

Public Meeting #3: May 4, 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 LaBrocq
- Bob DiDomizio
- Nancy Becker



PRESENTATION ELEMENTS

- **Project Schedule**
- **Master Plan Scope / Process**
- **Veterans Memorial Park Mission Statement**
- **Summary of the Public Participation Process**
- **Review of Preliminary Concepts and Refinements**
- **Draft Master Plan**
- **Preliminary Phasing Plan/ Costs**
- **Discussion**



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



Transparent Public Process:

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

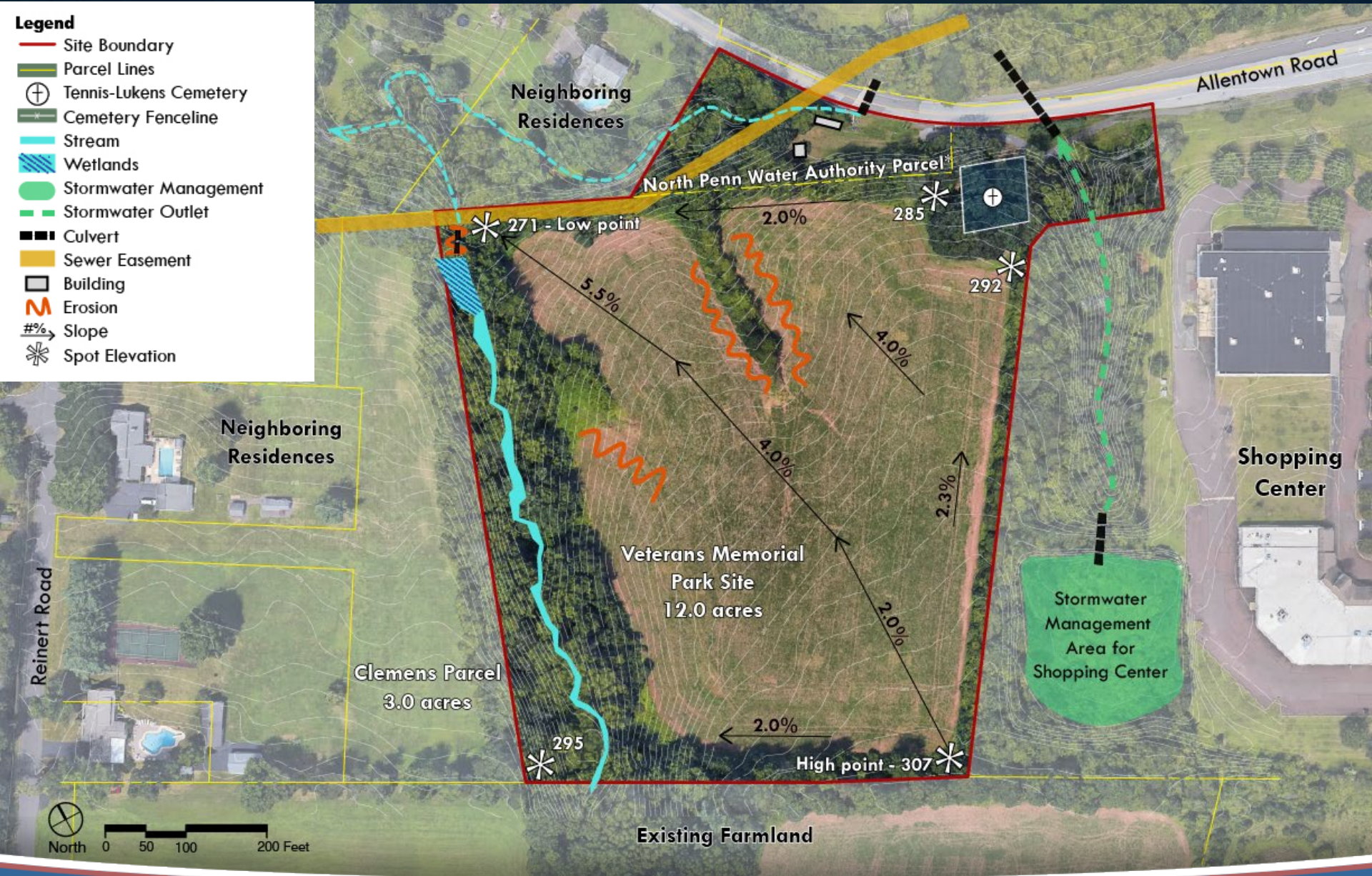
VETERANS MEMORIAL PARK MISSION STATEMENT

“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.”

