

Committee Meeting #4: May 23, 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 of Remaining Schedule
2. Review DRAFT Master Plan
3. Update on Access
4. Discussion of Master Plan Revisions
5. Discussion of Costs/ Proposed Phasing



# 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**



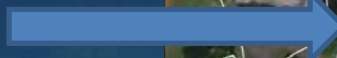
**Concept 5**



# 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

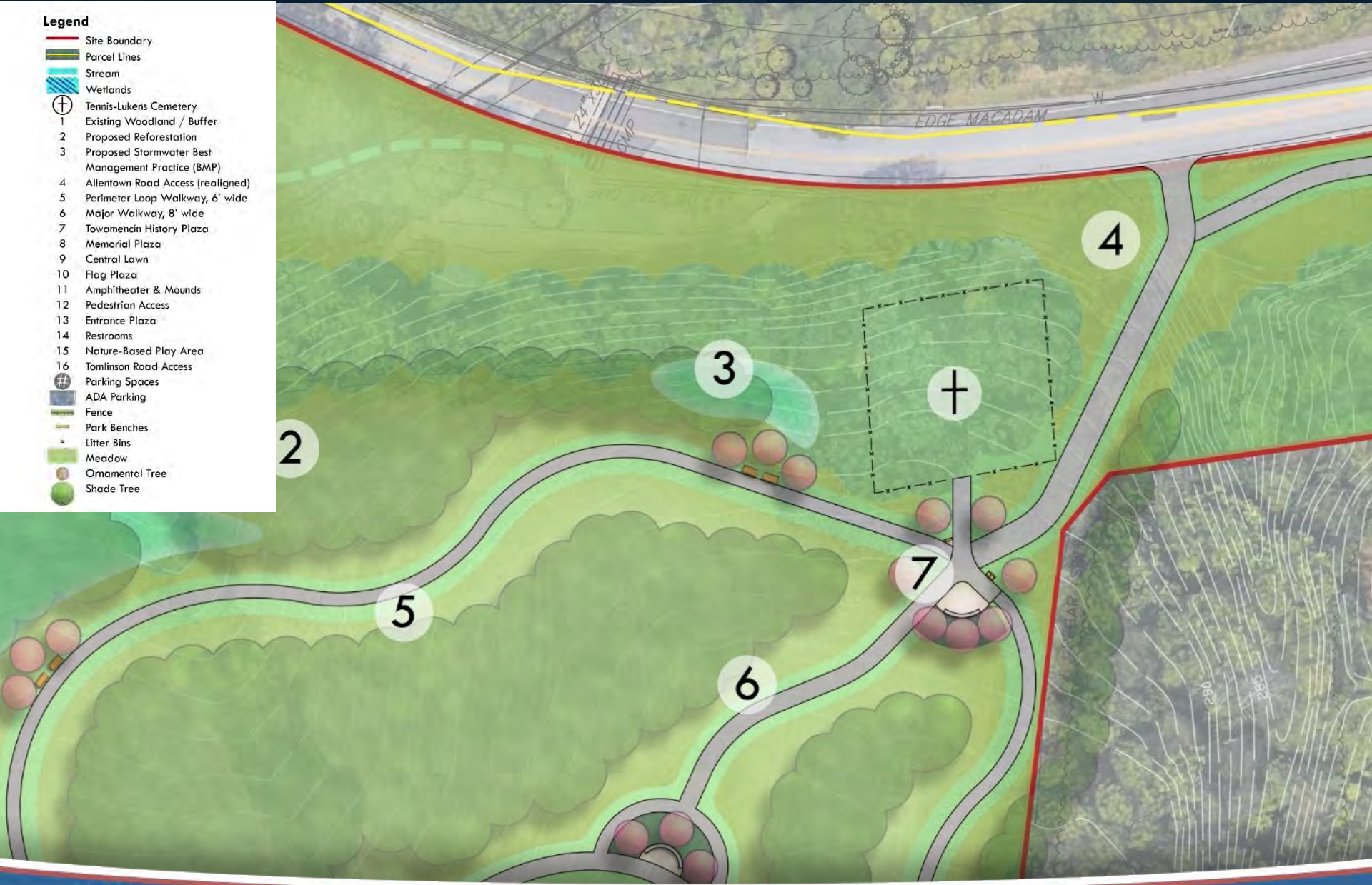




