

**Radnor Township  
Proposal for MasterConcept  
Planning Services:  
Clem Macrone Park**



**Clem Macrone Park:  
Planning Services Proposal**



**October 4, 2013**

**Kimmel Bogrette Architecture + Site**  
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**KIMMEL BOGRETTE  
Architecture + Site**



Martin D. Kimmel, AIA, NCARB  
James F. Bogrette, AIA

**KIMMEL BOGRETTE**

Architecture + Site



Mr. Stephen F. Norcini  
Director of Public Works  
Radnor Township

August 20, 2013

Dear Steve,

Thank you for your tour and your request for a new Master Plan for Clem Macrone Park. Following is our proposal that is based on our proven approach for solving municipal problems called "MasterConcept Planning." It is a quick and rigorous process of goal definition, intelligence gathering, analysis, and design that will yield the best approach for Radnor to move forward. The Clem Macrone MasterConcept Plan will be grounded in Radnor's mission of service and your collective vision for how parks can serve your residents best.

We understand that your needs include improved and relocated rest facilities and related improvements, but that comprehensive look at the overall park is desired. Our process will address both and will be completed in four phases as follows:

### **PHASE I – Verifying the Goal, Mission & Values in a Collaborative Atmosphere**

**Objective** - The mission and values of Radnor Township will remain at the heart of our efforts. The translation and focus of the mission into a project-oriented Action Plan will serve as a guide for our efforts as your planning team.

To get your entire team (administrators, staff, and selected stakeholders) moving effectively together, we must first adopt a common goal. We will meet to discuss your vision in more detail, and then we will translate it into a "Project Mission Statement." Along with this Statement, we will draft together a series of "Core Values" to which the Plan must respond. We envision these values as responding to not only the facilities, but also to the Brand, Mission, and Values that make the Radnor Township and its Parks programs special. The resultant document will have value not only for focusing the team on a common and objective target, but it will also become an invaluable tool in communicating the vision and design to the Board and Residents.

### **PHASE II – Intelligence: Identification of Constraints & Variables**

**Objective** - Our weapon in managing future risks is to eliminate ASSUMPTIONS in our planning and design documents. This phase includes the study and review of the park and existing facilities relative to both function and the need for physical improvement, as follows.

- **Survey:** As you are well aware, your Clem Macrone is a 20 Acre Park. Due to a lack of clear record, our first effort will be to create a survey of the park. Due to its size, we recommend a boundary survey for the

overall park with a more detailed survey (topography, utilities and improvements) for the front 4-6 acres. This work will be completed by a registered surveyor and will be provided to the Township for its permanent records.

- **Land Use / Zoning / Land Development Requirements**

The purpose of this effort will be to identify and apply the “rules for development” for any changes to the park, including neighbor considerations. We will review all of the issues with appropriate Township Staff and Departments as you determine.

- **Physical Conditions Analysis:**

The purpose of this effort will be to identify existing conditions of the park including current usage, improvements and search of opportunities for improvement. This will be in the form of a site analysis drawing along with written supplements.

### **PHASE III - Program Definition: Analysis of Space Needs**

**Objective** - This phase will combine the mission and goals established previously with the existing constraints and variables to generate a project-oriented Action Plan with specific spatial, functional and aesthetic goals. This effort will be accomplished through interviews with you, the Parks and Recreation Director and any other potential stakeholders that you recommend.

We will include “benchmarking” against other township parks as well as peer parks that we choose together and “brain-storming” with other projects that we have been involved with. Park usage goals, quantities and potential uses will be documented in a “Park Program Narrative.”

### **PHASE IV – Planning Solutions**

**Objective** - While the first three phases will run somewhat concurrently, Phase IV will follow only after all of the intelligence is gathered and we are ready to turn that information into schematic and planning solutions. Our approach will be to identify design solutions for suggested improvements that simultaneously solve for the constraints presented by the site while meeting the mission and program goals. The Planning Solutions will be comprehensive and include each of the following:

- **Park Master Plan**

We will develop the conceptual park plans for your consideration on a schematic level. We will review options with you and focus on the chosen ones as required to present a “Recommended Master Plan.”

- **Concept Images**

Typically, a Park would only be studied in plan drawings. We will however, model and render key components of the master plan to better inform the group.

• **Presentations**

All of the work listed above will be presented during several meetings. Stakeholders of your choosing will be included at the initial presentation or at subsequent presentations. The goal of these meetings, in addition to soliciting responses to all of the planning and conceptual issues, will be to make a decision on the preference of one scheme over another and create a direction for the final or preferred scheme.

