



Copyright © 2006. All Rights Reserved.

Proposal

Trailer Estates Recreation Facilities and Amenities Plan

January 26, 2024

Toole Recreation Planning
JMT (Johnsons, Mirmiran and Thompson)



January 25, 2024

Lee A. Morris, Park Manager
Trailer Park Estates
1903 69th Ave West
Bradenton, FL 34207

Dear Mr. Morris:

I was delighted to receive your Request for Proposal and thoroughly enjoyed our discussion about Trailer Estates. Your project stands at the forefront of recreation planning, particularly in its focus on exploring the recreational needs and interests of residents aged 55 and above – a demographic to which I belong. I also lead an active, healthy lifestyle filled with recreational pursuits and friendships, making this project particularly exciting for me.

Your timing on developing the **Trailer Estates Recreation Facilities & Amenities Master Plan** could not be better. The importance of recreation for individuals aged 55 and above, residing in age-restricted housing, cannot be overstated. As this demographic leads increasingly active and engaged lives, their recreation needs undergo dynamic changes. Recreation not only fosters physical health but also plays a crucial role in maintaining mental well-being and social connections, aspects particularly vital in this time of life. Trailer Estates provides a unique platform for tailored recreational activities that cater to the specific interests and abilities of their residents. From fitness classes and outdoor activities to cultural events and lifelong learning programs, these offerings evolve to accommodate the diverse preferences of a vibrant and active aging population. Such recreational opportunities not only enhance quality of life but also promote a sense of belonging and camaraderie within the community, reinforcing the notion that age is not a barrier to leading fulfilling and enriching lifestyles.

We understand that Trailer Estates wishes to design, develop, and implement recreational facilities that will provide a vibrant and engaging environment for your residents. The master plan must be tailored to the needs, interests and preferences of your residents using a mix of existing amenities and new construction. The master plan will include:

- An assessment of existing facilities from a condition, needs and aesthetic perspective.
- Identification of updates needed.
- Recommendations for recreational activities with corresponding facilities to promote physical activity, social interaction, and overall well-being.
- Collaboration with trailer Estates Board of Trustees and Management to explore and prioritize ideas and concepts for recreation.
- Development of a detailed project plan with timelines and estimated costs.
- Identification of funding sources that are a mix of grants, gifts donations, loans, bonds, and revenues.

My firm, Toole Recreation Planning, and JMT (Johnson, Mirmiran, and Thompson) formed a team to work with you in developing the Trailer Estates Recreation Facilities & Amenities Master Plan. We have worked together for about 30 years in developing recreation facility plans that get implemented. Our team includes PLA's (Professional Landscape Architects), community planners and a CPRP (Certified Parks and Recreation Professional). We have access to a complete range of transportation, environmental and engineering specialists with JMT. I am very familiar with your area traveling regularly to Bradenton to participate in water sports at Nathan Benderson Park. This is always a highlight of my year! JMT has an office in Tampa as well as offices in Miami, Orlando, and Jacksonville. JMT regularly carries out work in Florida.

Our multi-disciplined team specializes in recreation facility, trail, conservation and green infrastructure, financing, community partnerships, and operations and maintenance for decades. The foundation of our plans is community involvement. We have won national, regional, state, and local awards for our recreation facility work that ranges from needs assessments through plan development, design, financing, and construction. In our work on thousands of recreation plans, the 55+ age group has always played a central role. In recent years the rise of pickleball has driven even more involvement by active aging adults. We've found that this has led to the most joyous result of seeing this sport build a very strong senses of community like never before. We have successfully secured funding from a variety of public and private funding sources through grants, gifts, donations, revenue generating programs, and fundraising.

We pride ourselves in being available and easily accessible to you with our team via convenient and affordable flights from local airports. We would be happy to discuss tailoring our scope and price to meet your needs. Please feel free to contact me at by phone or text at 267-261-7989 or via email at anntoole@comcast.net. Toole Recreation Planning will serve as the prime consultant for this project. I will serve as the project manager and principal contact.

Sincerely,

Ann M. Toole, CPRP, CPP



TABLE OF CONTENTS

Cover Letter

2. Team Profile	1
References.....	11
3. Project Approach Methods and Procedures	14
4. Project Timeline.....	18
E. Price Proposal	19
Appendix: Firm Profiles, Resumes, Project Sheets.....	20
• Toole Recreation Planning	
• JMT	



2. Team Profile

Who is Toole Recreation Planning?

Toole Recreation Planning, founded in 1992, is a small firm with a large presence in parks and recreation. We are based in Doylestown, PA, the county seat of Bucks County, 25 miles north of Philadelphia.

Pennsylvania Recreation and Park Society recognized Ann Toole, CPRP, CPP, as the first “Thought Leader in Action” for being the originator and contributor to every major parks and recreation initiative statewide over the decade. This award cited her leadership in parks and recreation in analytical thinking, collective collaborating, practical problem solving, and exemplary actions. As this award shows, we have a proven record of experience and expertise in parks, recreation, and open space planning and implementation. We are one of the few firms nationwide dedicated to parks and recreation planning with experience in the parks and recreation field as practitioners at

the local, county, state, and national levels of government as well in the private sector.



Recreation facility community planning meeting 1-24-24



In this work, Ann Toole has helped to shape and transform parks and recreation systems in more than 1,000 projects throughout the United States working through her firm, the National Parks Service and as a



Regent for the NRPA (National Recreation and Park Association)



Wilkes-Barre, PA and Bridgeport, CT gave the Key to the City to Ann Toole for improving their cities through recreation facility planning and implementation.

Johnson, Mirmiran & Thompson



Established in 1971, JMT's Park and Recreation Group, is based in York, PA with offices in Tampa, Orlando, Miami, and Jacksonville. Recreation facility planning in the Municipal Services Division uses Context Sensitive Solutions and Green Infrastructures Initiatives in community planning and engineering services such as; master site plans, site designs and construction documents and management for various park and recreation facilities, design of new parks, redevelopment of existing parks, development of trails, greenway plans, comprehensive plans, innovative sustainable community

solutions, stream restoration and flood hazard mitigation, context sensitive transportation solutions and planning tools and techniques implemented through land use regulations and municipal and multi-municipal projects.

Our team consists of landscape architects, park and recreation facility planners, architects, community planners, economic development specialists, engineers, public involvement specialists, environmentalists, and maintenance and operations specialists.

A Consortium of Experts

Andy Mears, PLA, and Ann Toole, CPRP have worked together for 30 years in recreation facility planning. Neil Beach, PE, Andy, and Ann have worked together for 25 years on many projects recreation facility planning projects in local, county, and state projects as well as for the National Park Service. The team recently completed a park master plan for the National Park Service in Washington, D.C.



Roberto Clemente Jr. cutting the ribbon in Roberto Clemente Park. Andy Mears and Ann Toole won the EPA's Phoenix Award for community impact through park and recreation planning

ROBERTO CLEMENTE PARK, LANCASTER, PA COMMUNITY IMPACT PHOENIX AWARD WINNER

PRIMARY REASON FOR REDEVELOPMENT

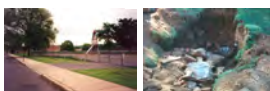
Approximately 40 years ago Roberto Clemente Park came into being as part of an urban renewal project in the City of Lancaster (PA). The project resulted in the demolition of neighborhood homes and businesses to make way for a linear park, a wider thoroughfare, an elementary school and combination playground/field (Roberto Clemente Park). Years later, the unintended consequences of urban renewal became evident. Neglect, poor management, and an increasing concentration of poverty and blight in the surrounding neighborhood, turned this 3.5 acre park into a neighborhood liability rather than an asset.



PLANNING FOR REDEVELOPMENT

The neighborhood surrounding Roberto Clemente Park was one of four key areas addressed in a citywide plan to stimulate economic revitalization. The plan

1998 Sanborn map showing land use prior to urban renewal, including a dry cleaner, junk yard, and umbrella handle manufacturer.