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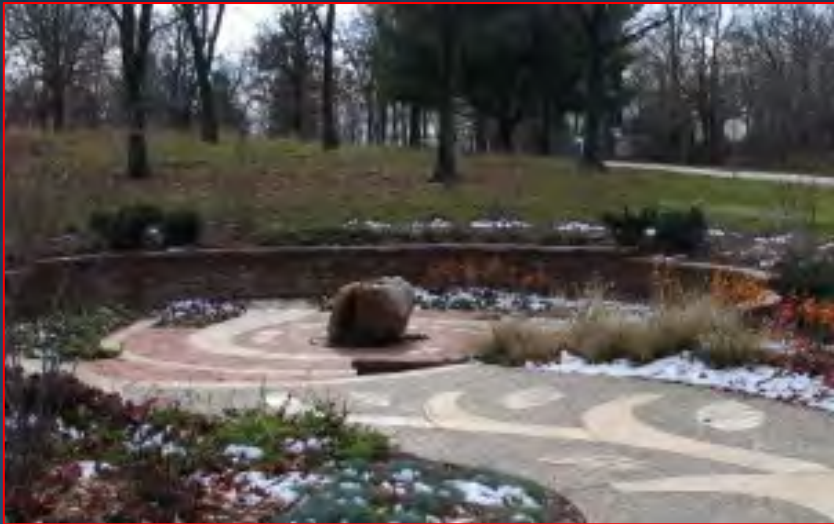
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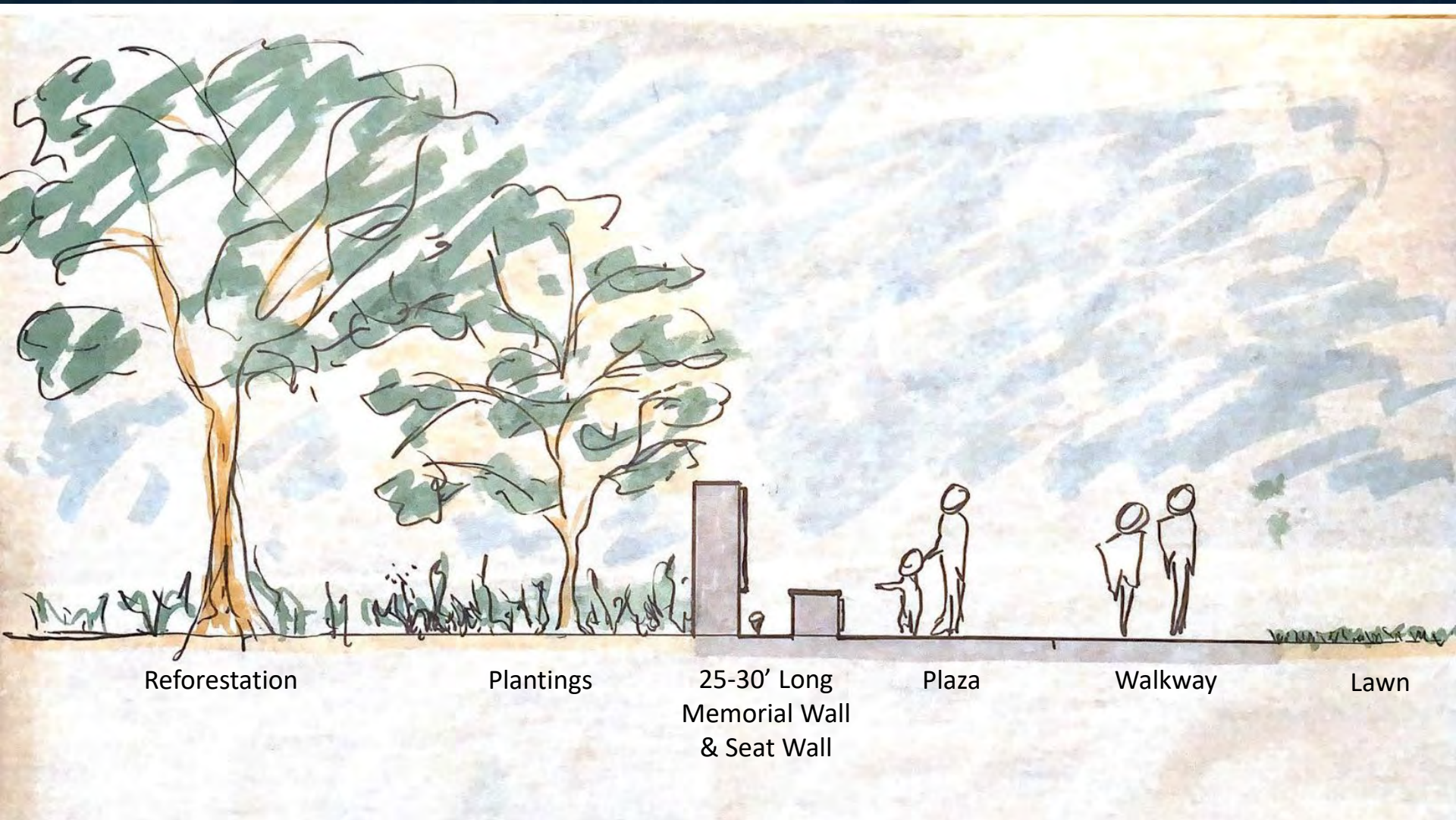


# NATURALIZED PLAZA CONCEPTS





# PLAZA CONCEPT – SECTION



Reforestation

Plantings

25-30' Long  
Memorial Wall  
& Seat Wall

Plaza

Walkway

Lawn



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# PRECEDENT IMAGES – GREEN & GREY PLAZAS

