

Site Features

W I N T E R 2 0 0 6



Left, Ellis Hall will be preserved as part of the Ellis Preserve Town Center.

Plans are being prepared to develop the site with a town center, which will include a mix of residential housing types, a lifestyle retail component, restaurants, new executive offices, and community uses. All of the town center uses are planned to complement the existing offices on the site including SAP's United States Headquarters, Lyondell, and the Graham Group with the preservation of the historic components of the Charles E. Ellis College for girls while enhancing the open space on site. The team assembled for the Ellis Preserve project includes **Landtrust Properties, Traffic Planning and Design, Bohler Engineering, and Saul Ewing.**

GTP has been part of the master planning team with the project architects

MIXED-USE DEVELOPMENT

Glackin Thomas Panzak is presently planning some of the most exciting mixed-use town center developments in the region. These communities offer people more pleasant, walkable town centers that serve as focal

points for the community. They are generally focused around civic spaces and plazas and contain a mix of retail and commercial uses, offices, and a variety of residential uses.

The most dynamic development GTP is involved with is the Town Center Plan being developed for the Ellis Preserve, in Newtown Square, PA.

The BPG Development Company L.P. of Philadelphia purchased approximately 210 acres from SAP in 2004.

Left, Ellis Preserve land use concept.

These communities offer people more pleasant, walkable town centers that serve as focal points for the community. They are generally focused around civic spaces and plazas and contain a mix of retail and commercial uses, offices, and a variety of residential uses.

