



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:	01.18.2022 7pm
Re:	Public Meeting #2	Issue Date:	01.20.2022

ATTENDEES:

See Attached Sign-in Sheet

GENERAL NOTES:

INTRODUCTION

- Anita Nardone (AN) of Simone Collins (SC) welcomed both in-person (10 attendees) and virtual attendees (4 attendees) to the meeting, introduced Principal Peter Simone (PS) to the group, and reviewed the proposed agenda for the evening:
 - a. Schedule of the Master Plan Study
 - b. Public Opinion Survey-Results to date
 - c. Site Analysis
 - d. Preliminary Concept Plans
 - e. Precedent Images & Potential Park Components
 - f. Review of Future Meetings

SCHEDULE OF MASTER PLAN STUDY

- AN presented an overall timeline of the process. The Master Plan process will conclude in July 2022. Future work for the project entails future funding, final design, and construction. We are currently in the fourth of six steps within the Master Plan process---preliminary concepts.

PUBLIC OPINION SURVEY

1. AN presented a summary of the Public Opinion Survey responses to date, including:
 - a. Draft Park Mission Statement. Committee has been in the process of revising this and informed the group that a revised Mission Statement has been finalized.

- b. Demographics of respondents. *
 - * Note: There have been no respondents under 24 years of age. Most respondents are Towamencin residents (94%) and have/had a family member in the military (83%).
- c. Recreational habits and activities of respondents
- d. Desired elements for Veterans Memorial Park
- e. Additional Thoughts/Comments/Suggestions

SITE ANALYSIS

- 2. AN reviewed the context of where the Park site exists in relation to its neighbors: Clemens Corporation, PSDC (Shopping Center), North Penn Water Authority
- 3. AN presented site analysis, including:
 - a. Existing Conditions – Composite Analysis
 - b. Scale Comparison Diagram
 - c. Site Access – Existing and Potential

While the site has many good features (mild slope; open space, some existing vegetation), accessing the site by vehicles is a challenge. PS updated audience on conversations with neighbors on access. North Penn Authority has agreed to donate its 2-acre parcel to the Township. To be finalized. PSDC has agreed to offer pedestrian access to the park through its property and overflow parking for larger events at the park. Conversations have begun with Clemens on the possibility of both pedestrian and vehicular access through their properties.

PRELIMINARY CONCEPTS

- 4. Peter Simone (PS) of SC presented three (3) Preliminary Concepts for Veterans Memorial Park, which explore alternative placements of elements including:
 - a. site access
 - b. vehicular access/parking areas
 - c. pedestrian/multi-modal circulation
 - d. major and minor “plazas”
 - e. restrooms/pavilion
 - f. play area
 - g. lawn/open field
 - h. meadow/stormwater management
 - i. trees
- 5. PS presented precedent images as examples of what conceptual elements might look like.

PUBLIC COMMENTS/ QUESTIONS & ANSWERS

- 1. *Q: Would the pedestrian ‘land bridge’ connection need to be built/ developed between park and Shopping Center?*
 A: The connection already exists as a separating between stormwater management elements. Slight clearing and grading would be required to formalize the connection.
- 2. *Comment: I like Concept 3. The high point of the site in the SE corner. A view from the high point toward the Tennis Lukens Cemetery would be a great addition.*

Discussion: Perhaps moving the 'amphitheater' component to the high point could develop this thought.

3. *Q: I live close to the park and can see the property. Is lighting for evening use being considered?*

A: General Township park rules are for 'dawn to dusk' operations. The Committee will need to discuss park lighting further. The proximity to residential communities is an important consideration which may warrant consideration of low level park lighting.

4. *Q: I live adjacent to the park at the low end of the site. My preference is for the Concept that has the least impact for storm runoff.*

Discussion: The new park must manage stormwater runoff and the stormwater management for the park will improve dramatically. .. As the site was tilled for agricultural use and has fallow periods, there is more runoff than when we plan and design this site for maximum infiltration through the use of bioswales and rain gardens---more attractive ways of encouraging infiltration and retention.

5. *Q: Would Township staff be required to administer lighting and gates for this park?*

A: Yes. Township would incur a cost for taking care of these items. Other communities have solicited volunteer assistance with this task. Also, there are electronic means of activating locking systems for restrooms. Vehicular access gates would need to be manually addressed.

6. *Comment: I like Concept 2. Do we really need paving (asphalt or concrete) in the park?*

A: While pathways can be naturalized (stone dust, gravel) ---the upkeep of these paths is expensive. There may be a preference for various types of hard paved surfaces for maintenance cost reduction.

7. *Comment: I like Concept 3. It has a great 'feel'---feng shui. I can see that plantings could have a lot of historical symbolism i.e., Normandy---trees pruned to half of mature height symbolizing the loss of life' experiences for so many young servicemen and women.*

8. *Q: Do you see the need for constructing a storm water basin on the property for this park?*

A: As previously discussed, while we will be required to manage stormwater, the nature of the site lends itself to maximizing natural, infiltrative techniques. The management technique can become attractive planted areas shaped for retention capabilities. We do not envision the old-style above ground basins.

9. *Q: How will ADA access be handled?*

A: Since the site has minimal slope, SC does not see any problems with making most of not all of the connections ADA compliant.

10. *Comments: The shapes shown around the large spaces in the Concepts can be 'mixed and matched'. The large circle in Concept 1 has walkways bi-secting the circle; these areas could be re-imagined into 'subareas'.*

11. *Q: In Concepts 2 and 3—we are showing access from Reinert Road. Are we sure that we can fit parking on the site if we don't control the Clemens parcel?*

A: Yes. Parking will certainly fit onto the site. Keeping the parking (if possible) on the Clemens outparcel saves the cost of a roadway that needs to cross the stream into the park property. In discussion today with Clemens, there was early discussion about whether Clemens may consider selling the parcel to the Township. The discussions will continue. As Clemens determines their plans for the property, they will loop us into the discussion.

12. PS stated that the Key Person Interview process (input of Township residents and staff that could provide valuable opinions on Park elements and design) will begin after this meeting.

REVIEW OF FUTURE MEETINGS

- PS reminded the group that the final product of this study---the Master Plan---will not be a constructable document. The details, funding, and phasing of how the Township wishes---and is able---to build the Park are still to be determined.
- SC will be revising and enhancing possibly 2-3 more plans for the discussion of the Committee at the next meeting on March 28th.

NEXT STEPS

- There will be two future Committee Meetings, two additional Public Meetings, and a meeting with the Township Supervisors; as well as the 'Key Person Interview' process to complete the public involvement process. All meetings and updates will be posted to the Township website.

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

A handwritten signature in black ink, appearing to read "Anita Nardone". The signature is fluid and cursive, with the first name "Anita" and last name "Nardone" clearly distinguishable.

Anita Nardone, PE