Left: Roberto Clemente Park, prior to redevelopment. Right: Historical fill at the site in 2001.

was initially focused on expanding the commercial base and rehabilitating the aging housing stock along the corridor. Streetscape and park improvements were only included as amenities in support of commercial expansion and housing revitalization. However, as the Inner City Group (Lead Project Participant) began working with the multi-ethnic neighborhood to create a more detailed neighborhood revitalization plan, residents clearly stated that the revitalization of Roberto Clemente Park was the key to improving the neighborhood. The park became a critical component in the larger \$4.5 million South Duke Street revitalization project.

APPROACH

To facilitate redevelopment, the Inner City Group secured a long-term lease for the property from the School District of Lancaster (owner). After three years focused on planning and raising the funds needed to improve the Park, the Inner City Group was finally ready to start construction. However, while doing soil borings in advance of re-grading the site, historic fill was discovered raising concerns about contamination. The Inner City Group approached the Lancaster County Planning Commission for assistance through its Land Recycling Program. Over the course of the next two years, the County used its US EPA Brownfield Assessment Pilot grant to conduct assessments and develop cleanup plans for the site.

INNOVATIVE TECHNIQUES

Several innovative brownfield techniques were employed in the Roberto Clemente Park project, including:

1. The use of public-private partnerships to facilitate and finance redevelopment;
2. Use of EPA Brownfield Assessment Demonstration Pilot grant funds in coordination with Pennsylvania's Act 2 program for assessment and remediation planning;
3. Use of a site-specific Human Health Risk Assessment to address (scattered) arsenic contamination in soils; and
4. Use of innovative management approaches to the ongoing maintenance of the park.

CHALLENGES

There were two primary challenges associated with this project. The first was working with the multi-ethnic community to develop a neighborhood consensus regarding redevelopment, particularly as it pertained to Roberto Clemente Park. The second challenge was of a technical nature. The broad variety of prior property uses including a dry cleaner, junk yard, and umbrella handle manufacturer, created the need to cost-effectively evaluate a wide range of potential chemicals of concern, while also focusing sampling efforts to ensure a cost-effective clean-up.

BENEFITS

The revitalization of Roberto Clemente Park has enhanced the civic and community pride in the neighborhood and has led to economic growth and an improved quality of life for this multi-ethnic community. There has been over 5 million dollars of public and private investment in the neighborhood in the form of commercial and residential property improvements, construction of new single family homes, the relocation of five new businesses to serve the neighborhood (credit union, beauty salon, insurance company, restaurant, retail shoe store) and streetscape enhancements to promote greater pedestrian and vehicular safety.

KEY PROJECT LESSON: A good plan that is supported by and involves the community in a meaningful way is the key to a successful urban revitalization effort.



Top Left: Roberto Clemente, Jr. at the ribbon-cutting for the park. Top Center: Participants at Youth Day in Roberto Clemente Park. Top Right: People improvements underway on the residential street bordering the park. Bottom left: Grand opening of a local credit union near the park. Bottom right: The Inner City Group Board annual meeting from the Commonwealth of Pennsylvania.



Roberto Clemente Park today, featuring a community-built playground.

FEATURED PARTNERS

- Inner City Group
- County of Lancaster
- Lancaster County Planning Commission
- Environmental Standards, Inc.
- South Duke Street/Roberto Clemente Park Neighborhood Advisory Committee
- School District of Lancaster
- Lancaster Weed & Seed
- Rep. Mike Stark, Pennsylvania House of Representatives
- U.S. Environmental Protection Agency, Region III
- Toole Recreation Planning
- YSM Site Design and Planning
- Commonwealth of Pennsylvania
- High Industries, Inc.
- Wachovia Regional Foundation
- State Farm Insurance Foundation
- M & T Bank
- City of Lancaster

The U.S. Environmental Protection Agency recognized Ann Toole and Andy Mears of JMT for their planning work on Roberto Clemente Park in Lancaster. They earned the Phoenix Award for Community Impact saying that they created a "Good Plan that is supported by and involves the community in a meaningful way is the key to successful community revitalization effort."



Fifth graders' design Charrette

Team translated kids design into playground master plan

Team connected with community group, created a "how-to" fundraising project, and launched it!

The Payoff: fundraising \$1,800,000+ and going!

Ribbon cutting October 2, 2020.

Warrington Borough Playground for All Project

Toole Recreation Planning developed a Park, Recreation and Open Space Plan for Warrington Borough, Photos show the park master plan in conjunction with the project that featured teaching the community how to fundraise, playground design by youth, extensive community involvement, in addition to a trail plan, open space acquisition with one of DCNR's largest grants, conservation planning, and a PRPS award to the Borough for environmental education programming.

Consultant Qualifications

Our qualifications center around five factors:

- A. Leadership
- B. Development of public participation processes
- C. Development of planning documents and design of public parks and recreation facilities
- D. Development of policies and procedures for operation, management and maintenance of public park and recreation facilities.
- E. Effective communication of recommendations and implementation strategies.

We present our qualifications in these areas as follows.

- A. Leadership** - Ann Toole received the Thought Leader in Action Award for leadership in developing and carrying out every major statewide parks

Pennsylvania over a decade including the Pennsylvania Urban Parks & Recreation Alliance, the Pennsylvania Park Maintenance Institute and the Good for you branding and promotional campaign for parks and recreation. She serves as a Regent for the National Recreation & Park Association's Park Maintenance Management School and teaches park maintenance under North Carolina State University's auspices. Ann and Andrew traveled to New Orleans, LA to receive a Phoenix Award from the United States Environmental Protection



Agency. This prestigious award was in recognition of their community engagement work in using a park master plan for build a sense of community that worthy of national recognition.

B. Similar Projects – Our award-winning team has developed more than 1,000 similar projects, many funded by grants. However, each is unique. We are working diligently and creatively in adapting recreation planning to the post-pandemic “new normal”. We are working with our extensive network of parks and recreation colleagues



Toole Recreation Planning and JMT collaborated on the planning, design, and construction of recreation facilities for Coatesville for a park for all ages. We received Pennsylvania’s **Green Park Award**. We helped to secure funding from numerous sources including Disney and American Water as well as several area businesses and organizations and state grants.

across the country in gathering real time information on practices underway and being created to position parks and recreation as essential to quality of life and economic development.

C. Development of Public Participation Processes –

Community engagement is our calling card. Our team has won awards from the U.S.



Environmental Protection Agency, the American Society of Landscape Architects, the



Pennsylvania Recreation and Park Society, the America Academy of Parks & Recreation Administrators, and several cities for our public involvement processes and their positive impact on the community. We have collaborated with state and federal agencies in formulating methods for public outreach including surveys, focus groups, innovative outreach, and methodology that gets past “check list” kind of planning into more meaningful community engagement. We are now working with the Bureau of State Parks on public engagement to develop strategies for managing overcrowding and protecting resources in state parks.

DEI - We work in highly diverse environments and strive to bring diversity, equity and inclusion to every community. Our plans have helped in

D. Planning, Design, and Implementation for Public Parks and Recreation Facilities – Among the 1,000+



newly diversifying communities. Most of our DEI work involves non-traditional methods such as partnerships with faith-based institutions, community based organizations.

Ann Toole serves as the Regent responsible for the development of the DEI course work for the students in the NRPA Park Maintenance Management School. PRPS featured her article on DEI in the workplace on its current magazine cover.



Parks and Recreation Planning Workshops engaging youth, families, and senior adults.

projects that we have undertaken, all include planning documents and design of public parks and recreation



National Gold Medal Finalist

Our Parks, Recreation and Open Space Plan for East Goshen Township resulted in successful implementation of recommendations that enabled the Township to be Pennsylvania's first finalist for a national Gold Medal Award as one of the finest parks and recreation systems for a municipality of its size in the USA. East Goshen was a finalist four years in a row.

facilities. This includes planning and design for local, county, state and national parks. Examples of the diverse range of our recent work include a strategic plan for the Appalachian Trail Museum, the Visitor Management and Resource Protection Study for the Bureau of State Parks, a master plan for a new National Park, a fundraising project, and re-visioning the 20-year-old Greater Plymouth Community Center that largely serves senior adults. Our projects focus heavily on inclusion not only addressing physical barriers but also the full range of services to ensure inclusion of people of all ages with a wide variety of needs beyond physical challenges alone. serving people on the autism spectrum, reducing the isolation of the aging, cultural inclusion, economic disadvantages, and other opportunities to engage and serve people specific to the community.



