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## MEETING NOTES

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Project:	Towamencin Veterans Memorial Park Master Plan	Project No.:	20003.10
Location:	Towmanencin Township Bldg Meeting Room 1090 Troxel Road Lansdale, PA	Meeting Date/Time:	12.01.2021 7pm
Re:	Committee Meeting #2	Issue Date:	01.17.2022

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### ATTENDEES:

See Sign-in Sheet

### GENERAL NOTES:

#### INTRODUCTION

- Anita Nardone (AN) of Simone Collins (SC) started with a brief review of Veterans Committee (VC) Members (noting that Nancy Becker is to be added to the list), project scope and project schedule.

#### PUBLIC OPINION SURVEY

- AN presented a summary of the Public Opinion Survey responses to date, including:
  - a. Draft Park Mission Statement
  - b. Demographics of respondents. \*  
\* Note: There have been no respondents under 24 years of age. Most respondents are Towamencin residents (94%) and have/had a family member in the military (83%).
  - c. Recreational habits and activities of respondents
  - d. Desired elements for Veterans Memorial Park
  - e. Additional Thoughts/Comments/Suggestions

#### SITE ANALYSIS

- AN presented site analysis, including:
  - a. Existing Conditions – Composite Analysis
  - b. Scale Comparison Diagram
  - c. Site Access – Existing and Potential

#### PRELIMINARY CONCEPTS

- Peter Simone (PS) of SC presented three (3) Preliminary Concepts for Veterans Memorial Park, which explore alternative placements of elements including:
  - a. site access
  - b. vehicular access/parking areas
  - c. pedestrian/multi-modal circulation
  - d. major and minor “plazas”
  - e. restrooms/pavilion
  - f. play area
  - g. lawn/open field
  - h. meadow/stormwater management
  - i. trees
- PS presented precedent images as examples of what conceptual elements might look like.

### **VETERANS COMMITTEE FEEDBACK ON PRELIMINARY CONCEPTS**

- In response to comments from the Public Opinion Survey, VC members expressed opposition to an off-leash dog park, but were amenable to dog-walking, given that owners clean up after their pets. SC agreed that, while there has been an ongoing conversation about creating a dog park in the Township, this site is not the appropriate location for it.
- Regarding potential site access, a VC member asked whether pedestrian access will be provided into the park from the new residential development next to the shopping center. SC confirmed that this is the intention---possibly coming through the shopping center.
- A VC member suggested that a portion of the land on the adjacent parcel along Tomlinson Road may be preserved land.
- VC members liked concepts 2 and 3 for their large, open areas.
- A VC member asked what would be located in a ‘major’ plaza. SC responded that it could be names, flags, art, seating, etc. and that, at this point in the design design process, the specifics are still open-ended for ‘major’ and ‘minor’ plazas.
- The VC informed SC that the Township will bring a yardarm from Bustard Road to be incorporated into the Park (for a flagpole).
- A VC member suggested that, since the North Penn Water Authority had two buildings on their parcel (one with a restroom connection), keeping the Park restroom near that parcel would provide good economy. SC responded that access is important, and the location of the primary Park access will inform placement of the restrooms. At this time, the preferred access is from Reinert Road; creating the best design should be the priority and the other details will follow this component.
- A VC member noted that an entrance was already built at Forty Foot Road where a red light will be put in, and that there is a property there that may provide good Park access. SC clarified that this parcel is owned by PSDC, and that their intention is to build apartments there.
- A VC member liked Concept 1, because it uses the existing park access, and expressed concerns over increased traffic on Reinert Road. VC members noted that Reinert Road is already used as a shortcut to other locations. SC responded that the Concepts propose only 20 parking spaces, so it is likely that there would be no noticeable increase in traffic.
- A VC member noted that Butch Clemens and his wife no longer live in the house on Reinert Road

