

TOWAMENCIN TOWNSHIP PARKS AND TRAILS EVALUATION



August 2020

TABLE OF CONTENTS

Board of Supervisors

H. Charles Wilson, III - Chairperson

Laura C. Smith - Vice Chairperson

Daniel M. Littley, Jr. - Treasurer

Richard Marino - Secretary

Daniel Bell - Asst. Secretary/Asst. Treasurer

Township Manager

Robert A. Ford

Open Space and Parks Advisory Committee

Joe Meehan

Todd Fischer

Peter Murphy

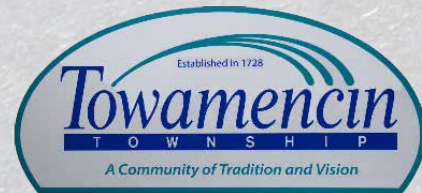
Laura Smith

Jim Roberts

Michon Blake

Dave Sponseller

Nancy Becker



SC# 19003.10

Introduction

- 2 Project Purpose
- 2 Park and Trails System Overview
- 3 Towamencin Township Parks and Trails Map
- 4 Relevant Planning Documents
- 4 Community Benchmarking
- 5 Project Schedule

Parks Evaluation

- 7 Fischer's Park (Plan pg 8)
- 10 Bustard Road Park (Plan pg 11)
- 12 Green Lane Park (Plan pg 13)
- 14 Grist Mill Park (Plan Option 1 pg 15, Option 2 pg 16)
- 17 Firehouse Park (Plan pg 18)
- 19 Butch Clemens Park (Plan pg 20)
- 21 Valley View Park (Plan pg 22)
- 21 Morgan Way Park (Plan pg 23)
- 24 Heebner Way Park (Plan pg 25)
- 24 Drinnon Park (Plan pg 26)
- 27 Kibler Meadows Park (Plan pg 28)
- 29 Veterans Memorial Park

Trails Evaluation

- 31 Overview
- 32 Recommendations

Priorities & Implementation

- 35 Fischer's Park
- 37 Grist Mill Park
- 39 Bustard Road Park
- 40 Green Lane Park
- 41 Butch Clemens Park
- 42 Kibler Meadows
- 43 Drinnon Park
- 44 Heebner Way Park
- 45 Morgan Way Park
- 46 Valley View Park
- 46 Priority Trail Connections
- 47 Towamencin Township Parks and Trails Map



INTRODUCTION



Overview of Parks and Trails System

In any community, the municipal park system is one of the most visible, most valued and most benign manifestations of local government. Parks are where community is built. These are places that neighbors meet neighbors and memories and friendships are forged that last a lifetime. The Covid 19 crisis has amplified the value we all have for our open spaces. This report attempts to reflect the values of the Towamencin community and the improvement recommendations approved by the Open Space and Parks Advisory Committee are intended to provide the greatest benefit to the greatest number of residents.

Towamencin Township has approximately 215 acres of park land. This report has classified these facilities as six community parks, four neighborhood parks and three passive parks.

The Community parks are Fischer's Park, Bustard Road Park, Green Lane Park, Grist Mill Park, Firehouse Park, and Butch Clemens Park. Community parks are larger and offer facilities that attract a variety of users from throughout the Township. The majority of these parks have active recreation facilities that support the needs of organized sports leagues, while other parks host passive recreation such as walking trails.

Neighborhood parks are smaller parks generally located within developments. These are Valley View Way, Morgan Way, Heebner Way, and Drinnon Park.

Passive parks vary in size, but the main goal is for providing quiet space and/or historical value. These are Kibler Meadows and Veterans Memorial Park.

The Township has also created a trail system with a mix of on-road and off-road trails to connect destinations within the Township. The Towamencin Trail runs throughout the Township, although it is difficult to follow since there are few wayfinding signs to assist trail users.

Project Purpose

Towamencin Township's Park, Recreation and Open Space Preservation Plan was completed in 2006. Over the last 14 years the Township has been diligent in implementing goals of the plan. Today Towamencin Park System is comprised of 13 parks totaling 215 acres with an abundance of recreational opportunities and services.

The goal of this evaluation of existing facilities is to establish the current state and condition of existing township parks and to create an action plan of recommendations for each park. These action items will include a priority listing of projects for each facility and also Township-wide for the overall park system. The Township can then make informed decisions on which projects to implement and how to allocate funds and/or seek grants for improvements.

In contrast to a complete update to the 2006 Park, Recreation and Open Space Preservation Plan, this evaluation is a very cost effective way to make recommendations for the park system. The Park and Open Space Board served as the voice of Towamencin citizens and helping to gauge need and provide advice and feedback on needed improvements.

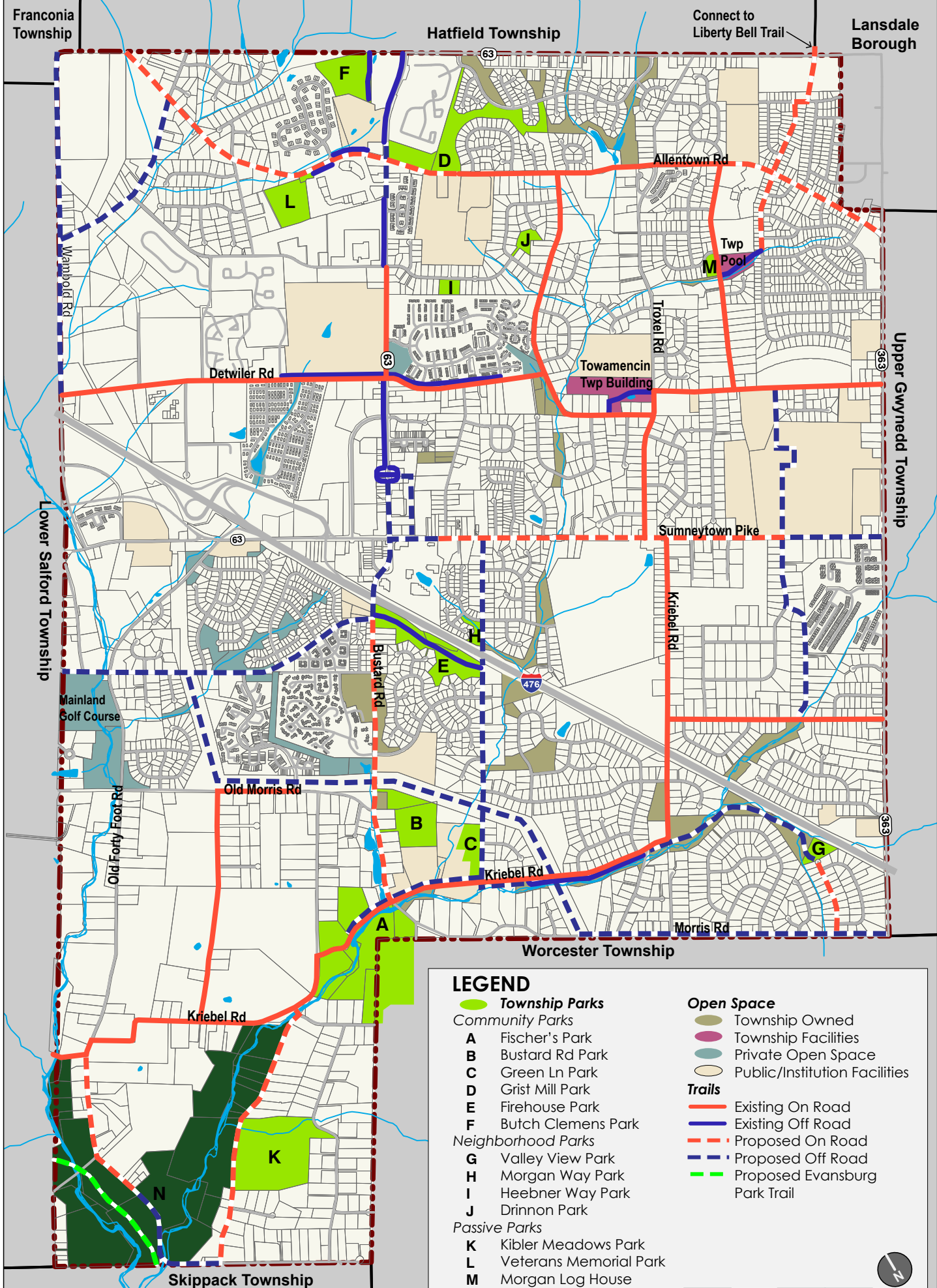


Figure 1.1 - Towamencin Township Parks and Trails Map

LEGEND

- **Township Parks**
- Community Parks**
 - A Fischer's Park
 - B Bustard Rd Park
 - C Green Ln Park
 - D Grist Mill Park
 - E Firehouse Park
 - F Butch Clemens Park
- Neighborhood Parks**
 - G Valley View Park
 - H Morgan Way Park
 - I Heebner Way Park
 - J Drinnon Park
- Passive Parks**
 - K Kibler Meadows Park
 - L Veterans Memorial Park
 - M Morgan Log House
- **State Park**
 - N Evansburg State Park
- Open Space**
 - Township Owned
 - Township Facilities
 - Private Open Space
 - Public/Institution Facilities
- Trails**
 - Existing On Road
 - Existing Off Road
 - - - Proposed On Road
 - - - Proposed Off Road
 - - - Proposed Evansburg Park Trail



Sources: Pennsylvania Spatial Data Access (PASDA), CKS Engineers, and Towamencin Township Park, Recreation, and Open Space Preservation Plan Update (2006)

Relevant Planning Documents

2007 Strategic Township Plan

The Strategic Plan was a 5-year plan set forth by the Township as a guide for improving and expanding quality of life assets and protecting the natural, historic, and cultural resources of Towamencin Township. The plan sought to identify community “hubs” to keep and attract residents with open space and park amenities. These improvements also included supporting activities and programs that protect the natural resources found within the Township and promote quality community, educational, cultural, and recreational opportunities that addresses needs of all age groups. The plan also set a goal to provide roadway safety for both motorists and pedestrian. The hope was that the plan would be updated every 5 years, but this was the only strategic plan completed.

2006 Park, Recreation and Open Space Preservation Plan

The Towamencin Township Open Space 2006 Plan is an inventory of existing parks and open space with recommendations for open space preservation and future recreational planning. The plan has four primary goals:

- Utilize the preservation and enhancement of parks and open space as a means to improve the quality of life for residents.
- Acquire new green space for recreational uses.
- Establish centrally located park and open spaces throughout neighborhoods that are available to all residents.
- Audit all existing facility use to determine for the recreational and open space needs of current and future residents.

The Trail Plan provides a detailed inventory of Towamencin’s existing rights-of-ways. Different classifications are assigned to trail segments based on intensity and purpose of use. Implementation and funding strategies were also developed. Trails are evaluated by need, safety, and likelihood of development. The Trail Master Plan found that the connection between the Liberty Bell Trail in the northern part of the Township with the Evansburg Trail in the

southern part of the Township would greatly improve the trail system. The plan formed the basis of many of the existing trails in the Township.

Demographics, Community Benchmarking & Plan Objectives

Towamencin Township population was estimated at 17,987 in 2018. With a total Township size of 9.7 square miles this equates to a population density of 1,858 people per square mile. DVRPC projects the Township population will grow to 20,493 persons in 2040, a growth of 13.9%. In order to identify any gaps in the recreation needs of Towamencin, the Township’s recreational facilities have been benchmarked against similarly sized communities (table below).

Community Benchmarking - Existing Facilities			
	Towamencin Township	Average	Difference from Average
2018 Population (ACS)	17,987	17,805	182
2040 Projection	20,493	20,308	185
Projected Growth	13.9%	14.1%	0.2%
Area (Sq. Miles)	9.7	14	-4
2018 Pop Density(sq/mile)	1,858	1,374	484
# of Parks	11	10	1
Park Area (Acres)	214.7	195	20
Facility			
Baseball / Softball	13	6	7
Soccer	7	3	4
Multipurpose Field	2	2	0
Bocceball	2	0	2
Pavilion / Rental Space	6	5	1
Pool	1	0	1
Amphitheater	1	0	1
Restrooms	4	3	1
Football	0	0	0
Skate Park	0	0	0
Roller hockey court	1	1	0
Lacrosse	0	0	0
Pickleball	0	0	0
Dog Park	0	0	0
Fishing	1	1	0
Playground facilities	5	6	-1
Basketball	1	3	-2
Biking / Hiking Trails (miles)	3	5	-2
Volleyball	0	2	-2
Tennis	1	4	-3