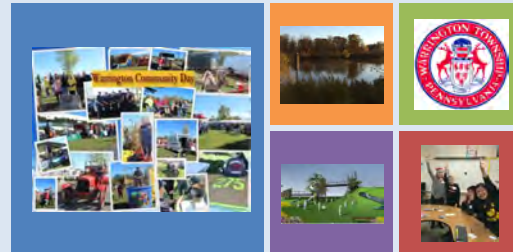
LEGACY OF PARKS & RECREATION



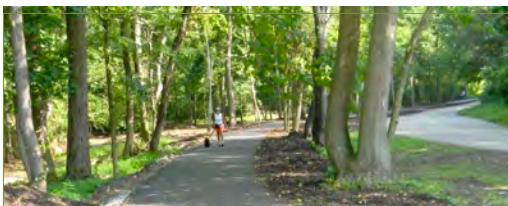
PLYMOUTH TOWNSHIP
PARKS, RECREATION, AND OPEN SPACE PLAN 2019 - 2029



East Goshen Township
Parks, Recreation, and Open Space Plan Update
2015



Parks, Recreation and Open Space Plan:
Pathways to Our Future
2018 - 2027
Warrington Township



Fayette County
Sheepskin Trail
Organization of Parks, Recreation, and Trails 2019



E. Development of Policies and Procedures for Management, Maintenance and Operation of Public Parks and Recreation.

With our expertise rooted in our experience as practitioners in the field, policies, procedures, and policies figure prominently in our work.

Toole Recreation Planning regularly develops policies and procedures collaboratively with clients in municipal, county, state and national parks organizations. This includes the development and advancement of the Good for You, Good for All statewide



PENNSYLVANIA
PARK MAINTENANCE
INSTITUTE

marketing campaign for public parks and recreation, the Pennsylvania Park Maintenance Institute including securing funding and partnerships for it, and

the NRPA Park Maintenance Management program. Our work in this area has the value of generating partnerships, sponsorships, revenues, cost savings, more efficient allocation of resources, and significant improvements in maintenance of facilities and the delivery of programs and services. JMT regularly works with state departments of transportation planning and polices that include non-motorized transportation. Our polices have been used as models to assist parks and recreation departments statewide.

F. Effective Communication of Recommendations and Implementation Strategies to officials, non-profits and stakeholders.

This is a core value of our work. One of the reasons that we have long-term relationships with our municipal clients is that we communicate effectively to ensure that our plans are



implemented through creative, practical means with a mix of public and private support. We provide monthly progress reports, meet with our clients at strategic times and when the client wishes, and are pursuing new means of communicating on dedicated platforms to enable people to access documents appropriate to their role on the project.

Personnel Assigned to the Project

Toole Recreation Planning – With more than 35 years of experience in all aspects of parks and recreation, Ann Toole, CPRP will serve as the project manager. Ann will coordinate all planning elements and be responsible for civic engagement, programs, operations and management, maintenance, partnerships, financing and critical thought in synthesizing all information.

Johnson, Mirmiran and Thompson (JMT) –Andrew Mears, PLA, will serve as the lead Landscape Architect and partner in community

engagement.

Coatesville Parks & Recreation Plan Client's Comment

I am beyond impressed with how thorough and well organized this plan is. I particularly like how focused your recommendations are for Year 1, which will set the stage for moving forward with all of the other recommendations.

Kudos and thanks to all of you - I'm very excited to see how we can make all of this happen!


Frances M. Sheehan, President and
CEO
Brandywine Health Foundation

Mr. Beach, PE, has extensive experience in engineering on a full range of projects including transportation and transit planning, preliminary engineering, and design projects and he provides clients with a solid understanding of the entire project process from beginning to end. Mr. Beach has been involved in projects in many states in community, main street, and downtown planning efforts focusing on multimodal solutions and working with multi-disciplined project teams including



urban planners, landscape architects and construction management staff. He has experience preparing cost estimates, roadway improvements, drainage improvements,

bicycle/pedestrian accessibility and safety, streetscapes, parking strategies, and access management strategies.

<p>Maintenance Institute – Toole Recreation Planning conceived, planned, developed, and launch the Institute, a major initiative to deal with the most pressing problems in recreation systems: maintenance. We that has already</p>	 PENNSYLVANIA PARK MAINTENANCE INSTITUTE	<p>public parks and insufficient park developed a business plan generated funding and the</p>
<p>Institute is expected to be self-sustaining in five years. Toole Recreation planning secured funding from TORO and private foundations for multi-year support. First established as the Pennsylvania Park Maintenance Institute, the Institute has grown to be nationally recognized with a name change to the Maintenance Institute.</p>		

Firm Profiles, resumes and projects sheets are in the Appendix.

References

1. Delaware County

Marc Manfre, Director
 Delaware County Parks and Recreation Department
 1671 N Providence Rd, Media, PA 19063
 610.891.4663
ManfreM@co.delaware.pa.us

Projects: 2024 - 2014. Delaware County 2035 Parks, Recreation and Open Space Plan, Open Space and Trails Project, Seven County Park Master Plans to Improve parks. Open space and Trails Project. Trail grant. Delaware County Parks, Recreation and Open Space Plan, needs assessment, operations, management, programming, and financing components. Little Flower Manor County Park Feasibility Study including historic building and Master Plan. Public Outreach and Community Engagement in all projects. Park maintenance, finance, and strategic plan with benchmarking.



Anne Stauffer, Deputy Director, Parks & Recreation Department (formerly Delaware County Environmental Manager in the Planning Department)
Delaware County Parks and Recreation Department
1671 N Providence Rd, Media, PA 19063
610.891.4663
StaufferA@co.delaware.pa.us

Projects: 2021 – Current. Delaware County Open Space and Trails Project. Green Ways Grant Program. Parks and Recreation Planning for park maintenance management. Trail Grant. Advisory Committees. Return on Environment study and publication.

2. Lower Makefield Township

Monica Tierney, CPRE, MBA, MS, Director
Lower Makefield Township Parks and Recreation Department
Lower Makefield Township
1550 Oxford Valley Rd.
Yardley, PA 19067
267.274.1112
monicat@lmt.org

Projects: 1995 – Current for the Township and 2021 – current with Ms. Tierney. Public Outreach and Community Engagement in all projects. Parks and Recreation Plan 1995. Oxford Valley and Roelofs Road Park Master Plan. (1997). Parks, Recreation and Open Space Plan, “Play for All” 2022. Macclesfield Park Master Plan 2022-2023.

3. South Middleton Borough

Kurt Uhler, Public Works Director
524Park Drive
Boiling Springs, PA 17007

Projects

South Middleton Borough Parks, Recreation, and Open Space Plan
Park Master Plans: Three park master plans including Spring Meadows and two Campus Drive Parks. All included maintenance planning.

4. TTF Partnership

Julie Slavet
Executive Director
Tookany/Tacony-Frankford Watershed Partnership, Inc.
At the Globe Dye Works
4500 Worth Street, 3rd floor



Philadelphia, PA 19124

[215-744-1853](tel:215-744-1853)

Julie@tffwatershed.org

www.tffwatershed.org

Project

Master Plan for Tacony Creek Park, a park owned by the City of Philadelphia and managed by a private partner. Secured funding and conducted extensive public outreach.

