

REQUEST FOR PROPOSALS

SUMMARY SHEET (One page only) Note: If Philanthropy Network Common Grant Application is used, this Summary Sheet MUST accompany application. Please visit our website at www.chescocf.org to obtain an electronic version of this application.

Date: September 29, 2020

Contact Information:

Organization Name: North American Land Trust (NALT)
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Chadds Ford, PA 19317
Phone: 610-585-5641
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Contact Name: Amy Bruckner
Contact Title: Technical Information Manager
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Year Incorporated: 1992

Have you previously received the Miller Grant Award: Yes No

If "Yes", please indicate date and amount of each grant, if any, received from the Foundation:

(1) Year: _____ Amt Rec'd: \$ _____ (2) Year: _____ Amt. Rec'd \$ _____
(3) Year: _____ Amt Rec'd: \$ _____ (4) Year: _____ Amt. Rec'd \$ _____

Organizational Information:

Geographic Area Served (If not all of Chester County, specify primary Chester County municipalities served):

NALT is headquartered in Pennsbury Township, Chester County, PA and serves all of Chester County, Pennsylvania, and the United States.

Annual # of Clients & Description of Population Served:

NALT has received an average of approximately 20 donated conservation easements per year over its 28 year history. NALT holds easements on properties in 23 states; these properties are primarily located in the mid-Atlantic and southeastern states. NALT relies on conservation easements and stewardship contributions from landowners as well as individual donations for funding.

Mission Statement:

NALT is a national organization committed to conserving and restoring natural and cultural lands for present and future generations.

Organization Description:

NALT is a national non-profit land trust, headquartered in Chester County, Pennsylvania, operated by Staff and Volunteer Board of Directors. NALT holds conservation easements on 540+ properties in 23 states and 133,000+ acres, including 50 properties covering 2,420 acres in Chester County as well as owning and managing approximately 400 acres in 4 states.

Annual Budget \$2,110,247

78 % of budget for program expenses

19 % of budget for administrative expenses

3 % of budget for fundraising expenses

100 % total

15 # of Full-Time Equivalent Paid Staff

8 # of Board Volunteers

0 # of Active Non-Board Volunteers

500 # of Volunteer Hours (estimated for Board)

Top 3-5 funding sources:

Project income including Landowner donations (95%), Individual donations (5%) to date; two state grants and a foundation grant pending.

Proposal Information:

Grant Amount Requested: \$2,500

Description of Grant Purpose: **Preservation and Wetland Enhancement of the Miles Property**

Donation of a conservation easement for perpetual conservation of the property with North American Land Trust as the Grantee (Holder) and wetland vegetation enhancement by **Restore our Roots**, a Grassroots movement based in Downingtown whose mission is to unite the community with nature by planting native flora and beautifying local parks.

**MARJORIE L. AND ARTHUR P. MILLER FUND
REQUEST FOR PROPOSALS
GRANT PROPOSAL NARRATIVE**

1. Organization's history, goals, key achievements and distinctiveness

Established in 1992 by Andrew L. Johnson and a small group of professionals, North American Land Trust (NALT) serves its primary purpose of preserving and managing open space with ecological, agricultural or historical significance. NALT works with a variety of partners, including individuals, corporate landowners, mitigation bankers, developers and municipalities all over the United States to conserve vital land using conservation easements, steward properties with advanced monitoring techniques, and enhance land with Conservation Management Plans. NALT Conservation Areas protect wetlands, grasslands, coastlines, forests and freshwater habitat and the species that depend on them. NALT has worked with the U.S. Fish & Wildlife Service, U.S. Army Corp of Engineers, and the US. Environmental Protection Agency on mitigation projects across the eastern seaboard.

The majority of the properties protected by NALT are privately owned, but many are dedicated to public use. NALT holds conservation easements on more than 540 properties totaling more than 133,000 acres in 23 states across the country, including 50 properties covering 2,420 acres in Chester County . NALT also owns and manages approximately 400 acres in 4 states including Pennsylvania, Maryland, North Carolina and California. NALT has established a stewardship fund, which is invested and managed for long-term growth, the purpose of which is to provide funds for the perpetual stewardship and enforcement of conservation easements and lands.

NALT is governed by an independent board of directors who bring a diversity of education and experience to their positions, in order to guide the organization in its mission and in the public interest. A roster of board members and officers with their biographies can be found on the NALT website. The activities and affairs of the organization are conducted and all corporate powers are exercised by or under the direction of the Board. NALT's board of directors reviews the Form 990 tax statement before it is filed with the IRS. Minutes of the meetings of the board of directors and committees are contemporaneously kept, reviewed and approved by those entities, and made part of the organization's permanent records. As of 2020, no two board members or officers are related to each other, nor do they share any common business interests.

NALT's President, Steven Carter has been with NALT since 2001 and served in various positions including Director of Stewardship. He has been President since June 2019 and along with a renewed Board membership, are looking to diversify NALT's work and to develop more of a local presence in the community of Chester County. By funding this project, the Marjorie L. & Arthur P. Miller Fund will enable NALT to build community in Downingtown and forge a new collaboration with a local grassroots organization.