• **Phasing**

We will develop Phasing Analysis as required to match needs and priority with funding and ensure that special functions stay operational as required. The output of this process will be a phasing plan cross-referenced with the cost estimate format.

• **Cost Estimates**

Working with the team at LandStudies, we will prepare an “all-in” cost estimates for the various components and phases including hard construction, amenities and soft costs. This effort will identify preliminary project and total budgets for implementing each phase of the concepts.

• **Final Report / Public Presentation**

Following approval, we can bundle the results in both bound packages and/or Power Points for your use. In addition, we can be available for public presentation(s) as you require.

**FEES:**

**Survey:**

**Professional Survey of the Clem Macrone site as described above based on 3 proposals to be requested on your behalf:**

**Estimated Cost: \$11,500 - \$14,000**

**MasterConcept Planning Investment**


Mission / Goals	\$1,200
Intelligence/Programming	\$3,300
Solutions	\$10,800
Landscape/Cost Consultant	\$3,500
Public Presentations	\$Hourly @150/hr
<b>Total</b>	<b>\$18,800</b>

**\*Rebate Guarantee:**

If Radnor Township engages KBA+S to implement design and construction of the building renovation project as presented in the MasterConcept Plan, half of the initial planning fee will be credited to the fee for the balance of these services.

*Reimbursable expenses include out-of-pocket costs such as printing, shipping and mileage and are not included in this proposal. We recommend a budget of \$6,00 to \$900 for such costs.*

Respectfully submitted,



Martin D. Kimmel, AIA NCARB, Principal  
Kimmel Bogrette Architecture + Site

Agreed to & Approved by:

-----

Date: -----



# Extraordinary Solutions for Ordinary Budgets





KIMMEL BOGRETTE  
Architecture + Site



## Radnor Township Proposal for Planning Services: Clem Macrone Park

### Firm Profile: Why Kimmel Bogrette Architecture + Site?



**Mission-Driven:** At Kimmel Bogrette Architecture + Site, we have established ourselves by going beyond design expectations, rejecting preconceived notions and making a commitment to our clients who receive more from their projects than they thought financially or aesthetically possible. Along with these principal elements, we value the integration of building and site. This approach enables the architectural solution to benefit from both interior and exterior environments.



**Sustainable Design:** We take our role as environmental stewards seriously and are committed to sustainable design on all levels. Throughout the design process, we will employ creative, environmentally sound “best” planning practices. As we develop concepts regarding building components, we will first consider which environmentally sensitive ones make the most sense given budget constraints and long-term benefits to the facilities and the community.



**Municipal Planning, Park & Community Center Expertise:** Kimmel Bogrette’s first project was the design of a municipal facility, and our service and guidance to municipal professionals has become our founding legacy and a continuing source of pride. We have won design awards for municipal facilities, when most awards of this type are reserved for flashier, commercial projects. The award-winning projects were lauded for innovative design, especially given their limited budgets, and sensitivity to the surrounding community. We have spoken at several conferences for municipal professionals and elected officials and were recently featured in *Township News* and *Borough News* as experts in municipal planning and in “Building a Sense of Community.”



**Extraordinary Solutions:** We pride ourselves on creating Extraordinary Solutions for Ordinary Budgets. Design emanates, without preconception, emerging from a dialogue about needs, aspirations and the unique characteristics of the site. In challenging the client and ourselves to obtain the best solution, we jointly examine operations, efficiencies and workflow, and build an understanding of real needs and objectives. By focusing on these goals and your mission, we will build and deliver consensus among all stakeholders to produce a superior project.



**Raising Funds & Building Consensus:** We will help you define your goals, understand constraints, and transform your collective dreams and goals into a functional, efficient and financially stable project that meets your mission. A cohesive plan, cost estimates, plus inspirational conceptual sketches will help to raise the money needed to make the most of your projects.





KIMMEL BOGRETTE  
Architecture + Site



## Radnor Township Proposal for Planning Services: Clem Macrone Park

### Martin D. Kimmel, AIA, NCARB

Principal, Project Planner and Designer, Coordinator



#### EXPERTISE:

Site Planning	Code Research & Review	Pre-bid Presentations	Technical Building Envelope Detailing
Building Design	Consensus Building	Building Specifications	Construction Administration

#### EXPERIENCE:

Martin is a principal and co-founder of Kimmel Bogrette Architecture + Site, Inc. He has more than 24 years of architectural design, land planning, historic preservation/restoration and project management experience. Martin's work spans a variety of building types, including recreational, higher education, municipal, ecclesiastical, corporate, healthcare, retail, industrial and residential projects ranging in scale up to \$150 million. His experience has been broadened by almost three years of training in a historic preservation and restoration firm in Philadelphia. Martin has gained additional experience by being the point-of-contact person on all the firm's projects. This experience has given Martin the knowledge and understanding of institutional work, including the true meaning of accountability. His ability to work with administrators, staff and students to bring a greater understanding to the process of architecture has been a positive aspect when considering the complexities of architecture and engineering. Further, Martin has a strong ability to take a project's design goals and interpret them into a sound architectural design concept, upon which all future decisions will be based. Finally, Martin's no-nonsense approach ensures that all projects are given special attention and care throughout the project's life. This attention is not only for the firm's protection, but also for the protection of clients.