5. East Whiteland Township (Ann Toole)

Steven Brown, Director of Property and Recreation

209 Conestoga Road

Frazer, PA 19355

610-648-0600

sbrown@eastwhiteland.org

Projects

East Whiteland Borough Parks, Recreation and Open Space Plan

Bacton Hill Park Master Plan, including grants and maintenance planning

Down East Park Master Plan

6. Northampton County Parks and Recreation Department (JMT and TRP, Andy and Ann)

Bryan S. Cope

Superintendent of Parks & Recreation, Northampton County

14 Gracedale Avenue

Nazareth, PA 18064

Office: 610.829.6402 Cell: 484.408.5216

bcope@northamptoncounty.org

Projects:

Gall Farm Master Plan and construction



3. Project Approach: Methods and Procedures

Trailer Estates has a strong commitment to deliver high quality recreation facilities, programs, and services that will enrich the lives of the residents. As such, TE wishes to retain a professional consulting team with proven expertise in developing a practical, implementable **Recreation, Facilities and Amenities Plan**.

This Plan can be transformative in setting forth the vision for the next ten years with immediate short- and long-term improvements. It will accommodate current and future recreation needs and interests of the community.

Our Understanding of the Project

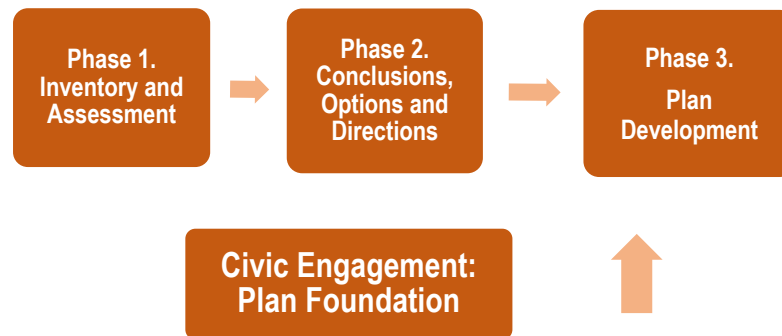
We understand that Trailer Estates wishes to design, develop, and implement recreational facilities that will provide a vibrant and engaging environment for your residents. The master plan must be tailored to the needs, interests and preferences of

your residents using a mix of existing amenities and new construction. The master plan will include:

- An assessment of existing facilities from a condition, needs and aesthetic perspective.
- Identification of updates needed.
- Recommendations for recreational activities with corresponding facilities to promote physical activity, social interaction, and overall well-being.
- Collaboration with trailer Estates Board of Trustees and Management to explore and prioritize ideas and concepts for recreation.
- Development of a detailed project plan with timelines and estimated costs.
- Identification of funding sources that are a mix of grants, gifts donations, loans, bonds, and revenues.



Trailer Estates Recreation Facilities and Amenities Master Plan Proposed Plan Phasing



Scope of Services

While the Scope of Services will basically conform with the TE's vision and the RFP, we will meld these with the public sentiments and our experience. This affects all aspects of parks and recreation from facilities to programs and very significantly for this project: community engagement.

Project Launch

Coordination with Lee Morris. Set up Site Visit. Coordinate with Board of Trustees. Coordinate field work, interviews, Trustees meeting and Public Open House

Discovery

Site Visit 1: Three Days

- Committee Meeting. Inventory with whomever wants to participate. Field assessment \
- Inventory report and information collection and review
- Board of Trustees Work Session – Initial Input
- Interviews
- Survey Initiation
- Open House for Residents

Off-Site

- Coordination with Lee Morris
- Analysis, Resident Input, and Report Production
- Survey Development, Review, Approval, and Implementation
- Report on Facilities
- Information analysis and Report on O&M, programming, financing.
- Research on financing.



- Report on resident opinion.
- Preparation of Site Plan for Site Visit 2

Assessment and Recommendations

Site Visit 2: Three Days

- Board of Trustees Work Session on Assessment and Recommendations
- Review of facility assessment and O&M, programming, and financing
- Open House for residents

Off-Site

- Coordination with Lee Morris
- Report Development based on the concept plan, O&M, and implementation 35-50 pages.
- Any further interviews

Implementation

Site Visit 3

- Board of Trustees Work session on implementation and report
- Open House for residents

Off Site

- Coordination with Lee Morris
- Finalization of Report. revision
- Submission of final report

Online Public Engagement

We are using a new platform for online public engagement in which we are conducting a public opinion survey but using that as a launch for ongoing online public engagement to address parks, recreation, and trail topics. To experience this, click on this link to a parks, recreation, open space, and trails plan survey:

<http://metroquestsurvey.com/nb2y2e>

Following this survey, we will be launching a survey for a park master plan in the community. We launched a survey yesterday and got 136 responses in the first day. This platform is highly interactive, engaging, informative and fun.

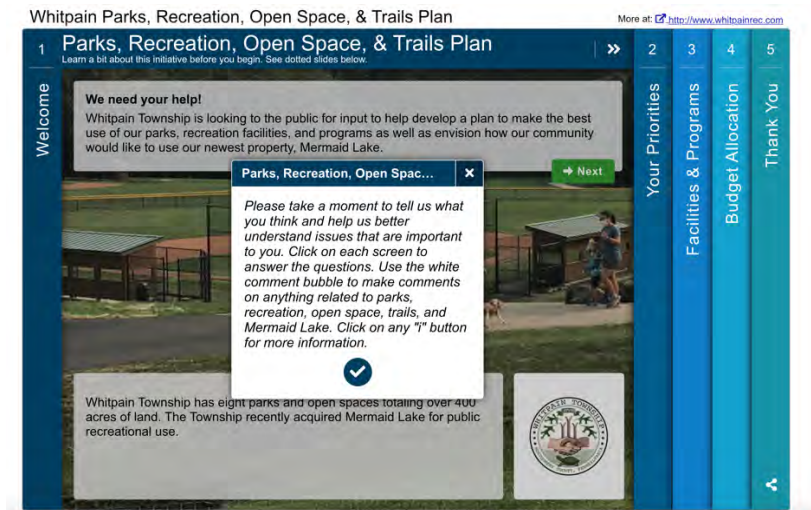


Image of our Parks, Recreation, Open Space and Trail Plan Survey Underway

Implementation Schedule						
GOAL:						
Years 1-3	Years 4-7	Years 8+	Recommendation	Responsible Party	Potential Cost	Potential Revenue Sources

Deliverables

We will provide an electronic copy of the report and a display map of the master plan. inch maps. with the plan covers.

Executive Summary

An attractive plan summary will be the hallmark of the plan. We find that this is the most important piece in terms of public consumption. We will provide 25 copies and an electronic version.



4. Proposed Project Timeline

Month	1	2	3	4	5	6	7	8
Project Launch	*							
Site Visit 1		*						
Off-Site Analysis		*	*			*		*
Site Visit 2			*	*		*		
Off-Site Analysis					*			
Site Visit 3						*		
Off-Site Report Production						*		
Final Draft							*	
Final Revision & Plan Production								*



Toole Recreation Plan did the management, maintenance, program and financing plan for the Washington Crossing State Park Master Plan. Before this plan, the park was closed. Since our plan was implemented, park visitation and programming has dramatically increased, private fund raising largely supports operations and the state has increased its investment in the park.

*Congratulations on winning the **2015 Preservation Achievement Grand Jury Award** from the Preservation Alliance for Greater Philadelphia for the **Sustainable Future of Washington Crossing Historic State Park Master Plan**. I would like to commend Washington Crossing State Park on the exceptional work of **Toole Recreation Planning** on your achievement.*

Caroline Boyce,
Executive Director
Preservation Alliance of Greater Philadelphia



5. Proposed Budget

Project Launch	5,000
Discovery: Inventory	15,000
Assessment and Recommendations	20,000
Implementation	20,000
TOTAL Professional Fees	\$70,000
Travel	\$10,000 for three trips of three days each
Total Proposed Price	\$80,000

Toole Recreation Planning



Firm Profile

...A firm devoted exclusively to recreation planning

Toole Recreation Planning is serious about good recreation planning - planning that stirs the imagination as it meets community need and operates within tight resources.

