

## CONGREGATIONAL BIBLE CHURCH

### A Long Time Coming

Four and a half years after the building committee formed, the bulldozers are just now clearing the way for the new home of the Congregational Bible Church (CBC) in East Donegal Township, Lancaster County, Pennsylvania.

Building committee chairman Ray Oberholtzer credits RGS Associates for making the project happen. "It was so complicated, we couldn't have done it without RGS. Mark (Hackenburg) and Craig (Smith) were so knowledgeable and just kept us plugging along."

Those complications included negotiations and approvals from PPL to secure the right to utilize four acres of its property as well as meeting all regulations regarding a gas pipeline in the corner of the property.

Oberholtzer credits the architect and builder for their long-term involvement and participation in the project. Mark Schillaci of Schillaci Architects and Jim Snyder of Ames Construction have attended committee meetings for more than four years as well. "And to think we haven't built a building yet," comments Oberholtzer.

The 35-acre site will house an 81,000 square-foot facility with a commercial kitchen, 500-seat sanctuary and banquet hall, 679-car parking facility, flex-use gymnasium, adult Bible fellowship and Christian education classrooms.



### *Congregational Bible Church*

The overall site design for this project considered the collective interests of East Donegal Township, several neighboring property owners as well as the needs of the congregation as it continues to grow.

RGS Associates is providing the following services:

- Site feasibility/parking studies
- Master planning
- Conditional use processing
- Zoning variance processing
- Surveying
- Environmental site assessment

- Traffic studies
- Land development/site engineering
- PennDOT design and permitting
- Utility planning & design
- PPL negotiations/approvals
- Congregation presentations (including digital media)

"I've never worked with a building committee who was as focused or steadfast in seeing a project through, regardless of the challenges presented to them, as this group was," Hackenburg said.

# Real Work in the Real World – Our Internship Program

RGS Associates' Internship Program has a sentimental origin. RGS Founder and Past-President Richard Stauffer recounts, "When I was in college, I interned with Coleman & Coleman Architects in Landisville, PA. At the end of my internship, Cliff Coleman called me into his office and said, 'Dick, I didn't make a nickel off you this summer. But I want you to promise me that if you ever own a business, you'll have interns too.'"

And so Cliff Coleman's charge lives on. RGS understands the tremendous benefit an internship offers to landscape architecture students. Working closely with Kansas State University, Penn State University and West Virginia University, RGS offers paid internships based on project needs, student interests and what Stauffer describes as "chemistry." "We want to give them real life experience. It benefits them and us as well. Every intern is a potential employee."

Two of RGS' recent interns know that's true.

## Kim Olson



One year ago, Kim Olson interviewed with RGS Associates on the campus of Kansas State University for a paid internship program. As a candidate for a B.A. in Landscape Architecture, Olson was looking to broaden her skills. She was chosen for the internship and made the move to Pennsylvania for her 8-month internship.

Acting as support to four RGS staff members including a project manager, Olson attended public meetings, client meetings, and worked on practical applications such as grading and construction drawings. Throughout her internship, Emily Rothrock served as her mentor, offering her advice, guidance and feedback.

"I learned so much the first month I worked here. It's so nice to be trusted and allowed to do real work with real world applications."

Kim was offered a position and joined the RGS staff in July. "RGS is so family and community oriented. I'm excited to grow as an employee and to get more involved with my new community."

## Chris Wiley



Chris Wiley toured RGS even before he headed to Penn State to major in Landscape Architecture. Impressed with the people he met and the work they were doing, he came back last December to interview for a summer internship.

"I wanted to intern as part of my game plan," says Wiley, a senior in Penn State's 5-year program. Our class was headed to Rome for the spring semester and I wanted to come back in the summer and get to work."

Wiley's 4-month internship included work on various projects and helped him fine tune skills from rendering to site layout. Mentor Brian Cooley and desk neighbor Rod Hess answered "thousands of questions" and provided invaluable guidance. There must be good chemistry – Wiley will be returning to RGS beginning May 2006 as an official member of the RGS team.

For more information about RGS Associates, please visit our website, [www.rgsassociates.com](http://www.rgsassociates.com), or call 717-656-4077.