**EDUCATION:** Bachelor of Architecture, Temple University, Magna Cum Laude

**REGISTRATION:** Registered Architect: Pennsylvania, Delaware, Maryland, Texas, Florida

#### AFFILIATIONS:

Rosemont College, Strategic Planning Committee	Green Schoolhouse National Advisory Board
National Council of Architecture Registration Boards	Habitat for Humanity Missions
Speaking Engagements on Planning, Fundraising, Green Design	American Institute of Architects

#### SELECTED EXPERIENCE

- Haverford Township Community Recreation & Environmental Education Center, *Havertown, PA*
- East Donegal Township, Park Planning & Environmental Education Center, *Marietta, PA*
- Ephrata Borough, Mill Site Park Environmental Education & Mill Interpretive Center, *Ephrata, PA*
- Forks Township, Park Master Plan, *Easton, PA*
- Jenkins Arboretum Environmental Education Center, *Devon, PA*
- Lake Naomi Club Community Recreation & Nature Center, *Pocono Pines, PA*
- Lehigh Gap Nature Center, *Slatington, PA*
- Upper Providence Township, Anderson Farm Park Community Recreation Center, *Oaks, PA*
- Bethlehem Township Community Recreation Center, *Bethlehem, PA*
- Fellowship House of Conshohocken Community Recreation Center, *Conshohocken, PA*



KIMMEL BOGRETTE  
Architecture + Site



Radnor Township  
Proposal for Planning Services:  
Clem Macrone Park

## Qualifications: Subconsultants



*(See following pages for qualifications.)*

*The principals of Kimmel Bogrette have a long relationship with Kelly Gutshall of LandStudies and are currently working with her on several projects.*

LandStudies was founded in 1989 on the belief that understanding and working with natural systems, instead of artificially controlling them, provides consistently superior, more stable and longer lasting results. The firm's clients appreciate LandStudies' refreshing approach in contrast to conventional site design ... solutions that balance stewardship with practicality. The firm's landscape architects will approach your project based on a solid foundation of diverse technical expertise and grounded in years of experience. LandStudies' professionals study the land and then design, manage, construct, plant, maintain and monitor the results. The firm's approach has been recognized by leaders in the environmental community as both innovative and comprehensive. LandStudies is a certified Woman-Owned Business.



# Lewisburg Estate

## Sustainable Site Design

### Challenge

A 180 acre estate is being converted from agricultural land to residential use and natural areas, with an objective of protecting and enhancing natural resources already present on the property.

### Solution

Land management solutions were developed using LandStudies' signature Green Masterplan process which includes: consideration of near and distant views from the home, privacy from public access routes, transitions from formal landscaping near the home to natural landscape strategies throughout other portions of the property. Plantings strategies were carefully considered to improve wildlife habitat, control invasive plants, and provide screening in winter months. Innovative stormwater management techniques such as bio-swales and raingardens were used throughout to the site to infiltrate and filter stormwater, provide erosion control, and protect a newly created pond and restored stream on the property.

### Services

Green Masterplan | Landscape Design | Landscape Installation | Landscape Management

### Awards

2011 Brick Industry Association Bronze award recognizing the architect, Archer & Buchanan and Landscape Architect, LandStudies.



Detail Site Plan



Green Masterplan

Client: Private Homeowner  
Location: Union County, PA



(717) 627-4440  
315 North Street  
Lititz, PA 17543  
[www.landstudies.com](http://www.landstudies.com)



## Bedford Springs Resort

### Stream and Floodplain Restoration

#### Challenge

The golf course associated with the historic Bedford Springs Resort was still in use, but many of the course features were being threatened by flooding and erosion along Shober's Run. The site contributed to non-point source pollution and sedimentation, and large storm events accelerated streambed and bank erosion and promoted bank failures of the existing vertical banks.

#### Solution

LandStudies designed and constructed approximately 6,800 linear feet of Shober's Run. The floodplain was excavated to its historic elevation and an 80-foot minimum floodplain corridor was provided to allow high flows to access the floodplain, reducing shear stress on the bed and banks and providing flood storage during storm events. In-stream structures were installed in the channel to provide grade control, bank protection, and improve aquatic habitat. 10 acres of wetlands were also created as a result of the restoration.