In these increasingly challenging times, good recreation planning is crucial to the quality of life for both individuals and the community. **Toole Recreation Planning** offers a full range of professional planning services:

- Park, Recreation & Open Space Plans
- Park Master Plans
- Facility Planning: Operation, Programming, and Management
- Consensus Building and Public Involvement Projects
- Alternatives to Traditional Operations & Management

Through an excellent network of local and national contacts, **Toole Recreation Planning** works with teams of landscape architects, architects, engineers, planners, and economic development specialists in fusing a multi-disciplinary approach to recreation and community-oriented projects. The firm's experience is rooted in over twenty-five years of experience in parks and recreation in local, county, state, and national park and recreation organizations. **Toole Recreation Planning** enjoys a record of successes in meeting the challenges posed by a variety of projects.

As a small firm, clients are guaranteed the services of a Certified Parks & Recreation Professional directly and fully involved in the project. Our approach is to go beyond the collection of data and the delivery of information. We help to devise approaches to position the parks and recreation organization as an essential service and move projects in the direction of implementation. With this entrepreneurial approach, we often find that the plans are being implemented as they are being developed. Our best work results from interaction with knowledgeable clients who challenge our thinking.

Toole Recreation Planning brings singular expertise and a common sense perspective to this professional discipline. From concepts to action plans, the firm proves its commitment to clients



Ann M. Toole, CPRP, CPP

CEO, Toole Recreation Planning

Expertise

Ann brings substantial expertise and career experience to parks, recreation, greenway, trail, and civic engagement projects in the northeastern United States. She managed the state and community planning program for the 14 northeastern states for the National Park Service for 10+ years. This also included work on special NPS projects such as developing policies on donations, development of friends groups maintenance management, She founded Toole Recreation Planning in 1992 and has been integral in the development of innovations that contribute to the advancement of the field of parks and recreation such as the establishment of the Pennsylvania Park Maintenance Institute and the Urban Parks and Recreation Alliance. The Pennsylvania Bureau of State Parks has retained Ann to work on developing a model Visitor Management and Resource Protection Plan. In addition to leading projects, Ann serves on NRPA's Board of Regents for the national Maintenance Management School, teaching under the auspices of the University of North Carolina, and the NRPA's Community of Practice on Drug Prevention. She has been invited to present at the International Urban Parks Conference in 2021.

Experience

- Toole Recreation Planning, (Founder and CEO): 1992 - Present
- National Park Service, Acting Division Chief, Community Planning 1979 - 1990
- Warminster Director of Parks and Recreation 1977-1979
- NJ Dept. of Environmental Protection, Outdoor Recreation Planner 1975-1977
- Maryland National Capital Park & Planning Commission 1974
- City of Wilkes-Barre Parks and Recreation Worker 1973

Representative Projects

- National Recreation and Park Association, Board of Regents, Park Maintenance Management School. Faculty member of the Park Maintenance School under the auspices of the University of North Carolina in a park maintenance certification program 2015-current.
- Park master planning projects in 47 counties in PA, MD, NJ, WV, CT, and SC. This includes several national heritage corridors.
- National Park Service, Buzzard Point Master Plan. 2017-2018.
- Pennsylvania Bureau of State Parks, Visitor Management and Resource Protection Plan, 2018 – 2020.
- PA DCNR and PRPS – Planning, establishment and funding of the Pennsylvania Park Maintenance Institute. 2017 – current
- Washington Crossing State Park Master Plan resulted in transforming a closed park into a thriving nationally significant historic park supported by legislative initiatives and a mix of public and private resources. 2015.
- National Park Service – Managed the Urban Park Planning Program in the 14 northeastern states including Newport News, VA 1979-1990. Park planning projects in all 14 states and the District of Columbia.

Education

- University of Maryland graduate studies (36) in parks & recreation .
- BA Misericordia University in Psychology.

Recognition

- PRPS - Pennsylvania's Thought Leader (2018) (See attached)
- Preservation Alliance of Greater Philadelphia for exceptional work on the Sustainable Washington Crossing State Park Master Plan (2015).
- U.S. EPA (Environmental Protection Agency) Phoenix Award: *"worthy of national recognition as our Community Impact Winner because the project shows that a good plan that is supported by and involves the community in a meaningful way is the key to a successful revitalization effort" on park master plan.*
- American Academy for Park & Recreation Administration for best article over three-years.
- Commonwealth of PA: Two Green Park Awards (first award made) Wetherill Park and Coatesville in 2020.
- Keys to two cities for improving them through parks: Bridgeport, CT and Wilkes-Barre, PA.
- Citations: National Park Service.
- Outstanding Young Citizen of Bucks County Pennsylvania
- Invited 2021 International Urban Parks Conference. Presentations at national, regional, and state conferences since 1977.



Thought Leader in Action Citation

November 14, 2018

I am extremely pleased to present the first-ever citation of its kind to one of our members who has, over an extended period of years, repeatedly initiated leadership in analytical thinking, connective collaborating, practical problem-solving, and exemplary actions.

The ability to absorb an inordinate amount of disparate information, distill and analyze its importance, and synthesize and lead an appropriately ambitious solution, is the sign of a valued thought leader.

Our recipient is a long-time member who works as a consultant in the profession, but whose **voluntary** contributions to PRPS and our profession are what we want to recognize today.

This member has been an initiator and vital contributor in every one of our most influential large ventures over the past decade. These statewide projects have done much to advance the standing and visibility of our profession among our members, our agencies and departments, our stakeholders and partners, our clients and customers, and the public at large – and include:

- The Urban Recreation Initiative, which matured into the Pennsylvania Urban Parks and Recreation Alliance.
- The *Good for You, Good for All* statewide marketing and branding campaign for Pennsylvania recreation and parks.
- Recognizing the value, and helping to develop the PRPS Agency of the Year Award.
- Presenting on a variety of topics of expertise at our Annual Conferences and other venues.
- Early grasping the extent and devastation of the opioid epidemic and how recreation can play a vital role in preventative treatment for drug abuse and other risky behaviors. Along with our Opioids Task Force, she spearheaded a new partnership with the Pennsylvania Chapter of the American Academy of Pediatrics, and the development of a recent foundation grant application to fund and create a Pennsylvania Youth Sports Opioids Education Program.
- Early recognizing the huge problem that park maintenance was becoming and has become. Voluntarily articulating both the challenges and a statewide response in a series of grant applications that eventually produced the funding to determine the Pennsylvania Parks Maintenance Institute.

As a park and recreation professional, she is an exemplary thinker, leader, planner and doer we would all do good to emulate. I am most happy to present Ann Toole with the very first Thought Leader in Action Citation.

A handwritten signature in blue ink that reads "Tim Herd".

Tim Herd, CPRE
Chief Executive Officer

Ann Toole, CPRP, CPP

City of Coatesville



Parks, Recreation & Open Space Plan. Palmer Park Master Plan. Patton Park Playground Project. Regional Parks & Recreation Plan. Park Safety Project. Grants. Public-Private Partnerships.

What did the Brandywine Health Foundation do to help the City of Coatesville to revitalize, improve public health, and make the community safe? The Foundation hired Natural Lands and Toole Recreation Planning to work with the City to create an action plan to achieve these goals through parks and recreation. With little funding but a lot of imagination, heart and know-how, our team worked closely with the community to forge common bonds that brought about remarkable changes in the community.

Plan Accomplishments

- Created plan to revitalize a deteriorated park based upon stormwater management and water quality. Pennsylvania American Water and the National Recreation & Park Association funded it in 2017, *one of only two projects funded nationwide*, the other one in California. Disney funded a “Meet Me in the Park” project, one of only 16 nationwide.
- Created a plan and secured funding to revitalize a park by building a new playground and organizing a Park Friends Group to help build, maintain and program it.
- Orchestrated a regional multi-municipal partnership of five municipalities and the school district to collaborate in parks and recreation.
- Formed a partnership with the City of Minneapolis to launch a “Street Reach” program in Coatesville in response the number one public need identified here: make the parks safe. Secured grant funding to hire staff for the program and obtain training from Minneapolis. Launch on the street: July 2018.
- NRPA featured this work in its June 2018 edition of **Parks & Recreation** magazine.