INTRODUCTION

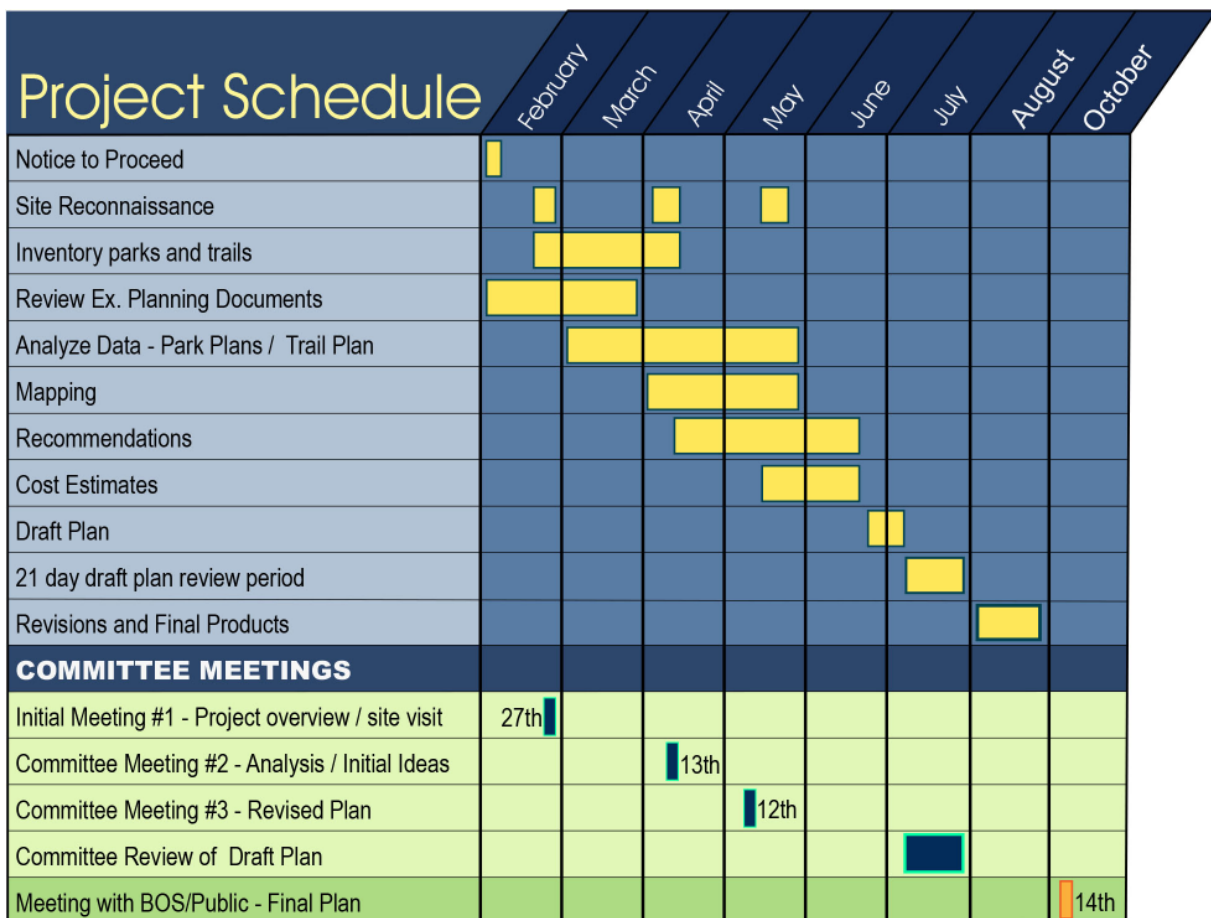
The six townships chosen for benchmarking are West Whiteland Township in Chester County, West Hempfield and Warwick Township in Lancaster County, Hatfield Township in Montgomery County, Lower Allen Township in Cumberland County, and Manchester Township in York County. As the 2040 growth projection of the Township is modest, benchmarking was not done with the future population estimates.

The Towamencin Park System is generally on par with the park and open space resources when compared to these other communities. The Township has a high number of ball fields and soccer/ multi-use fields compared to other townships. The Township is below the average in basketball, volleyball, pickleball and tennis courts. It was noted by the committee that the inclusion of more tennis courts may not be required in the Township since residents have access to the School District courts (not reflected in the existing park facilities listing). Compared to the benchmarked communities the Township is lagging in off-road biking and hiking trails.

The Township appears to be slightly under average with the existing five playgrounds that are found in only four of its thirteen parks,

indicating a comparative deficit. Based on the community benchmark findings, the Towamencin Park Advisory Committees developed the following related objectives:

- Fischer’s Parks should continue to serve as the primary passive community park, free of active or organized athletics. However, other parks within the system should offer a greater range of facilities to alleviate the pressure of overuse at Fischer’s Park.
- Though the Township has an above average number of athletic fields they are in high demand; the current number of fields should be maintained and new fields added where proposed.
- Specific communities have requested basketball and playgrounds in their areas. The plan should seek to accommodate these facilities within the park system. The Township currently does not offer any volleyball courts and this activity should be provided.
- In keeping with local trends of identifying activities for seniors, locations for pickleball courts and an adult fitness equipment “playground” should be identified.





PARKS EVALUATION



Fischer's Park

Overview

At 77 acres, Fischer's Park is the largest park in Township. Fischer's Park is classified as a passive park and is free of organized sports league activities. The park offers one pavilion with restrooms, five additional pavilions, two playground facilities, two bocce courts, one multi-use field, three miles of walking trails, an amphitheater, and a fishing pier. Pavilions are rented throughout the favorable months for family and community outings. The park is heavily used and also host to large community events. Recommendation for Fischer's Park strive to improve access, parking, and to provide additional recreational activities, particularly on the north side of Kriebel Road.

Fischer's Park Master Plan – May 2010

Much of the plan has been implemented or is in the works. Notably, the pedestrian bridge crossing Towamencin Creek is in the planning phase with completion soon. There are still some amenities that have not been implemented. Proposed improvements to the multi-use field was not completed as it was decided to keep any organized active recreation to other parks. This space is currently used for overflow parking. Proposed amenities on the north side of Kriebel Road has not been completed which includes a dog park, parking, and walking trails. The Open Space and Parks Advisory Committee has also been addressing the current state of the existing pavilions, some of which are deteriorating, most notably the Stable Pavilion and Creekside Boat Pavilion.

Recommendations

Recommendations for Fischer's Park focuses on:

- better inclusion the northern park lands into the park;
- access improvements and safety;
- maintenance and improvements to trails;
- pavilions and playgrounds upgrades.

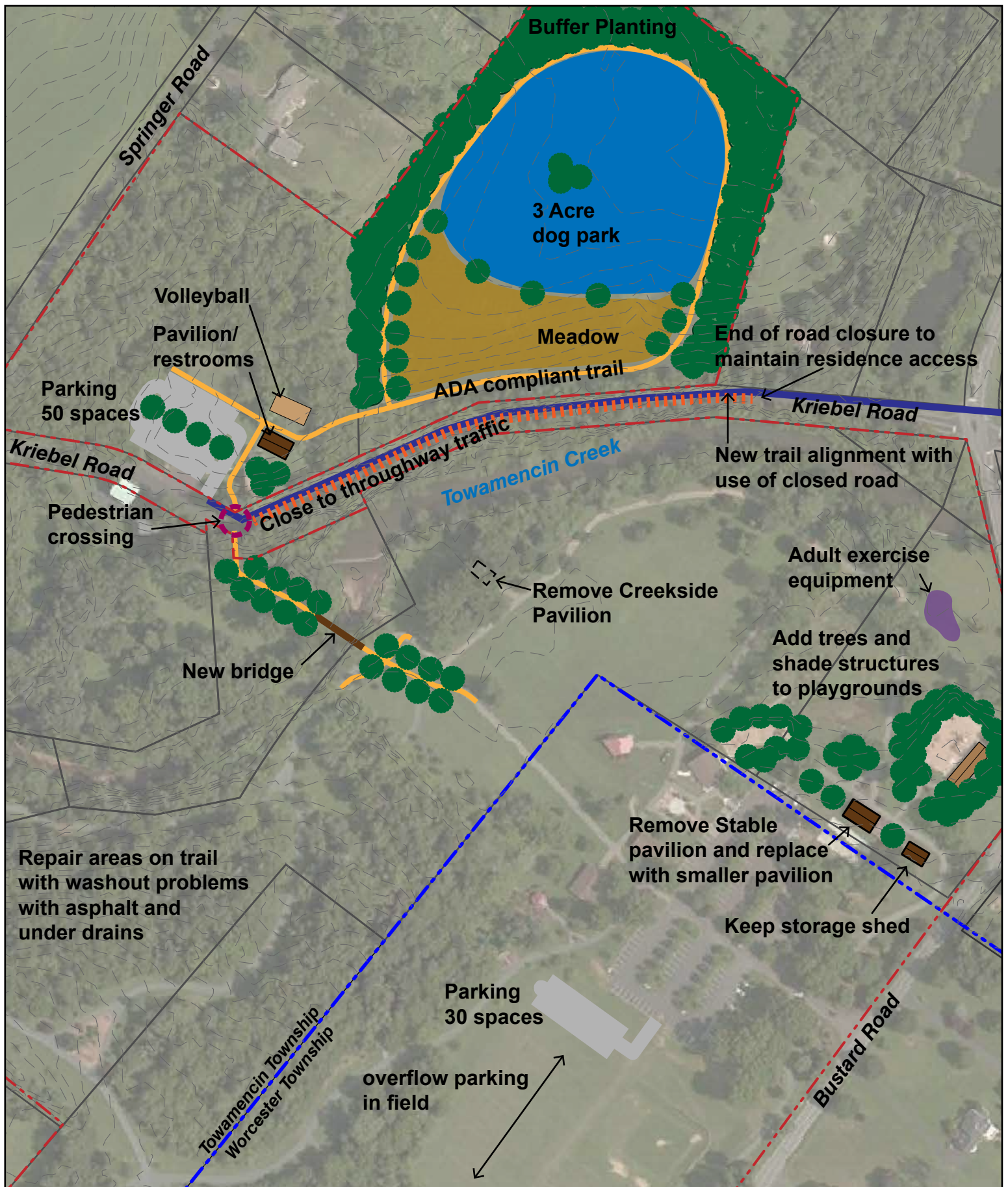
With the construction of the pedestrian bridge over the Towamencin Creek, providing recreational opportunities in the northern part of the park should be a priority.

The addition of 50 parking spaces at the former homestead site north of Kriebel Road provides a secondary access point into the park. A new pedestrian crossing of Kriebel Road will be required. Due to poor sight lines, a user activated rapid flashing beacon should be considered to insure a safe pedestrian crossing. However, with the new pattern of use, this plan recommends the closure of Kiebler Road to thru traffic and limit use of the road to a park entrance. This echoes the 2010 master plan recommendation. The Open Space and Parks Advisory Committee feels this is an important safety issue.

Additional park facilities for the northern area include the additional of a 1/3-mile walking loop trail, a restroom/pavilion structure, a sand volleyball court, and a 3-acre dog park. The restroom/pavilion structure and volleyball court would be located close to the parking and serve as a secondary picnic location. Located in the level part of the northern field, the dog park has an area approximately 2-acre area for large dogs, and a 1-acre area for small (under 30 pounds) dogs. 50-foot wide buffers are recommended to mitigate the visual impacts on the three neighboring properties.

Fitzsimmon Family Dog Park, Wheeling WV. Photo from web.





PARKS EVALUATION

The Township should consider reuse of the existing house and barn for events. The Township could work with a partner to assist with management and scheduling. This could include weddings, meetings, and recreational activities such as yoga and painting. If a viable use is not found for these structures, it is likely that they will continue to deteriorate until demolition is the only option. This would result in the loss of some unique Township history.

On the southern side of the park, minor trail revisions are recommended to align with the new bridge location. An alley of shade trees are recommended along the approach trails on both sides of the bridge to create a semi-formal gateway. Due to the location within the floodplain, plantings of sycamores or red maples would be appropriate. It is recommended that the pavilion near the fishing area be removed and floodplain restoration planting be completed. Maintenance of the ADA compliant pathway to the pier and safe access to the creek side should be maintained. Some larger shade trees and a small sitting area should be considered near the fishing pier.

Generally, the remainder of the park trail system is in good condition. However, some areas of the trail suffer from periodic washouts during heavy rain events. This was observed along the downhill slope of the western portion of the perimeter loop trail. It is recommended that a swale be developed on the northern side of the trail and stormwater to conveyed under the trail and dissipated at key points into the adjoining forest area. To further limit the

Trail along the west end of the park that often sees erosion from storm events.



erosion of the trail, using asphalt in the steepest areas will help eliminate constant upkeep of these trails.

The park's playgrounds are in good shape but require additional shade. The plan recommends the inclusion of both shade structures for immediate mitigation and the planting of shade trees to provide for a long-term solution. The addition of a senior/adult play area comprised of exercise equipment is recommend in the same area of the park as the playgrounds. Having activities for these two compatible user groups in close proximity creates new opportunities for social interaction.

The demolition of the Stable Pavilion, located between the playground and bocce courts, is recommended. In an assessment of Fischer's Park Pavilions in 2019 completed by the Open Space & Parks Advisory Committee and Public Works, the pavilion was recommended for demolition. The storage structure on the eastern end of the structure would remain and a new smaller pavilion (20 x 40 feet) be constructed near the bocce courts.

The formalization of an additional 30-parking spaces is recommended in the area of the overflow field parking. It is recommended that this parking be evaluated after the development of the Kriebel Road parking and the need for more parking is required.

Playground shade structure. Photo from shadepro.com



Converting barns into event spaces is a trend across the U.S.
photo from simplycountrybarn.com



Adult playground equipment can be used by all and increase social interactions between all age groups. photo from web.



