a multi-purpose field that doubles as a stormwater management facility that can be flooded for ice skating in the winter. The park is extremely popular, especially with residents who walk the trails and enjoy the summer concert series.



Project Data:

Site Acreage: 26 Acres
 Principals of YSM Completed:
 Master Plan, 1993
 Phase 1 thru Phase 4 Construction
 Documents, 1994-1999

Project Team:

Rettew Associates, Inc. Landscape
 Architecture*, Civil Engineering and Permitting,
 Bidding and Construction Documentation.
 * Note: Project was completed by principals of YSM while at
 Rettew Associates

Client Contact:

Kenneth Lehr, Director
 Parks and Recreation
 West Goshen Township
 (610) 696-5266

West Goshen Township, Chester County, Pennsylvania



Urban Forestry Consulting

ENHANCING GROWTH AND STABILITY

A healthy and vibrant urban forest is vital to the overall health of our communities and sustainability of our natural resources. Scientific research has proven that trees clean our air, water and process carbon significantly offsetting the negative impact of population growth and development in our urban areas. By preserving and protecting existing tree cover, communities can address regulatory requirements while realizing the financial, environmental and aesthetic benefits of sustainable urban forests.

WHAT DOES AN URBAN FORESTER DO?

- Assists city and community planners with long term goals and strategies to preserve and enhance existing tree cover.
- Utilizes digital mapping and inventory platforms (such as GIS and Autocad) to map and record existing conditions and long term maintenance.
- Collaborates across industries to design and implement plans that address environmental regulations and permits.
- Manages the tree canopy for long term sustainability.
- Consults with public works and maintenance staff with cutting edge approaches to manage invasive species, predatory insects and diseases that threaten the health of the urban forest.

EXAMPLE SERVICES

MS4 Permit Planning and Compliance | Urban Forest Management Plans | Tree Inventory Tracking and Valuation | Canopy Analysis and Mapping (GIS based) | Tree and Native Landscape Ordinances | Storm Damage Assessment and Response | Tree Preservation, Planning and Implementation During Construction | Land Management Master Planning | Tree Insect and Disease Diagnosis | Tree Risk Assessment

MICHAEL DUNN | 610 350 7000 | miked@landstudies.com | LANDSTUDIES.COM



Chestnut Grove Habitat Restoration

Design | Planning | Installation | Maintenance

Description

LandStudies is providing professional services for native ecological habitat restoration relative to the development of the Chestnut Grove Natural Area. The site includes two parcels owned by the Lancaster County Solid Waste Management Authority which are being used for soil borrow activities for the future expansion of the Frey Farm Landfill. Services provided include design, implementation, oversight and maintenance of a variety of native habitat types, recreational trail system design and implementation, enhancement/expansion of wetlands on-site, and the associated permitting requirements for all of the proposed work. These restoration activities will ultimately result in a preserved natural area that provides both passive recreation and environmental education opportunities. The project involves restoring native habitats such as upland forest, oak savannah, mesic forest, mesic prairie, dry prairie, wet meadow, barrens, scrubland, and American chestnut plantings. LandStudies is responsible for site preparation, seeding and planting, invasive species control, and site maintenance. LandStudies also provided design, construction oversight and implementation project services for the trail system and wetland enhancement/expansion project.

Services

Landscape Design | Engineering | Permitting | Landscape Installation | Community Outreach



Masterplan

Client: Lancaster County Solid Waste Management Authority
 Location: Manor Township, PA



(717) 627-4440
 315 North Street
 Lititz, PA 17543
www.landstudies.com



Logan Park

Green Masterplan

Challenge

In 2005, the Chiques Creek Watershed Alliance and LandStudies, Inc. completed a stream and floodplain restoration of Rife Run, a tributary to Chiques Creek that runs through Mummau Park in Manheim, PA. This restoration project proved to be a great success, and in 2011 the watershed alliance received a Growing Greener Grant that would allow them to fund the development of a green masterplan for Logan Park. Logan Park is located downstream of Mummau Park at the confluence of Rife Run and Chiques Creek, and the primary goal of the project would be to develop a plan for a restoration that would build on the Mummau Park restoration and extending to the confluence at Chiques Creek. The green masterplan would also address the extension of a greenway trail, water quality, stormwater BMPs, additional parking, and athletic field improvements.

Solution

LandStudies completed masterplan for Logan Park which includes the re-alignment of Rife Run to provided more available upland area for athletic fields, stream and floodplain restoration of Rife Run, and wetland creation to improve water quality and wildlife habitat, and the implementation of stormwater BMPs. LandStudies is currently working with the watershed Alliance and Manheim Borough on the design of a floodplain restoration.

