



Natural
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Hildacy Preserve
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Media, PA 19063

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November 15, 2022

James McCartney
Chair, Lower Makefield Township Board of Supervisors
1100 Edgewood Rd
Yardley, PA 19067

Re: Lower Makefield Township Proposal for Natural Areas Prioritization

Dear Mr. McCartney,

Natural Lands is pleased to submit this proposal for a natural areas prioritization plan to provide recommendations for the Snipes Property, now owned by the Township.

Natural Lands is a 501(c)(3) non-profit land conservation organization dedicated to protecting the forests, fields, and streams that are essential to the sustainability of life in eastern Pennsylvania and southern New Jersey. Since our founding in 1953, we have worked to restore and protect clean watersheds for native plants and animals, unspoiled areas for public enjoyment, and the beauty of our region's natural lands for generations to come. Today, we own and manage 43 nature preserves, totaling nearly 24,000 acres, and hold 373 conservation easements and other restrictions on another 23,000 acres.

In addition to building and managing a system of protected lands, Natural Lands has developed a consulting capacity to assist conservation-minded landowners in developing master plans and stewardship plans and implementing sound stewardship practices. Over the past 25 years, we have worked with a broad client base of counties, municipalities, homeowner associations, institutions, landowners, and others who have an interest in protecting and enhancing the rich and complex natural areas within our region.

Our stewardship planning work guides municipalities and other landowners in the management and care of natural areas. During the course of this work we will identify issues that may be impacting the natural integrity of the site and then provide recommendations for how to address these issues and capitalize on opportunities to create more sustainable open spaces. These recommendations are based on best management practices and decades of experience in the stewardship of Natural Lands' preserves.

Based on our conversations, we propose to create a natural areas prioritization plan for the Snipes Property which will assess the existing natural resources and provide recommendations for areas suitable for conservation or development. The



PA: The official registration and financial information of Natural Lands Trust, Inc. may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement. NJ: Information filed with the Attorney General concerning this charitable solicitation and the percentage of contributions received by the charity during the last reporting period that were dedicated to the charitable purpose may be obtained from the Attorney General of the State of New Jersey by calling 973-504-6215 and is available on the internet at www.NJConsumerAffairs.gov. Registration with the Attorney General does not imply endorsement.



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final product will be a written document with a narrative of the recommendations and associated maps.

SCOPE OF WORK

Our natural areas prioritization will include the following tasks:

1. Information Gathering

Prior to the first site visit, Natural Lands staff will review GIS data and other background information.

2. Site visit

Natural Lands will conduct one site visit to the property, at which we will:

- Assess and document the current conditions of the property, identifying key areas for conservation and options for developable areas.
- Record significant stewardship features and issues that will influence prioritization using digital photography and gps points.

3. Plan Draft

We will prepare a draft plan with a brief written description of the existing conditions and a focus on recommendations as indicated above. The plan will also include supporting maps.

4. Check-In meetings

Natural Lands proposes two video conference meetings with Lower Makefield Township Staff during the course of the project. The first meeting will be a check in after the site visit to discuss what was observed and preliminary ideas for prioritization. The second meeting will be to review the draft plan, to be distributed in advance of the meeting, to discuss the recommendations.

5. Final Plan

Natural Lands will incorporate comments from Township Staff into the final plan. Natural Lands will provide one hard copy and one digital copy of the plan.

COSTS AND WORKING ARRANGEMENTS

Natural Lands will bill on a time and materials basis, not to exceed \$5,240. Changes to the scope of work, including but not limited to additional meetings, site visits or



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planning beyond the natural areas prioritization may be provided upon request from and approval by the Township and at an additional charge by Natural Lands. A description of additional services and costs shall be provided by Natural Lands and approved by the Township prior to commencing additional work.

	Hours	Rate	Total
Kelsey Boyd	52	\$75	\$3,900
Rick Tralies	4	\$85	\$340
Megan Boatright	2	\$75	\$150
Holly Harper	10	\$75	\$750
Staff Total	\$5,140		
Directs	\$100		
Total	\$5,240		

SCHEDULE

Natural Lands will begin work in December 2022, and it will take approximately 6 months to complete the plan.