Post-construction monitoring, performed by LandStudies, is being done and is set to end in 2013. Monitoring is specifically targeting the wetlands that were temporarily disturbed during construction, the mitigation wetlands associated with the Bedford Springs Hotel, and the stream and wetland restoration corridor along Shober's Run.

#### Services

Assessment | Design | Engineering | Permitting | Construction | Construction Management | Monitoring



After



Before

Client: Bedford Springs Resort  
Location: Bedford, PA  
Awards: Golf Course Industry Magazine "Affinity Award for Best Environmental Project - Bedford Springs Old Course", 2008  
Golf Inc. "Renovation of the Year - 2008"



(717) 627-4440  
315 North Street  
Lititz, PA 17543  
[www.landstudies.com](http://www.landstudies.com)

# Kelly Gutshall, RLA, ASLA

## President



### Education

Bachelors of Science  
Landscape Architecture  
Pennsylvania State  
University  
1984

### Registration

Licensed Landscape  
Architect - PA, MD, DE

15 Years with the Firm

30 Total Years of  
Experience

### PROFESSIONAL SUMMARY

Kelly Gutshall is the owner and president of LandStudies, Inc, a recognized leader in the field of environmental restoration and land planning. Over her 30 year career, she has overseen the design and implementation of many of the firm's sustainable site design projects. She has implemented many cutting edge approaches to ecological and regenerative planning on a regional and site scale, including LandStudies' signature Green Masterplan. She has extensive knowledge and experience in 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
- Public Meeting Facilitation
- Source Water Planning
- Watershed and Natural Resource Planning
- Ordinance Writing
- Construction Documentation

### APPOINTMENTS/PROFESSIONAL AFFILIATIONS

- Village of Four Seasons, alternate Board Member and Architectural Review Board - 2009 to Present
- The Homes at Wyncote, Architectural Review Board - 2003 to Present
- Lititz Area Wellhead Protection Task Force Member - 2005 to Present
- Warwick Township Planning Commission Member, 2000 to 2009
- US Green Building Council Central PA, Berks Lancaster Branch Vice-Chair
- 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
- Akron Borough Source Water Protection Task Force - 2009 to Present

# Land Studies

*Creating Functional, Natural Landscapes...*



## Experience: Park, Environmental & Community Facilities

Kimmel Bogrette has planned and designed numerous community and educational facilities, including more than 70 projects for municipalities. The following pages contain a small sample of this work.

- East Donegal Township, Park & Environment Center Master Plan, *Marietta, PA*
- Ephrata Borough, Old Mill Park & Environmental Education Center, *Ephrata, PA*
- Forks Township, Park Master Plan, *Easton, PA*
- Girl Scouts of Southeastern PA Camp Activity & Administration Building, *Whitemarsh Township, PA*
- Haverford Township Community Recreation & Environmental Education Center, *Havertown, PA*
- Jenkins Arboretum Environmental Education Center, *Devon, PA*
- Lehigh Gap Nature Center, *Slatington, PA*
- Pennypack Farm, Environmental Education Center & Master Plan, *Horsham, PA*
- Upper Providence Township, New Community Center at Anderson Farm Park, *Oaks, PA*
- Wapiti Wilderness Retreat Center, *North East, MD*
- Whitsun Hall Arts and Education Center\*, *Camphill Soltane, Glenmoore, PA*
- Bethlehem Township Community Recreation Center, *Bethlehem, PA*
- East Cocalico Township, Community Recreation Center Study, *Denver, PA*
- Fellowship House of Conshohocken Community Recreation Center, *Conshohocken, PA*
- The Hideout Community Recreation Center, *Lake Ariel, PA (The Poconos)*
- Kennett-Unionville YMCA\*, *Kennett Square, PA*
- Lake Naomi Club Community Center, *Pocono Pines, PA*
- Lionville Community YMCA\*, *Exton, PA*
- Lower Southampton Township Community Recreation Center Study, *Feasterville, PA*
- New Stadium & Athletic Facilities, Lincoln University, *Lincoln University, PA*
- Philadelphia Cricket Club, St. Martin's Golf Campus Master Plan & Flourtown Renovations, *Philadelphia, PA*
- Ridley Township, Recreation Center Study, *Folsom, PA*
- Schuylkill River Boathouse & Retail, *Conshohocken, PA*
- Temple University, Football Training Facility, *Philadelphia, PA*
- Temple University, Athletics Field House, *Ambler, PA*
- Upper Merion Township, Recreation Center Study, *King of Prussia, PA*
- Valley Forge Sports Center, *Montgomery County, PA*
- West Chester Borough Recreation Center Space and Operational Study, *West Chester, PA*
- West Chester YMCA\*, *West Chester, PA*