Fischer's Park could be an ideal location for providing a sand volleyball court, something not provided by the Township. photo from thehaydengroupcorp.com



Bustard Road Park

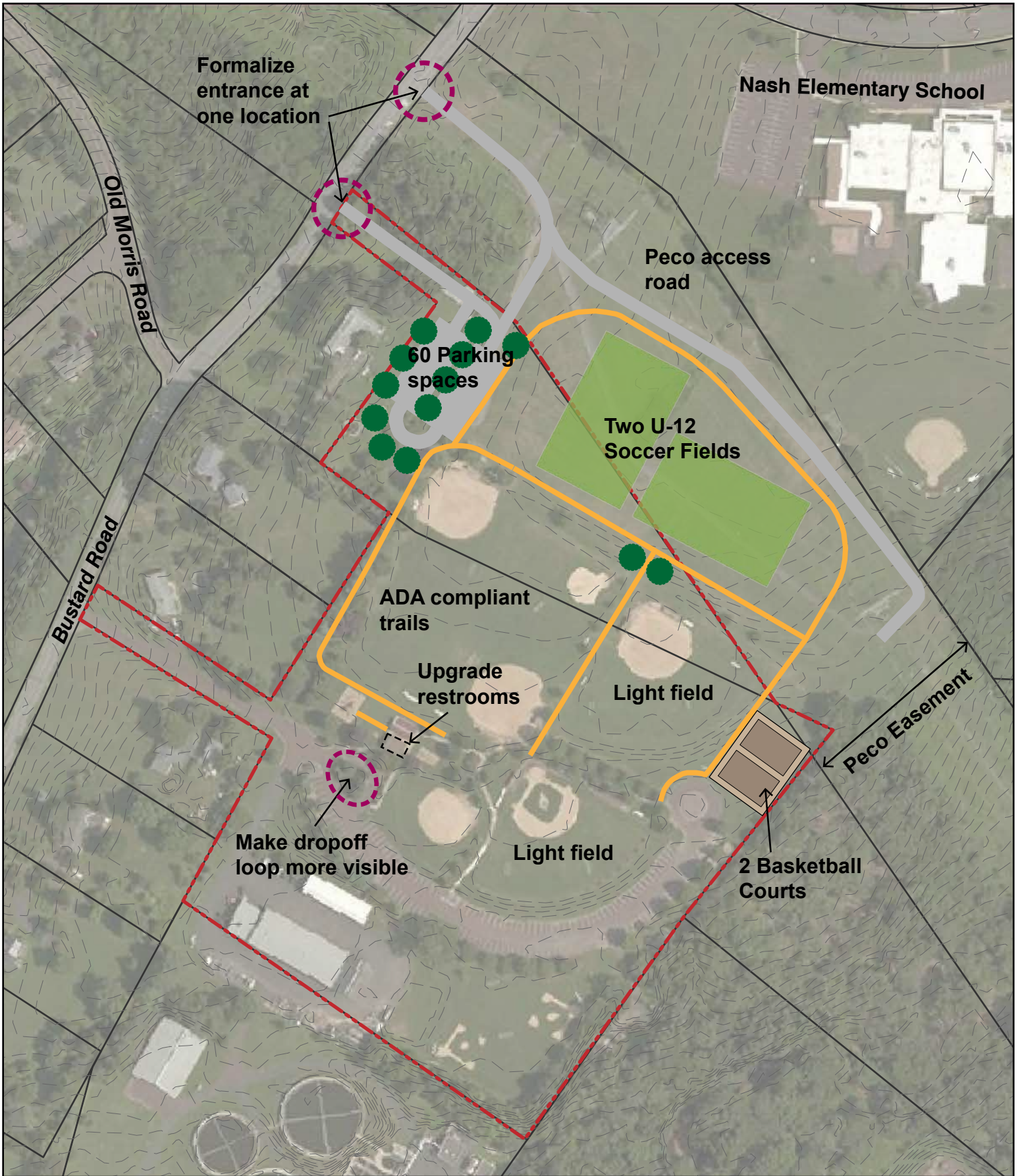
Overview

Bustard Road Park is just under 13 acres. It serves as one of three parks dedicated to organized sports leagues within Towamencin. The park offers one restroom / concession building, one pavilion, one playground, four softball fields, five junior baseball fields, and three soccer fields. The park lacks a comprehensive walkway network leaving many facilities inaccessible for persons with mobility issues.

Bustard Road Park Master Plan – 2004

A master plan study was conducted to determine how best to make use of the land added to park, the negotiated use of 10 acres of Upper Gwynedd-Towamencin Municipal Authority (UGTMA), and explored options to lease lands from PECO. The main component of the plan that has been implemented was the construction of two baseball fields on the UGTMA lands known today as Green Lane Park.





Recommendations

Bustard Road Park is a densely developed park. Plan recommendations seek to add facilities to complement the current use of active sports fields and provide universal (ADA) access to all park facilities. The plan recommends the development of a secondary entrance and parking area either at the location of the existing PECO driveway or through the development of a new entrance located on Township land that abuts Bustard Road. The driveway and new parking for 60 cars would formalize the current unofficial use of this area for parking. With a total of nine baseball/softball fields, this additional parking will alleviate current overflow parking issues.

Even with the development of Grist Mill Park, soccer fields are still needed at Bustard Road Park to meet the league's demands for fields. The plan recommends the additional of two U-12 soccer fields to provide for the additional soccer needs, while helping to ease user conflicts between fall soccer and softball leagues. Lighting of two fields is also recommended to extend time for use. Two basketball courts are also recommended to provide additional recreational opportunities.

Trail facilities are key components of every good park. The implementation of walking trails throughout the park system will provide residents with recreational opportunities close to home and alleviate some of the heavy use experienced at Fischer Park's trails. A 0.25-mile walking loop is proposed around the western fields. In conjunction with the existing walkway network, this new loop will serve to complete ADA compliant walkways in all park facilities.

A new restroom and concession building are required to replace the existing facility that is reaching the end of its useful life span. With the replacement of the building, consideration should be given to how the building relates to the park drop-off loop to create a more inviting park entrance.

Photo from web.



Green Lane Park

Overview

Green Lane Park is 10 acres and is adjacent to Bustard Park. The park has a new restroom facility and two ball fields. The parking for the site is undefined and not attractive. There are no ADA compliant trails to any of the facilities and no other recreational facilities at the site.

Bustard Road Park Master Plan – 2004

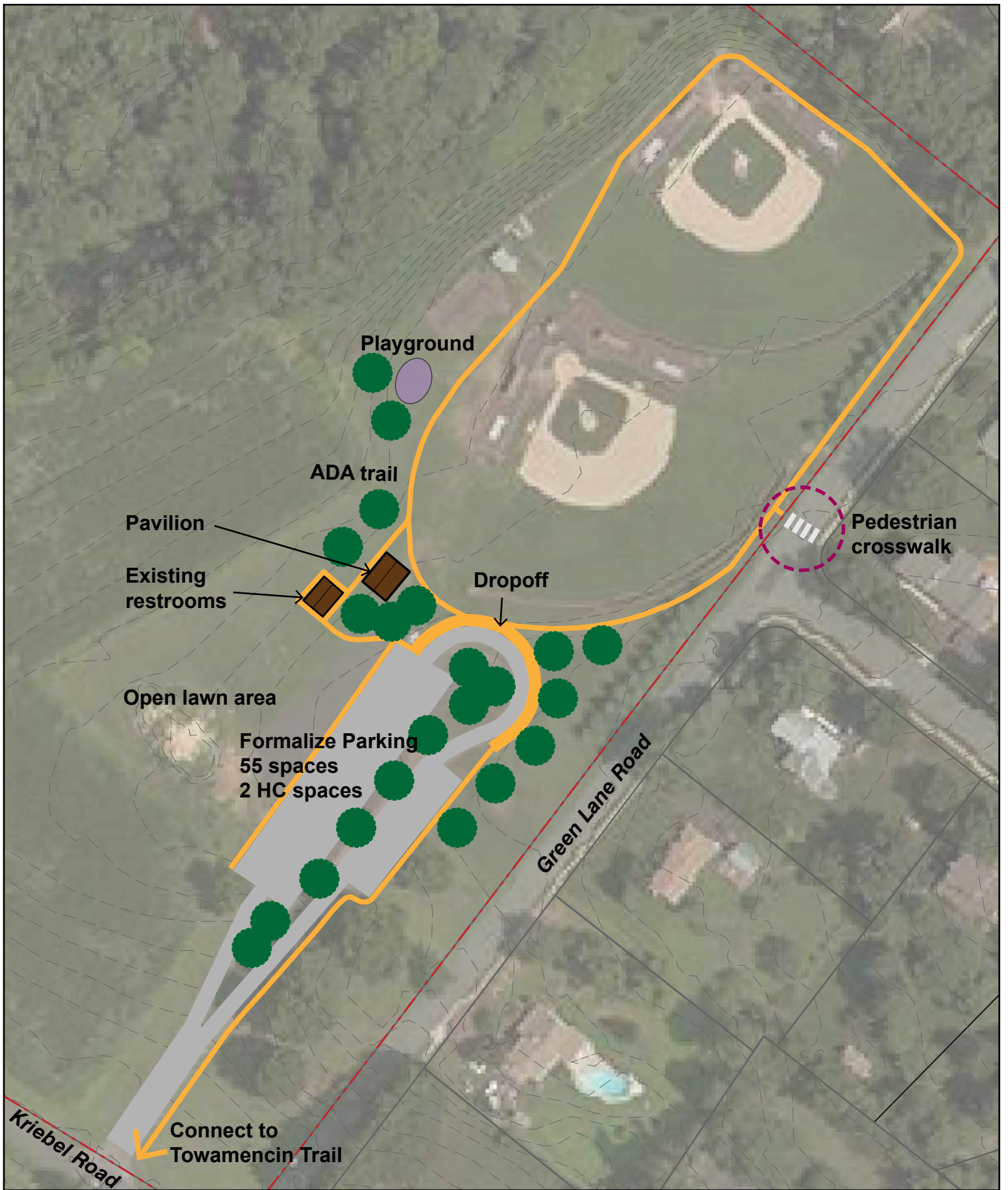
As noted previously, the fields on this site were the implemented components from the 2004 Bustard Road Park Master Plan.

Recommendations

There is very little room for additional development within Green Lane Park. This plan recommends addressing the need for a formalized parking area that would then provide room for some new amenities to the park. Providing a pavilion, a small playground, and ADA compliant trail around the park will provide additional recreational activities for visitors to the park. As the trails and parking are completed, the trail should provide visitors access to the Towamencin Trail. The parking and trail connection would provide for additional overflow parking for Fischer's Park (½ mile away) by way of the new pedestrian bridge that is planned for the fall of 2020. Planting more trees throughout the parking lot and along trails will provide shade in an area that has little and provide a more pleasing aesthetic to the park.

Looking into the ball fields from the current parking area.







Grist Mill Park

Overview

Grist Mill Park is about 25 acres and is one of the newest parks of the Towamencin Park System. The park is an active recreation park with 4 soccer/multi-use fields and a new restroom facility. The park gets extensive use from Towamencin Youth Association (TYA) groups for soccer and the North Penn Youth Lacrosse. The large fields of Walton Farm Elementary School provide an “extension” to the park when more fields are needed during tournaments, but there is currently no crosswalk or safety devices in place for crossing the heavily traveled Allentown Road. There are no other amenities or recreational opportunities within the park. There is a gas line and easement that runs through the middle of the site. While this does create some obstacles for adding amenities within the site, it also provides an opportunity for giving neighboring residents walking access between Allentown Road and Welsh Road/63. The Towamencin Trail ends at the southeastern edge of the park, but there is an opportunity to provide connections through the park to the off-road and on-road trails along Forty Foot Road / Rt. 63.

The recently built housing around this park provides the opportunity for this park to become another premier park and provide many recreational opportunities for nearby residents. That is why there are two options shown in this plan’s recommendations.



Recommendations

In both options, the parking is formalized and made more attractive with the use of tree plantings. To address pedestrians crossing Allentown Road, a crosswalk and user-actuated rapid flashing beacon is recommended to provide a safer crossing. At least 75 feet of the existing fence along Allentown Road on the south side of the park should be moved at least 10 feet back to improve sight lines for vehicles exiting the park. An attractive entrance should be created utilizing a Grist Mill Stone that is currently stored. Both plans show the addition of more trees. This would provide more shade, a more aesthetic character, and help to mitigate stormwater runoff.

A future woodland trail should be considered to allow for educational opportunities in bordering wetland and woodland edges, while providing connections to the park from the adjacent communities.

Option 1 - This option recommends moving the 4 current fields to create space for other recreational opportunities. This includes a large playground, pavilion, a sand volleyball court, and either two basketball courts or one basketball court and one pickleball court. Additionally, .8 miles of ADA compliant trails are recommended to surround the park. Part of the trail system can be used to connect the Towamencin Trail to the on-road and off-road trail system along Forty Foot Road, providing residents with a safe way to move through the busy intersection of Forty Foot Road and Allentown Road.

Option 2 – This option keeps the fields in place and shifts the parking so that a pavilion and a medium sized playground can be added. The trail system is slightly shorter than in option one, but still provides nearly .8 miles for walking. With this option, another playing field can be added, but it may not be needed if two additional fields can be added to Bustard Road Park.

Example of rapid flashing beacons. photo from web.





Grist Mill Park-Option 1

Towamencin Township
 Montgomery County, PA





Grist Mill Park-Option 2

Towamencin Township
 Montgomery County, PA



PARKS EVALUATION



Firehouse Park

Overview

Firehouse Park is currently a 17 acre passive recreation park with a .4-mile trail from the parking lot by Bustard Road to Green Lane Road. This site was slated for the Veterans Memorial Park before the Township decided to move the Veterans Memorial Park to the Lukens property on Allentown Road. The site is often visited by area residents and is used as an open space for dog walkers. The site also consists of a new stormwater basin that was part of the Northeast Extension widening project. It has been noted that the park sees little use as the trail is the only site amenity.

Recommendations

Through the meetings with the committee, it was recommended that this park add more amenities that would increase the number of visitors to the park. Amenities considered included: two basketball courts in the area of the existing parking, providing a restroom/pavilion, and a medium size playground. The site plan also explores a second option for a dog park if one cannot be added at Fischer's Park.

The proposed dog park alternate is a 2-acre area that would border the turnpike side of the park. This would require rerouting the existing trail to make room for the park. Buffer planting and a fence is recommended along abutting residents' yards to mitigate the visual impact of the dog park and to assure no one enters onto their properties. Even if the dog park is not placed on this site, the Township should still consider the fence, plantings and

transitioning lawns to meadow to reduce the mowing required while providing more ecological diversity.

The plan suggests a 10 car parking lot at the south end of the park.

If all suggested amenities are realized, expansion of the parking lot may be needed. The Firehouse across the street has a large parking lot and the Township could partner with the Fire Dept to provide signage, advising park visitors that they can park there.

