

Public Meeting #4: June 14, 2022

Veterans Memorial Park Master Plan

TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



TOWAMENCIN VETERANS COMMITTEE

- Michael Lewis – Chair
- Joe Meehan – Vice Chair
- Laureen Sendel-Grant – Secretary
- Gordon Bell
- Barry Forgeng
- Barry Kenyon
- Bill Dauphinee
- Robert Dell
- Chet Ruminski
- Rich Marino
- Dan Littley
- Carter LeBrocq
- Bob DiDomizio
- Nancy Becker



MEETING AGENDA

1. Review FINAL Master Plan Process to Date: Concept to Final Plan
2. Presentation of Final Master Plan
3. Discussion of Costs & Phasing of TVMP Project
4. Next Steps



MASTER PLAN SCHEDULE

DATE	MEETING	MEETING DETAILS
June 28, 2021	Study Committee #1	Programming & Brainstorming
September 14, 2021	Public Meeting #1	Programming & Brainstorming
December 1, 2021	Study Committee #2	Site Analysis & Initial Concepts
January 18, 2022	Public Meeting #2	Site Analysis & Initial Concepts
March 28, 2022	Study Committee #3	Pre-Draft Plan Review
April 27, 2022	Board of Supervisors Meeting	Review and Comment on Draft Plan
May 4, 2022	Public Meeting #3	Review and Comment on Draft Plan
May 23, 2022	Study Committee #4	Agree on Revisions to Draft Plan
June 14, 2022	Public Meeting #4	Final Master Plan



MASTER PLAN PROCESS

We are Here

“All voices heard, all ideas honored”



Transparent Public Process:

- *4 Study Committee meetings*
- *4 Public meetings*
- *1 Board of Supervisors meeting*
- *10 Key Person Interviews*
- *Online Public Opinion Survey*

VETERANS MEMORIAL PARK MISSION STATEMENT

“The mission of Towamencin Veterans Memorial Park is to honor the service of our armed forces while informing visitors about the importance of their service in a tranquil and passive park setting.”

REVIEW OF PARK SITE & ADJACENT PARCELS



ALL PRELIMINARY CONCEPTS



Concept 1



Concept 2



Concept 3



Concept 4A



Concept 4B



Concept 5

Potential Tomlinson Road Access

Recent Access Discussions:

Property Owner Preference for Vehicular Access off of Tomlinson Road



DRAFT MASTER PLAN

Legend

-  Site Boundary
-  Parcel Lines
-  Stream
-  Wetlands
-  Tennis-Lukens Cemetery
- 1 Existing Woodland / Buffer
- 2 Proposed Reforestation
- 3 Proposed Stormwater Best Management Practice (BMP)
- 4 Allentown Road Access (realigned)
- 5 Perimeter Loop Walkway, 6' wide
- 6 Major Walkway, 8' wide
- 7 Towamencin History Plaza
- 8 Memorial Plaza
- 9 Central Lawn
- 10 Flag Plaza
- 11 Amphitheater & Mounds
- 12 Pedestrian Access
- 13 Entrance Plaza
- 14 Restrooms
- 15 Nature-Based Play Area
- 16 Tomlinson Road Access
-  Parking Spaces
-  ADA Parking
-  Fence
-  Park Benches
-  Litter Bins
-  Meadow
-  Ornamental Tree
-  Shade Tree



Reinert Road

Allentown Road

Tomlinson Road



DRAFT MASTER PLAN TO FINAL MASTER PLAN

REVISIONS SINCE PUBLIC MEETING #3

COMMITTEE RECOMMENDATIONS ON PLAN

1. Memorial Plaza Number: 6
2. Defined ADA Accessibility
3. Emergency Vehicle Access through the Park
4. Reforestation: Maintenance & Security

FINAL MASTER PLAN

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-  Shade Tree

Note: 6'- and 8'-wide walkways have 2'-wide stabilized turf shoulder on both sides to allow for heavy rescue vehicle access.



Reinert



FINAL MASTER PLAN (EAST)