Services

Green Masterplanning | Design | Engineering



Section of Rife Run in Logan Park



Erosion from stormwater discharge along Rife Run

Client: Chiques Creek Watershed Alliance
 Location: Manheim, PA



(717) 627-4440
 315 North Street
 Litz, PA 17543
www.landstudies.com



Recreation and Parks **SOLUTIONS**

Making communities better places to live, work and play

Project List



COMPREHENSIVE RECREATION, PARK AND OPEN SPACE PLANS

- South Schuylkill Region, Schuylkill County
- York Township, York County
- Spring Garden Township, York County
- Upper Allen Township, Cumberland County
- Marietta Borough, Lancaster County
- Northern Lebanon Region, Lebanon County
- Central Carbon County Region, Carbon County
- Schuylkill Highlands Region, Berks/Chester/Montgomery Counties
- Northern Lehigh Region, Lehigh County
- Swatara Township, Dauphin County
- Aston Township, Delaware County
- North Lebanon Township, Lebanon County
- Saucon Region, Lehigh/Northampton Counties
- Northern York Region, York County
- Lower Allen Township, Cumberland County
- Conestoga Township, Lancaster County
- Lower Mount Bethel Township, Northampton County
- Manheim Central Region, Lancaster County
- Warwick Region, Lancaster County
- Denver Borough, Lancaster County
- City of Reading, Berks County
- Fairview Township, York County
- West Hanover Township, Dauphin County
- Municipality of Monroeville, Allegheny County
- City of Johnstown, Cambria County
- Lampeter-Strasburg Region, Lancaster County



PEER-TO-PEER PROJECTS

- Shippensburg Area, Cumberland/Franklin Counties
- Eastern York Region, York County
- Governor Mifflin Region, Berks County
- Antietam Valley Region, Berks County
- Northern Lehigh Region, Lehigh/Northampton Counties
- Hopewell Area, York County
- City of Reading, Berks County
- Gettysburg Area, Adams County
- Northern Lebanon Region, Lebanon County
- Berks County Parks and Recreation Department Pottstown Area, Berks/Chester/Montgomery Counties
- City of Williamsport, Lycoming County
- Warwick Region, Lancaster County
- Donegal Region, Lancaster County
- Conestoga Valley Region, Lancaster County
- Southern End Community Association, Lancaster County
- Octorara Area, Chester/Lancaster Counties
- Lewisburg Area, Union County
- Manheim Central Region, Lancaster County
- Spring-Ford Region, Chester/Montgomery Counties
- Lampeter-Strasburg Region, Lancaster County
- Big Spring Area, Cumberland County
- Altoona Area, Blair County





PUBLICATIONS

- Hiring Municipal Recreation and Parks Staff
- Municipal Recreation Programming
- Multi-Municipal Cooperation for Recreation and Parks
- Financing Municipal Recreation and Parks
- Recreation and Parks Board Handbook
- Community Recreation and Parks



RecTAP PROJECTS

- Danville Area Community Center Corporate Membership Program
- East Cocalico Township Park Development
- Spring Garden Township Recreation Department Staffing Analysis
- Latrobe-Unity Park and Recreation Commission Transition Plan
- Municipality of Murrysville Recreation Programming Plan
- Pottstown Parks and Recreation Department Park Watch Program
- Southern End Community Association Director Hiring



PARK MASTER PLANS AND RECREATION CENTER FEASIBILITY STUDIES

- Climbers Run Nature Preserve, Lancaster County
- Columbia Riverfront Park Master Plan, Columbia Borough
- Unionville Community Park Master Plan, East Marlborough Township
- Wrightsville Riverfront Park Master Plan, Wrightsville Borough
- Ridley Township Community Center Feasibility Study, Ridley Township
- Birdsboro Waters Park Master Plan, Birdsboro Borough
- North Hills Park Master Plan, Springettsbury Township
- Pleasureville Park Master Plan, Springettsbury Township
- Augustus Schaefer Park Master Plan, Springettsbury Township
- River Park Revitalization Master Plan, Columbia Borough
- Haverford State Hospital Park Master Site Plan, Haverford Township
- Silver Spring Community Park Master Plan, Silver Spring Township
- Lampeter-Strasburg Recreation Center Feasibility Study Analysis