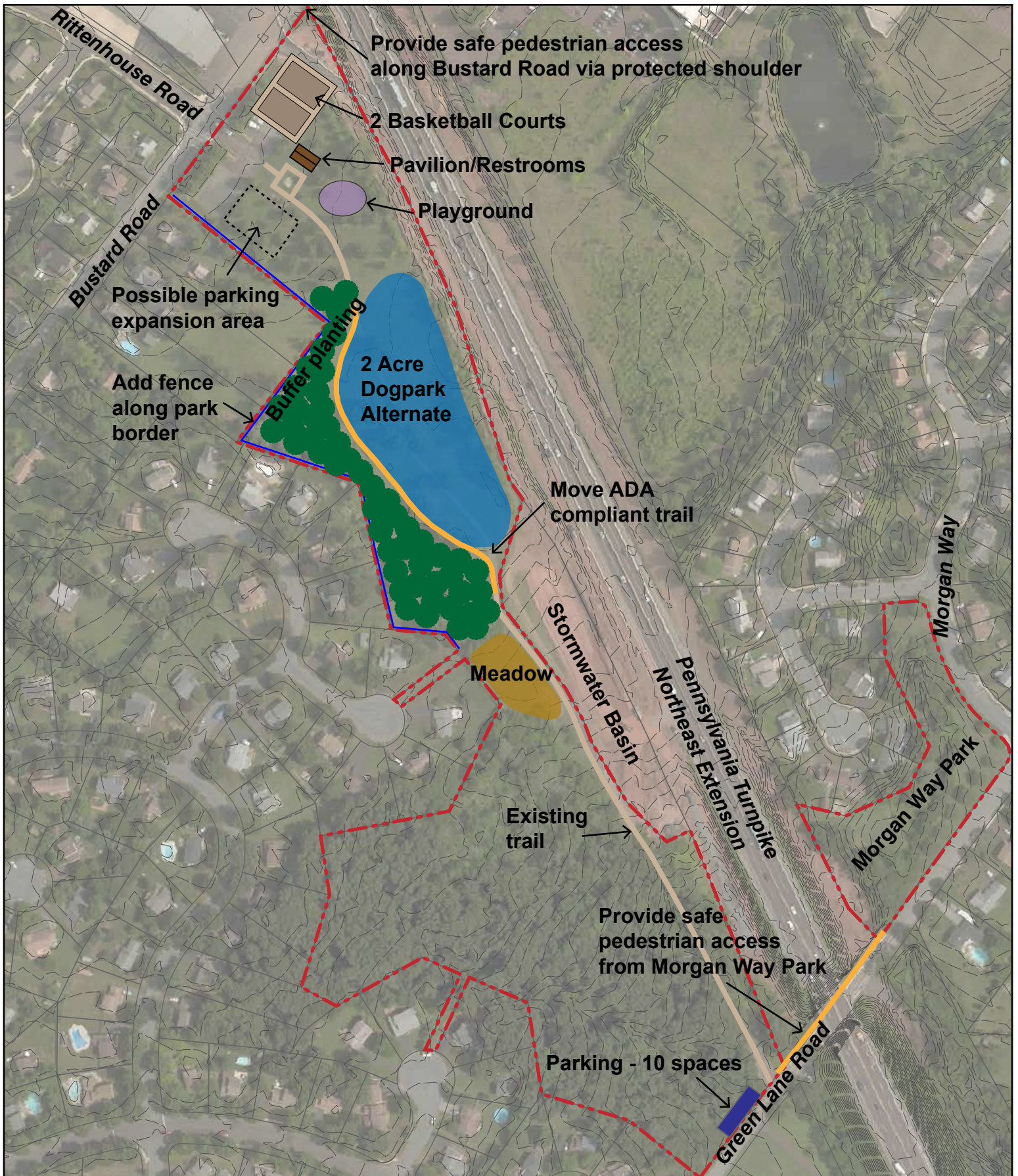
Providing safe walking access to the park is very important. The Township should provide a protective shoulder on the Bustard Road bridge and connect the sidewalks that already exist on either side of the bridge. The Township should also add a safe connection under I-476 from Morgan Way Park to the southern end of Firehouse Park.

This area of the parking lot is considered to be an ideal space for two basketball courts.



Visually separated Pedestrian Lane from the FHWA "Small Town and Rural Design Guide"





Firehouse Park

Towamencin Township
Montgomery County, PA





Butch Clemens Park

Overview

Butch Clemens Park is just under 14 acres and has the only 90' base path baseball field in the Township. There is also a soccer field and multi-use field. A large portion of the site is used to manage stormwater runoff. Currently, there is only one trail that exists on the southwest side of the park. Recent upgrades to the ballfield included dugouts and batting cages, but there is no spectator seating. Additionally, visitors of the park use the restrooms at the neighboring businesses.



Recommendations

The recommendations for Butch Clemens include adding a restroom building with storage space, a small playground, providing spectator seating for baseball, and a ½ mile ADA compliant trail system around the park. Field lighting would provide for extended use and should be considered.

The restroom with storage space is needed and eliminates two unsightly storage sheds. The small playground is located where it is to protect children from stray foul balls and still provide adult care givers a view of the game. Adding a 12' fence along the first base line will help eliminate foul balls from entering neighboring parking lots. Bleachers to accommodate approximately 200 visitors are recommended along the 3rd base line. In the large basin area located north of the outfield, a native warm season meadow should be utilized to increase efficiency of stormwater management and reduce management of the turf grass. Adding trees will also assist with stormwater management while providing shade and improve the parks aesthetics.

Providing bleachers will improve visitor experience. photo from web.



Restrooms with storage building. photo from Romec.com





PARKS EVALUATION



Valley View Park

Overview

This small neighborhood park exists at the end of the cul-de-sac of Valley View Way and is just under 4 acres. Currently there is a macadam pad for play and a small basketball court. However, the playground sees very little use. Recently, the Township has received a grant to provide a trail that would connect this park to the Towamencin Trail along Kreibel Road. That trail is currently under design.

Recommendations

The park recommendation is to remove the existing macadam on site and to return most of the site to a naturalized woodland edge. An area should be reserved as a space for meeting or resting for users of the trail. Signage should be used to identify the area as a trailhead and the Township should provide “May Use Full Lane” bicycle signs along Valley View Way as a connection to future trails along Morris Road.

The sewer Right-of-Way that will be used for the Towamencin Trail extension



Morgan Way Park

Overview

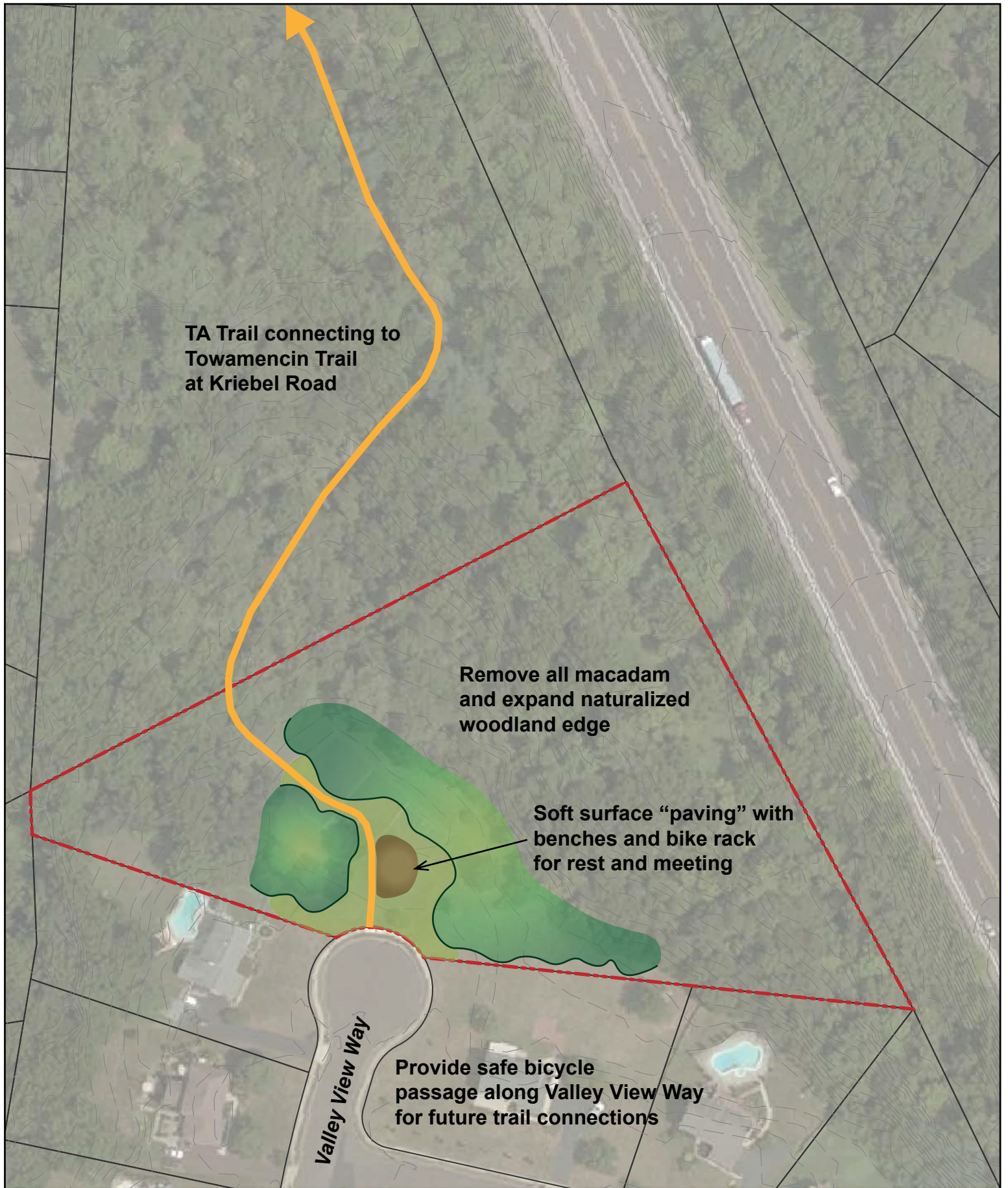
This 2 acre neighborhood park formerly had a small playground that many residents have asked to be replaced. An insurance inspector report noted that a new playground should include a fence and should not be located near the stormwater inlets that exists on site. There currently is no sidewalk on the site and with its proximity to Firehouse Park, a new sidewalk should also be considered.

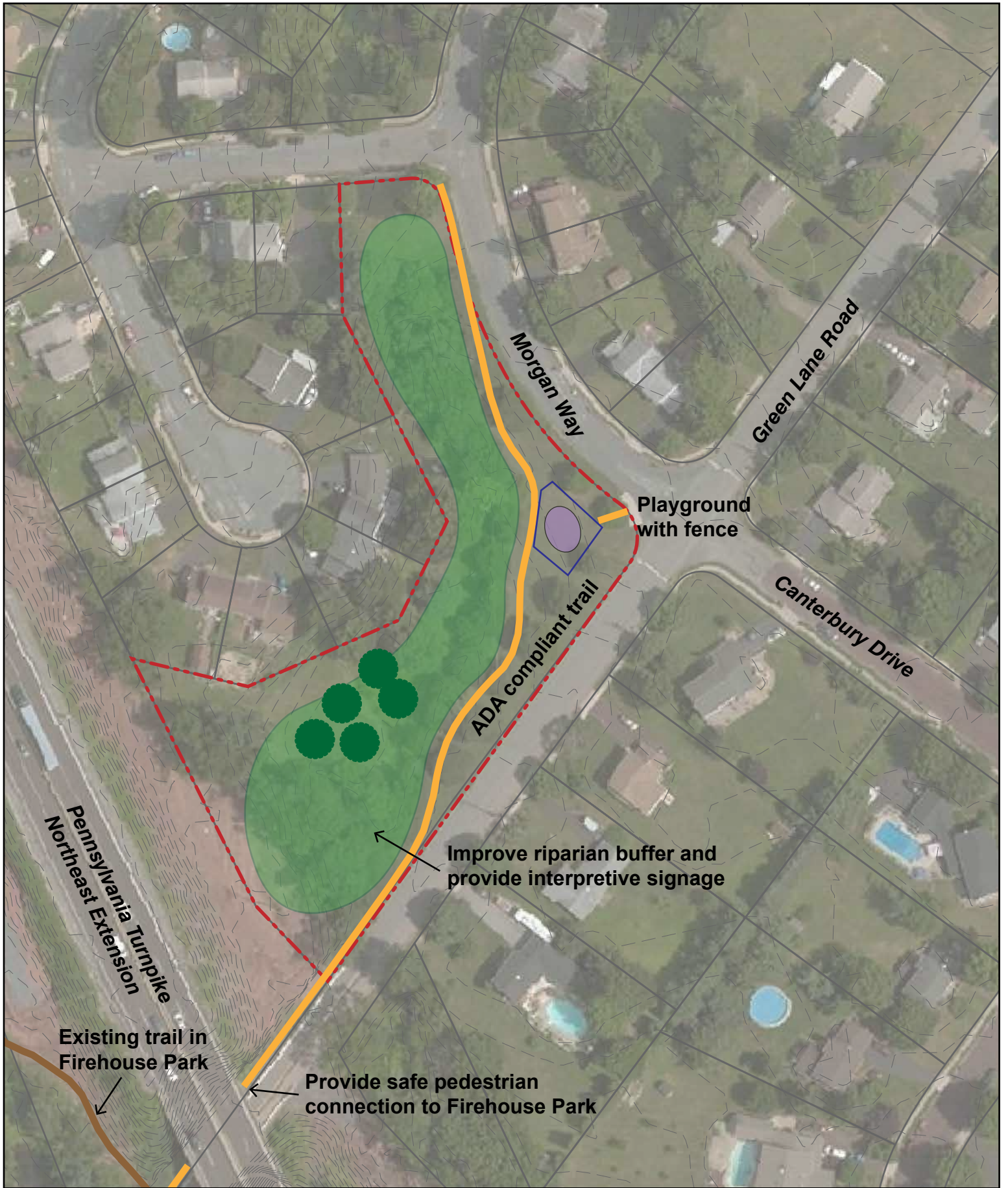
Recommendations

A small playground surrounded by a fence is recommended. It should be located by the intersection of Morgan Way and Green Lane Road, the flattest area of site and away from stormwater inlets. An ADA compliant trail should run through the park, with riparian ecology educational signage to interpret the importance of water clarity at the headwaters of Towamencin Creek. The stream corridor should be replanted with riparian plantings (and invasives removed) to increase the stormwater management efficiency of the site. As previously mentioned, the Township should provide safe passage under the I-476 from this park to Firehouse Park.

Interpretive signage at Fischer’s Park







Morgan Way Park
 Towamencin Township
 Montgomery County, PA



SC 19003.10
 06/01/20



Heebner Way Park

Overview

Just over 2 acres, Heebner Park contains the only tennis court in a Township park. It also has a ball field that sees only occasional use. The tennis court also sees very little use since local schools provide several courts.

Recommendations

The tennis court should be re-lined for pickleball use. The park lacks room for significant expansion. However, if the pickleball court sees a lot of use, and more courts are needed, the Township should determine if additional courts can be added. A trail should also be added to provide ADA compliant access to the courts and ball field. Adding additional trees will assist with stormwater management and provide more shade.

Pickleball is a popular sport with the older generations. photo from web.