and other professionals, and we have developed land use alternatives and

Continued on next page

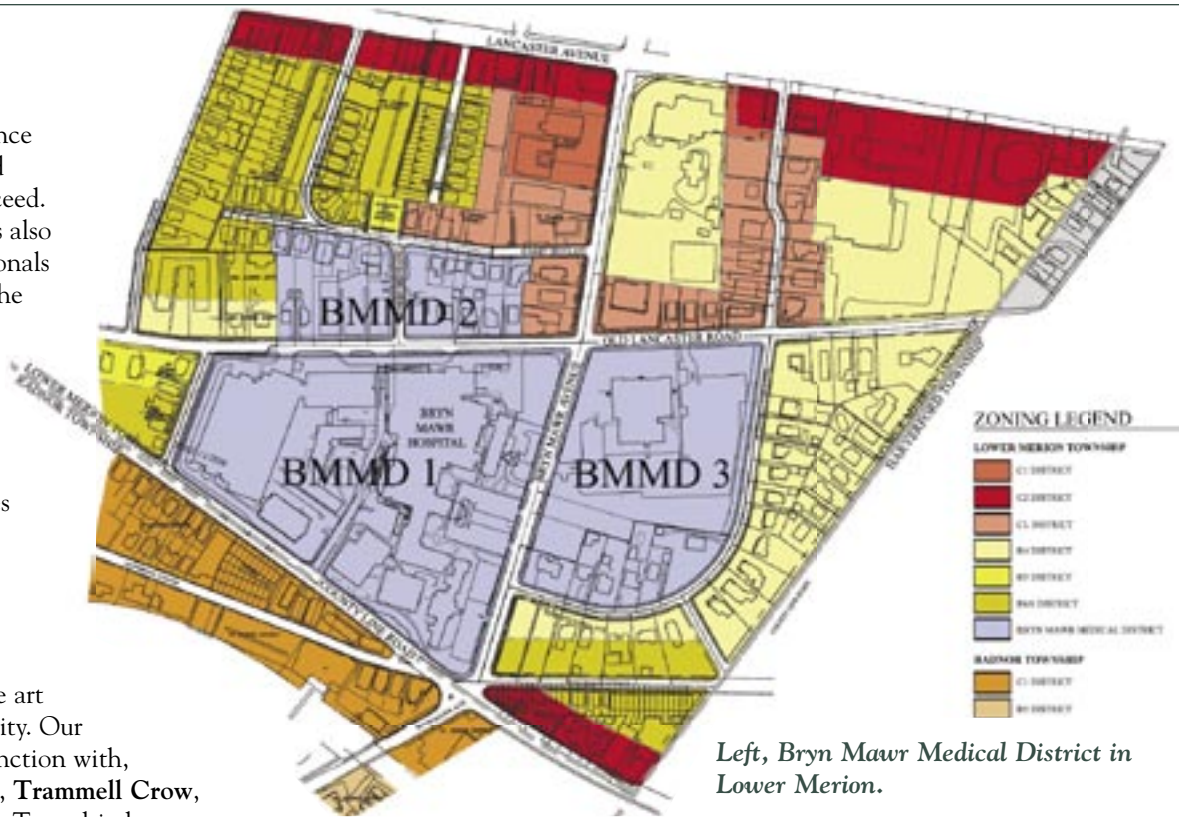


Continued from page 1

proposed zoning ordinance amendments that would allow the center to proceed. Newtown Township has also hired a team of professionals to help them consider the proposal.

In Lower Merion Township, GTP has been intimately involved in developing the necessary ordinances for **Main Line Health Systems** to allow Bryn Mawr Hospital to continue to lead the health care industry by providing state of the art services to the community. Our work has been in conjunction with, **Stonebridge Associates, Trammell Crow, and Duane Morris**. The Township has recently passed a zoning amendment that will permit the expansion of Bryn Mawr Hospital and create a transition zone of mixed uses including medical uses, associated offices, and residential uses. This medical district is envisioned to be a pedestrian oriented urban area that extends the hospital campus in close proximity to public transportation. Detailed development standards for architecture, streetscape, and signage are included in the amendment. GTP has been the lead land planning consultant on the application process. Site design plans incorporating the new ordinance requirements are now being prepared for submission to Lower Merion.

These projects continue our commitment to smart growth and creating more livable communities.



Left, Bryn Mawr Medical District in Lower Merion.

PERSONNEL NOTES

As we expand, our staff continues to grow with a diverse group of professionals by education and experience.

Erik Hetzel, AICP, joined us as a planner after spending 10 years with a national environmental engineering firm. He has a master's degree in Regional Planning from the University of Pennsylvania.

Annalisa Vapaa joined us from an engineering firm in Delaware. Annalisa has a Masters of Landscape Architecture from Virginia Polytechnic Institute.

Yiseul Park joined us from a New Jersey design build landscape architecture firm. Yiseul has a bachelor's degree in Landscape Architecture from Kyung Hee University in South Korea, and a Masters in Landscape Architecture from the State University of New York.

Judd Friedman started with GTP in March. Judd's expertise is garden design and he graduated from Temple University with a degree in Landscape Architecture.

Lisa Roman joined us from a local civil engineering firm and has a Landscape Architecture degree from The Pennsylvania State University.

Tracy Tackett, AICP, recently came on board after being the Director of Planning and Zoning for West Whiteland Township. She previously worked as a planner in Washington, Oregon and Kansas. Tracey has a Masters in Urban Planning from the University of Kansas.

Continuing to serve in his community, **Bern Panzak, RLA, ASLA**, Principal has been appointed to the Cheltenham Township Open Space Board. Additionally, he has become an Associate Member of the Main Line Builders Association.



GTP has the unique ability to develop site plans along with the landscape architectural components necessary to complete the planning process. However, we are often invited to team up with other design consultants and to work with property committees to develop landscape architectural plans for projects that are built or for which site planning was provided by others. Some of the most interesting of these recent collaborations include pedestrian enhancements along Route 30 in Caln Township with **McMahon Associates** and landscape plans to complement a building expansion designed by **Casaccio Architects** for

Aqua America, Inc.’s Bryn Mawr headquarters. Additional team efforts include school expansion plans with **McGillin Architecture** for **The Academy of Notre Dame de Namur**, for **Valley Forge Middle School** with **Daley + Jalboot**, and the landscape design for the new **Waynesborough Country Club** clubhouse. We have found that with every collaborative team project, the end result always exceeds the client’s expectations.

Through a design competition, GTP was selected by **Pulte Homes** to develop an overall site identity feature and individual community entry concepts for the **Applecross Golf Community**. This assignment has proved challenging in that the design needed to be sensitive to the rural nature of the surrounding community, yet exciting enough to complement the **Jack Nicklaus** designed golf course that is being planned as part of the mixed residential use community.