EXISTING CONDITIONS - COMPOSITE ANALYSIS


* North Penn Water Authority:
Parcel to be donated to Township.

- Legend**
- Site Boundary
 - Parcel Lines
 - ⊕ Tennis-Lukens Cemetery
 - Cemetery Fenceline
 - Stream
 - Wetlands
 - Stormwater Management
 - Stormwater Outlet
 - Culvert
 - Sewer Easement
 - Building
 - M Erosion
 - #% Slope
 - ✱ Spot Elevation



SCALE COMPARISON

Legend

- Site Boundary
- Parcel Lines
-  Tennis-Lukens Cemetery
- Cemetery Fenceline



PUBLIC OPINION SURVEY SUMMARY

SUMMARY - 109 responses

Park should 'feel':

(>50% of respondents)

- Tranquil, peaceful
- Quiet

Park should have the following amenities

(>50% of respondents):

- Parking
- Restrooms
- Dog Waste Cleanup Stations

Park should NOT have the following amenities:

- Playgrounds (31%)
- Historic/ Military interactive displays (13%)

A Park honoring service to country should contain:

- Flagpoles
- Monuments
- Flower Gardens

(<50% of respondents)

- Pavilions & Event Space
- Drinking Fountains

REVIEW OF PRELIMINARY CONCEPTS

December 2021

Concept 1



REVIEW OF PRELIMINARY CONCEPTS

December 2021

Concept 2



REVIEW OF PRELIMINARY CONCEPTS

December 2021

Concept 3



REVIEW OF KEY PERSON INTERVIEW PROCESS

February - March 2022

**Number of Persons
Interviewed: 17**

**Towamencin Township
Residents: 82%**

***Township Staff/ Committees/
Organizations/ Communities
Represented:***

- 1. Township Manager**
- 2. Township-Chief of Police**
- 3. Township Events Coordinator**
- 4. TYA**
- 5. DAR**
- 6. Environmental Advisory Council**
- 7. Open Space & Parks Advisory
Committee**
- 8. Dock Woods Community**
- 9. North Penn High School**

CONCEPT PLAN REFINEMENTS

COMMENTS RECEIVED
FROM SURVEY/
COMMITTEE/KPIS

ACCESS
ISSUES

INITIAL CONSIDERATION OF
PROJECT PHASING &
CONSTRUCTION
SEQUENCING

- Separation of loop walking trail to formal lawn trail
 - More realistic sizes/scale
 - Initial material suggestions: agrarian/rural design character
- Both plans accommodate Allentown Rd. or Reinert Rd. access & parking

CONCEPT 4-A



BRANCHES OF THE MILITARY SERVICE



AS AN EXAMPLE...

- Historical area
- Navy & Coast Guard
(Water Features)
- Army & Marine Corps
(Land Features)
- Air Force &
(Future) Space Force
(Air/Sky Features)
- Amphitheater