Parks, Recreation & Open Space Plan Partnership & Private Fundraising Park Master Plan with Playground

Warrington Township used the Parks, Recreation, and Open Space Planning process to build partnerships, launch new park master plans, and secure funding of more than \$3,000,000 through grants and private fundraising. The plan was based on a robust public outreach process that engaged people of all ages. Toole Recreation Planning lead the planning effort that resulted in the master planning and development of a state-of-the-art playground for all rooted in nature and intergenerational play, the acquisition of the last significant open space property, the development of a township wide trail system, and a partnership with a community based organization that has raised \$1.5 million for the new playground. The plan and park master plan culminated in a community celebration attended by several hundred people on a cold fall day that included a full range of citizenry from the children who helped design the playground through elected township officials, a congressman, the state senator and three state representatives. Local businesses pitched in with food and beverages for a mighty fine lunch.

Results

- Cost of the master plan resulted in a financial return to the Township of 60 times over.
- New public private partnerships in parks and recreation will support park improvements and operations.
- The Township won statewide recognition in a PRPS award for the environmental aspects of the planning.
- Now under construction, the playground is non-traditional, accessible, designed for intergenerational play as a place where families will spend many hours.
- Increased capacity to manage parks and recreation.



Roberto Clemente Jr. cutting the ribbon in Roberto Clemente Park



“Any time you have the opportunity to make a difference in the world and you don’t, then you are wasting your time on earth.”
Roberto Clemente

Roberto Clemente Park

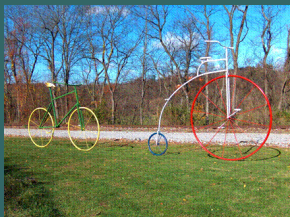
What do baseball and the U.S. EPA Brownfields Program have in common? How about the successful renewal of the Roberto Clemente Park in Lancaster, Pennsylvania! Roberto Clemente Park was a remnant of 1960’s-era urban renewal; once a place of community pride and celebration, the park fell into disarray and became a poorly maintained, underutilized, and a contaminated brownfield in one of Lancaster’s oldest communities, where one-third of the residents live in poverty. In 1998, the Inner City Group, a nonprofit coalition of neighborhood-based organizations, was charged with revitalizing this once vibrant and celebrated park as part of a larger economic development effort in the community. YSM and Toole Recreation Planning collaborated on the park master plan. Toole Recreation Planning focused on the public participation, programming, management, and financial planning. The public participation process was presented as a model of culturally diverse inclusive planning at the United Nations’ Conference on Racism in Durban, South Africa. The project earned a Phoenix Award, the highest national award of the EPA for brownfield projects, as follows *“The Roberto Clemente Park Project is worthy of national recognition as our 2008 Community Impact Winner because the project shows that a good plan that is supported by and involves the community in a meaningful way is the key to a successful urban revitalization effort”*. This was also the subject of an article in PRPS magazine on turning a neighborhood around through park planning.

Results

- Complete rehabilitation of the park based upon consensus achieved among culturally diverse neighbors.
- \$153,000 in brownfield’s funding as a pilot project for the EPA leveraged another \$700,000 for the park revitalization.
- Improved community relationships.
- New partnerships in maintenance, operations and programs.
- Spin-off neighborhood revitalization.

East Goshen Township

East



Parks, Recreation, & Open Space Plan Update in conjunction with the East Goshen Township Comprehensive Plan

East Goshen Township's goal was to update their 1995 parks, recreation and open space plan with a strategy to revitalize their beloved but aging and worn recreation facilities, connect the community for safe bicycling and walking, and provide for the long-term sustainability of parks and open space with respect to municipal resources. The **Plan Update** was undertaken as part of the Townships' development of a **Comprehensive Plan**. By undertaking the two plans simultaneously, the Township was able to streamline the planning process more efficiently and effectively than undertaking the projects separately. The plan adoption process is in progress with adoption expected in late summer 2015.

Results

- The implementable plan was already being carried out as the process was underway.
- Grant funding was secured for the main recommendation of a plan for the Paoli Pike Multi-Purpose Trail.
- The Paoli Pike Plan is nearing completion.
- A master plan for the main community park is in progress with special focus on the playground as specified in the Plan Update.
- Organizational changes have been implemented to give priority to park planning, design and sustainable maintenance.
- New programs and services are serving citizens of all ages and interests.

Ann Toole, CPRP, CPP

Maintenance Management School

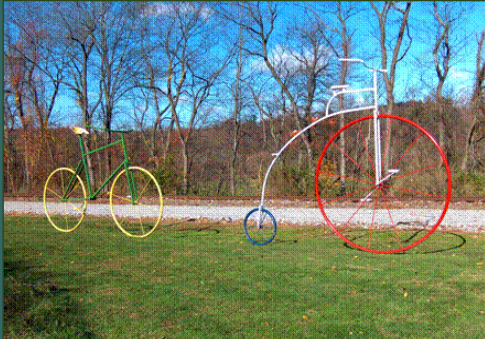
National Recreation & Park Association, Oglebay National Training Center, and North Carolina State University

Ann M. Toole, CPRP, CPP has served on the National Recreation & Park Association's Board of Regents for the Maintenance Management School since 2015. Her responsibilities include planning the curriculum, student outreach, evaluation, instructing under the auspices of North Carolina State University, sponsorships, and partnerships.

The national school serves 250 students annually, with a waiting list, from throughout the United States as well as international students. The purpose of the school is to teach parks and recreation management and staff how to maintain and manage park maintenance in a wide variety of facilities. The students earn certification in Park Maintenance Management upon successful completion and testing in the two year program.

Using state of the art information and best management practices, Ms. Toole's practical experience in developing and managing park maintenance has fostered advances in park maintenance in systems nationwide at both the staff and management levels. Curriculum is wide ranging such as preventive maintenance, turf, stormwater, natural resources, buildings, special use facilities, customer service, public image, signage, liability, public safety, financial management, supervision and leadership, trails, wildlife management and the students' capstone project of the development of a park maintenance management plan. Organizing small groups of students, the faculty engages the students in a real life exercise of developing a maintenance plan for a park with diverse facilities complete with budget challenges, political pressure, and civic engagement. Students consistently give high ratings to Ms. Toole citing her practical knowledge, engaging manner, and practical expertise as motivating them to apply what they learned on their own jobs!





York Heritage Rail Trail Plans

- Strategic Management Plan 2006
- Update: Strategic Management Plan 2011
- Second Update: Strategic Management Plan 2016
- York Hanover Trolley Trail & Management Plans 2005, 2006

Toole Recreation Planning worked with the York County Rail Trail Authority on the development of a Strategic Management Plan in 2006. In 2011, the two organizations again collaborated on an update of the 2006 plan. In 2016, the Authority retained Toole Recreation Planning to undertake its third management plan. The Authority is a private non-profit organization that operates separately, yet collaboratively, from county government and is funded through private fund-raising, grants and structured support from the hotel tax.

The 2006 and 2011 plans were successfully implemented over the last ten through trail planning and development, multi-municipal maintenance agreements, technical assistance, fund-raising, partnerships, community support, grants and securing vital linkages. In 2016, the update is focusing on further trail development, the role of the YCRTA, implementation of the York County Bicycle Plan, financing, and county and municipal partnerships. An important focus that is emerging is in positioning trails for tourism and economic development.

Toole Recreation Planning worked on the development of the York Hanover Trolley Trail Master Plan. This included trail plan and development, a management plan and the negotiation of multi-municipal partnerships for trail maintenance.