### Selected Municipal Clients

- Radnor Township, Facilities Planning, *Radnor, PA*
- Radnor Memorial Library, Facilities Study, *Wayne, PA*
- East Donegal Township, Municipal Facilities Study, *Marietta, PA*
- East Cocalico Township Police and Administration Facility, *Denver, PA*
- Forks Township, New Public Works Complex, *Easton, PA*
- Franklin Township Library & Community Center, *Franklinville, NJ*
- Hanover Township, New Municipal Building, *Allentown, PA*
- Honey Brook Township Municipal Campus, *Honey Brook, PA*
- Leacock Township Municipal Building, *Intercourse, PA*
- Manheim Township Public Library, *Lancaster, PA*
- Millersville Borough Town Center, *Millersville, PA*
- Ontelaunee Municipal Building, *Leesport, PA*
- Silver Spring Township, Administration & Police Facilities, *Mechanicsburg, PA*
- Towamensing Township, New Municipal Building, *Lehighton, PA*
- Upper Leacock Township Administration and Public Works Facility, *Leola, PA*
- West Lampeter Township Police, Public Works & Administration Building, *West Lampeter, PA*

\*Work completed by a partner or associate before joining KBA+S



**KEY**

- 1. PICNIC GROVE
- 2. BOULDER FIELD
- 3. POND
- 4. WETLANDS
- 5. GRASS MAZE
- 6. BOARDWALK
- 7. COMMUNITY FARM
- 8. FARM BARN & RESTROOMS
- 9. SKATE PARK
- 10. MARKET
- 11. HOCKEY RINK
- 12. TENNIS COURTS
- 13. SOCCER FIELD
- 14. OUTDOOR CLASSROOM
- 15. BASKETBALL COURTS
- 16. RESTROOMS
- 17. BALL FIELD
- 18. HIKING/WALKING TRAIL
- 19. GAZEBO

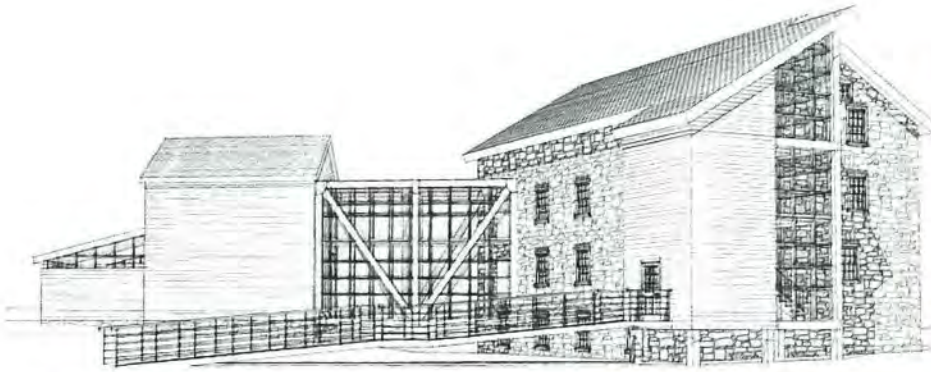


**Forks Township  
Park Master Plan  
Easton, PA**

53 Acres  
Estimated Project Cost: \$7 Million

Kimmel Bogrette worked with Forks Township to design a new community park that focuses primarily on passive recreation and environmental education and will serve as a learning tool for residents of all ages and abilities. To date, Township-owned lands have been geared toward active recreation (sports) opportunities, and the Township lacked a “park” in the more traditional sense. The cleared agricultural land will be restored to include native grasses, wild flower meadows, and native tree plantings. The park’s educational and passive recreation components feature a two-acre pond that will also serve to control stormwater, wetlands with a boardwalk trail, boulder field, grass maze, picnic groves, and two miles of trails running through the site. The park will also include a large open-air community market for hosting events, a community-sustained agriculture farm, as well as ball fields and athletic courts. The Township’s new Public Works facility, which Kimmel Bogrette also designed, was envisioned to be a “good neighbor” to the Park. By building the facility into the hillside and covering it with a vegetative roof, the building appears to be just another natural land feature within the park. Green is good.





Above is one of several options presented for developing the Mill Site and connecting to nearby trails, as well as cultural and recreational attractions.