Drinnon Park

Overview

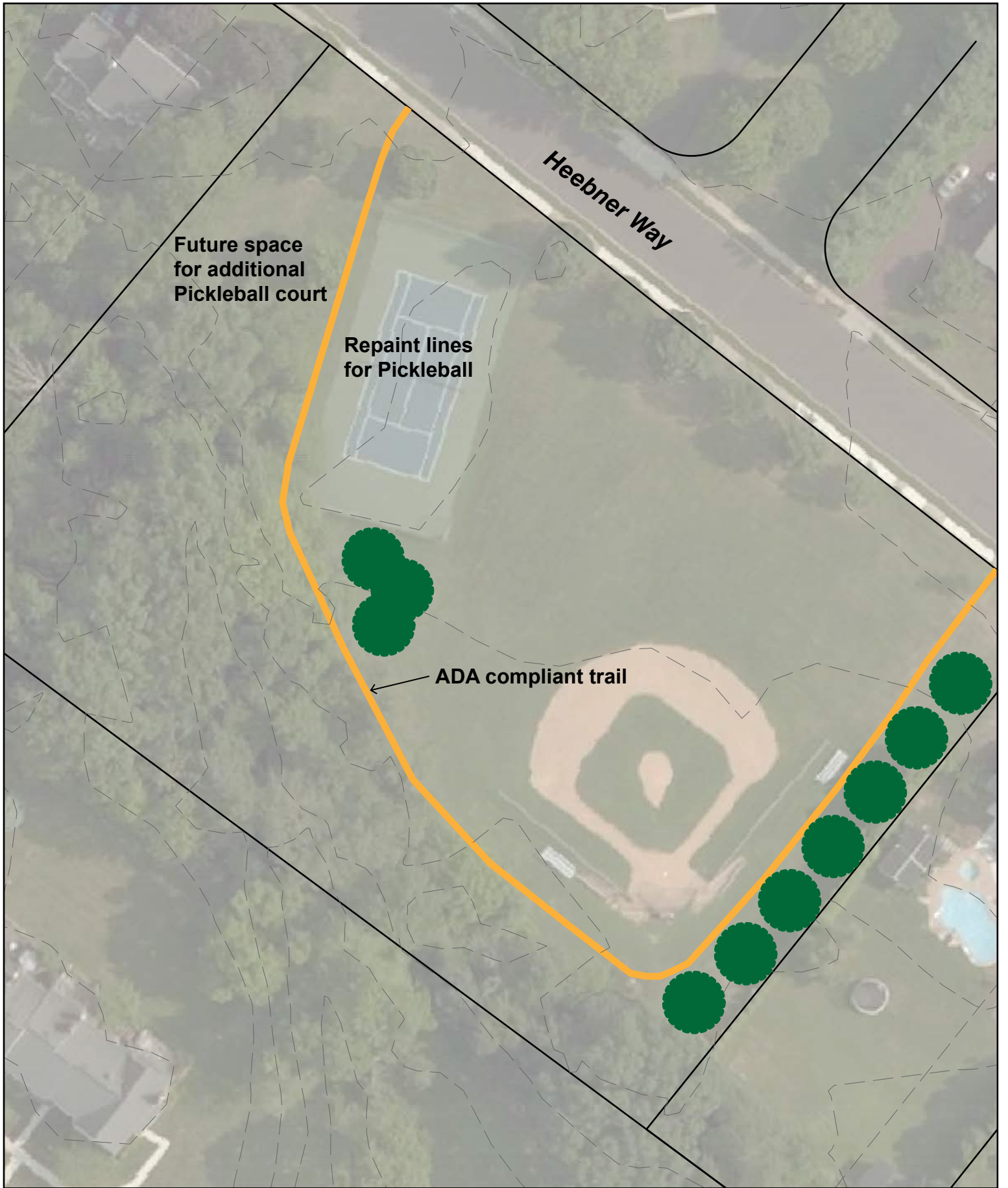
Drinnon Park is a 3 acre neighborhood park that lies within Tennis Circle. It has a small playground in the middle, but there are no trails for access. It has been noted that the area is often wet and difficult to navigate after periods of rain.

Recommendations

Recommendations include expanding the playground to accommodate a larger age group of children, add trail/sidewalk connections from the intersection of Tennis Circle and Heebner Way and from Drinnon Way. Some open lawn area should remain for play, but the bulk of the site should be converted to meadow. This will provide some mitigation to the general wetness of the site. Adding trees around the playground and around the meadow areas will provide shade and aid with stormwater management.

Meadows and trees provide a beautiful backdrop to any park. photo from web.



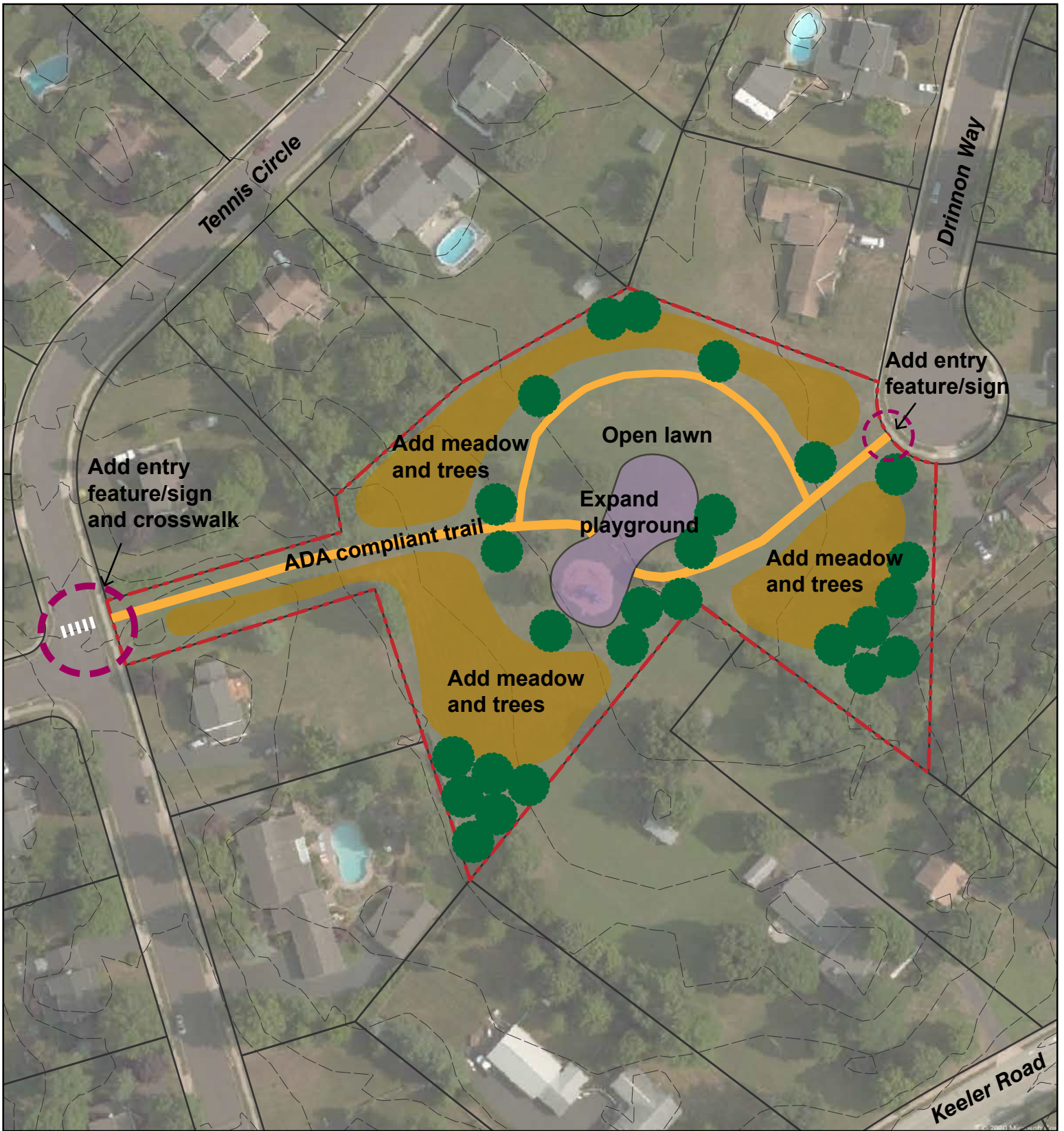


Future space
for additional
Pickleball court

Repaint lines
for Pickleball

Heebner Way

ADA compliant trail



PARKS EVALUATION



Kibler Meadows

Overview

Kibler Meadows is a 35.7 acre bequest to Towamencin Township from the late Virginia W. Kibler. The bequest included restrictions including keeping the site as open space with little to no change to the terrain and no equipment for recreation. Currently the site is managed as a farm meadow with some mowed paths, but access to the site is limited with no safe area for parking. Occasional visitors park on the shoulder of Kerr Road along Evansburg State Park.

Recommendations

The recommendations for this park include providing an ADA compliant trail so that all can experience this beautiful site. A 10-car parking area is also recommended. Outdoor “rooms” can be created through tree placement to create a space for contemplation, an informal picnic, or environmental education session. A nature-based play area is also recommended. This play area would not use any equipment, but rather use natural elements and material to create a space for children to explore nature through play. Much of the site would be returned to a natural warm season meadow with expansion of the woodland areas to frame the site. The existing hedgerow is recommended for removal since it is full of invasive plant species. To achieve a well-managed forest and meadow, a management plan should be developed and implemented.

Example of an ADA compliant walkway through a meadow. photo from web.

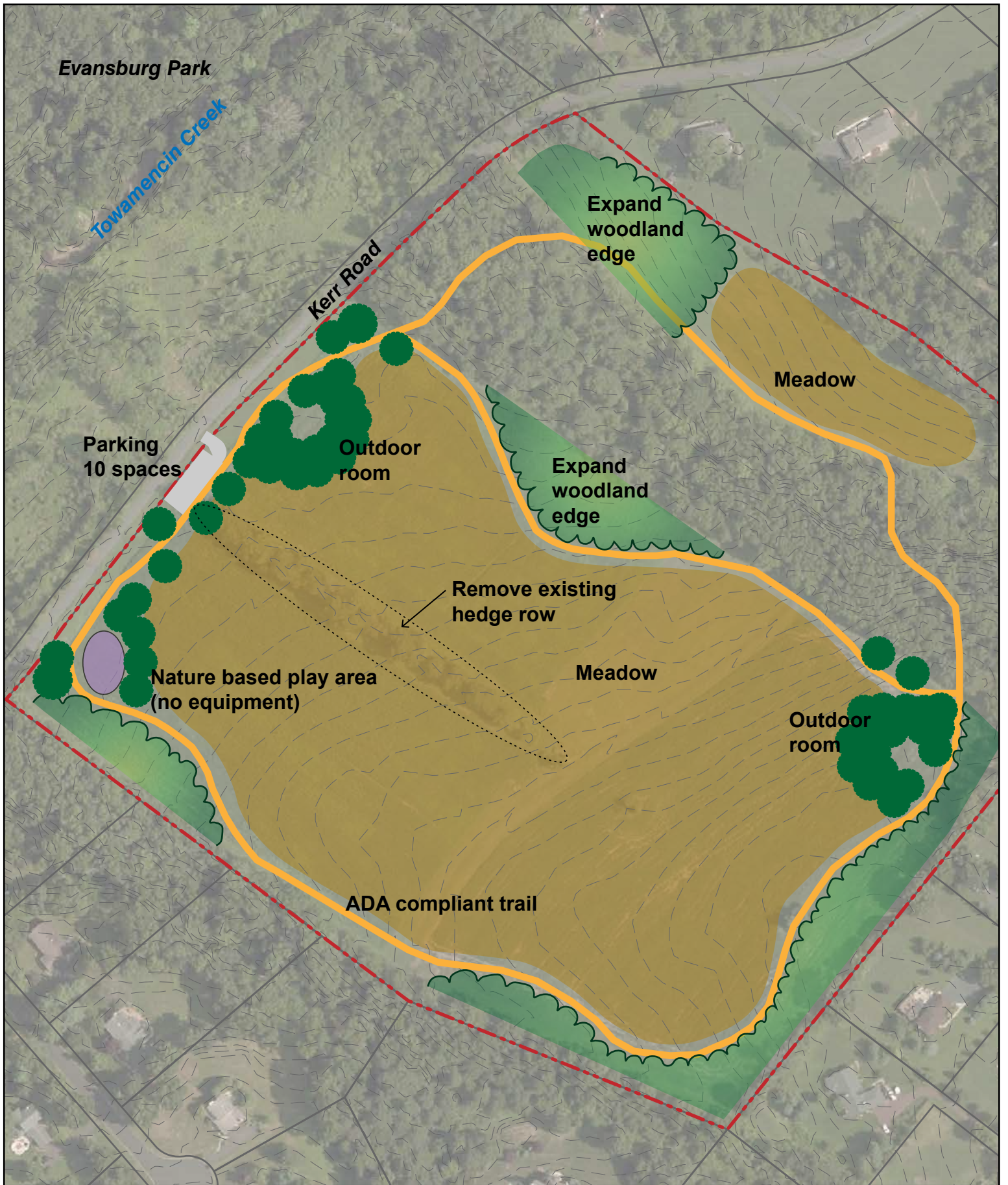


Some outdoor rooms can be served as an outdoor classroom for environmental education. photo from web.



Example of a nature-based play area using only wood to create an area for children to have a natural play experience within a native environment. photo from web.







Veterans Memorial Park

Overview

The new Veterans Memorial Park site is located on Allentown Road and is home to a historic cemetery. The project has secured a DCNR grant for a master plan and is currently seeking additional funding. The master plan will include a significant public involvement component.





TRAILS EVALUATION

TRAILS EVALUATION

The existing trails map for the Township was completed with the Trail Master Plan in 1996 and updated in the 2006 Park, Recreation and Open Space Preservation Plan. These plans were the basis for the recommendations to the current plan. The Parks and Trails System map (figure 1.1, pg 3) identifies two types of trails – on-road and off-road trails.

On road trails are designed for cyclists and use bicycle facilities that assist in protecting riders while alerting motorists to the presence of cyclists. Bicycle facilities use design standards that address bicycle safety. Although some roads on the plan are not safe for most riders in its current state, when re-designed using standards provided by the Federal Highway Administration and the American Association of State Highway and Transportation Officials, these roads can become a safe and important connection for cyclists. As on-road routes are considered for development, a detailed plan should be created to determine best facilities for the road. Bike Montco – the Bicycle Plan for Montgomery County provides design guidance for bicycle facilities and should be referred to when considering on road trails. The plan does stress that design standards for bicycle facilities continue to change as more research

becomes available and the plan should be used as a guide only when considering on road bicycle facilities.

Most of the existing Towamencin Trail use is via marked bike paths or “Share the Road” facilities and provide signage depicting direction.

Off-road trails are considered multi-use trails and are typically designed for a variety of users. These facilities provide safety via separation from vehicular traffic. Many people will use these trails for their daily recreational needs and for connections to various destinations. From past surveys, the residents of Towamencin has stressed that these trails are desired.

Currently the Towamencin Trail takes advantage of two off-road trails. One part of the trail runs through Firehouse Park and the other off-road trail runs between Towamencin Creek and Kriebel Road. Currently there are plans for extending the off-road trail along Kriebel Road and from Valley View Park to Kriebel Road. When completed, it will allow residents to travel from Valley View Park, along a tributary to Towamencin Creek and connect to Fischer’s Park. This will provide residents with nearly 2 miles of off-road trails along this corridor.

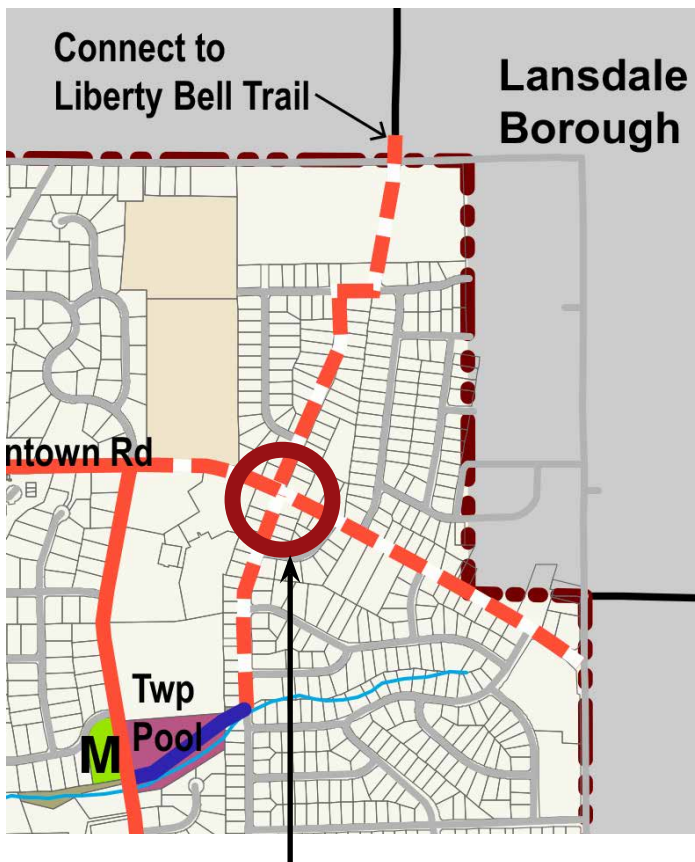
Below is a conceptual plan of the extension of the off road Towamencin Trail along Kriebel Road to connect to Fischer’s Park. By using the suggestion of closing off the section of Kriebel Road that borders the park to throughway traffic, the Township can make use of the existing infrastructure as a safe alternative and reduce costs associated with this improvement. Plan from Gilmore & Associates



Recommendations

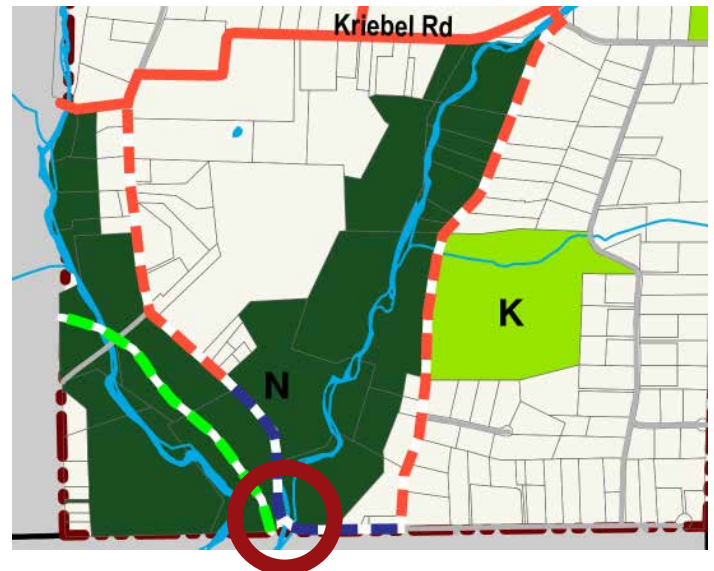
The Parks and Trails Map (fig 1.1 pg 3) shows existing and proposed trails that the Township should consider to provide residents with safe connections to desired locations. Some trails have been changed, removed, or added from the previous 2006 Trails Plan. These recommended changes are as follows:

Connection to the Liberty Bell Trail – The Liberty Bell Trail through Lansdale is planned to run along Squirrel Lane. The revised plan to connect to the trail makes use of Woodlawn Drive. Residents can safely cross Allentown Road at the intersection with Woodlawn Drive and connect to the Towamencin Trail from the existing off-road trail that borders the Towamencin Municipal Swimming Pool.



The intersection of Woodlawn Drive and Allentown Road can provide a safe crossing for cyclists at a lighted intersection. Additional measures for traffic calming on the north side of Woodlawn Drive and Oak Blvd, such as speed bumps or speed tables, can increase safety of cyclists using this route.

On-road Trail along Kerr Road and connection to Hedrick Road – Currently there is no connection from Fischer’s Park to Kibler’s Meadow Park. Providing an on-road connection on this low volume road will provide users with a beautiful ride along Evansburg State Park as they make their way to Kibler’s Meadow Park. By using Hedrick Road, the Township can take advantage of the existing road infrastructure to provide residents with an off-road trail that runs through Evansburg State Park. The current bridge that crosses Towamencin Creek would have to be replaced with a pedestrian/bicycle crossing for safety. Currently, people use this crossing and infrastructure to enter Evansburg State Park. The north part of Hedrick Road and Old Forty Root Road should be considered for an on-road trail to connect to the Towamencin Trail at Kriebel Road.

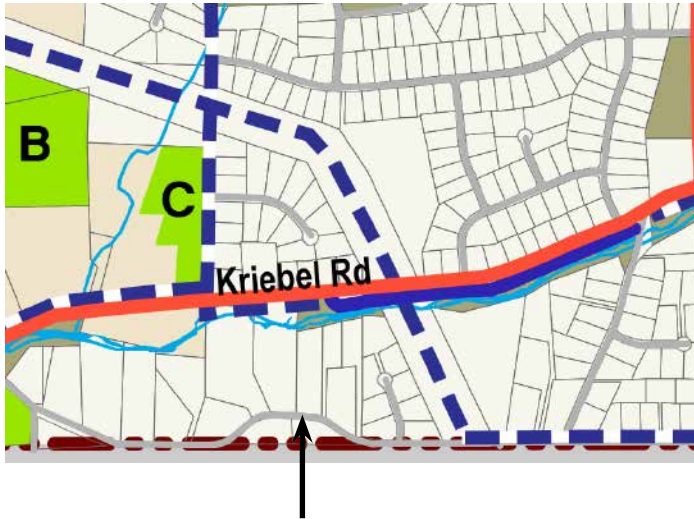


The bridge on Hedrick Road has been closed for some time, but pedestrians and cyclists still use the existing infrastructure and deteriorating bridge as a calm access point through Evansburg State Park. The bridge has become a safety issue and should be replaced to allow for pedestrians and cyclists to cross and/or observe the Towamencin Creek



TRAILS EVALUATION

Remove on-road/off-road connection along west end of Morris Road – After the PECO Right of Way, Morris Road becomes narrow and difficult to navigate, even by experienced cyclists. By using the PECO ROW, residents would be able to access safer passage to the parks located on the south side of the Township.



The west part of Morris Road is removed from the 2006 Trail Plan.

Off road Towamencin Trail along Kriebel Road



Towamencin Trail sign on Allentown Road by Walton Farm Elementary School. This part has wide shoulders, but no lines to depict bike lanes.



Signage along Kriebel Road entering Fischer's Park





PRIORITIES & IMPLEMENTATION

PRIORITIES & IMPLEMENTATION

The Open Space and Parks Advisory Committee provided Simone Collins with their list of priorities for Towamencin Parks and Trails System. Top priorities are as follows:

- Two new basketball courts at Firehouse Park
- New amenities to Grist Mill Park, such as trails, a pavilion, playground, and defined parking.
- Adult exercise equipment and shade for existing playgrounds at Fischer's Park.

It is obvious from the discussions that Grist Mill Park improvements is high on everyone's list. Simone Collins suggests since the Township is provided with two alternatives, they should work with the public to gauge which alternative would better serve the community. Additionally, SC believes that the Township should prioritize ADA accessibility to all their parks and formalize design standard for benches, trash receptacles, signage, etc., to provide a cohesive design vocabulary to the park system.

Each park has its own set of priorities to help guide the Township as it chooses to implement improvements. Estimated costs for park improvements are included. As improvements are completed, additional operation and maintenance cost are expected, but these costs could not be quantified at this time.

Fischer's Park

1. As the new pedestrian bridge is completed and parking is made available on the north side of Kreibel Road, closing off Kreibel to through traffic should be the top priority for the Township. This is a safety issue. The park crossing across Kreibel Road is located on a curve with bad visibility and is already considered dangerous by many who bike or walk along this section of roadway. If the Township closes this section off to traffic, then the existing road cartway can be used, in part, for the Towamencin Trail extension project.
2. As the committee stressed, adding more shade structures and/or trees around the existing playgrounds is a priority. The plan shows where large shade trees should be added. A shade structure should be added to provide shade until the trees reach adequate height.
3. Provide a senior/adult play area comprised of exercise equipment in the same area of the park as the playgrounds.
4. Create a dog park and implement the additional amenities suggested on the north side of Kreibel Road. These includes trails, a restroom and pavilion, a sand volleyball court, and a formalized 50 car parking lot.



Fischer's Park

Total Proposed Site Improvements	\$	1,473,800
Mobilization (2%)	\$	29,500
Construction Surveying (1%)	\$	14,800
Erosion and Sedimentation Control (2%)	\$	29,500
Stormwater Management of Additional Impervious (5%)	\$	59,600
Design and Engineering (7.5%)	\$	110,600
Construction Contingency (10%)	\$	110,600
Total Estimated Project Costs	\$	1,828,400

Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 92,500
	Demo Pavilion Structure - Stable Pavilion	28,000 SF	\$ 1.25	\$ 35,000
	Demo Pavilion Structure - Creekside Pavilion	1,000 SF	\$ 1.25	\$ 1,250
	Demo Concrete walkway / Pad	29,000 SF	\$ 1.25	\$ 36,250
	General Site Preparation	1 LS	\$ 20,000.00	\$ 20,000
Circulation				\$ 376,600
	Vehicular Asphalt Paving - Driveways and Parking North of Kriebel Rd	2,289 SY	\$ 65.00	\$ 148,778
	Vehicular Asphalt Paving - Driveways and Parking added to ex. lot	1,289 SY	\$ 65.00	\$ 83,778
	Asphalt Walkway - 8' Wide - North of Kriebel Rd	3,250 LF	\$ 40.00	\$ 130,000
	Asphalt Walkway - 8' Wide - Bridge approach east side	350 LF	\$ 40.00	\$ 14,000
Pedestrian Crosswalk - Kriebel Rd				\$ 16,100
	Crosswalk Striping	1 LS	\$ 1,100.00	\$ 1,100
	Rapid Flashing Beacon (If Kriebel Rd is not closed)	1 LS	\$ 15,000.00	\$ 15,000
Recreation Facilities				\$ 857,000
	Adult Exercise Area With Poured in Place Surface (1500 SF)	1 LS	\$ 75,000.00	\$ 75,000
	3 Acre Dog Park (fencing, waste stations, and amenities)	1 LS	\$ 50,000.00	\$ 50,000
	New Pavilion on Concrete Pad, w Electrical Service	1,500 SF	\$ 58.00	\$ 87,000
	New Pavilion w Restrooms on Concrete Pad, w Electrical & Water Service	1,500 SF	\$ 425.00	\$ 637,500
	Sand Volleyball Court	1 LS	\$ 7,500.00	\$ 7,500
Site Amenities				\$ 58,700
	Benches (1 per 300 LF of new trails)	10 EA	\$ 1,800.00	\$ 18,000
	Picnic Tables	4 EA	\$ 2,750.00	\$ 11,000
	Trash Receptacle	3 EA	\$ 1,200.00	\$ 3,600
	Park sign / Entry Features	1 EA	\$5,000.00	\$ 5,000
	Recycling Bin	3 EA	\$ 1,200.00	\$ 3,600
	Water Fountain (with bottle filler and dog bowl)	2 EA	\$ 3,750.00	\$ 7,500
	Water Service to each	2 EA	\$5,000.00	\$ 10,000
Plantings				\$ 56,500
	Shade Trees (2-1/2 - 3" Caliper)	40 EA	\$ 700.00	\$ 28,000
	Meadow Planting	1.5 ACRE	\$ 5,000.00	\$ 7,500
	Buffer Planting-evergreen trees, 15' O.C. around 2 sides of Dog Park	60 EA	\$ 350.00	\$ 21,000
Trail Improvements				\$ 16,400
	Repair sections with Asphalt Paving	350 LF	\$ 40.00	\$ 14,000
	Underdrain with 12" HDPE Pipe	40 LF	\$ 60.00	\$ 2,400

PRIORITIES & IMPLEMENTATION

Grist Mill Park

As mentioned before, this park has two alternatives. The Township will need public input about which alternative best addresses the needs and desires of the community. While this process is going on, the Township can still implement parts of the plans that address safety issues. This includes:

1. Providing a crosswalk on Allentown Road with a rapid flashing beacon between Grist Mill Park and Walton Farm Elementary School.
2. Relocate approximately 75' of the existing fence on the southeast side of the park along Allentown Road to improve visibility of oncoming traffic when exiting the park.

Grist Mill Park - Option 1				
Total Proposed Site Improvements				\$ 1,021,800
Mobilization (2%)				\$ 20,500
Construction Surveying (1%)				\$ 10,300
Erosion and Sedimentation Control (2%)				\$ 20,500
Stormwater Management of Additional Impervious (5%)				\$ 45,400
Design and Engineering (7.5%)				\$ 76,700
Construction Contingency (10%)				\$ 102,200
Total Estimated Project Costs				\$ 1,297,400
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				
	General Site Preparation	1 LS	\$ 20,000.00	\$ 20,000
Circulation				
	Vehicular Asphalt Paving - Driveways and Parking	4,067 SY	\$ 65.00	\$ 264,333
	Asphalt Walkway - 8' Wide	4,400 LF	\$ 40.00	\$ 176,000
	Asphalt Walkway - 8' Wide - Welsh Rd/ 63 connection	1,100 LF	\$ 40.00	\$ 44,000
Pedestrian Crosswalk - Allentown Rd				
	Crosswalk Striping	1 LS	\$ 1,100.00	\$ 1,100
	Rapid Flashing Beacon (If Kriebel Rd is not closed)	1 LS	\$ 15,000.00	\$ 15,000
Recreation Facilities				
	Estimation Playground With Poured in Place Surface (5,000 SF)	1 LS	\$ 200,000.00	\$ 200,000
	New Pavilion on Concrete Pad, w Electrical Service	720 SF	\$ 58.00	\$ 41,760
	Sand Volleyball Court	1 LS	\$ 7,500.00	\$ 7,500
	Pickleball / Tennis Court with Surface, Striping, Fencing, & Net	1 LS	\$ 75,000.00	\$ 75,000
	Basketball Courts with Surface, Striping, Fencing, & Goals	1,500 SY	\$ 65.00	\$ 97,500
Site Amenities				
	Move 75' of Existing Fence on SE Side of Park to Improve Visibility	75 LF	\$ 25.00	\$ 1,875
	Benches (1 per 300 LF of new trails)	17 EA	\$ 1,800.00	\$ 30,600
	Picnic Tables	4 EA	\$ 2,750.00	\$ 11,000
	Trash Receptacle	2 EA	\$ 1,200.00	\$ 2,400
	Park sign / Entry Features	1 EA	\$ 5,000.00	\$ 5,000
	Recycling Bin	2 EA	\$ 1,200.00	\$ 2,400
	Water Fountain (with bottle filler)	1 EA	\$ 3,750.00	\$ 3,750
Plantings				
	Shade Trees (2-1/2 - 3" Caliper)	55 EA	\$ 700.00	\$ 38,500



Grist Mill Park - Option 2

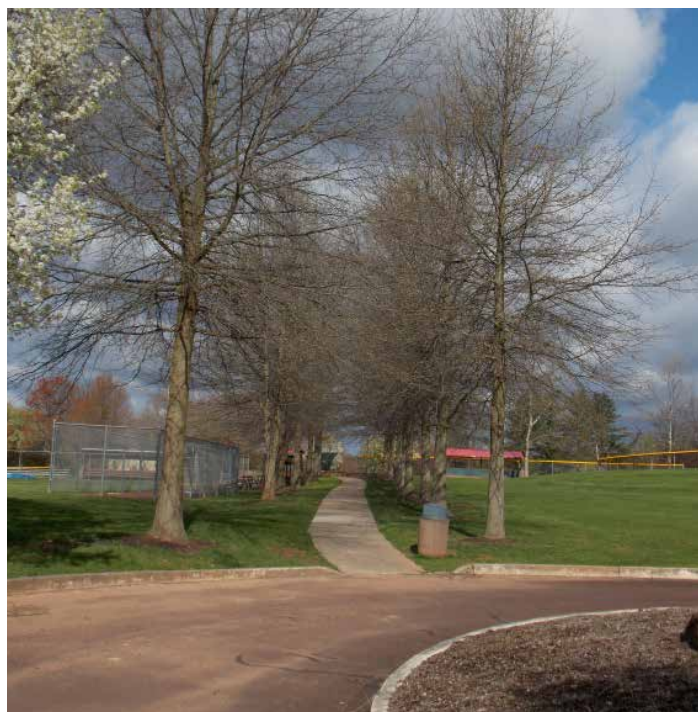
Total Proposed Site Improvements	\$ 750,300
Mobilization (2%)	\$ 15,100
Construction Surveying (1%)	\$ 7,600
Erosion and Sedimentation Control (2%)	\$ 15,100
Stormwater Management of Additional Impervious (5%)	\$ 32,200
Design and Engineering (7.5%)	\$ 56,300
Construction Contingency (10%)	\$ 75,100
Total Estimated Project Costs	\$ 951,700

Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 15,000
	General Site Preparation	1 LS	\$ 15,000.00	\$ 15,000
Circulation				\$ 476,400
	Vehicular Asphalt Paving - Driveways and Parking	4,067 SY	\$ 65.00	\$ 264,333
	Asphalt Walkway - 8' Wide - Welsh Rd/ 63 connection	1,100 LF	\$ 40.00	\$ 44,000
	Asphalt Walkway - 8' Wide	4,200 LF	\$ 40.00	\$ 168,000
Pedestrian Crosswalk - Allentown Rd				\$ 16,100
	Crosswalk Striping	1 LS	\$ 1,100.00	\$ 1,100
	Rapid Flashing Beacon (If Kriebel Rd is not closed)	1 LS	\$ 15,000.00	\$ 15,000
Recreation Facilities				\$ 166,800
	Medium Playground Upgrade With Poured in Place Surface (2500 SF)	1 SF	\$ 125,000.00	\$ 125,000
	New Pavilion on Concrete Pad, w Electrical Service	720 SF	\$ 58.00	\$ 41,760
Site Amenities				\$ 57,100
	Move 75' of Existing Fence on SE Side of Park to Improve Visibility	75 LF	\$ 25.00	\$ 1,875
	Benches (1 per 300 LF of new trail)	17 EA	\$ 1,800.00	\$ 30,600
	Picnic Tables	4 EA	\$ 2,750.00	\$ 11,000
	Trash Receptacle	2 EA	\$ 1,200.00	\$ 2,400
	Park sign / Entry Features	1 EA	\$5,000.00	\$ 5,000
	Recycling Bin	2 EA	\$ 1,200.00	\$ 2,400
	Water Fountain (with bottle filler)	1 EA	\$ 3,750.00	\$ 3,750
Plantings				\$ 35,000
	Shade Trees (2-1/2 - 3" Caliper)	50 EA	\$ 700.00	\$ 35,000

PRIORITIES & IMPLEMENTATION

Bustard Road Park

1. Formalize a drive and parking area from Bustard Road. Currently people informally use the PECO access drive. This is one option that would require an easement from PECO. There is also a narrow section of park land that extends to Bustard Road that could also be used.
2. Add an ADA compliant trail around the park fields to provide visitors with additional recreational opportunities, especially for parents of children that are involved with sports.
3. The need for soccer fields/multi use fields continues to grow. The Township should contact PECO to determine if fields could be developed within their easement. The plan also provides an area where two basketball courts could be added, depending on if courts are added at Firehouse Park or if there is a growing need for more basketball courts.
4. Renovate the existing restroom/concession stand building.



Bustard Park				
Total Proposed Site Improvements				\$ 1,214,000
Mobilization (2%)				\$ 24,300
Construction Surveying (1%)				\$ 12,200
Erosion and Sedimentation Control (2%)				\$ 24,300
Stormwater Management of Additional Impervious (5%)				\$ 23,200
Design and Engineering (7.5%)				\$ 91,100
Construction Contingency (10%)				\$ 121,400
Total Estimated Project Costs				\$ 1,510,500
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 20,000
	General Site Preparation	LS	\$ 20,000.00	\$ 20,000
Circulation				\$ 366,000
	Vehicular Asphalt Paving - Driveways and Parking -PECO Easement	3,722 SY	\$ 65.00	\$ 241,944
	Asphalt Walkway - 8' Wide	3,100 LF	\$ 40.00	\$ 124,000
Recreation Facilities				\$ 791,100
	Upgrade Restroom and Concession Stand	840 SF	\$ 40.00	\$ 33,600
	Basketball Courts with Surface, Striping, Fencing, & Goals (2 courts)	1,500 SY	\$ 65.00	\$ 97,500
	Athletic Field includes grading, underdrains, and turf seeding (2 fields)	8,000 SY	\$ 20.00	\$ 160,000
	Baseball Field Lighting	2 LS	\$ 250,000.00	\$ 500,000
Site Amenities				\$ 27,800
	Benches (1 per 300 LF of new trails)	10 EA	\$ 1,800.00	\$ 18,000
	Trash Receptacle	2 EA	\$ 1,200.00	\$ 2,400
	Park sign / Entry Features	1 EA	\$5,000.00	\$ 5,000
	Recycling Bin	2 EA	\$ 1,200.00	\$ 2,400
Plantings				\$ 9,100
	Shade Trees (2-1/2 - 3" Caliper)	13 EA	\$ 700.00	\$ 9,100

Green Lane Park

1. Formalize the parking lot for ease of navigating and providing a more aesthetically pleasing entrance.
2. Add a pavilion and small playground to provide shade and recreational opportunities.
3. Add a loop trail with a trail connection to the Towamencin Trail as it is implemented.



Green Lane Park				
Total Proposed Site Improvements				\$ 461,300
Mobilization (2%)				\$ 9,300
Construction Surveying (1%)				\$ 4,700
Erosion and Sedimentation Control (2%)				\$ 9,300
Stormwater Management of Additional Impervious (5%)				\$ 20,600
Design and Engineering (7.5%)				\$ 34,600
Construction Contingency (10%)				\$ 46,200
Total Estimated Project Costs				\$ 586,000
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 5,000
	General Site Preparation	LS	\$ 5,000.00	\$ 5,000
Circulation				\$ 273,400
	Vehicular Asphalt Paving - Driveways and Parking	2,844 SY	\$ 65.00	\$ 184,889
	Asphalt Walkway - 5' Wide	650 LF	\$ 25.00	\$ 16,250
	Asphalt Walkway - 8' Wide	1,430 LF	\$ 40.00	\$ 57,200
	Asphalt Walkway - 12' Wide	250 LF	\$ 60.00	\$ 15,000
Pedestrian Crosswalk - Green Lane Rd				\$ 1,100
	Crosswalk Striping	1 LS	\$ 1,100.00	\$ 1,100
Recreation Facilities				\$ 137,000
	Small Playground Upgrade With Poured in Place Surface (1,000 SF)	1 SF	\$ 50,000.00	\$ 50,000
	New Pavilion on Concrete Pad, w Electrical Service	1,500 SF	\$ 58.00	\$ 87,000
Site Amenities				\$ 29,400
	Benches	4 EA	\$ 1,800.00	\$ 7,200
	Picnic Tables	4 EA	\$ 2,750.00	\$ 11,000
	Trash Receptacle	1 EA	\$ 1,200.00	\$ 1,200
	Park sign / Entry Features	1 EA	\$5,000.00	\$ 5,000
	Recycling Bin	1 EA	\$ 1,200.00	\$ 1,200
	Water Fountain (with bottle filler)	1 EA	\$ 3,750.00	\$ 3,750
Plantings				\$ 15,400
	Shade Trees (2-1/2 - 3" Caliper)	22 EA	\$ 700.00	\$ 15,400

PRIORITIES & IMPLEMENTATION

Butch Clemens Park

The Committee has shared their vision of the Butch Clemens Ball Field becoming a more attractive park for adult baseball leagues. This will require a number of improvements:

1. Spectator bleachers along the 3rd baseline.
2. Restrooms are needed, with storage.
3. Convert the existing drainage basin into a more attractive warm season meadow that would reduce daily mowing while improving stormwater management efficiency and add trees.
4. Add an ADA compliant walkway around the perimeter of the park.
5. Add a small playground.



Butch Clemens Park				
Total Proposed Site Improvements				\$ 1,669,900
Mobilization (2%)				\$ 33,400
Construction Surveying (1%)				\$ 16,700
Erosion and Sedimentation Control (2%)				\$ 33,400
Stormwater Management of Additional Impervious (5%)				\$ 54,900
Design and Engineering (7.5%)				\$ 125,300
Construction Contingency (10%)				\$ 167,000
Total Estimated Project Costs				\$ 2,100,600
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 10,000
	General Site Preparation	LS	\$ 10,000.00	\$ 10,000
Circulation				\$ 108,000
	Asphalt Walkway - 8' Wide	2,700 LF	\$ 40.00	\$ 108,000
Recreation Facilities				\$ 1,413,300
	Small Playground With Poured in Place Surface (1,000 SF)	1 LS	\$ 80,000.00	\$ 80,000
	New Restrooms w/Storage on Concrete Pad, w Electrical Service	1,000 SF	\$ 910.00	\$ 910,000
	Athletic Field includes grading, underdrains, and turf seeding	5,689 SY	\$ 20.00	\$ 113,778
	12' galvanized chainlink fence along first base line	225 LF	\$ 42.00	\$ 9,450
	Baseball Field Lighting	1 LS	\$ 300,000.00	\$ 300,000
Site Amenities				\$ 89,900
	Split Rail Fence - 4' Height - around BMP/Meadow	1,300 LF	\$ 25.00	\$ 32,500
	Bleachers	1 EA	\$ 50,000.00	\$ 50,000
	Trash Receptacle	1 EA	\$ 1,200.00	\$ 1,200
	Park sign / Entry Features	1 EA	\$5,000.00	\$ 5,000
	Recycling Bin	1 EA	\$ 1,200.00	\$ 1,200
Plantings				\$ 48,700
	Shade Trees (2-1/2 - 3" Caliper)	60 EA	\$ 700.00	\$ 42,000
	Meadow Planting	1.3 ACRE	\$ 5,000.00	\$ 6,620

Kibler Meadows

1. Add a 10-car parking lot for access to the park.
2. Remove the existing hedgerow and develop a management plan with warm season meadows and new forest edges. Add ADA-compliant trails with “outdoor rooms”.
3. Add a nature-based playground.