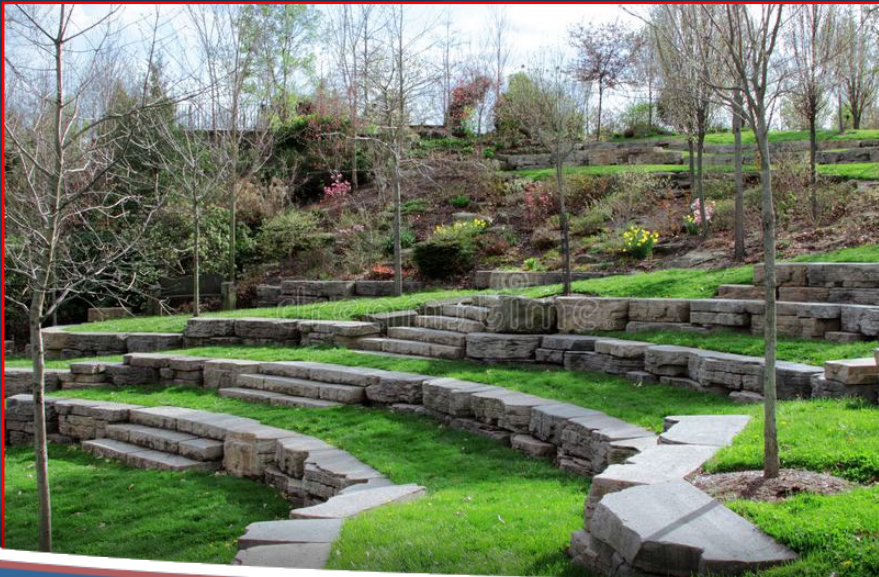
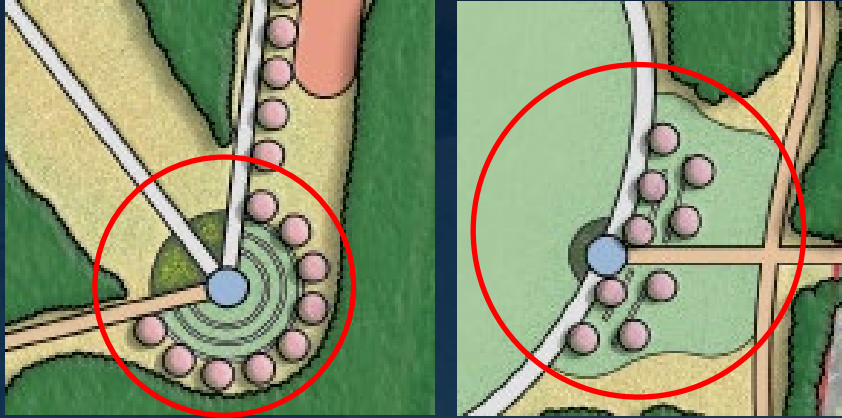
CONCEPT 4-B



CONCEPT 5



AMPHITHEATER CONCEPTS



Amphitheater Section



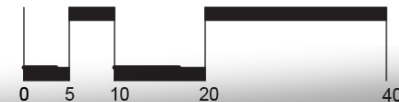
Walkway

Plaza

Tiered
Lawn
Seating

Reforestation

Existing
Treeline



PRELIMINARY CONCEPTS & REFINEMENTS



Concept 1



Concept 2



Concept 3



Concept 4A

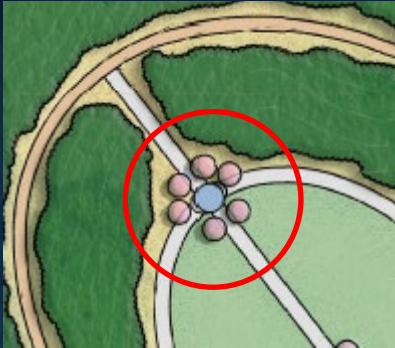


Concept 4B

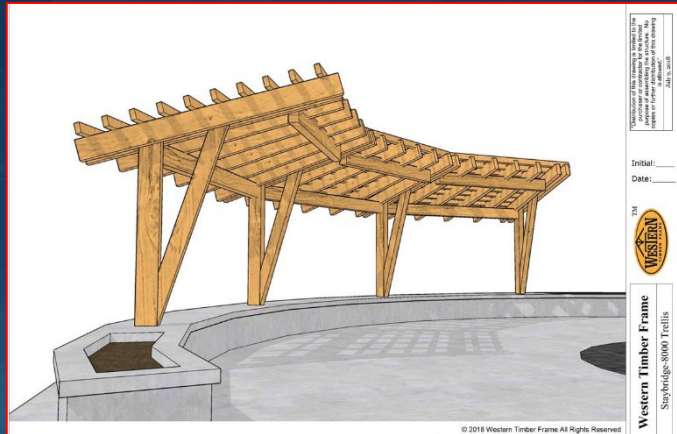
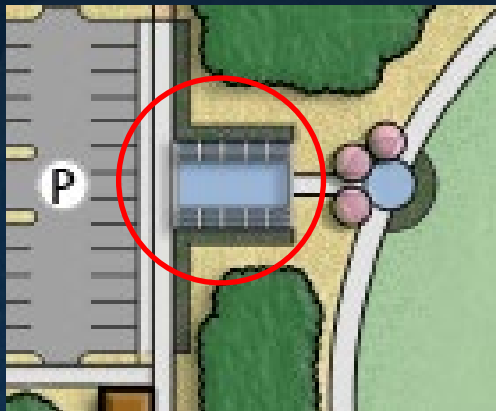