**Ephrata Borough  
Mill Site Park Master Plan &  
Environmental Education Center**  
Ephrata, PA

Kimmel Bogrette worked with Simone Collins landscape planners to create a master plan for developing 15 acres of property owned by Ephrata Borough into a park that preserves the site and its heritage. The property features the historic Wenger Grist Mill, a farm house, a dam on the Cocalico Creek that runs through site, as well as a small island. Through a series of community meetings, the first step was to determine the best uses for the existing buildings and land. Possibilities that have were discussed include using the buildings as an environmental education center, museum, performance venue, retreat center, wedding reception hall or senior center. Possibilities for the land surrounding the buildings included walking trails, an arboretum, outdoor environmental education classes, campground, and passive recreational areas. Other considerations in developing the master plan included generating revenue and connecting to other area recreational venues, trails and cultural attractions, such as the nearby Ephrata Cloister and the Public Library across the street.





COMMUNITY DESIGN  
COLLABORATIVE

PENNYPACK FARM  
Horsham, Pennsylvania

KIMMEL BOGRETTE  
Architecture + Site

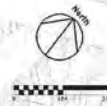


Green  
Landscape Architecture, Ecological Design & Construction

## Educational Center for Sustainable Food Systems

### PLAN KEY

- |   |                                 |                               |
|---|---------------------------------|-------------------------------|
| 1. ENTRY GATE/SITE WALL                   | 10. INTERPRETIVE TRAIL          | 19. INTERN RESIDENCES         |
| 2. PARKING - PORCULUS PAVING/GRASS PAVERS | 11. FARM ROADS                  | 20. SERVICE YARD              |
| 3. THE BARN/HARVEST HOUSE                 | 12. MUSHROOM HOUSE              | 21. LARGE EQUIPMENT STORAGE   |
| 4. EDIBLE CLASSROOM                       | 13. WINDMILLS                   | 22. COMPOSTING EQUIPMENT BINS |
| 5. OUTDOOR COMMONS                        | 14. WATER TOWER                 | 23. MEADOW                    |
| 6. FARMER'S HOUSE                         | 15. FUTURE GREENHOUSE EXPANSION | 24. BOARDWALK                 |
| 7. SMALL EQUIPMENT STORAGE                | 16. SOLAR ARRAY                 | 25. DEER FENCE                |
| 8. WATER QUALITY BASIN                    | 17. LIVESTOCK YARD              | 26. VEGETATIVE BIODIVERSITY   |
| 9. CROP FIELDS                            | 18. HOOP HOUSES                 | 27. MATERIAL STORAGE          |



**Pennypack Farm  
& Environmental  
Education Center**  
Horsham, PA

Pennypack Farm is a charitable organization that functions primarily as a farm, but also as an Education Center dedicated to increasing public understanding of the health, economic, ecological and social issues involved in sustainable local food systems. The Farm recently received a grant from the Community Design Collaborative to forge a Master Plan that would direct the Farm's growth and form the foundation for a capital campaign. The Plan was designed by Kimmel Bogrette, in collaboration with Think Green LLC, a landscape architecture firm focusing on Sustainable Strategies. Beyond guiding the expansion of the Farm and Education Center, the Plan also addresses the Farm's desire to act as a demonstration site for Sustainability and Best Management Practices (BMPs). The Master Plan lays out areas for An Edible Classroom, Windmills, Water Tower, Crop Fields, Mushroom House, Solar Panel Array, Hoop Houses, A Barn / Harvest House, A Greenhouse, and Interpretive Trail.

KIMMEL BOGRETTE  
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**Recreational Park & Municipal Complex  
Master Plan, Spring Garden Township  
York, PA**

74,000 Square Feet  
56 Acres  
Estimated Cost: \$20 Million

Kimmel Bogrette is working with Spring Garden Township to design a new Municipal Complex and Recreational Park on a 56-acre site. The project will consolidate all of the Township's services on one site, including Police, Administration, Public Works, Fire, Public Meeting Space and Gymnasium, and an Emergency Operations Center. The municipal buildings will be surrounded by ball fields, playing courts, a playground, pavilion, and restroom facilities, as well as fitness and nature trails.





**Athletic Fields & Field House, Rosemont College**  
Rosemont, PA

Client Contact: Sharon Latchaw Hirsh, Ph.D., President  
Client Phone Number: 610.527.0200

Kimmel Bogrette is working with Rosemont College to re-design existing Athletic Fields and add new artificial turf fields to support the College's athletics and recreational programs. The Fields are currently constrained in a small area by train tracks and other campus buildings, roads and parking lots. The design reconfigures the existing fields and an adjacent parking lot, and adds a Field House to make the fields more functional and aesthetically appealing, while adding more space for soccer, lacrosse, softball and other outdoor events and activities.