Results

- York County Rail Trail generates over \$4.5 million in annual economic benefit in York County.
- Maintenance management plans in place for the facilities
- Private sector provides support

National Park Service

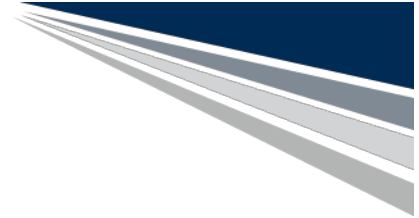


Northeastern United States Parks and Recreation Community Planning

Ann Toole managed the National Park Service's parks and recreation planning program for the 14 northeastern United States from Maine to West Virginia. Parks and recreation planning and projects focused on states, counties and municipalities focusing on a wide range of outdoor recreation opportunities including parks, trails and greenways. Projects included the development of state comprehensive outdoor recreation plans, park development, river conservation, rehabilitation, and innovation projects to demonstrate creative approaches to management and operations, maintenance and public involvement. Special projects included National Park Service programs including the development of the park friends' program with associated policies and a maintenance management system for national parks.

Representative Accomplishments

- Participated in the creation of friends of the national parks programs and policy formulation on sponsorships.
- Fostered innovations in management and operation of parks systems including alternative funding sources.
- Worked towards the establishment of a maintenance management system for national parks.
- Planned and implemented two national conferences on trails and park friends.
- Earned the keys to two cities, Bridgeport, CT and Wilkes-Barre, PA and a national award from the American Academy for Park and Recreation Administration.



Profile of the Firm

FIRM'S EXPERIENCE

Johnson, Mirmiran & Thompson, Inc. (JMT) has developed an expertise in park and recreation planning and trail design. Our Team Leaders are experienced in conducting research, facilitating public meetings and interviews, and working with both public and private sector stakeholders to determine and implement the appropriate design best suited for the project site. Our Team approaches design and engineering tasks with a depth of experience and an understanding of current and upcoming trends to ensure the results improve the community and transform the project site into a neighborhood focal point. Our relevant experience and resumes contained in this section reflect the expertise and skills required under this contract.

Corporate Overview of JMT

Established in 1971, JMT is among the forerunning planning, engineering, and landscape architectural firms in the eastern United States. JMT is ranked Number 57 of the Top 500 Design Firms in the country—as rated by *Engineering News Record* (2018)—a testament to our success to completing projects on time with the client in mind.

JMT is one of the leading planning and engineering firms developing park master site plans, site designs, and construction documents. We lead the way in helping our clients establish new parks and redevelop existing parks. Our experience includes developing trails, greenway plans, comprehensive plans, innovative sustainable community solutions, stream restoration, flood hazard mitigation, context sensitive solutions, and planning tools and techniques. JMT staff has experience working with PennDOT, counties, local municipalities, and other review agencies that may require application for approvals to successfully move a project through design to construction. The JMT Team works collaboratively with construction management staff to ensure constructability of design and clarity of design specifications.

For this pursuit, JMT has assembled a team exclusively dedicated to providing professional design services and consultation to the County. This team consists of engineers, landscape architects, planners, public involvement specialists, environmentalists, and maintenance and operations specialists. The following describes several of our capabilities as they relate to our Chester Creek Trail design team:

Trail Design: JMT has experienced professionals highly skilled in design and development of construction documents of a variety of trail projects through the mid-Atlantic region. Our trail design team works collaboratively with our clients to ensure a project that best meets the needs of the agency and general public while complying with various funding requirements and cost/budget constraints. JMT project engineers and landscape architects, supported by surveyors and environmental specialists have experience with preparing construction plans which comply with state and local requirements, including PennDOT.

Landscape Architecture and Site Planning: JMT has experience with the planning and design of a variety of public works projects including park and recreation, site, utility and facility improvements. Our project planners and engineers, supported by surveyors and environmental specialists, have experience with preparing topographic surveys, subdivision/land development plans and building plans to comply with state and local requirements, including PennDOT.

Our **Complete Streets Planning & Design Group** consists of highly-qualified pedestrian and bicycle experts, transportation and land use planners and engineers, traffic engineers, economic development specialists, and landscape architects specializing in active transportation solutions, and community enhancement strategies supported by technicians such as GIS specialists and graphic artists. As a **member of the National Complete Streets Coalition**, we bring subject matter experts such as Jon Conner, PLA, LEED AP®, a member of the Coalition’s Speakers Bureau, to provide technical guidance and a national perspective to our team. Our experience includes working with state, county, and local government agencies alongside community organization and citizens.

Water Resources: JMT staff provides a wide array of planning and engineering services, including Low Impact Development and Green Stormwater Infrastructure designs for trail and site/civil projects. We have developed studies and design solutions sensitive to the context of the community, utilizing both conventional and natural solutions based upon the local environment and stakeholder needs. JMT’s water resources services include watershed evaluation and modeling utilizing both time-tested and state-of-the-art modeling methods, bridge and culvert H&H, analysis of hydraulic/storm drainage systems, drainage improvements, floodplain analysis and modeling, flood proofing/flood damage reduction measures, assessment and design of stormwater management facilities, water quality enhancement facilities utilizing Best Management Practices (BMPs), stream and floodplain restoration using a number of techniques including Rosgen Stream Techniques and natural channel stability, and ESPC/PCSM and NPDES permitting in accordance with state and local requirements.

Applying Best Management Practices

JMT makes every effort to provide innovative stormwater solutions on all projects. We are continually looking for ways to improve our designs, improve our methods and leverage technology to improve efficiency and quality. We are known for designing sustainable, cost-effective BMPs which blend seamlessly into the characteristics of each community. We frequently engage academia, such as Villanova University (Dr. Robert Traver) and University of Maryland (Dr. Allen Davis) to stay on the “cutting edge” of Low-Impact Development research and development.

Our BMP approach to this project is simple, yet robust:

- Embrace the project objectives – innovative trail design that incorporates innovative water quality and stormwater management features.
- Be efficient and thorough in our engineering studies and analysis. Collect meaningful data and insight within the project area.
- Deliver high quality BMP designs on time, and in a cost-effective manner.
- Explore alternatives to achieve objectives, address constraints, minimize costs and provide sustainable, easy to maintain solutions. Site design, not just Stormwater design.
- Fully engage project partners/stakeholders – be open to suggestions, concerns and new ideas. Also, recognize the uniqueness of the surrounding properties to provide end products that meet the characteristics of the overall community.
- Utilize an adaptive management approach to geotechnical and utility constraints.



Supplemental Capabilities



**Pennsylvania Department
of Conservation & Natural
Resources (DCNR)**

JMT meets the DCNR Consultant Qualifications and the design team is comprised of all registered professionals with experience implementing planning and construction projects of all types and sizes, including PennDOT guidelines. We have experience in obtaining and administering a variety of grants, including DCNR funding. Our Project Manager, Andrew Mears, PLA, has considerable experience managing grant programs for a variety of projects and has completed more than 50 projects funded by DCNR dollars to-date.



**Recent Experience on
Projects with State**

JMT has extensive experience delivering transportation design projects to PennDOT and local governments, including recent projects that are recipients of Federal and State grants. In 2017, JMT delivered the American Street Streetscape to the City of Philadelphia on an expedited timeline. The project was one of three projects that, together, received 2015 Transportation Investments Generating Economic Recovery (TIGER). As a subconsultant, JMT led the environmental clearance and designed the transportation elements of the locally-led project and was responsible for all ECMS-related work, including adhering to PennDOT delivery process. Together with the prime design consultant, JMT successfully hit every project milestone to ensure that the grant was fully utilized. Additionally, JMT also recently delivered the Schuylkill River Trail at Bartram's Garden to the John Bartram Association. The project was also a partial recipient of a 2010 TIGER grant, which necessitated State oversight. JMT delivered construction documents that adhered to the PennDOT delivery process, including environmental documents, utility plans, Safety Submission and final plans, specifications, and estimate (PS&E). See Section 1.6 for additional projects that followed PennDOT guidelines.



Transportation/Traffic

JMT has a staff of transportation and traffic engineers, transportation and urban planners and public relations specialists to provide a wide-array of transportation planning and engineering services. Services include: signal plans, intersection improvements, corridor analysis, pedestrian studies, parking needs assessments, alignment studies, circulations studies, long-range transportation plans, and other similar services. The current scope, described in the following sections, does not include an opportunity to showcase the JMT Philadelphia Traffic Group. The traffic group will be consulted should the scope of work require impacts to the local road network or coordination with PennDOT. The Philadelphia Traffic Group maintains excellent relationships with PennDOT District 6-0 through past assignments working on PennDOT projects.