2. Funding request:

This funding request is for environmental enhancement and preservation of a significant site. The 13-acre Miles Property is located at 6 Brown Avenue within the Borough of Downingtown, an area experiencing recent residential and commercial development pressures. The property is located approximately 4 miles north of several existing NALT Conservation Easement Areas including many of the Conservation Easements recorded in partnership with East Bradford Township. The property is also located less than 2 miles from several Borough of Downingtown parks and recreation areas including Marinelli Park, Kerr Park, Kardon Park, Johnstown Park and Lloyd Park (see attached Context Map). NALT is working with the Miles family to donate a perpetual Conservation Easement on the property and is collaborating with **Restore Our Roots**, a Grassroots movement based in Downingtown, whose mission is to unite the community with nature by planting native flora and beautifying local parks, to enhance the quality of wetland vegetation as well as woodland edge and meadow habitat in the property. NALT has contracted with the Miles family to complete the conservation easement and **Restore Our Roots** has submitted a proposal to the Miles family for a 2+-year scope of work to enhance the vegetation and subsequently the function of the wetlands. This funding request is for \$2500 towards the overall costs for completing the conservation easement and activities to enhance the wetland vegetation, both of which will actions will specifically prevent adverse effects to stream water quality, reduce stormwater runoff, flooding and erosion, and increase wetland functions of buffering and filtering water from upstream development.

A. Specific Chester County needs and issues addressed

A Conservation Easement and enhancement of vegetation on the property would advance goals of Preservation, Protection, and Appreciation identified within the Chester County Planning Commission's Comprehensive Plan - Landscapes3. These goals and objectives are defined as:

- **Preservation Goal:** *Advance the protection and stewardship of open space, farmland and natural and cultural features to realize economic, ecological and quality of life benefits.* **Preserve Objectives advanced by this Project:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks. Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.
- **Protection Goal :** *Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.* **Protection Objectives advanced by this Project:** Support comprehensive protection and restoration of the

county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.

- **Appreciation Goal:** *Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.* **Appreciation Objectives advanced by this Project:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

As shown on the Chester County Landscapes3 Significant Natural Landscape Map attached, the southern portion of the property is identified as having Significant Natural Landscape within Landscapes3. This area contains several acres of high quality freshwater emergent wetlands. Also as shown on the Chester County Landscapes3 Significant Historic Landscape Map attached, the northern portion of the property is identified as having a Significant Historical Landscape within Landscapes 3 Map. This area is designated as National Register Historic District (2016). This project will protect in perpetuity the surface water, wetlands, riparian corridors, natural habitats, woodlands, historic landscapes, farmland and soil health, and archeological resources on this property.

B. Project impact

This project will contribute to the Miller Fund objective of environmental enhancement and preservation of a significant site. Preservation of the site is through a perpetual Conservation Easement and environmental enhancement of the property will involve collaboration with another environmental organization, **Restore Our Roots**.

The Miles family, Graham and Deborah Miles, approached NALT with the goal of protecting in perpetuity the natural, historical and archeological resources of their property, which has been in the Miles family for several generations. Structures on the property include a historic stone house built in 1738 and a springhouse. The family has collected many artifacts from the agricultural fields on the property including arrowheads, cutting stones and Atlatl spear stones, dated by one local archeologist as being from as far back as Paleolithic times.

The natural resources on the Miles' property include several acres of high quality freshwater emergent wetlands as indicated on the USFWS National Wetlands Inventory and shown on the Pennsylvania Natural Heritage Program map. Parke Run, a first order tributary to the East Branch Brandywine Creek runs through the property and its protection will contribute to the overall water quality of the Brandywine watershed, a locally important water resource and focus of many local conservation efforts for its scenic, recreational and ecological importance. The property has potential habitat for many species of concern including herbaceous plants, bats, forest dwelling and wetland bird species and several reptile and amphibian species. The property contains many conservation attributes including open space, agricultural soils, natural wetlands and wooded areas along with local historical context and the historic stone residence.

C. Overall strategies to implement the project

A perpetual Conservation Easement will be completed for this property. Vegetation enhancement will occur in sections over the property. Section 1 is the wooded wetland area and this project involves removal of Invasive species, native and livestock planting, invasive control and native replanting as necessary with quarterly plant and sapling checks in that area of the property.

D. Why it is important to fund this now

The property use upstream from the Miles Property includes a golf course, major shopping center, apartment buildings and a townhouse development currently being constructed. **Restore Our Roots** has run simulations with a program called Model My Watershed (part of [Stroud Water Research Center's WikiWatershed](#) initiative) to show the impacts of development on this property. A change from the current productive farm fields and forested wetlands to Suburban Land Use clearly increases stormwater runoff, flooding and erosion whereas the current land use shows the benefit of a functioning wetland to increase subsurface infiltration and reduce stormwater runoff. Suburban development will also reduce stream water quality of Parke Run as well as the East Branch of the Brandywine Creek. The Miles family recognizes the myriad benefits of preserving the property in its current land use and have graciously agreed to fund the conservation easement and stewardship.

E. How do you intend to meet the challenge component of this grant?

Total Project Cost is \$34,997 which will be funded as follows:

Miles family contribution - \$21,237

PA Land Trust Association Conservation Easement Assistance Program funds - \$7,500

Restore Our Roots volunteer hours - \$3,760

Miller Fund - \$2,500

3. Timetable, with anticipated outcomes and their relevance to the nonprofit's mission.

A conservation easement will be completed in the third quarter of 2020, Section 1 vegetation enhancement activities in the wooded wetland area will continue through the fall of 2023. These actions clearly and directly support NALT's mission of conserving and restoring natural and cultural lands for present and future generations.

4. How impact and results will be demonstrated

A conservation easement will be recorded with the Register of deeds in Chester County to demonstrate perpetual preservation of the property. Enhancement of vegetation will be demonstrated by Invasive species removal, native trees and shrubs planted, checked over time, and replanted as necessary.