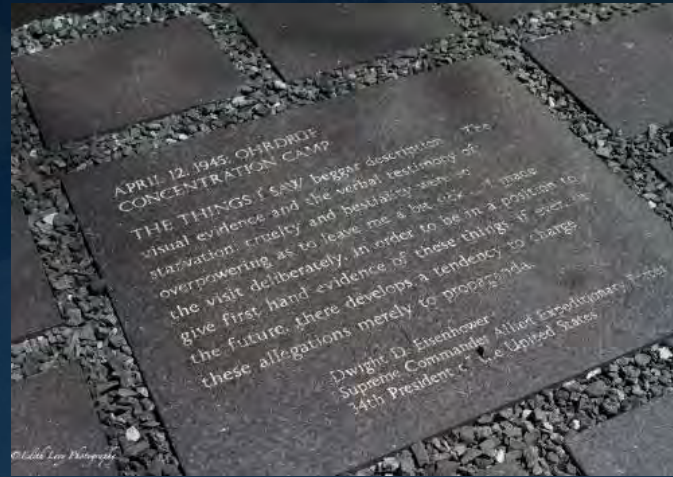


Sellersville





# PRECEDENT IMAGES – ART / INTERPRETIVE / EDUCATIONAL







## Pavers to acknowledge donations



# DONATION / MEMORIAL TREE PLANTINGS





# GARDEN/ RESTFUL/ MEDITATIVE AREAS



**Planted Labyrinth  
(Stoney Creek Park)**

**“Plazas” defined by plantings**



**Rain Garden –Stormwater Best  
Management Practice**



**Naturalistic Memorial Elements**



# DRAFT MASTER PLAN

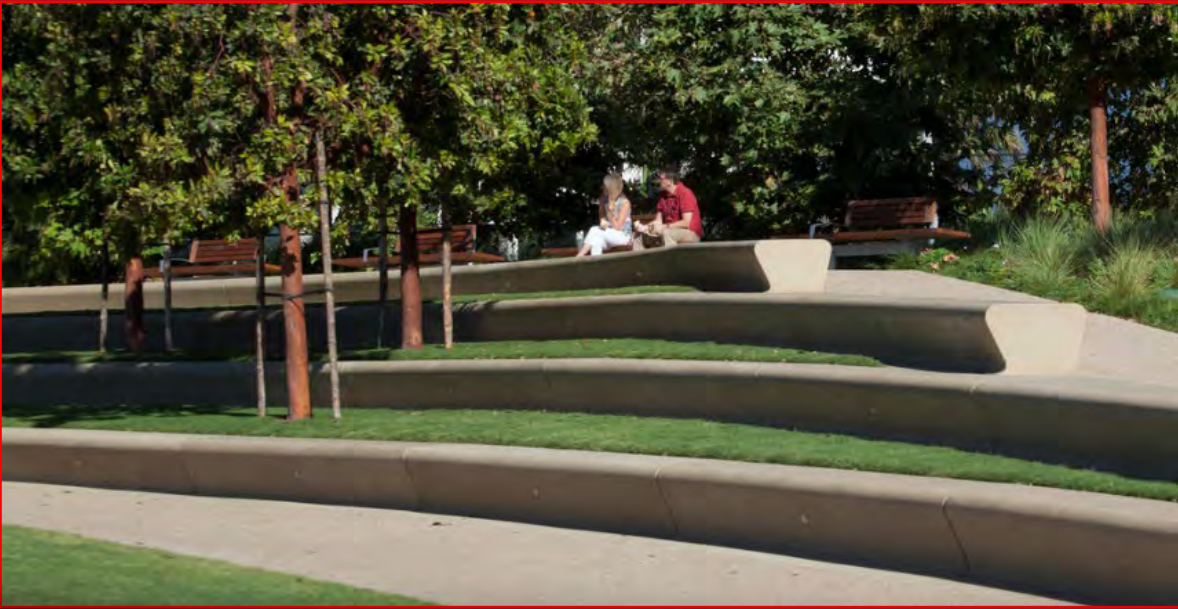
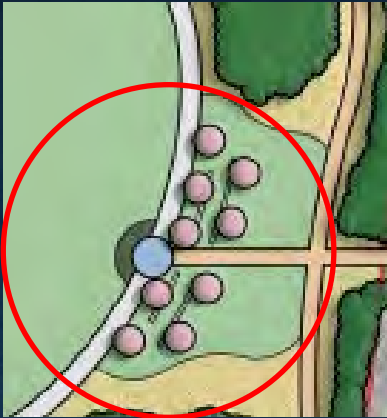
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# AMPHITHEATER CONCEPTS





# Amphitheater Section



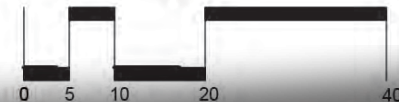
Walkway

Plaza

Tiered  
Lawn  
Seating

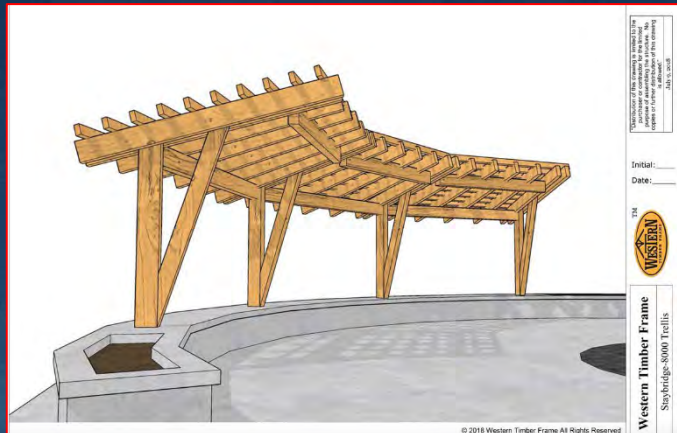
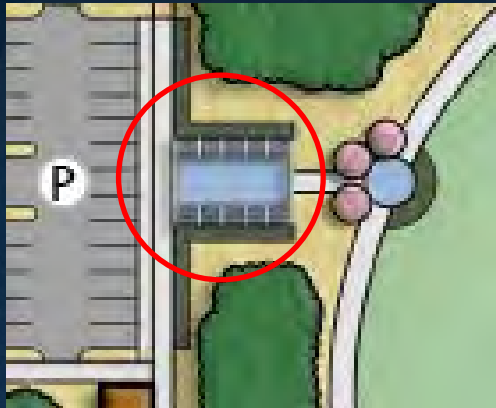
Reforestation