Structural Engineering

The JMT staff is highly experienced in the design and analysis of all types of trail structures including simple walls, culverts, noise walls, pedestrian bridges, and major structures including trusses, moveable bridges, arched structures, and more. The team is familiar with bridges of all materials including timber, masonry, concrete, and steel. We are experienced with bridges over roadways, railroads, waterways, sensitive environmental areas, pedestrian and bicycle paths, and other facilities.



Survey & Right-Of-Way

JMT offers our clients a full staff of real estate specialists, professional land surveyors and GIS experts. Our real estate experts have experience with title searches, deed review and mapping of property and right-of-way boundaries. Our specialists have extensive experience with property owner negotiation and property acquisition. Our professional land surveyors are experienced in establishing existing property metes and bounds through deed research and field surveys and provide our clients with development and preparation of property plats.



Education

BS / Landscape Architecture

Registration

Registered Landscape Architect / PA / 1239E

Registered Landscape Architect / MD / 3479

Registered Landscape Architect / SC / 1338

Years of

Experience

30

ANDREW MEARS, PLA

PROJECT MANAGER / LANDSCAPE ARCHITECT

Mr. Mears has more than 28 years of experience in parks and recreation, trail, site development, and public and private sector land use planning, design, and development for a broad range of project types and scales. He brings extensive practical experience in site layout and engineering for a variety of project types including residential, commercial, and industrial site designs, demolition and reuse projects, streetscapes, recreation and trail projects. He is a talented and creative designer with significant project management experience working with multi-discipline teams as well as the knowledge and understanding of various design techniques, guidelines and requirements including landscape design, site grading and layout, ADA compatibility of sites and master planning. His relevant experience includes:

Brandywine Trail Development Plan, Chester County, PA. *Downingtown Borough. Project Manager/Lead Designer. Developed construction plans for this one-mile multi-use trail located within an urban environment. Design considerations included providing linkages between the Municipal Complex and the adjacent parks.

Settlers Cabin Park-Panhandle Connector Trail, Allegheny County, PA. *Allegheny County.* Project Manager. Mr. Mears was responsible for schematic design oversight, public participation process, and development of the final construction documents in accordance with the requirements for DCNR funding. Working collaboratively with the project sponsor, The Allegheny County Parks Foundation, the design team was able to develop the trail as a road "maintenance project" by re using an abandoned road alignment through the county park for development of the trail. This approach was effective in limiting disturbance to the existing site and surrounding woodlands, allowed for recycling of existing pavement for the trail base, avoided local and state review and permitting for E&S and land development plan processing, and finally enabled the trail to be developed within the established project budget.

C&D Canal Recreation Trail, New Castle, DE. *Delaware Department of Transportation.* Landscape Architect. The Trail Concept Plan outlines a multi-purpose trail accommodating a mix of bicycling, walking, and horseback riding (among other recreational activities) with trail markers, restroom facilities, parking, information kiosks, picnic areas, improved fishing piers, and controlled access points. Specific duties included oversight of the site planning and design of the six trailhead facilities located along the proposed 29.2 miles of trail.

Bartram's Garden Trail Planning and Design Services, Philadelphia, PA. *City of Philadelphia.* Landscape Architect. Mr. Mears was responsible for schematic design oversight and development of final construction documents. The design included development of construction plans and details for an expanded parking area, hiker/biker trail within the meadows at Bartram's Garden, associated stormwater management facilities, and various trail amenities.

Knox Kane Rail Corridor Feasibility Study, Clarion, Forest, Elk and McKean Counties, PA. *North Central PA Regional Planning Commission.* Project Manager. The Knox Kane Rail Corridor passes through an area rich in rail history and natural beauty. The corridor is a critical link in the PA Wilds Region in connecting the four counties, establishing eco-tourism opportunities, providing connections to adjacent state and national forests, and providing regional and national linkages beyond the immediate area. Mr. Mears is leading the efforts that will examine various issues associated with trail master planning including verification of railbanked status, potential acquisition and/or work-arounds, trail usage, demand/trends, and will provide recommendations for operations, management, safety and security, and financial feasibility and coordination of existing and future planning initiatives that may affect the corridor.

**Denotes project completed while with previous employer.*



Education

BS / Civil Engineering

Registration

Registered Professional Engineer / PA / PE076380

Registered Professional Engineer / MD / 27709

Years of Experience

21

NEIL BEACH, PE

TRAILS ADVISOR / QA/QC MANAGER

Mr. Beach's experience includes long-range planning, transportation and site engineering, planning and design for pedestrian and bicycle facilities, planning and design for urban projects and working with multi-disciplined project teams which include urban planners, landscape architects and construction management staff. He has also been heavily involved in community outreach and public involvement throughout various project stages, from concept development through construction. His relevant experience includes:

Transit and Bicycle-Pedestrian Planning, Statewide, PA. *PennDOT Bureau of Public Transportation (BPT).* Program Manager/ Project Engineer. Mr. Beach was responsible for providing oversight and engineering support for a variety of pedestrian/bicycle and transit-oriented projects supporting PennDOT's Bureau of Public Transportation (BPT). Specific projects include:

- **SR 381 Pedestrian Access and Safety Improvements**, which is focused on providing safe pedestrian and bicycle facilities to visitors to the Ohiopele State Park.
- **Presque Isle State Park Multimodal Study**, which includes evaluation of traffic operations into and out of the park. The plan seeks to balance and enhance all modes of travel – motorized, pedestrian, and bicycle – while preserving the natural elements of the park.

Professional Consulting Services Work for Bartram's Garden, Schuylkill River Trail, Philadelphia, PA. *City of Philadelphia.* Project Manager. Mr. Beach was tasked with the oversight of the schematic design and development of the final construction documents for this segment of the Schuylkill River Trail within the Bartram's Garden property. The design project included the development of construction plans and details for an expanded parking area, hiker/biker trail within the meadows of the Garden, associated stormwater management facilities, and various trail amenities.

Cobbs Creek Connector Trail Final Design and Engineering, Philadelphia, PA. *Clean Air Council.* Project Manager. Mr. Beach was responsible for the oversight of the base mapping, design, permitting, and general coordination of the project. This included design of the short trail segment in the cart way of Cobbs Creek Parkway, underneath the CSX bridge, requiring close coordination with PennDOT District 6-0. JMT was selected by the Clean Area Council for the design of the first phase of a major extension of the Cobbs Creek Connector Trail in West Philadelphia. The focus of this project is on a specific section of "Segment A" – the stretch of trail from the terminus of the existing trail at 70th Street and Cobbs Creek Parkway to the southern portion of the CSX bridge over Cobbs Creek Parkway, along with the entrance from the Parkway to Cobbs Creek Park.

Long Branch Walkway Trail, Montgomery County, MD. *Montgomery County.* Senior Project Engineer. Led design efforts, including the development of the trail facility and trail amenities, as well as coordinated concurrent project efforts, including the design of the bridge, stormwater management facilities and lighting. Worked closely with the County and SHA through the plan review and permitting process associated with the federally funded project, and M-NCPPC's development/permitting process. This project involved the planning, design, and construction documents for a pedestrian walkway and bridge connecting a community center and a public library through a forested floodplain in the Long Branch Park.

C&D Canal Recreational Trail, New Castle County, DE. *Delaware Department of Transportation.* Trail Planner. Mr. Beach provided preliminary engineering services for the trail and trailhead facility development and was responsible for oversight of the site design and construction documents of the six trailhead facilities along this 29.2 miles of trail. The project was led by a work group composed of representatives from MD and DE Congressional Offices, USACE, DelDOT, MDE, and representatives from 10 other Federal, state, county, and municipal agencies. The Trail Concept Plan outlined a multi-purpose trail accommodating a mix of bicycling, walking, and horseback riding with trail markers, restroom facilities, parking, information kiosks, picnic areas, improved fishing piers, and controlled access points.