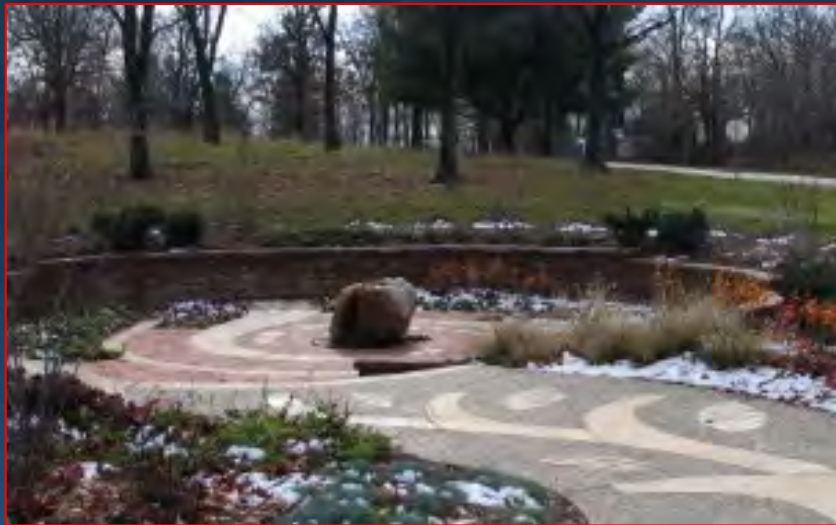
Legend

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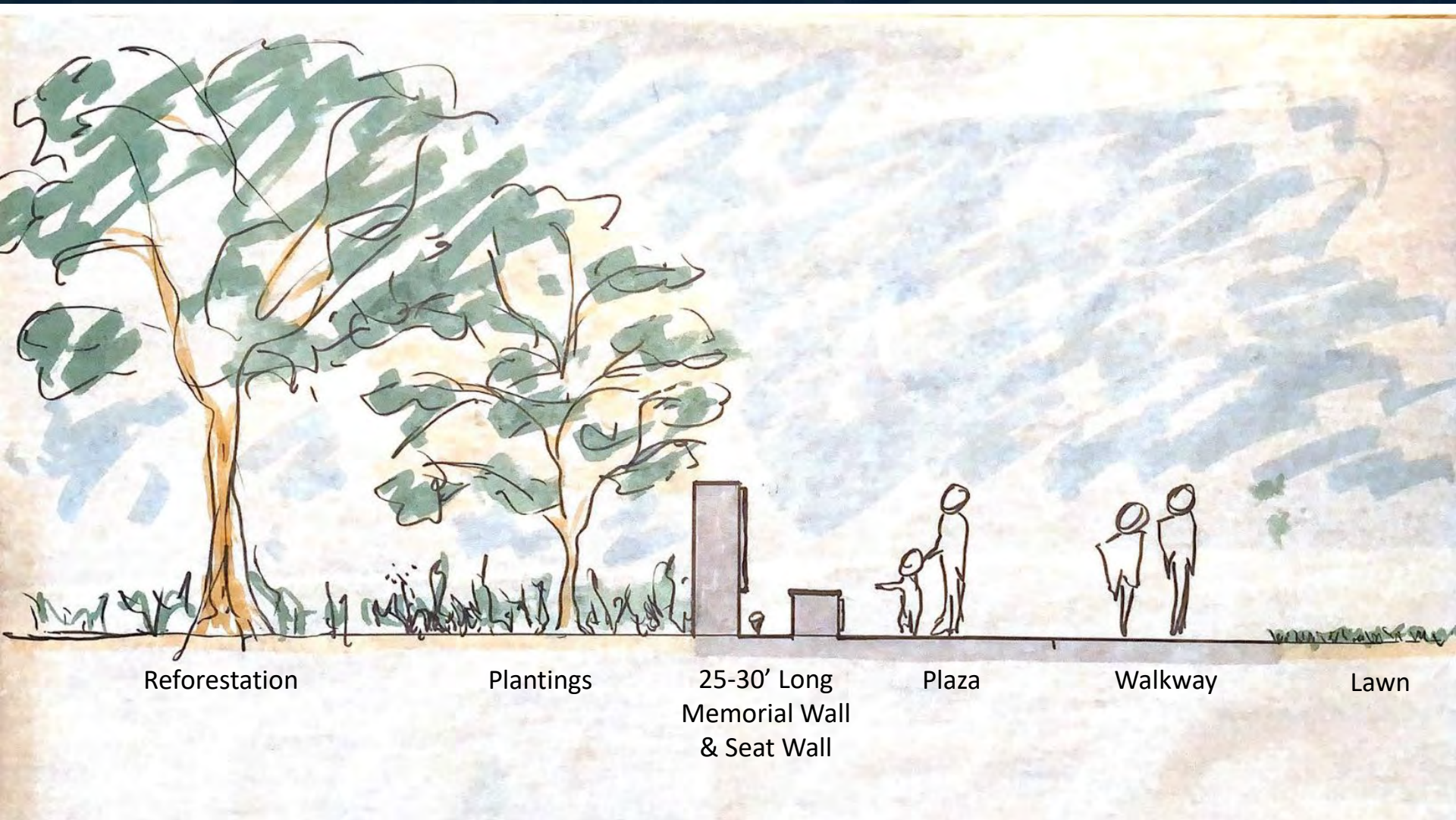
Note: 6'- and 8'-wide walkways have 2'-wide stabilized turf shoulder on both sides to allow for heavy rescue vehicle access.



NATURALIZED PLAZA CONCEPTS



PLAZA CONCEPT – SECTION



Reforestation

Plantings

25-30' Long
Memorial Wall
& Seat Wall

Plaza

Walkway

Lawn

STORMWATER MANAGEMENT AREAS

Rain Garden – Stormwater Best Management Practice

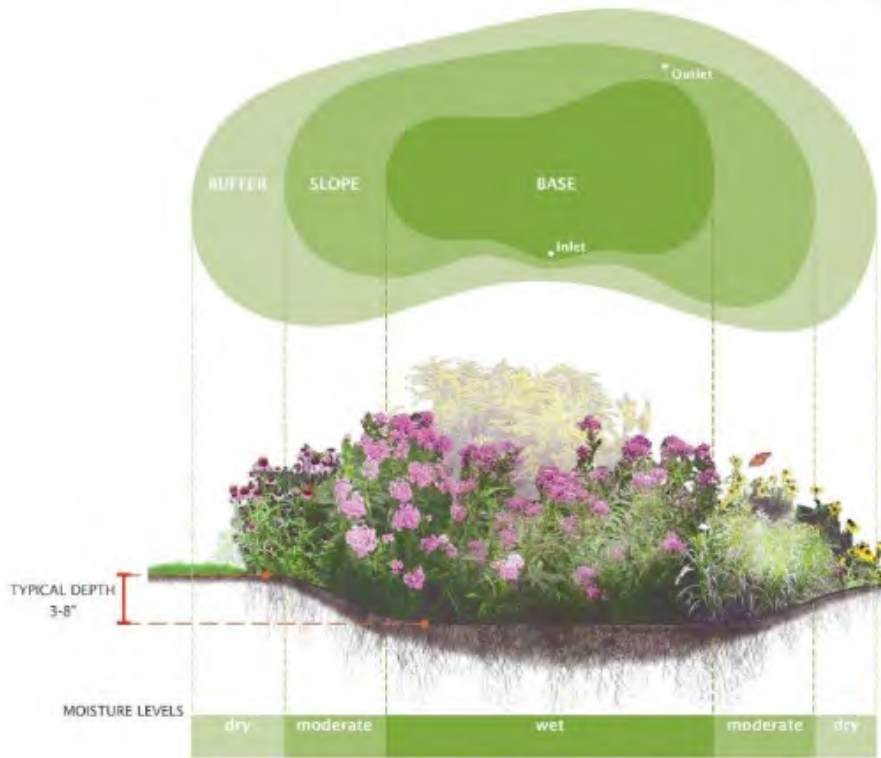


Diagram of Rain Garden (Rutgers University)



FINAL MASTER PLAN (WEST)

Legend

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PRECEDENT IMAGES – PRIMARY FLAG PLAZA

- INCLUSION OF TOWAMENCIN *MAST YARD ARM* WITHIN PLAZA

Sellersville



COMMEMORATION OPTIONS



MEMORIAL PAVERS



MEMORIAL TREE PLANTINGS



GARDEN/ RESTFUL/ MEDITATIVE AREAS



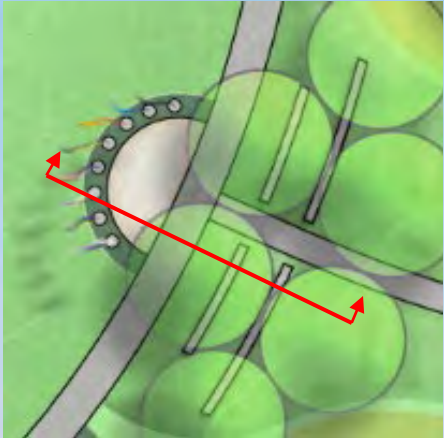
**Planted Labyrinth
(Stoney Creek Park)**

“Plazas” defined by plantings



Naturalistic Memorial Elements

Amphitheater Section



Central Lawn

Flag Plaza

Walkway

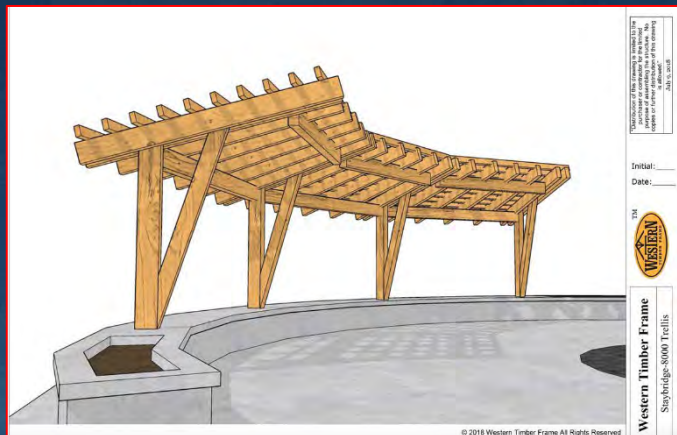
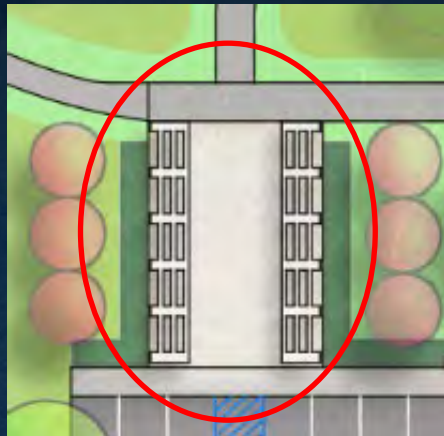
Tiered Seating

Walkway

AMPHITHEATER CONCEPTS



ENTRY TRELLIS/ PERGOLA TREATMENTS



POSSIBLE WATER FEATURE AT ENTRY PERGOLA



NATURALIZED PLAY AREA



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No. 2 on Plan - REFORESTATION

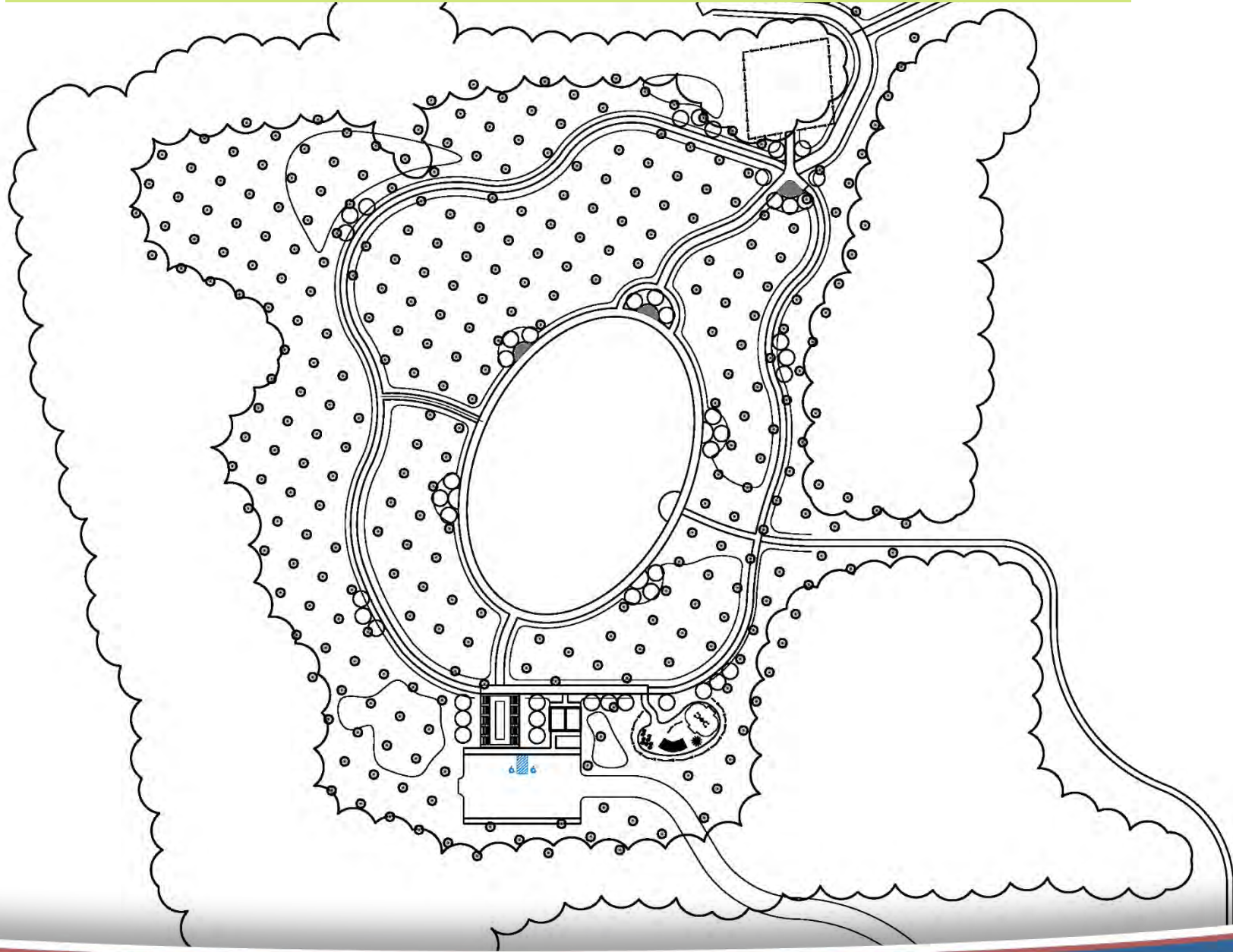


Reinert



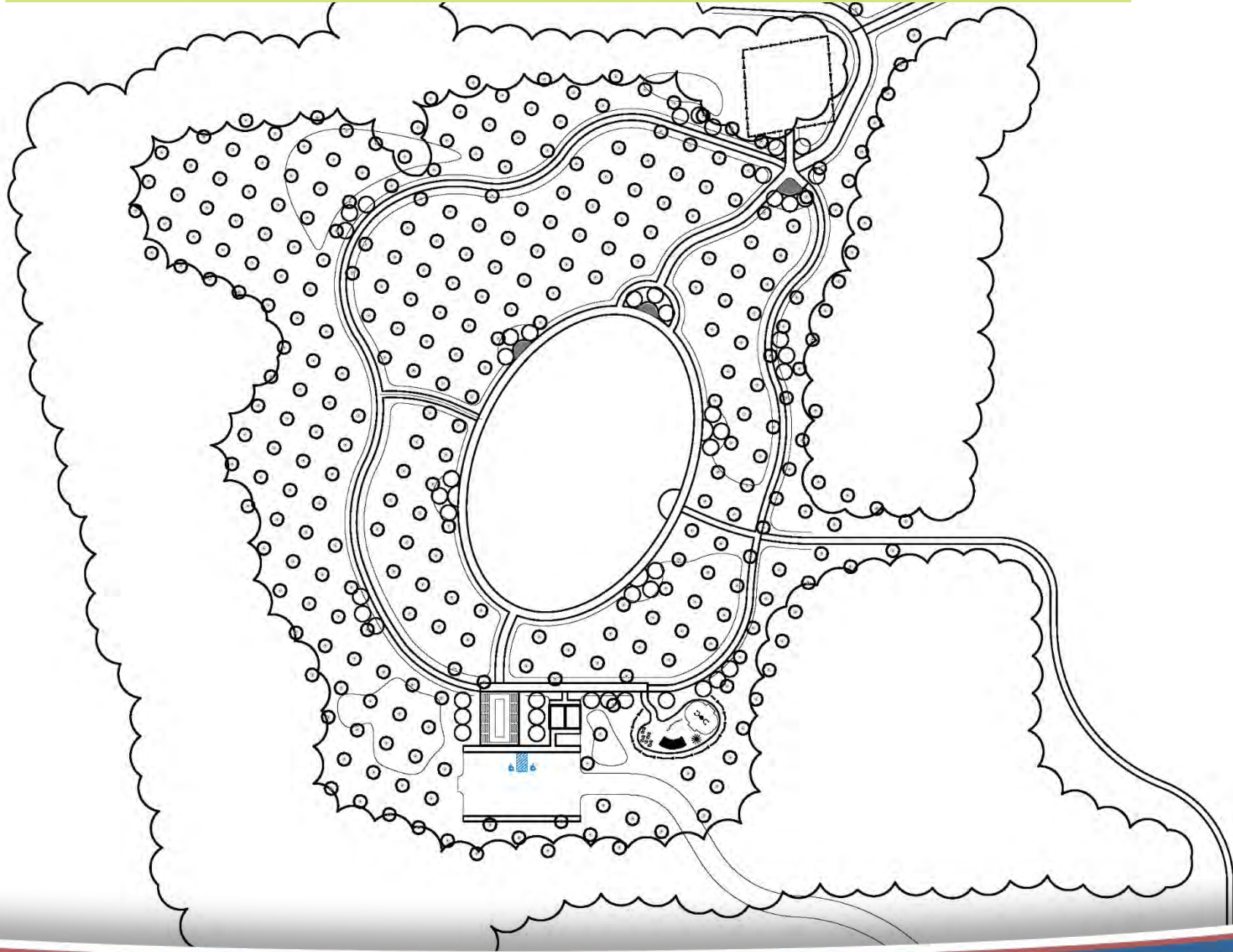
YEAR 1 -
8' CANOPY
30' GRID

REFORESTATION-YEAR 1



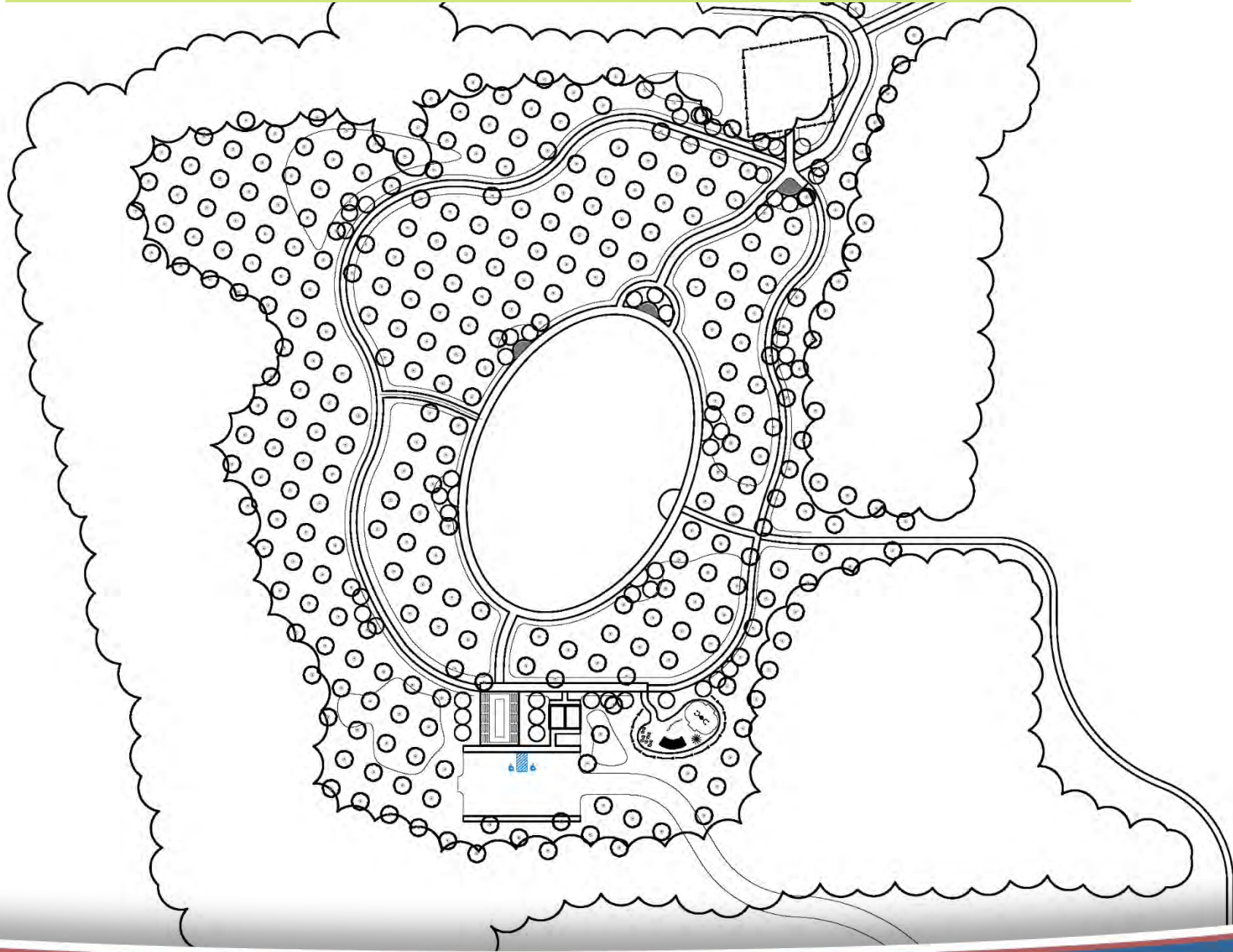
YEAR 5 -
12' CANOPY
30' GRID

REFORESTATION-YEAR 5



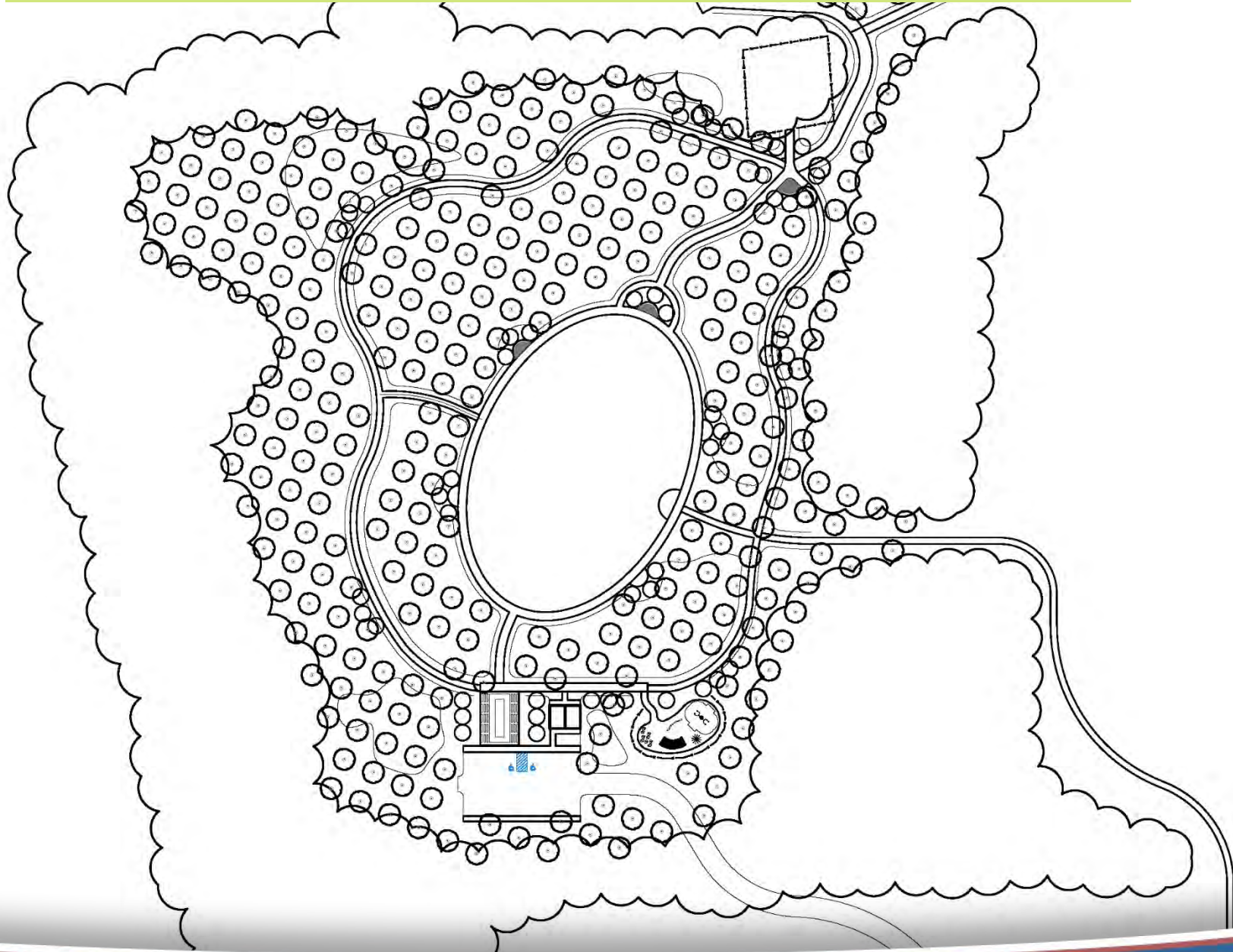
YEAR 10 -
16' CANOPY
30' GRID

REFORESTATION-YEAR 10



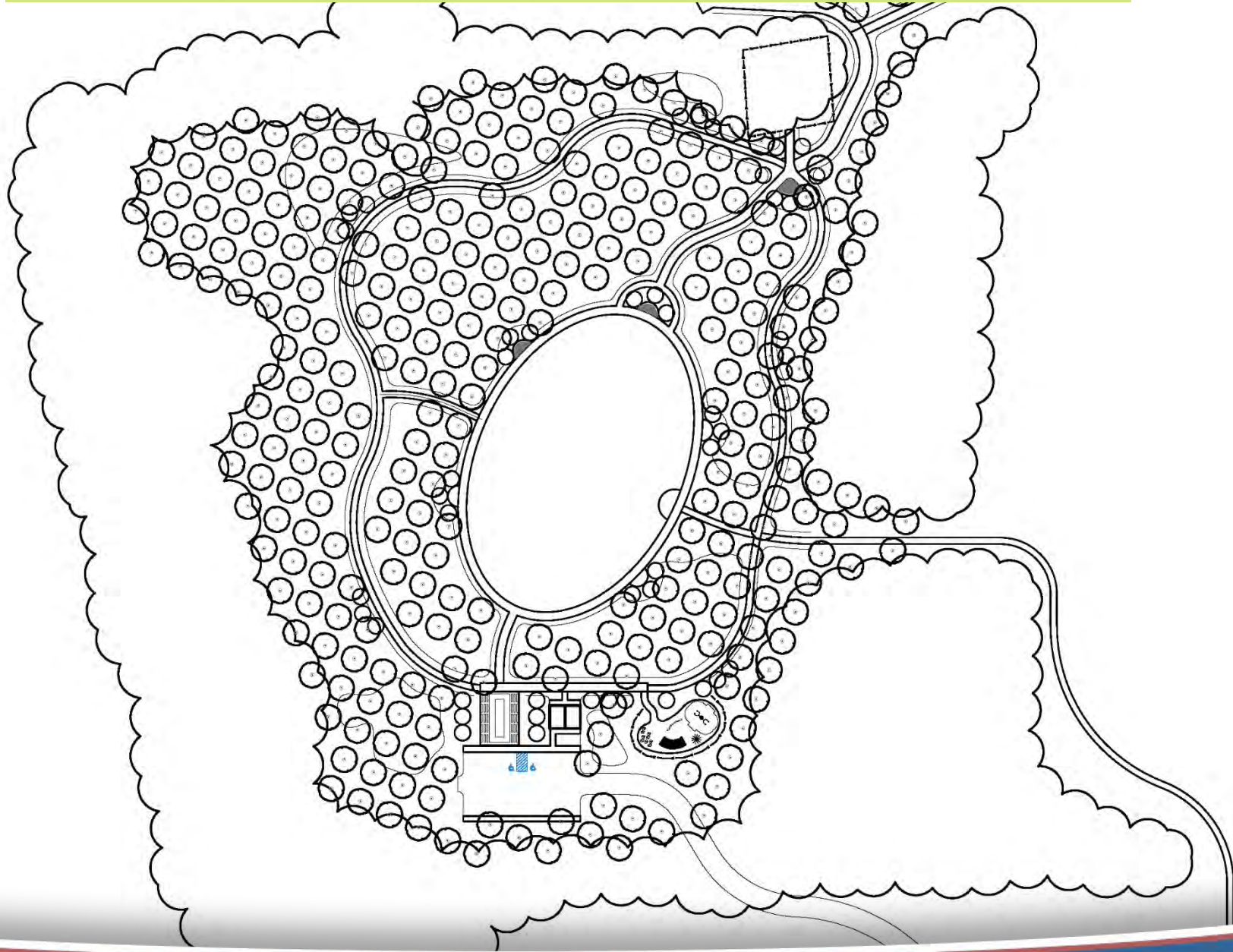
YEAR 15 -
20' CANOPY
30' GRID

REFORESTATION-YEAR 15



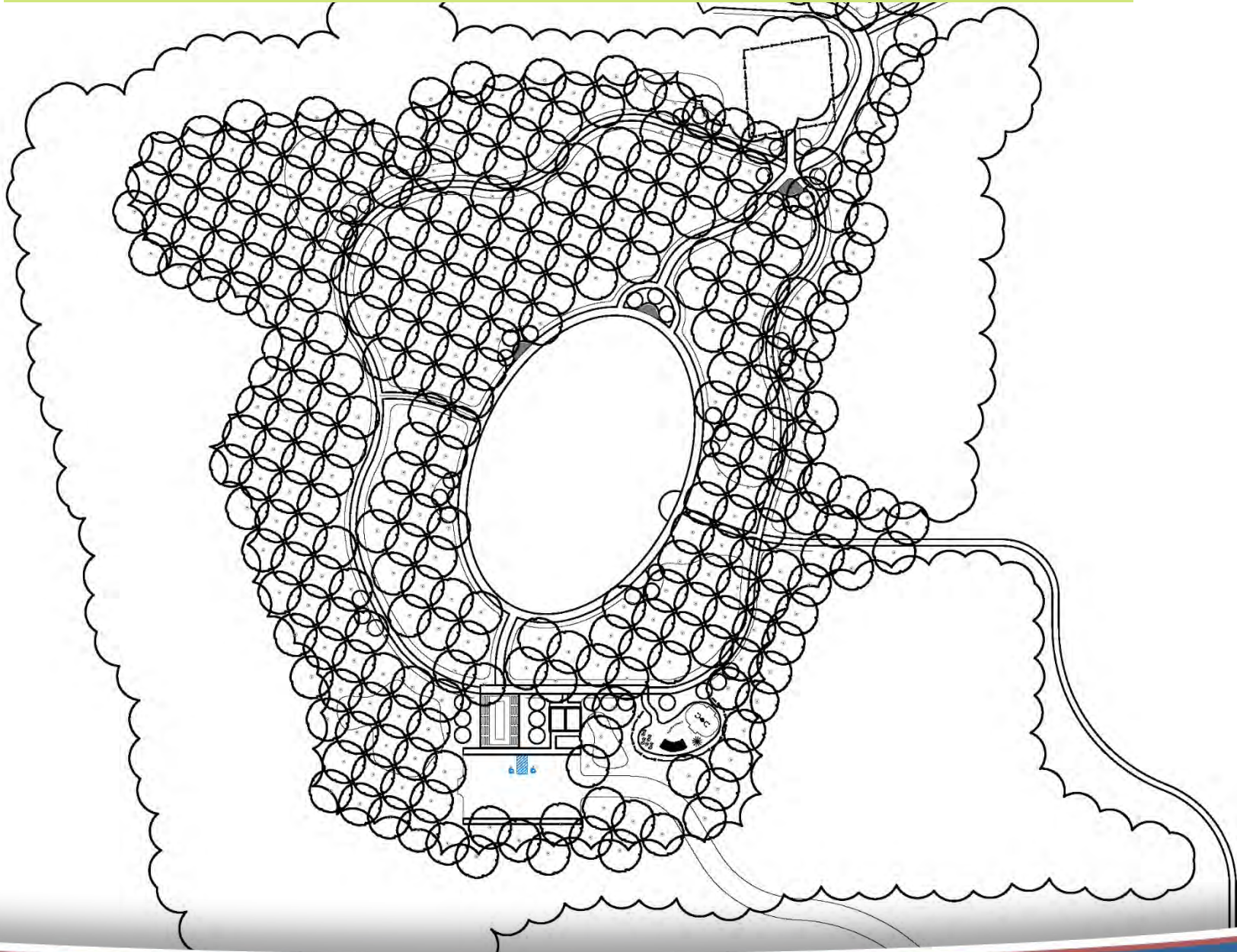
YEAR 20 -
24' CANOPY
30' GRID

REFORESTATION-YEAR 20



25-30 YEARS
MATURITY -
40' CANOPY
AVERAGE
30' GRID

REFORESTATION-MATURITY