Concept 5

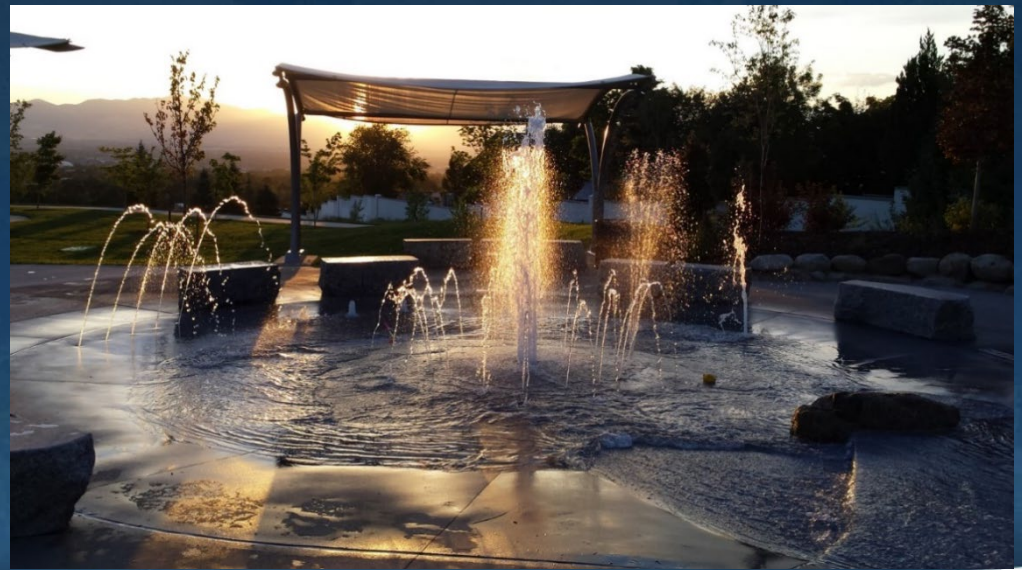
NATURALIZED PLAZA CONCEPTS



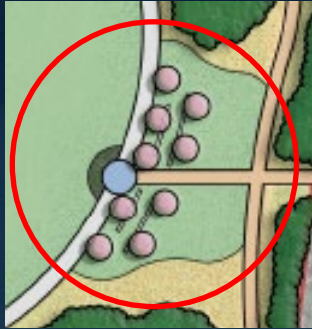
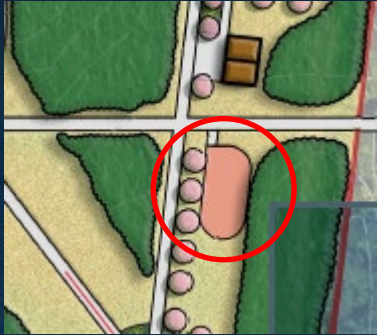
ENTRY TRELLIS/ PERGOLA TREATMENTS