	Dec	Jan	Feb	March	April	May
Background Information Gathering						
Site Visit (1)						
Mapping						
Meetings (2)						
Report Writing						
Report Production						

PUBLIC MEETING ADD ONS

As per our initial discussion, public meeting participation is not part of the initial scope of work, but is a potential add on if desired by the Township. Natural Lands would present our work, at a mutually agreed upon date, explaining the existing conditions and rational behind plan recommendations.

	Hours	Rate	Total
Kelsey Boyd	7	\$70	\$490
Ann Hutchinson	5	\$100	\$500
Staff Total	\$990		
Directs	\$80		
Total	\$1,070		

TEAM MEMBERS



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Natural Lands will coordinate and implement all tasks in the scope of work detailed in the previous section. We will staff this project with the following team of professionals:

Kelsey Boyd, Stewardship Planning Program Manager

Kelsey joined Natural Lands in 2014. Since then, she has prepared stewardship plans for Natural Lands preserves, as well as municipal and county open space. Recent projects have included the Montgomery County Multi-Municipal Greenways and Stewardship Study and the Antietam Lake Park Natural Resources Stewardship Plan. Kelsey oversees administration of Natural Lands' public grants, including USDA and DCNR programs. She was also the coordinator of the Hopewell Big Woods Partnership for four years. Prior to working for Natural Lands, Kelsey served with AmeriCorps. Kelsey has her undergraduate degree in Geology and Policy Studies from Lafayette College and is currently enrolled in Oregon State University's Forest and Climate Change graduate program.

Richard M. Tralies, PLA, Senior Director of Landscape Planning

Rick holds a bachelors degree in landscape architecture and has over 18 years of professional experience. Mr. Tralies acts as a municipal planning and landscape architecture consultant and provides technical assistance to municipalities and land owners in need of open space planning, trail design, and stewardship services. Prior to joining Natural Lands in 2008, he was a Planner/Landscape Architect at a local consulting engineering firm, acting as a planning and landscape architecture consultant to Wrightstown, Doylestown and Newtown Townships in Bucks County, Montgomery Township in Montgomery County and Lower Saucon Township in Northampton County. He is currently the planning consultant to East Coventry Township, in Chester County, where he works closely with the Township Planning Commission, staff and elected officials. Rick also works on all aspects of Natural Lands' Growing Greener: Conservation by Design program, including significant educational, outreach and technical assistance components.

Megan Boatright, GIS Program Director

Megan holds a Master of Arts in Geography from West Chester University and has been with Natural Lands since 2007. Using GPS technology and Desktop GIS, she creates maps for conservation easements, land acquisitions, public visitation plans for Natural Lands' preserves, and municipal planning. Recently, Megan has been working to provide Google Earth training to municipal officials and other conservation organizations in the region, as well as developing online mapping applications using ArcGIS Online and Google Maps. Her interest in conservation



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and GIS began at The Evergreen State College in Olympia, WA, where she received her B.A. in 2000.

Holly Harper, R.L.A., Senior Art Director

Holly Harper has been with Natural Lands Trust since 1983 and the Art Director for the past 15 years. She is also a Conservation Project Manager focusing on land stewardship. As Art Director, Holly has created or overseen the preparation of numerous brochures, guides, newsletters, and other publications, as well as, the website and signage for our 40-preserve system. She has been featured in Landscape Architecture Magazine's "Shared Wisdom" department as a "natural communicator"—giving preservation of open space a new look with the combination of landscape architecture and graphic design." As a Conservation Project Manager, Holly has directed preparation of stewardship plans for private, institutional, and municipal properties ranging from 25 to 1,000 acres. She was part of the establishment of our Center for Conservation Landowners and is co-author of NLT's Stewardship Handbook for Natural Areas in Southeastern Pennsylvania (2008).

AGREEMENT

If this letter is acceptable as a contractual agreement, we request your acknowledgement by signing in the space below and returning one copy to me.

Thank you for contacting Natural Lands and providing the opportunity to work with you on this project. Should you have any questions or would like to discuss modifications to this proposal in any way, please feel free to contact me at (610) 353-5587, ext. 241 or kboyd@natlands.org.

Sincerely,

Kelsey Boyd
Stewardship Planning Program Manager

Accepted by: