



---

## MEETING NOTES

---

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:	06.14.2022 7:00PM
Re:	Public Meeting #4	Issue Date:	06.17.2022

---

### ATTENDEES:

See attached Sign-in Sheet

### GENERAL NOTES:

#### INTRODUCTION

- Anita Nardone (AN) of Simone Collins (SC) welcomed both in-person (11 attendees) and virtual attendees (2 attendees) to the meeting, introduced Pete Simone, principal landscape architect to the group, and reviewed the proposed agenda for the evening:
  - Review FINAL Master Plan Process to Date: Concept to Final Plan
  - Presentation of Final Master Plan
  - Discussion of Costs & Phasing of TVMP Project
  - Next Steps

#### REVIEW OF MASTER PLAN PROCESS TO DATE: CONCEPT TO FINAL PLAN

- AN presented the overall timeline of the process and summarized the important components of site analysis, public participation, access driveway challenges and park design process. The Master Plan process will conclude with a final master plan report incorporating both plan, analysis and a documentation of public participation and design considerations for future phases of park development.

#### REVISIONS OF DRAFT MASTER PLAN BASED ON COMMITTEE INPUT

- After summarizing the concept plan and previously presented draft master plan, AN discussed the issues/ comments received from the Committee and public that led to some revisions to the plan that is presented as the 'Final' Plan this evening:
  - a. The number of 'Memorial Plazas'

- Previous plans had considered representing the six (6) branches of military service by co-joining two related branches—thus having three (3) plaza areas. After discussion of this with the committee, it was felt that each branch of the service should have its own dedicated area: Army, Navy, Air force, Marines, Coast Guard and Space Force. Plan revised to show this.
- b. Emergency Vehicle Access
  - After discussion of the importance of not only secondary access---but properly designed access for emergency vehicles that can navigate to the greatest amount of areas of the park, SC revised the ‘entry’ area which contained pergolas that could be restrictive to such vehicles.
- c. Defined ADA accessibility
  - The plan was looked at again to ensure that all paths could be traversed within ADA accessibility guidelines (max. 5% longitudinal slope; max 2% cross slope)
  - A preliminary grading plan will be included with the final report and a graphic of the identified ADA-accessible paths will be part of the final report.
- d. Reforestation
  - AN reviewed committee and public concerns about ‘reforestation’: maintenance costs, possible security concerns.
  - Several slide showing the concept of initial meadow planting followed by tree-planting with understory maintenance control; progression of tree growth; and images of walkways through forested areas emphasized that the Township can control the amount of vegetative cover through select pruning.
  - AN also spent time addressing how the reforestation effort over time will actually reduce the amount of runoff generated by the Park site. Initially, the size of the stormwater management (SWM) control measures will be greater than what is needed as the reforestation effort matures in the Park.

## **PRESENTATION OF THE MASTER PLAN**

- AN presented the final master plan and used precedent images to illustrate important elements of both the western and the eastern side of the site.

## **COSTS & PHASING**

- AN reviewed the updated cost estimate for the entire park as represented by the master plan. (This cost is a slight revision to that cost presented at PM #3 due to the increase in costs for an additional memorial plaza,) Total estimated cost: \$2.25M.
- Phasing was discussed in terms of how we can get the park to a ‘useable’ state as quickly as possible. Entrance roads, parking and overall site grading/ stabilization efforts represent the early phases---followed by major pathway construction, perimeter paths, amphitheater and play area. Entry area, restroom building, and memorial construction represent phases with higher costs.
- Presenting a phasing plan allow the Township the flexibility to allocate costs and funding opportunities based on an economical and practical approach.

## **QUESTIONS/COMMENTS:**

1. *What will be the operating hours of the Park?*

Response: AN noted that Committee discussion indicates that TVMP will follow other Township parks with a dawn to dusk operation.

2. *The Tomlinson Road access is close to the residential house abutting the shopping center?*

Response: Yes. SC aligned the Park driveway as close to the SW property boundary of the Clemens property to allow them the greatest flexibility of development within the site.

3. *(Following discussion of reforestation): Will the final report estimate annual maintenance costs for the Township?*

Response: Yes. A 'typical' annual maintenance plan will be provided in the report.

### **NEXT STEPS**

- AN noted that SC is in the process of completing the master plan final report---a document that summarized the process of the master plan and lays the foundation for the next phase of design/ engineering for the Park. After submission to the Committee for their review/comment, the plan will be open to public comment for thirty (30) days. DCNR as the primary funding agency will also review the report.
- After the compilation of comments and revisions, the Committee may make a recommendation for adoption to the Township Supervisors.

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  
Project Manager