WATER FEATURES



NATURE-BASED PLAY AREA & MOUNDS



GARDEN/ RESTFUL/ MEDITATIVE AREAS



**Planted Labyrinth
(Stoney Creek Park)**

“Plazas” defined by plantings



**Rain Garden –Stormwater Best
Management Practice**

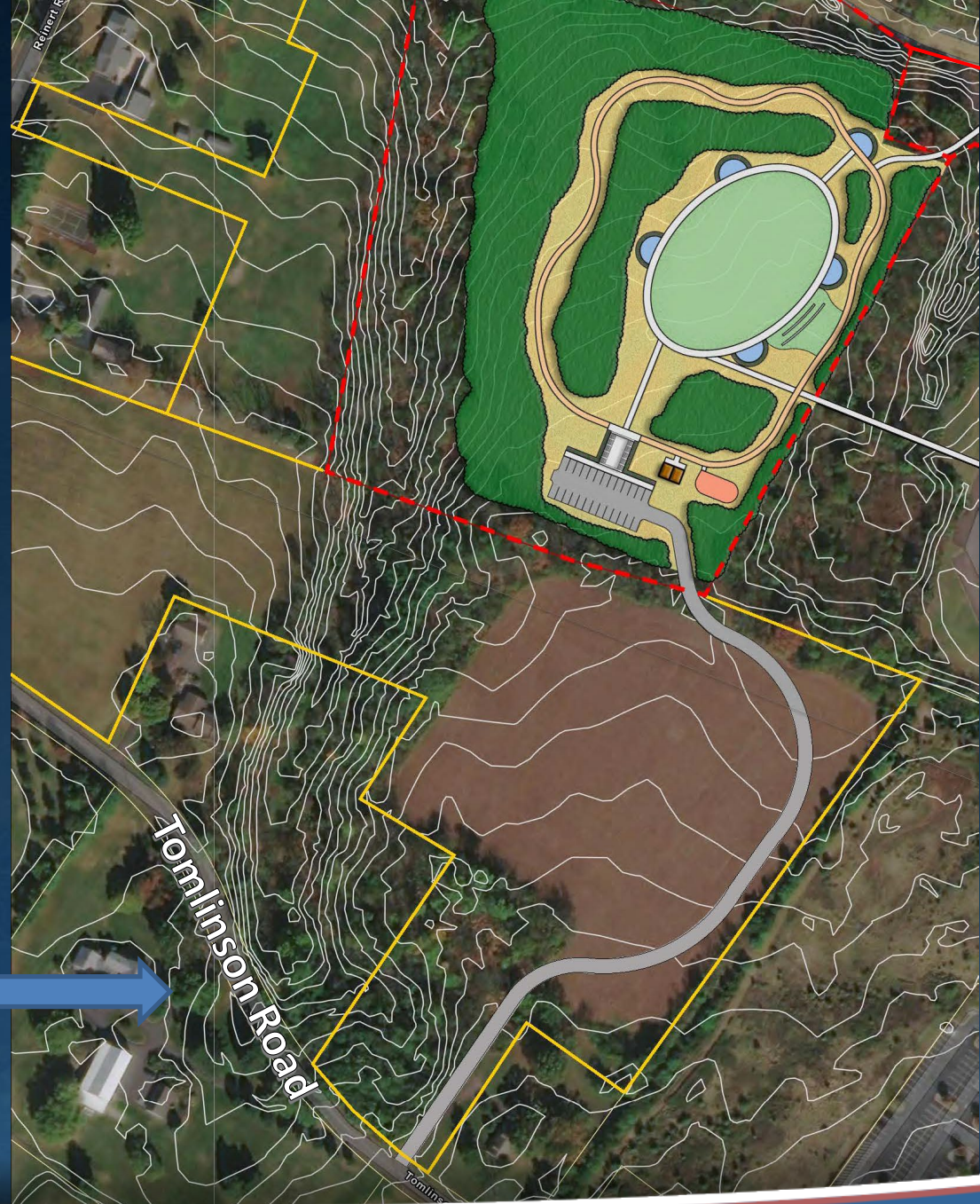
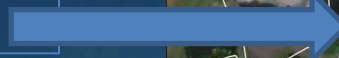


Naturalistic Memorial Elements

Potential Tomlinson Road Access

Recent Access Discussions:

Property Owner Preference for Vehicular Access off of Tomlinson Road



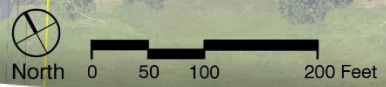
DRAFT MASTER PLAN

- 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
 - 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