Existing  
Treeline





# ENTRY TRELLIS/ PERGOLA TREATMENTS





**POSSIBLE WATER FEATURE AT ENTRY  
PERGOLA**





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# NATURALIZED PLAY AREA





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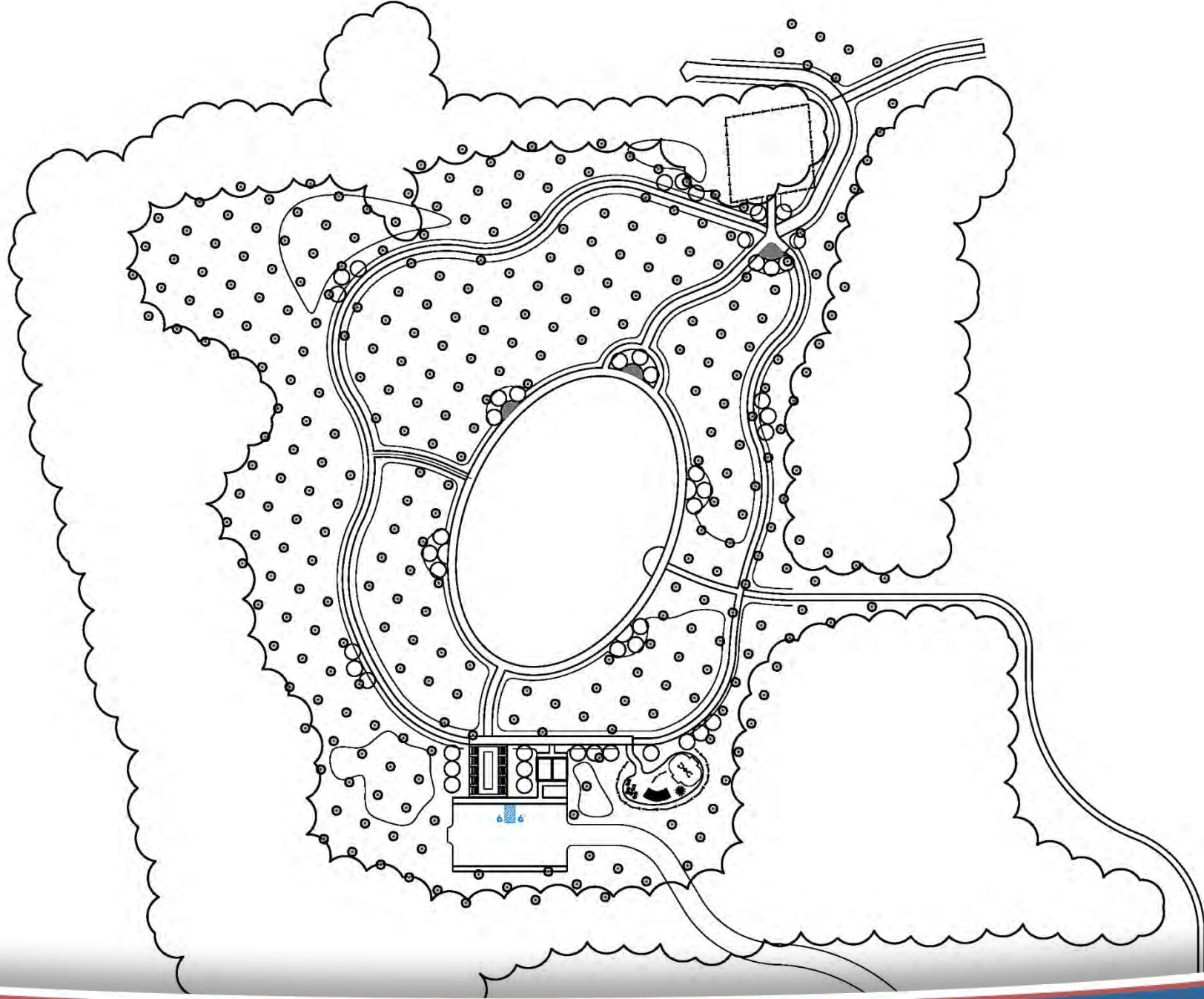
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**Reforestation**