REFORESTATION AT MATURITY : EXAMPLE IMAGES



ESTIMATED COSTS OF DEVELOPMENT

Total Project Cost

Total Proposed Site Improvements	\$ 1,646,620
Mobilization (2%)	\$ 32,932
Construction Surveying (1%)	\$ 16,466
Erosion and Sedimentation Control (1.5%)	\$ 24,699
Storm Water Management (7.5%)	\$ 123,497
Construction Contingency (10%)	\$ 164,662
Design and Engineering (15%)	\$ 246,993

Total Estimated Project Costs \$ 2,255,870

Work Area

Tomlinson Road Entrance	\$ 228,283
Parking Area (21 Spaces)	\$ 71,029
Allentown Road Secondary Entrance/Sidewalk Connection	\$ 28,000
Site Grading	\$ 105,000
Entrance Plaza & Restroom Building	\$ 445,063
Play Area	\$ 76,398
Perimeter Loop Path	\$ 102,252
Major Walkways	\$ 66,806
Amphitheater	\$ 75,250
Flag Plaza	\$ 42,561
Towamencin History Plaza	\$ 21,806
Memorial Plazas	\$ 243,333
Central Lawn	\$ 55,397
Reforestation/ Meadow Establishment/ Trees	\$ 79,925

PLAN PHASING & COSTS



\$578,600 – Tomlinson Road Access + Parking + Site Grading + Meadow Seeding



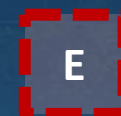
\$329,400 – Reforestation Major Walkways + Allentown Road Access + Play Area + Central Green



\$316,600 – Perimeter Walkways + Amphitheater + Trees (Ornamental/Shade)



\$609,700 – Entrance Plaza + Restroom Building + Utilities



\$421,549 – Memorial Plazas Construction

PLAN PHASING



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PLAN PHASING



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\$578,600 – Tomlinson Road Access + Parking + Site Grading + Meadow Seeding

B

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C

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NEXT STEPS

- Completion of the Draft Final Master Plan Report
- Distribution of report to the Towamencin Veterans Committee for review and comment
- Transmission of DRAFT Master Plan Report to DCNR for review and comment
- Completion of FINAL Master Plan Report
- Recommendation of the Towamencin Veterans Committee to Township



CONTACT / MORE INFO

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Anita Nardone, PE | Project Manager
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- **Joe Meehan** | Chair, Open Space and Parks Advisory Committee & Vice Chairperson, Veterans Committee
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- **Don Delamater** | Township Manager
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TOWNSHIP WEBSITE:

[Veterans Committee | Towamencin Township](#)

Please check the Township website for project updates.