GTP has the unique ability to develop site plans along with the landscape architectural components necessary to complete the planning process. However, we are often invited to team up with other design consultants and to work with property committees to develop landscape architectural plans for projects that are built or for which site planning was provided by others

MUNICIPAL PLANNING

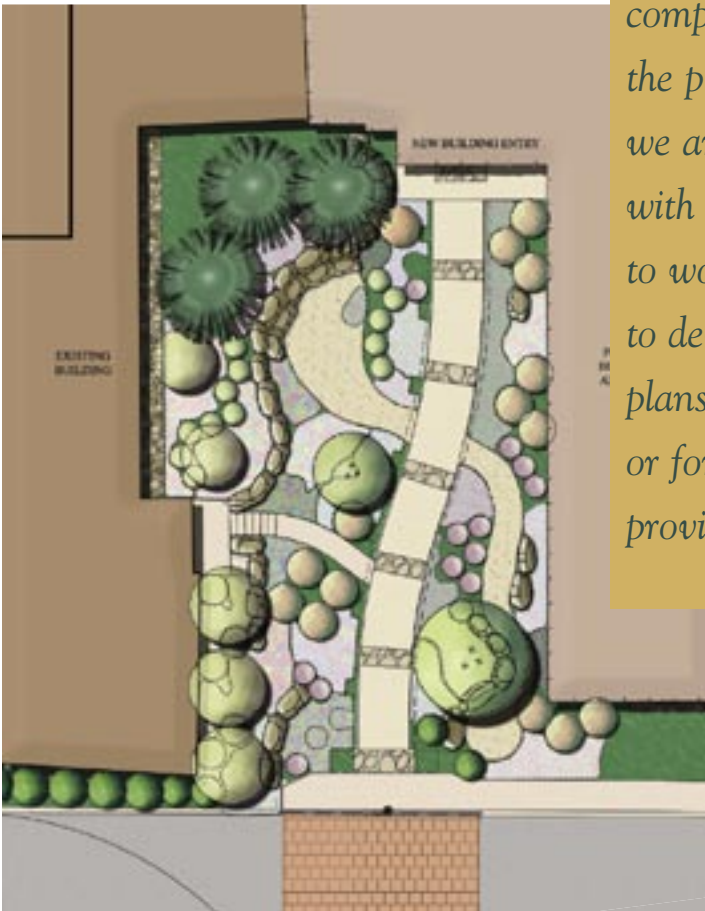
GTP has been retained by **East Bradford** and **Easttown Townships** to update and revise their landscape architecture design requirements within their land development ordinances. Both Townships have long been concerned that each development within the municipality exhibit excellence

in landscaping. However, the ordinances did not always translate local wishes into the best plans. Our work included developing standards for tree preservation, tree replacement techniques, reforestation, landscape buffers and naturalized storm

Left, Aqua PA entry courtyard with a Pennsylvania woodland theme.

Below, Applecross entry concept.

Continued on next page



Continued from page 3

Right, GIS graphics provide a visual analysis through the integration of planning information.

water management facilities to help the communities protect their existing vegetative resources and improve the aesthetics of new developments.

GIS

Our firm has incorporated the Geographic Information Systems (GIS) program as a valuable tool for integrating planning information and analyzing spatial patterns. Our clients realize the benefits of this powerful technology



on their projects more and more. GIS technology just makes good business sense for solving our clients' toughest challenges— whether it is being used to organize multiple layers of information

into colorful, illustrative maps, identifying zoning districts in certain areas, plotting the location of sewer lines in a municipality or performing sophisticated calculations to support planning analyses.



Left, Malvern Residence.



SiteFeatures

is a publication of
Glackin Thomas Panzak, Inc
610-408-9011

**GLACKIN
THOMAS
PANZAK**

LAND PLANNING
LANDSCAPE
ARCHITECTURE

Glackin Thomas Panzak, Inc.
Paoli Executive Green 1
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301