**Jenkins Arboretum  
Environmental Education &  
Visitors' Center**  
*Devon, PA*

Kimmel Bogrette recently completed Interior Design services for the new Environmental Education & Visitors' Center at the Jenkins Arboretum. Located in the heart of the Main Line of Philadelphia, the Arboretum is one of the area's major horticultural and environmental assets. The new Center is envisioned as a Tree House that looks out over the tops of trees in the surrounding botanical gardens. The interior spaces function as a gateway from the parking lot to the gardens. The carpeting pattern lays out a pathway that leads visitors through the airy spaces and welcomes the outside in. Spaces include a conference room, reception desk, gift store, environmental education areas and restrooms. This project is LEED Gold Certified. Sustainable design features on the interior include waterless urinals, LED lighting, the use of existing furniture, sustainable materials for carpets and finishes, as well as geothermal heating and cooling.





**Haverford Township Community  
Recreation & Environmental Center**  
Havertown, PA

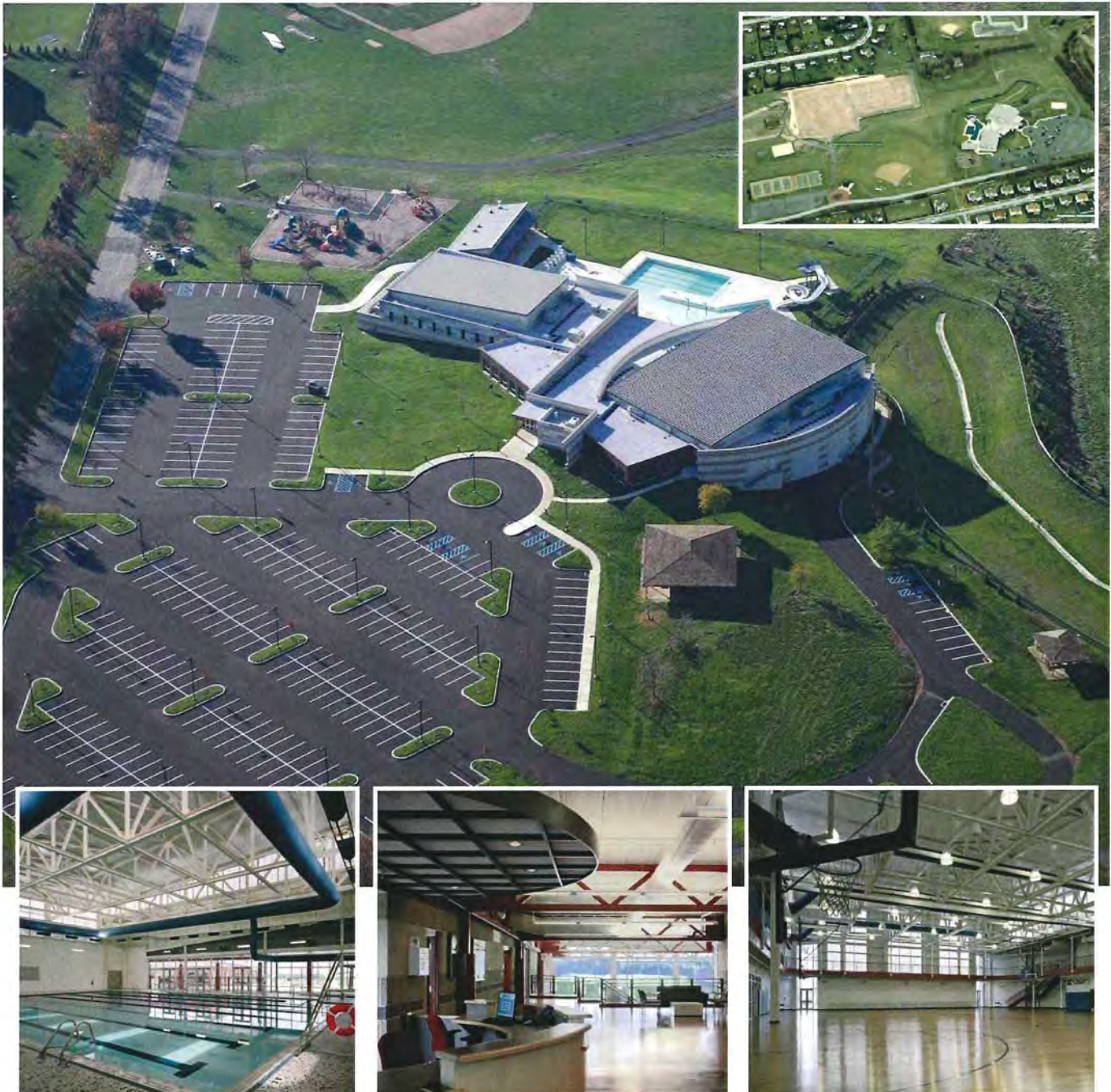
35,000 Square Feet  
 Construction Cost Estimate: \$7.8 Million  
 Bid Cost: \$7.3 Million  
 Construction Start: April 2011  
 Construction Completion: June 2012