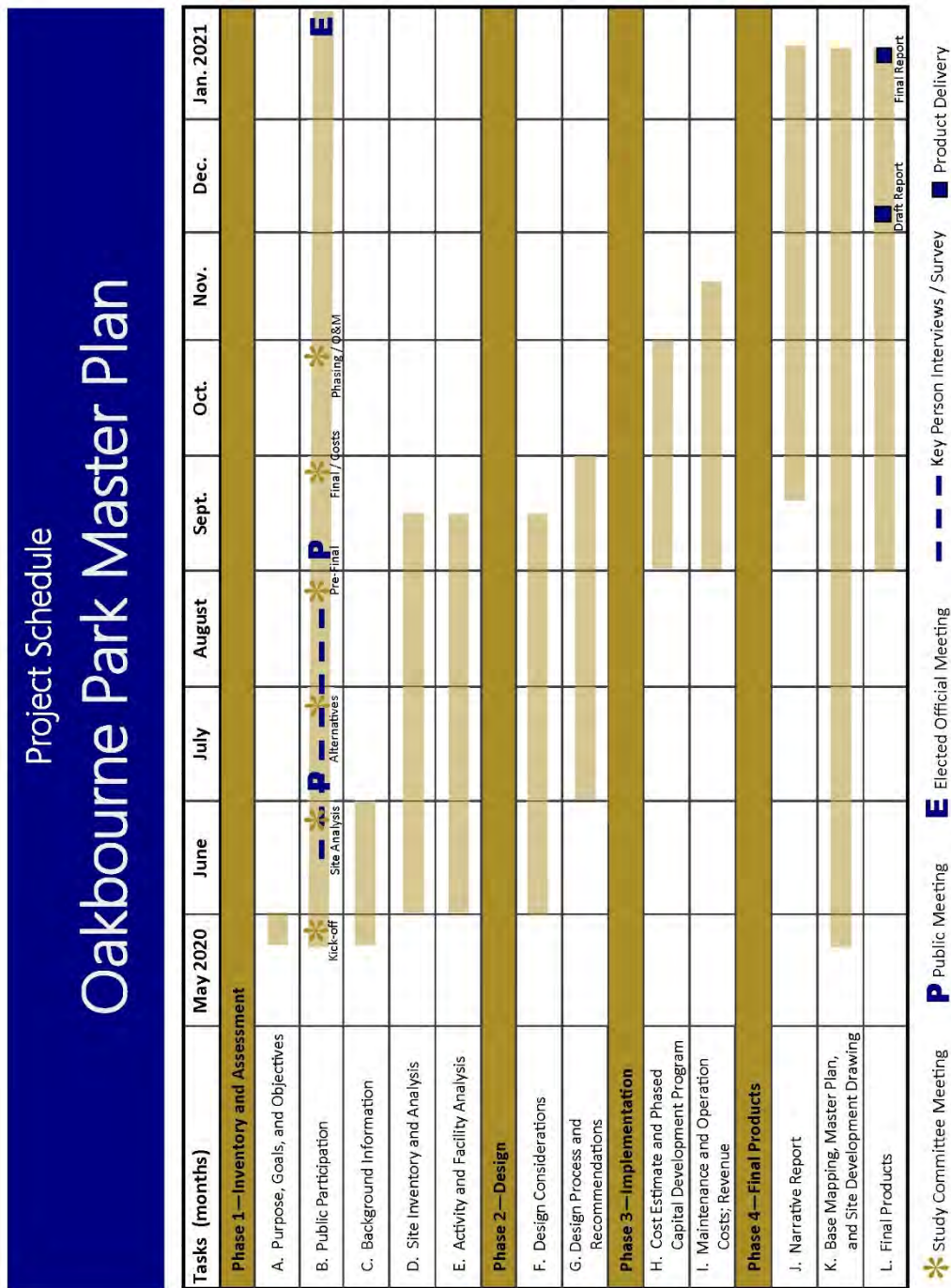
*Dedicated exclusively to
community recreation,
parks and open space
consulting*



D. Work Schedule

Project Schedule

We propose a nine-month schedule for completing the Oakbourne Park Master Plan. The schedule with projected timeframe for tasks, meetings, and draft and final documents is below. The project will be completed by January 29, 2021.



E. Cost

Professional Fee/Expense Schedule

Our services are performed on a fixed lump sum fee basis. The fee and hourly rates for completing the Oakbourne Park Master Plan are noted below.

Oakbourne Park Master Plan	Basic Fee	Project Mgr. \$110	Landscape Architect \$105	Environmental Landscape Architect \$185	Forester \$150	Recreation Planner \$100	Support Staff \$55 - \$95	Total Hours
Phase 1: Inventory and Assessment								
A. Purpose, Goals, and Objectives	\$525	2	1	-	-	2	-	5
B. Public Participation	\$13,970	76	42	-	-	12	-	130
C. Background Information	\$850	4	2	-	-	2	-	8
D. Site Information and Analysis	\$4,100	4	20	-	8	-	6	38
E. Activities and Facilities Analysis	\$640	2	4	-	-	-	-	6
Phase 2: Design								
F. Design Considerations	\$2,560	8	16	-	-	-	-	24
G. Design Process and Recommendations	\$10,655	18	55	4	8	6	6	97
Phase 3: Implementation								
H. Cost Estimate and Phased Capital Development Program	\$2,340	-	20	-	-	-	4	24
I. Maintenance and Operating Costs; Revenue	\$5,000	-	-	-	-	50	-	50
Phase 4: Final Products								
J. Narrative Report	\$5,130	24	-	2	8	8	2	44
K. Base Mapping, Master Plan, and Site Development Drawing	\$1,650	-	2	-	-	-	24	26
L. Final Products	\$680	4	-	-	-	-	4	8
Professional Fee	\$48,100	142	162	6	24	80	46	460
Expenses (copies, travel, plots, etc.)	\$1,900							
Total Project Cost (Fees and Expenses)	\$50,000							

The total cost for the Oakbourne Park Master Plans is \$50,000 (Professional Fee /\$48,100 + Expenses/\$1,900).

F. Contract

Two copies of the executed Contract for Professional Services and the Nondiscrimination/Sexual Harassment Clause are provided as part of this proposal submission.