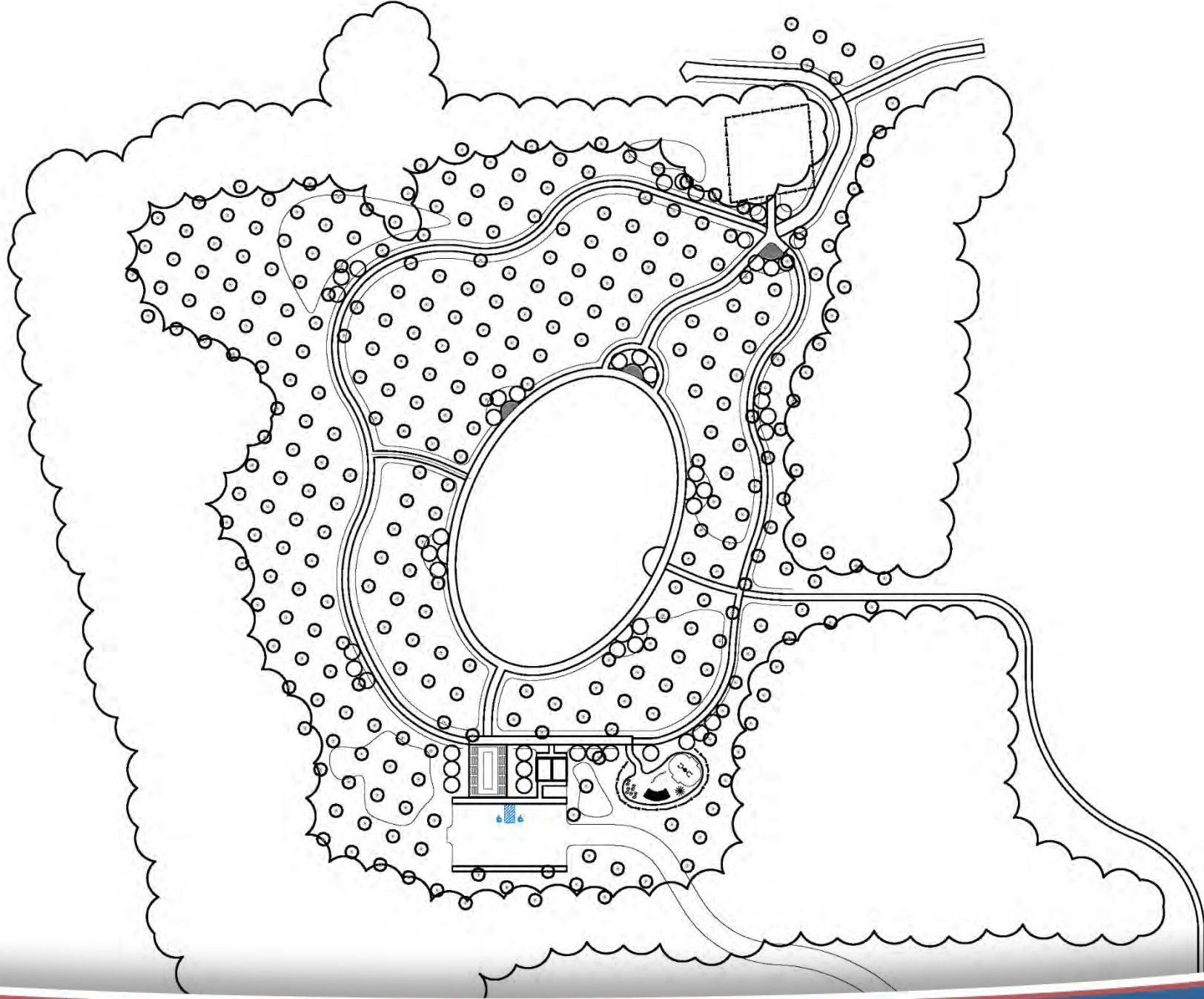


YEAR 1 -  
8' CANOPY  
30' GRID



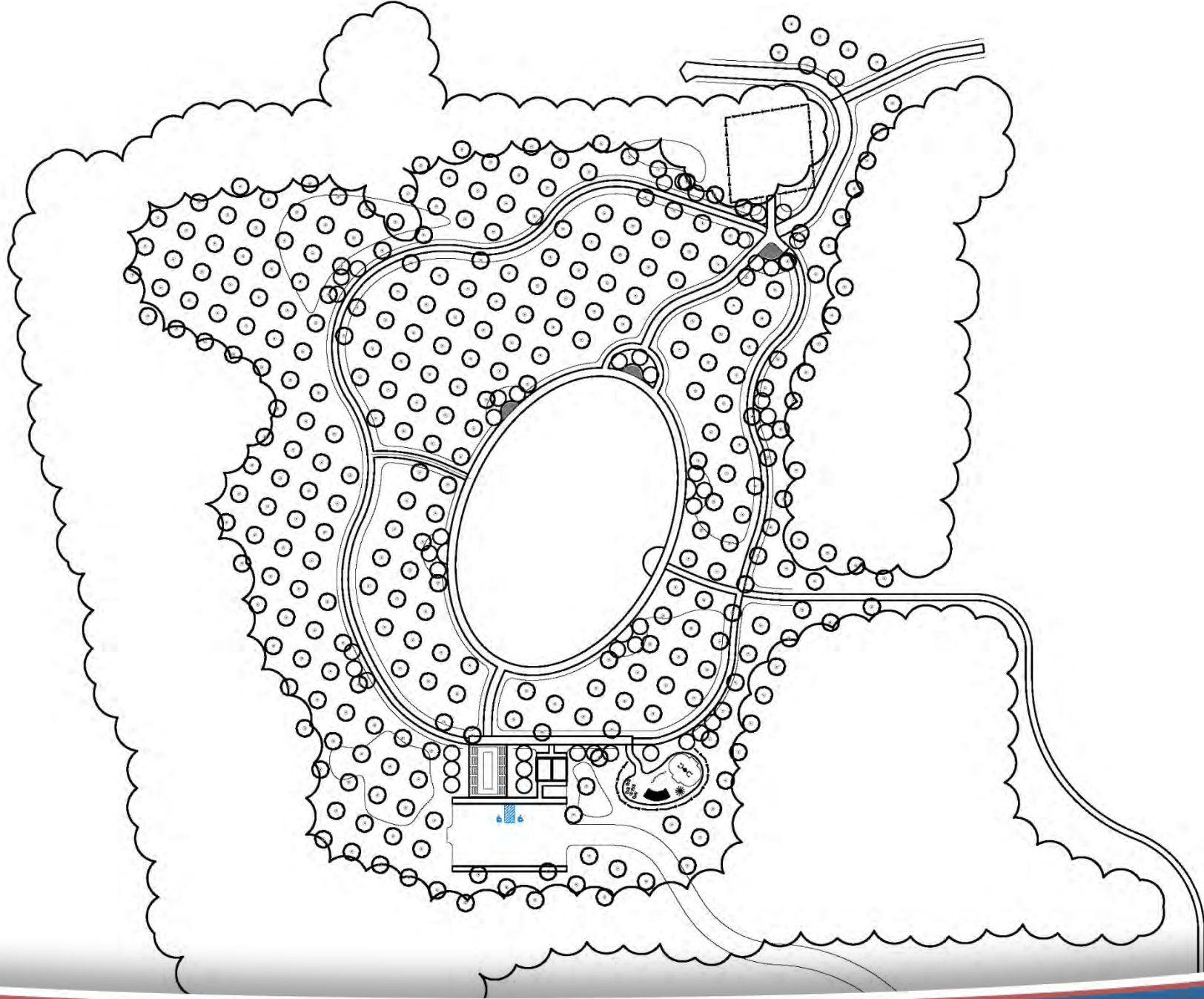


YEAR 5 -  
12' CANOPY  
30' GRID



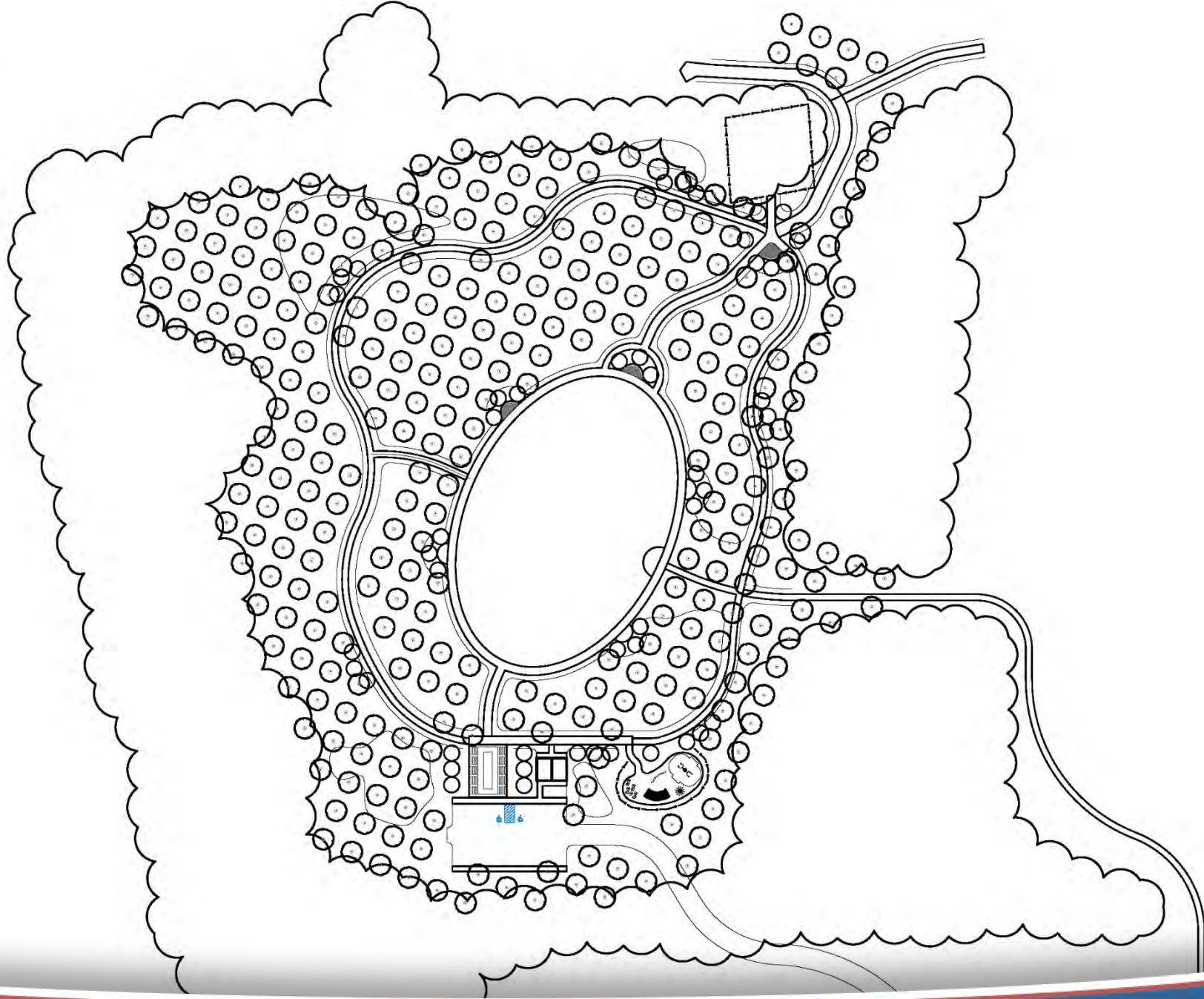


YEAR 10 -  
16' CANOPY  
30' GRID



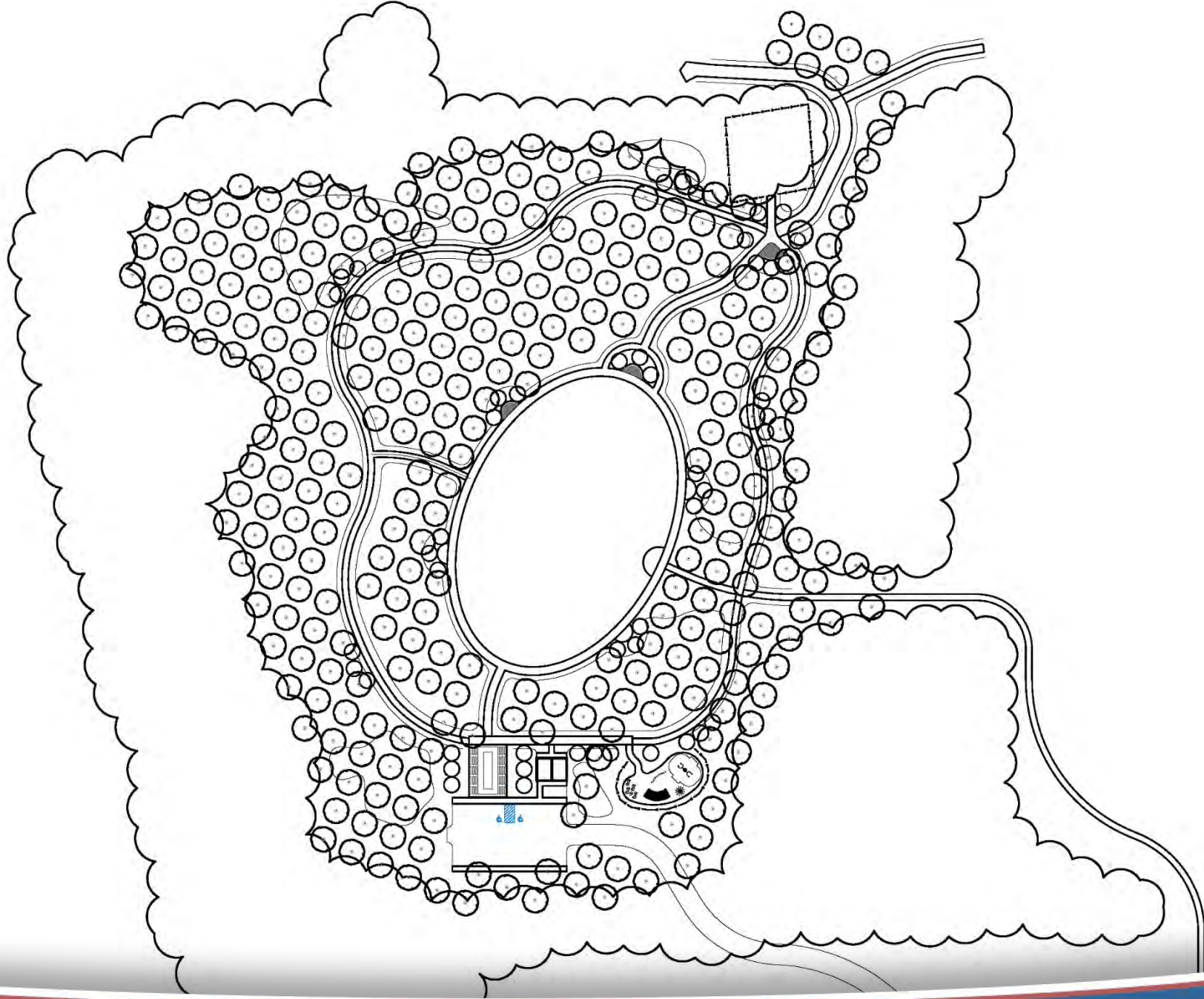


YEAR 15 -  
20' CANOPY  
30' GRID



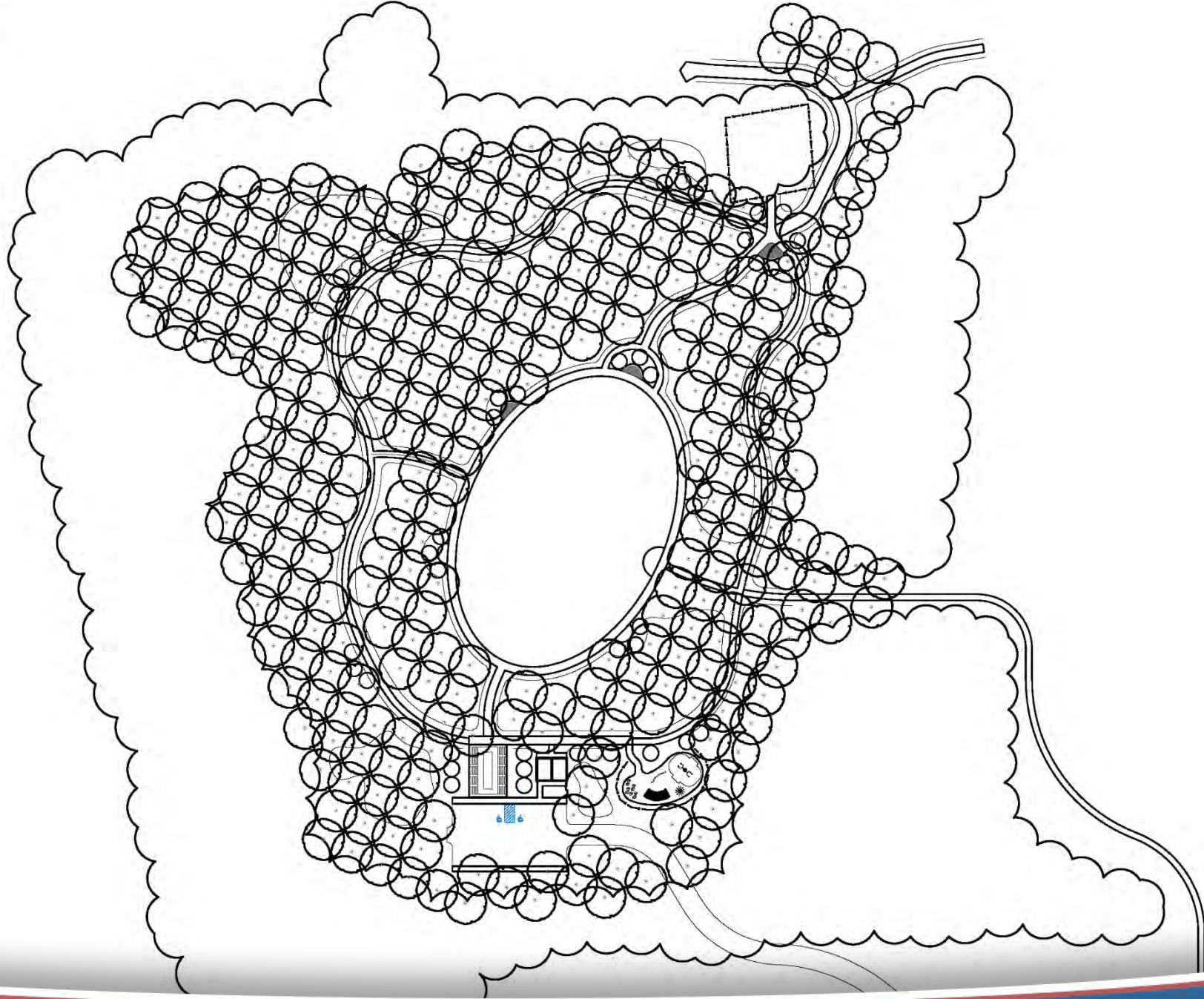


YEAR 20 -  
24' CANOPY  
30' GRID





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