**LEED Gold Certification is  
anticipated for this project.**



Kimmel Bogrette worked with Haverford Township to design a new 35,000-square-foot Community Recreation & Environmental Education Center that fulfills a long-held dream for increased indoor recreational offerings for community residents. Spaces in the building provide recreational and educational opportunities for children, adults and seniors, with a double gymnasium for basketball, volleyball, indoor soccer, summer camps and special events; an indoor walking track; multipurpose rooms; and a health and wellness area for all ages. The back of the Center offers views from a deck and terraces that act as a gateway to numerous trails and habitats. The facility was designed as an indoor and outdoor environmental lab that includes interactive energy consumption displays and nature labs. The Township proceeded with the design and construction of the Center after completing a Master-Concept Plan study with Kimmel Bogrette and Ballard\*King recreational consultants in 2007 that explored costs and amenities for the new building.



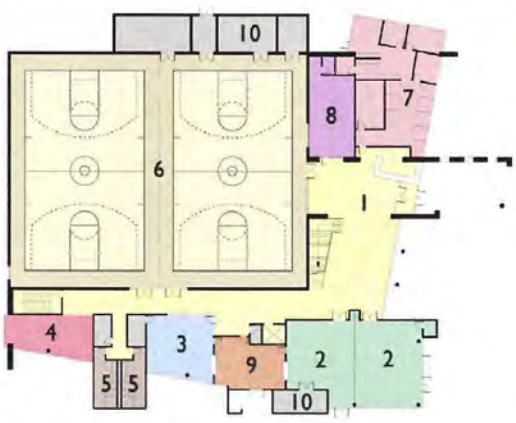


**Bethlehem Township  
Community Recreation Center**  
Bethlehem, PA

Client Contact: Floyd Shaffer  
 Client Phone Number: 610.332.1500  
 Gross Square Footage: 49,000 SF  
 Design Estimated Cost: \$10.8 Million  
 Bid Cost: \$10.45 Million  
 Total Construction Cost: \$10.5 Million  
 Bid Date: March 2004  
 Construction Completed: Fall 2005

The Bethlehem Township Board of Commissioners began a process in August 2000 to determine if a Community Center was feasible. After seven public meetings and extensive architect review, the answer was YES! Initial services included a feasibility study to evaluate the programmatic requirements and related costs. Preliminary plans for a \$10.5 million, 49,000-square-foot facility were approved. The new Community Center includes multiple gymnasiums, indoor running track, indoor and outdoor competition pools, locker rooms, exercise and aerobic areas, multipurpose spaces and administrative offices, and is surrounded by athletic fields and playgrounds. The Bethlehem Recreation Center is often toured by groups from other communities who are exploring their own needs for recreational facilities.





- |                        |                         |
|------------------------|-------------------------|
| 1 NEW COMMUNITY CENTER | 6 DROP-OFF / LOADING    |
| 2 GREAT LAMEN          | 7 BASKETBALL COURT      |
| 3 SPRAY PARK / TOT LOT | 8 PARKING LOT           |
| 4 PAVILION             | 9 DEEP END IN POND      |
| 5 BOOK MORE PARKING    | 10 WETLANDS REMEDIATION |
- MONTGOMERY TOWNSHIP COMMUNITY CENTER  
CONCEPT SITE PLAN  
December 10, 2017

**Montgomery Township  
New Community  
Recreation Center**  
Montgomeryville, PA

39,000 Square Feet  
12-Acre Site  
Estimated Cost: \$9 million  
Contact: Lawrence Gegan,  
Township Manager, 215.393.6900

Kimmel Bogrette is working with Montgomery Township to plan for and design a new Community Recreation Center on a 12-acre site owned by the Township. Kimmel Bogrette's team included a Recreational Planner to analyze revenue and operational scenarios for the future Center. After the community provided input about their desired spaces, three design options were explored. The Township and community agreed to further develop the "Medium" option of desired spaces, and the final concept is now being refined and detailed. Spaces in the Center will include a Lobby / Reception, Community Room, Classroom / Seniors, Youth Lounge, Bathrooms / Locker Rooms, Gymnasium, Offices, Child Watch, Kitchen, Storage, Running Track, Lounge / Café, Deck, Weight / Cardio Room, and Multi-Purpose Room.

