



September 11, 2018

Dear Marple Resident:

Thanks to those residents participating in the August 13th and August 23rd Township presentations regarding the Town Center at Marple Preserve and the “by-right” residential plan for Don Guanella.

It’s clear among the residents there is a preference for preserving the vast majority of the site as passive and active recreation space consistent with the Town Center at Marple Preserve plan. We are very encouraged by the number of supporters speaking in favor of the preservation plan’s benefits.

- Preserves 166 acres of open space without a tax increase;
- Creates permanent recreation opportunities;
- Drives new tax revenue without adding new students to schools;
- Provides new dining, shopping, and other amenities, while only developing 9 additional acres.

As Peter Williamson of Natural Lands stated at the August 23rd meeting, **“Philanthropic dollars are scarce and frankly not available to preserve greenspace of this size. The Carlino plan has an innovative mechanism to address this. Their partial development, and the taxes it generates, can be used to preserve this large, unique forest forever.”**

In other words, the Town Center at Marple Preserve generates the tax revenue required to service the principal and interest payments on the Township/County issued open-space bond which funds the preservation of the open space.

In addition, as we heard during the meetings, traffic remains an important issue and the following points were made:

- The Institutional and Residential uses permitted under the current zoning generate approximately the same traffic as the Town Center plan;
- The PENNDOT and the township traffic engineers must approve the proposed traffic improvements which, by law, require the existing levels of service be maintained or improved;
- The traffic improvements proposed **improve** most wait times (please see attached chart).

Like any development, this process includes zoning and land development approvals, as well as a series of State and County agency approvals. We look forward to your continued engagement at the forthcoming public meetings.

Please email us at info@marpletowncenter.com to sign up to receive news about our plan and visit www.marpletowncenter.com for regular updates.

Thank you again for the opportunity to bring this powerful source of good to Marple Township.

We look forward to seeing you at Marple Newtown High School at 7:00 pm on September 26th for the Board of Commissioners Special Work Session regarding the project.

Sincerely,

Peter Miller and Brian McElwee

TRAFFIC PLANNING



Map Reference	Intersection	Weekday Morning		Weekday Afternoon		Saturday Midday	
		Existing	Preservation Plan with Improvements	Existing	Preservation Plan with Improvements	Existing	Preservation Plan with Improvements
1	Sproul Road and Paxton Hollow Road	A	A (-0.3 seconds)	A	A	A	A (-0.1 seconds)
2	Sproul Road and Lawrence Road	B	B (-8.9 seconds)	C	B (-17.3 seconds)	B	A (-9.5 seconds)
3	Sproul Road and Williamsburg Road	A	A (-4.2 seconds)	B	B	C	C
4	Sproul Road and Reed Road	C	B (-10.5 seconds)	B	B	B	B (-2.1 seconds)
5	Sproul Road and Crum Creek	A	A	A	A	A	A
6	Sproul Road and Cardinal O'Hara High School Access	A	A (-0.7 seconds)	A	A	A	A (-1.2 seconds)
7	Sproul Road and Springfield Road	C	C (-0.3 seconds)	C	C	B	B (-1.3 seconds)
8	Sproul Road and Old Marple Road	E	B (-44.3 seconds)	C	B (-0.8 seconds)	B	B (-1.8 seconds)
9	Sproul Road and State Road	D	D (-0.4 seconds)	F	E (-18.2 seconds)	D	C (-5.0 seconds)
10	Springfield Road and State Road	E	E (-16.6 seconds)	F	F	E	E
11	Springfield Road and Old Sproul Road	A	A (-0.2 seconds)	B	A (-3.1 seconds)	A	A
12	Springfield Road and Eagle Road	E	C (-32.4 seconds)	C	A (-14.4 seconds)	B	A (-4.2 seconds)
A	Lawrence Road and Parkway Boulevard	C	C	B	B	B	B
B	Reed Road and Parkway Boulevard	B	B	B	B	B	B
C	Eagle Road and Reed Road	D	D	C	C	D	D

LEGEND

IMPROVED LOS OR DELAY

NO CHANGE IN LOS

DEGRADED LOS