Kibler Meadow				
Total Proposed Site Improvements				\$ 611,500
Mobilization (2%)				\$ 12,300
Construction Surveying (1%)				\$ 6,200
Erosion and Sedimentation Control (2%)				\$ 12,300
Stormwater Management of Additional Impervious (5%)				\$ 10,500
Design and Engineering (7.5%)				\$ 45,900
Construction Contingency (10%)				\$ 61,200
Total Estimated Project Costs				\$ 759,900
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 10,000
	General Site Preparation	LS	\$ 5,000.00	\$ 5,000
	Remove Exsting Hedgerow	LS	\$ 5,000.00	\$ 5,000
Circulation				\$ 210,000
	Vehicular Asphalt Paving - Driveways and Parking	503 SY	\$ 65.00	\$ 32,717
	5' Wide Boardwalks	925 SF	\$ 70.00	\$ 64,750
	Stone dust	5,625 LF	\$ 20.00	\$ 112,500
Recreation Facilities				\$ 75,000
	Nature Based Play Area	1 LS	\$ 75,000.00	\$ 75,000
Site Amenities				\$ 50,800
	Benches (1 per 300 LF of new trails)	18 EA	\$ 1,800.00	\$ 32,400
	Picnic Tables	4 EA	\$ 2,750.00	\$ 11,000
	Trash Receptacle	1 EA	\$ 1,200.00	\$ 1,200
	Park sign / Entry Features	1 EA	\$5,000.00	\$ 5,000
	Recycling Bin	1 EA	\$ 1,200.00	\$ 1,200
Plantings				\$ 265,700
	Shade Trees (2-1/2 - 3" Caliper)	50 EA	\$ 700.00	\$ 35,000
	Meadow Planting	20 ACRE	\$ 5,000.00	\$ 98,031
	Reforestation Area - includes Deer Protection	4 ACRE	\$ 30,000.00	\$ 132,576

PRIORITIES & IMPLEMENTATION

Drinnon Park

1. Provide a trail for access.
2. Improve the existing playground.
3. Convert areas of lawn to meadow and add trees.



Drinnon Park				
Total Proposed Site Improvements				\$ 206,000
Mobilization (2%)				\$ 4,200
Construction Surveying (1%)				\$ 2,100
Erosion and Sedimentation Control (2%)				\$ 4,200
Stormwater Management of Additional Impervious (5%)				\$ 5,300
Design and Engineering (7.5%)				\$ 15,500
Construction Contingency (10%)				\$ 20,600
Total Estimated Project Costs				\$ 257,900
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 50,000
	General Site Preparation	LS	\$ 5,000.00	\$ 50,000
Circulation				\$ 24,300
	Asphalt Walkway - 5' Wide	970 LF	\$ 25.00	\$ 24,250
Recreation Facilities				\$ 80,000
	Small Playground Upgrade With Poured in Place Surface (1,000 SF)	1 SF	\$ 80,000.00	\$ 80,000
Site Amenities				\$ 29,000
	Split Rail Fence - 4' Height around playground	300 LF	\$ 25.00	\$ 7,500
	Benches	2 EA	\$ 1,800.00	\$ 3,600
	Picnic Tables	2 EA	\$ 2,750.00	\$ 5,500
	Trash Receptacle	1 EA	\$ 1,200.00	\$ 1,200
	Park sign / Entry Features	2 EA	\$5,000.00	\$ 10,000
	Recycling Bin	1 EA	\$ 1,200.00	\$ 1,200
Plantings				\$ 22,700
	Shade Trees (2-1/2 - 3" Caliper)	25 EA	\$ 700.00	\$ 17,500
	Meadow Planting	1.0 ACRE	\$ 5,000.00	\$ 5,142

Heebner Way Park

1. Convert existing tennis court to pickleball courts.
2. Add a trail for access.
3. Add shade trees.



Heebner Park				
Total Proposed Site Improvements				\$ 49,300
Mobilization (2%)				\$ 1,000
Construction Surveying (1%)				\$ 500
Erosion and Sedimentation Control (2%)				\$ 1,000
Stormwater Management of Additional Impervious (5%)				\$ 1,600
Design and Engineering (7.5%)				\$ 3,700
Construction Contingency (10%)				\$ 5,000
Total Estimated Project Costs				\$ 62,100
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 5,000
	General Site Preparation	LS	\$ 5,000.00	\$ 5,000
Circulation				\$ 15,700
	Asphalt Walkway - 5' Wide	625 LF	\$ 25.00	\$ 15,625
Recreation Facilities				\$ 15,600
	Pickleball / Tennis Court Resurfacing, Stripping, & Nets	778 SY	\$ 20.00	\$ 15,556
Site Amenities				\$ 6,000
	Benches	2 EA	\$ 1,800.00	\$ 3,600
	Trash Receptacle	1 EA	\$ 1,200.00	\$ 1,200
	Recycling Bin	1 EA	\$ 1,200.00	\$ 1,200
Plantings				\$ 7,000
	Shade Trees (2-1/2 - 3" Caliper)	10 EA	\$ 700.00	\$ 7,000

PRIORITIES & IMPLEMENTATION

Morgan Way Park

1. Add playground and fence.
2. Add 5-foot wide walkway.
3. Add riparian plantings along the waterway.



Morgan Way Park				
Total Proposed Site Improvements				\$ 125,700
Mobilization (2%)				\$ 2,600
Construction Surveying (1%)				\$ 1,300
Erosion and Sedimentation Control (2%)				\$ 2,600
Stormwater Management of Additional Impervious (5%)				\$ 4,900
Design and Engineering (7.5%)				\$ 9,500
Construction Contingency (10%)				\$ 12,600
Total Estimated Project Costs				\$ 159,200
Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 5,000
	General Site Preparation	LS	\$ 5,000.00	\$ 5,000
Circulation				\$ 16,900
	Asphalt Walkway - 5' Wide	675 LF	\$ 25.00	\$ 16,875
Recreation Facilities				\$ 80,000
	Small Playground Upgrade With Poured in Place Surface (1,000 SF)	1 SF	\$ 80,000.00	\$ 80,000
Site Amenities				\$ 9,100
	Split Rail Fence - 4' Height	220 LF	\$ 25.00	\$ 5,500
	Benches	2 EA	\$ 1,800.00	\$ 3,600
Plantings				\$ 14,700
	Shade Trees (2-1/2 - 3" Caliper)	5 EA	\$ 700.00	\$ 3,500
	Restoration Plantings Shrub & Herbaceous along Waterway	0.2 Acre	\$ 60,000.00	\$ 11,157

Valley View Park

1. Remove existing macadam.
2. Connect Towamencin Trail to Valley View Way.
3. Add meeting/resting area.
4. Convert lawn areas to forest.



Valley View Park

Total Proposed Site Improvements	\$	49,900
Mobilization (2%)	\$	1,000
Construction Surveying (1%)	\$	500
Erosion and Sedimentation Control (2%)	\$	1,000
Stormwater Management of Additional Impervious (5%)	\$	500
Design and Engineering (7.5%)	\$	3,800
Construction Contingency (10%)	\$	5,000
Total Estimated Project Costs	\$	61,700

Item No.	Item Description	Estimated Quantity	Unit Price	Total Item Amount
Site Preparation				\$ 10,800
	General Site Preparation	1 LS	\$ 5,000.00	\$ 5,000
	Demo Existing Asphalt Pads	578 SY	\$ 10.00	\$ 5,778
Circulation				\$ 10,000
	Asphalt Walkway - 8' Wide	250 LF	\$ 40.00	\$ 10,000
Site Amenities				\$ 13,000
	Benches	2 EA	\$ 1,800.00	\$ 3,600
	Stone Dust Meeting/Resting Area	67 SY	\$ 30.00	\$ 2,000
	Trash Receptacle	1 EA	\$ 1,200.00	\$ 1,200
	Park sign / Entry Features	1 EA	\$5,000.00	\$ 5,000
	Recycling Bin	1 EA	\$ 1,200.00	\$ 1,200
Plantings				\$ 16,100
	Reforestation Area	0.53 ACRE	\$ 30,000.00	\$ 16,047

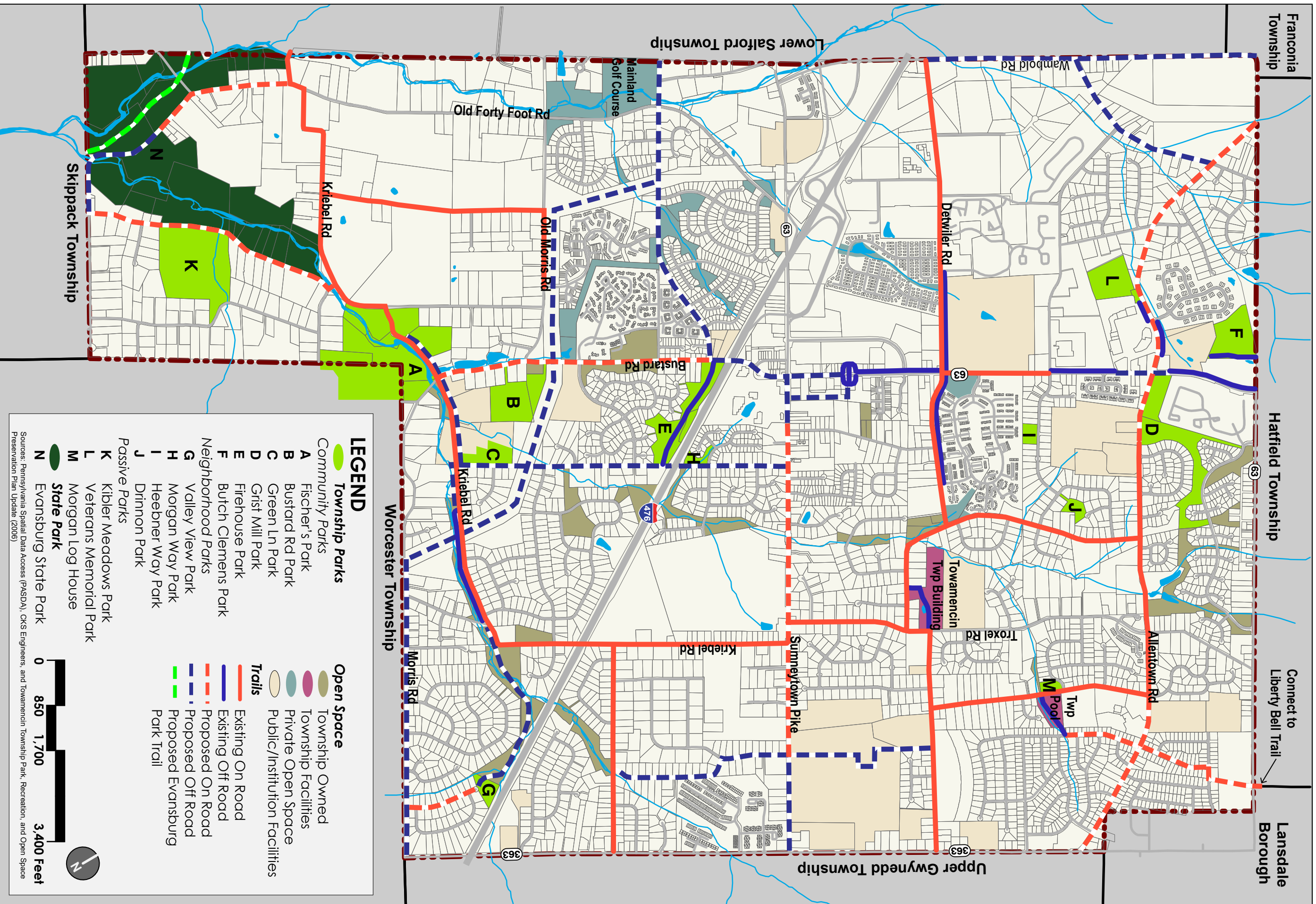
Priority Trail Connections

As the Township continues to implement the trail plan, SC recommends these connections as priorities. Cost estimates are not included as these improvements will require additional planning.

1. The Township should first consider a safe crossing of Sumneytown Pike. Currently, many bicycle riders will use the crossing at Troxel and Kriebel Road. This crossing should be researched to provide a safer crossing by widening shoulders and providing signs.
2. Another crossing that should be considered is at Forty Foot Road/63 and Bustard Road. This should be considered for an off road connection. If completed, this would provide areas of dense population with connections to many amenities and desired destination points throughout the Township.
3. The Township should consider an off road trail along the PECO Powerlines. This trail would provide safe connections for many residents to many of the parks and trails located in the south part of the Township.
4. The Township should prioritize a connection to the Liberty Bell Trail. When the Liberty Bell Trail is completed, it will provide a trail that connects Philadelphia and Allentown.

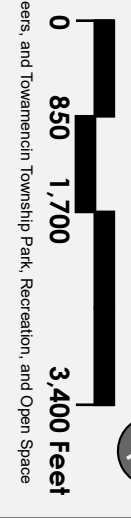
The intersection of Troxel Road, Sumneytown Pike and Kriebel Road as described as a priority improvement for the trail system.



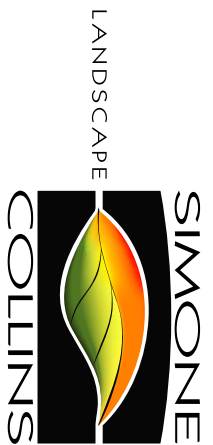


LEGEND

	Township Parks		Open Space
Community Parks			Township Owned
A Fischer's Park			Township Facilities
B Bustard Rd Park			Private Open Space
C Green Ln Park			Public/Institution Facilities
D Grist Mill Park			
E Firehouse Park			
F Butch Clemens Park			
Neighborhood Parks			
G Valley View Park			Trails
H Morgan Way Park			Existing On Road
I Heebner Way Park			Existing Off Road
J Drinnon Park			Proposed On Road
Passive Parks			Proposed Off Road
K Kibler Meadows Park			Proposed Evansburg
L Veterans Memorial Park			Park Trail
M Morgan Log House			
State Park			
N Evansburg State Park			



Sources: Pennsylvania Spatial Data Access (PASDA), OKS Engineers, and Towamencin Township Park, Recreation, and Open Space Preservation Plan Update (2006)



This page left
intentionally blank