## Planning for the Baby Boomers and Beyond

RGS Associates hosted an informative seminar on October 27, featuring industry experts Bob Karen (Symphony Development LLC) and Amy Martino (Hord Coplan Macht). Their presentations were titled "Site Selection, Feasibility and Your Target Audience" and "Character of Place: Community Planning and Architectural Design." This is the second year RGS hosted a seminar for clients, organizations and partnering businesses. We'd also like to thank our event sponsor, Bank of Lancaster County.

# A Vision of Special Places

How do you create a “jewel” of a garden within an already picture-perfect campus? Such was the challenge set forth by Garden Spot Village (GSV), a continuing care retirement community located in New Holland, Pennsylvania.

First, if you are RGS Associates, you listen. You listen closely when your client talks about their desire for a place of reflection and contemplation, a place of remembrance and a place that would harbor the legacy of the people who are the community of Garden Spot Village.

Next, you create a series of sketches, images and ideas of what this “place” would be. Working closely with the talented staff at GSV, you design a series of outdoor spaces and elements that collectively comprise what comes to be known as the Legacy Garden.

“This was not about what RGS wanted,” notes Mark Hackenburg, RLA, ASLA and Principal in Charge for the project. “It’s about giving the residents and staff what they envisioned.”

RGS prepared initial concept designs, developed construction details and made basic material and plant species recommendations. “We approached the Legacy Garden as a sensory experience, incorporating different textures, scents and views with the use of sculptures as focal points. The garden as a whole is meant to be a destination, with each garden ‘room’ providing an intimate and comfortable place to sit down, relax and enjoy,” adds Alex Piehl, Landscape Architect at RGS.

Though RGS generated the conceptual plan, the community’s grounds and horticultural staff will be the “artists who apply the vision to the canvas of the property,” says Hackenburg.

The Legacy Garden should be completed by next fall. “We have a great relationship with RGS,” said Scott Weaver of Garden Spot Village. “They’ve given us a wonderfully practical and pleasing design. Now we’ll bring it to life.”

## The Vision

The Legacy Garden at Garden Spot Village is designed on a three-acre open space in the heart of the community and will include several garden “rooms” with various themes. The main entrance to the garden leads to the Courtyard that will include a water feature surrounded with boulders and brought alive with a sculptural fountain. A wood pergola with benches and game tables shades the perimeter of the Courtyard.

The path to the east of the Courtyard leads to the Butterfly Garden. Vegetation found throughout the Butterfly Garden was chosen to attract butterflies throughout the summer months. The garden’s focal point will be a sculptural element related to the butterfly theme.

To the west of the Courtyard will be the Oak Garden. The Oak Garden will have an old garden feel with a brick walk, shade loving plants and an oak tree surrounded by a walkway and benches.

The Water Garden is located to the south of the Courtyard and can be seen and heard from locations throughout the Legacy Garden. A waterfall runs over the Courtyard’s boulder wall into a pool that feeds the stream leading to the small pond in the Water Garden. Visitors to the Water Garden will be able to see and hear the waterfall, stream, sculpture and pond from several vantage points including the meandering brick walk, wooden bridge and benches.

The Inspiration Garden will serve as an uplifting symbol of the community. The focal point of the Inspiration Garden is a sculpture surrounded by a radial pattern comprised of shrubs, boulders and lawn.

The Legacy Garden at Garden Spot Village will create yet another treasure on the picturesque campus – thanks to the collective vision and talents of RGS Associates and the staff and residents of Garden Spot Village.





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## Awards of Excellence

RGS is proud to work with exceptional companies throughout South Central Pennsylvania and beyond. This summer, two of our project partners received Awards of Excellence, presented by the Keystone Chapter, Associated Builders & Contractors, Inc. The Award of Excellence recognizes outstanding construction projects in South Central PA. As winners of the Chapter competition, these projects are eligible to compete at the national level for recognition and prestige among all ABC members nationwide.

Our heartiest congratulations to:



**Garden Spot Village Retirement Community & Horst Construction, General Contractor**

Commercial, \$2 to \$10 million - Center for Health at Garden Spot Village project



**Willow Valley Retirement Community & Paul Risk Associates, Inc., General Contractor**

Institutional, \$10 to \$25 million - Spring Run at Willow Valley, Core Building and Residential Buildings 1 & 4