- A VC member noted that stormwater runs off of this area and across Reinert. SC noted that runoff from this site goes into the stream. A VC member clarified that the stream runs to the left when it leaves the site (not east, as shown on the plan). SC to clarify base plan accordingly.
- A VC member suggested that the site access in Concept 1 (Allentown Road) is worse than it would be if pushed to the left of the cemetery, regarding site lines – cars barreling around the corner will not be visible. It was noted that the grades are very steep to the left of the cemetery, and that SC will look into this further.
- A VC member suggested that an easement for vehicular access could be proposed on the adjacent parcel along Tomlinson Road, as this would make for good site access. SC responded that this can be provided for on the plan, noting that, although vehicular access through this parcel may not be particularly advantageous to a developer, it is important to show that a connection is desirable at this location to get future “buy-in”. SC has reached to the owner of this parcel with this suggestion and will see where that conversation goes.
- A VC member noted that a multi-use trail from Reinert Road would be great.
- A VC member asked who owns the property at Reinert and Tomlinson Roads. It was clarified that it is part of the larger parcel adjacent to the site and is owned by the Clemens Corporation.
- SC suggested that, depending on the response from Clemens, maybe two alternate plans will be presented in the report.
- A VC member asked if the comments and list of important items from Committee Meeting #1 fit into this plan. SC responded yes, and that these concepts are still basic ideas. SC will send the list of previous comments so that they can be looked over side-by-side with the concepts.
- A VC member asked if there is a lid on the budget for this plan. SC has not been given direction from the board, but that, while being conscious of costs, we do not want to hinder creativity. It was noted that the Board of Supervisors typically makes a plan first and then looks at the cost.
- A VC member suggested that in the smaller Clemens parcel, if the vehicular access went straight through the lot, it may be more attractive to Clemens and still leave enough room for two residences (with a shared residential/Park vehicular access).
- A VC member noted that the same could be done off Tomlinson since a driveway/road will be necessary to access all lots in a future development.
- VC members noted that there has been discussion of a senior facility on the Clemens Tomlinson Road property.
- SC noted that, if Clemens responds that they will not agree to vehicular access through their parcels, SC would be obligated to not show these options to the public.

## **KEY PERSON INTERVIEWS**

To be conducted either after Public Meeting #2 or after development of the Draft Master Plans.

- Neighboring residents
- Clemens Corporation – as future neighbors of the Park
- AN noted that a survey respondent (Bob DiDomizio) provided some creative funding ideas, such as having donors ‘adopting’ plazas. VC members noted that he has been involved in fundraising campaigns.
- SKF – a citizen of the Township. Park could be a place for employees...? Mark Nicoletti would know of someone to reach out to – it is his property.

- Rick Walfrack – a “rain maker”. Raised funds for Honor Flights. Resident of Towamencin. Federal Employee
- Dock Woods Community – Living Branches(?) Ed Brubeck CEO (?)
- Dock Woods and Dock Mennonite Academy have projects that are both in land development

## **ACTION ITEMS**

Simone Collins:

- Update and send flyer for Public Meeting #2
- Send list of conceptual comments/items from Committee Meeting #1

Veterans Committee:

- Public involvement is and will continue to be an essential component to the Towamencin Veterans Park process. Veterans Committee Members are encouraged to continue to promote the Public Opinion Survey, *particularly to underrepresented segments of the Township’s population*, through available channels:
  - Website
  - Social media
  - School handouts?
  - Clubs/orgs?
  - Etc.?
- Review Preliminary Concepts (alongside conceptual comments/items) and provide feedback/guidance
- Finalize Veterans Memorial Park Mission Statement for Public Meeting #2
- Provide contact info for KPI’s to Joe Meehan (?) to relay to SC

## **NEXT STEPS**

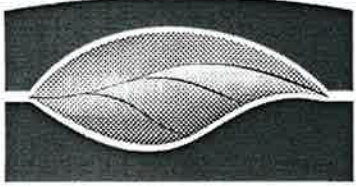
- The second public meeting will take place on January 18<sup>th</sup> as a ‘hybrid’ meeting (in-person attendance and live streamed via the web) at the Township Building at 7pm.

This report represents the Professional’s summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Anita Nardone, PE



**SIMONE COLLINS**  
LANDSCAPE ARCHITECTURE

511 OLD LANCASTER RD. BERWYN, PA 19312  
PHONE:(610) 889 0348 FAX:(610) 889 7521  
WWW.SIMONECOLLINS.COM

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VETERANS MEMORIAL PARK-COMMITTEE MEETING #2 SIGN IN SHEET

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December 1, 2021

NAME	
1. Michael Lewis	✓
2. Joe Meehan	✓
3. Lauren Sendel-Grant	✓
4. Gordon Bell	✓
5. Barry Foreng	✓
6. Barry Kenyon	✓
7. Bill Dauphinee	
8. Robert Bell	✓
9. Chet Ruminski	✓
10. Rich Marino	✓
11. Dan Littley	✓
12. Carter LaBrocq	✓
13. Don Delamater (Township Manager)	✓
14. <i>Nancy Becker</i>	✓
15.	
16.	
17.	