# REFORESTATION AT MATURITY : EXAMPLE IMAGES





# ESTIMATED COSTS OF DEVELOPMENT

## Total Project Cost

Total Proposed Site Improvements	\$ 1,606,065
Mobilization (2%)	\$ 32,121
Construction Surveying (1%)	\$ 16,061
Erosion and Sedimentation Control (1.5%)	\$ 24,091
Storm Water Management (7.5%)	\$ 120,455
Construction Contingency (10%)	\$ 160,606
Design and Engineering (15%)	\$ 240,910

## Total Estimated Project Costs \$ 2,200,309

### Work Area

Tomlinson Road Entrance	\$ 228,283
Parking Area (20 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	\$ 202,778
Central Lawn	\$ 55,397
Reforestation/ Meadow Establishment/ Trees	\$ 79,925



# DRAFT PLAN PHASING



**\$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



**\$365,989** – Memorial Plazas  
Construction



# NEXT STEPS

- Refinement of Master Plan based on tonight's Committee discussion/direction
- Public Meeting #4 June 14<sup>th</sup>  
Present Final Plan
- Completion of Master Plan Report
- Transmission of DRAFT Master Plan Report to Committee for review/comments
- Transmission of FINAL MASTER PLAN REPORT





# CONTACT / MORE INFO

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

## TOWNSHIP WEBSITE:

[Veterans Committee | Towamencin Township](#)

Please check the Township website for project updates.