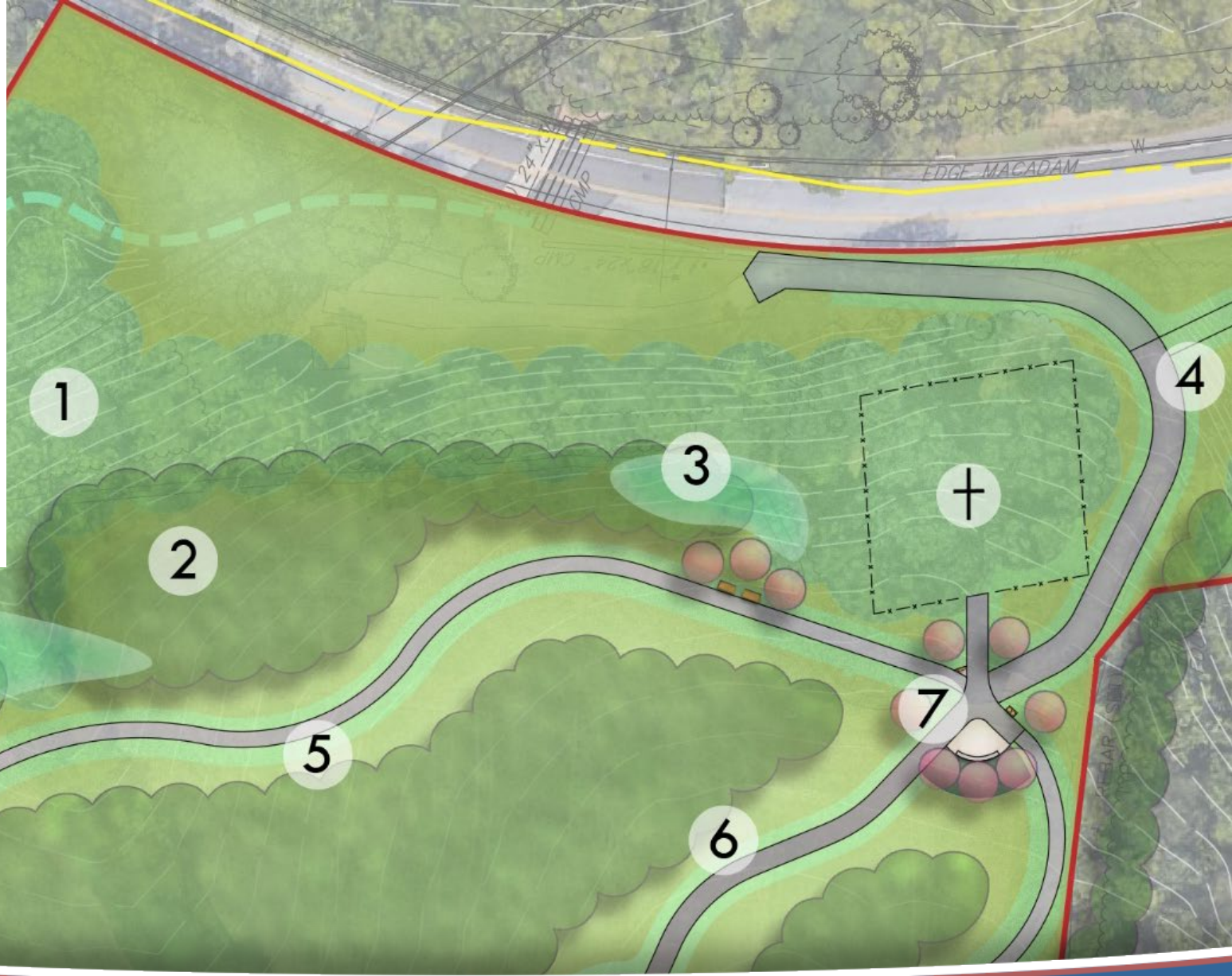
Reinert Road

Allentown Road



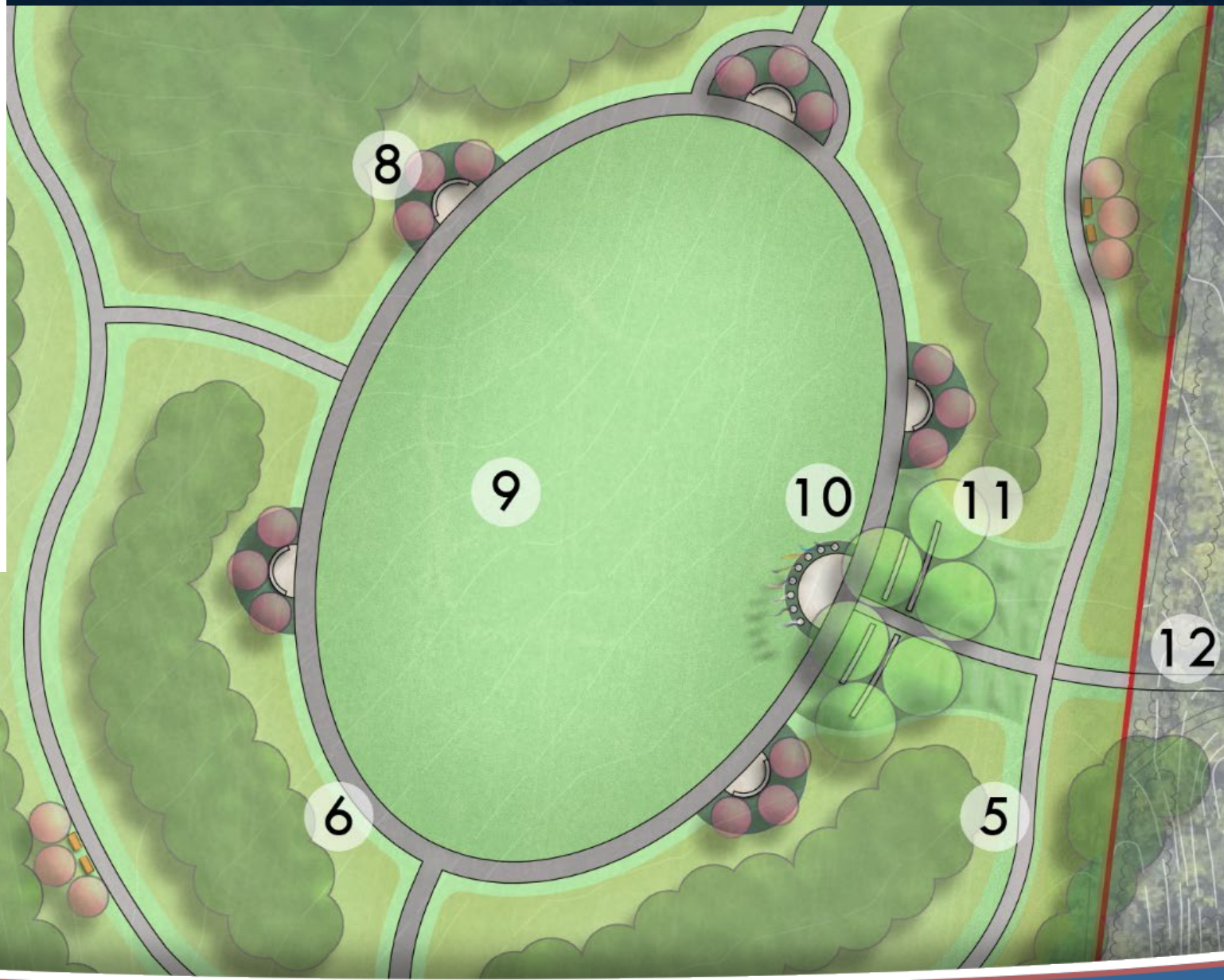
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ESTIMATED COSTS OF DEVELOPMENT

Total Project Cost	
Total Proposed Site Improvements	\$ 1,482,158
Mobilization (2%)	\$ 29,643
Construction Surveying (1%)	\$ 14,822
Erosion and Sedimentation Control (1.5%)	\$ 22,232
Storm Water Management (7.5%)	\$ 111,162
Construction Contingency (10%)	\$ 148,216
Design and Engineering (15%)	\$ 222,324
Total Estimated Project Costs \$ 2,030,557	
Work Area	
Tomlinson Road Entrance	\$ 228,283
Parking Area (20 Spaces)	\$ 71,029
Allentown Road Secondary Entrance/Sidewalk Connection	\$ 77,110
Site Grading	\$ 105,000
Entrance Plaza & Restroom Building	\$ 380,063
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	\$ 100,278
Central Lawn	\$ 55,397
Reforestation/ Meadow Establishment/ Trees	\$ 79,925

DRAFT PLAN PHASING



A

\$578,567 – Tomlinson Road Access + Parking + Site Grading + Meadow Seeding

B

\$389,094 – Reforestation Major Walkways + Allentown Road Access + Play Area + Central Green

C

\$316,644 – Perimeter Walkways + Amphitheater + Trees (Ornamental/Shade)

D

\$520,686 - Entrance Plaza + Restroom Building

E

\$225,564 – Memorial Plaza Construction

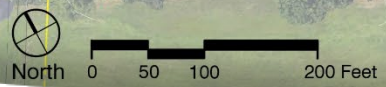
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Reinert Road

Allentown Road



CONTACT / MORE INFO

- **Simone Collins Landscape Architecture**
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Anita Nardone, PE | Project Manager
anardone@simonecollins.com
- **Michael Lewis** | Chair, Towamencin Veterans Committee
mjlewis@comcast.net
- **Joe Meehan** | Chair, Open Space and Parks Advisory Committee & Vice Chairperson, Veterans Committee
joe@viacelli.com
- **Don Delamater** | Township Manager
ddelamater@towamencin.org

TOWNSHIP WEBSITE:

[Veterans Committee | Towamencin Township](#)

Please check the Township website for project updates.



NEXT STEPS

- Refinement of Concepts based on Public Input
- Prepare Poster for Towamencin Community Day 2022 - May 21st
- Committee Meeting #4 May 23rd
Discuss Plan Refinements
- Public Meeting #4 June 14th
Present Final Plan



End