

Trilogy Investments, LLC
John Lynch
337 Barn Hill Road
West Chester, PA 19382



January 10, 2019

Rick Smith, Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Brooklands - 980 Hershey's Mill Road

Dear Mr. Smith,

It is no secret the Lewis family needs to sell Brooklands. The Lewis family and I therefore got together early last year to craft an agreement that anticipates the Township adopting a zoning amendment that would promote conservation style development. We then continued to track the Township's progress in 2018, and amend and tweak our plan to reflect what we heard at the public meetings.

Up to now the plan the Lewis family and I crafted has not been made public. With the Township planning a public meeting on January 22, 2019 I am thinking the Township would like to see what we envision as a development plan if the pending ordinance is adopted. Notwithstanding that a picture is worth a 1000 words, the objectives and goals the Lewis family and I sought to incorporate in our plan are below.

- Preserve woodland massing
- Promote woodland habitat restoration by reforestation along the stream, and implement a plan to remove invasive species and plant new under story to crowd out future invasive
- Create significant open space that is useable to both the residents, and general community if acceptable to the Township, that would be subject to Stewardship Plan planned by a Conservancy for how Open Space will be maintained in perpetuity.
- Preserve the visual view scape for all looking out over the woodlands, and down the valley, from the perspective of someone at the main house
- Save the main house, and also record Declaration of Historic Covenants that propose guidance for any future exterior changes
- Focus development in to areas of site that do not have sensitive features
- Maintain street scape along Hershey's Mill Road
- Create community that has positive fiscal impact for Township and Schools

- Incorporate multi-family housing as this option will have the least footprint and least area disturbed, even when compared to single family detached housing with less density.
- Promote a land plan that DEP and PHMC could support, which we now know to be the case having had meetings with both agencies.

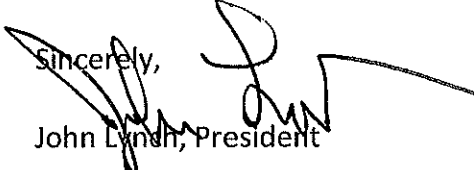
It has admittedly been a gamble to go to this length to plan a project for zoning that does not even exist, but we felt Township would want to proactively guide smart growth, as opposed to allow someone else to develop Brooklands in a way that did not achieve the goals set forth above.

It is our belief that the plan enclosed meets the above goals, and those spelled out in the draft ordinance we have reviewed. The only issues which I think deserve some attention are the following:

- Is the mandatory façade setback for garages appropriate? Drive through the Apple brook community and you will see the homes have front facing garages and there is no 8 foot garage setback, and yet that job is an attractive community. Brooklands will be even more attractive as it will have wider units, being 36 feet up to 50 feet in width, which will provide opportunity for a landscaped streetscape.
- Consider bonus density for applicants that save historic structures, create trail networks for the general community, address stream quality and woodland habitat restoration, etc. Since our plan addresses these issues we would hope the Township to consider allowing 2 more homes, with the same drive configuration, so as to provide funds to carry the amenities planned.

Please understand that the boxes shown on our plan do not reflect any specific house footprint, but instead are simply boxes within which the homes could be built.

If you have any questions, or would like other information from me, I am reachable at 610-836-2737. My e-mail is trilogylynch@verizon.net.


Sincerely,

 John Lynch, President


Copy:
 Margaret B. Lewis
 Peter C. Lewis
 Charles H. Lewis
 980 Hershey's Mill Road
 Malvern, PA 19355



1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
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 PUBLIC/COMMUNITY
OPEN SPACE

 COMMON OPEN SPACE

6	
5	
4	
3	
2	

client: TRILGY
address: 980 HERSHEY MILL ROAD
location: MALVERN PA 19355
location: EAST GOSHEN/EAST WHITELAND TWP., CHESTER COUNTY, PA.

DATE:	01/09/19
SCALE:	1"=60'
DRAWN BY:	JAH
CHECKED BY:	--
PROJECT NO.:	3300
CAD FILE:	Site Layout
PLOTTED:	01/09/19
DRAWING NO.:	SK7
SHEET	1 OF 1

LEGEND											
	EX. PROPERTY LINE		EXISTING CONTOUR		PROP. LIGHT POLE		PROP. ELEC. LINE		PROP. STORM INLET		PROP. WATER LINE
	PROP. PROPERTY LINE		PROPOSED CONTOUR		EX. FENCE		EX. UTILITY PIPE		PROP. STORM INLET		PROP. WATER LATERAL
	EX. RIGHT-OF-WAY		EXISTING SIDEWALK		EX. SIGN		EX. UTILITY CABLE		PROP. SEWAGE BED		EX. WATER VALVE
	EX. RIGHT-OF-WAY		NEW SPOT ELEV.		EX. SIGN		EX. GAS LINE		PROP. WATER VALVE		EX. HYDRANT
	PROP. MONUMENT		SOILS LINE		PROP. SIGN		EX. GAS VALVE		PROP. SAN. SEWER LATERAL		EX. MANHOLE
	EX. SIGN PIPE		EX. SIGN CONCRETE		EXIST. PARKING SPACES		PROP. GAS LINE		EX. SANITARY MH. ID		EX. PUMP TEST
	PROP. IRON PIPE		PROP. CONC. CURB		TO BE REMOVED		EX. SAN. SEWER LINE		EX. WATER VALVE		
	EX. EXISTENT		EX. EDGE OF PAVEMENT		EX. TELE. LINE		EX. STORM COVER LINE				
	PROP. EXISTENT		PROP. TELE. LINE		EX. ELEC. LINE		EX. STORM INLET LINE				
	EX. RETAINING		EX. ELEC. LINE		EX. STORM INLET		EX. STORM INLET				

BROOKLANDS OPEN SPACE PLAN AND TRAILS
SCALE: 1" = 60'

