

DRAFT | JULY 2022

Veterans Memorial Park

Master Site Development Plan

JUNE 2022 - TOWAMENCIN TOWNSHIP - MONTGOMERY COUNTY PA

Prepared for:
Towamencin Township, PA

Prepared by:
Simone Collins
Landscape Architecture





This project was financed in part by grants from the Department of Conservation & Natural Resources (DCNR) Keystone Recreation, Park & Conservation Fund; and the Department of Community & Economic Development (DCED) Greenways, Trails & Recreation Program through the Commonwealth Financing Authority.



Project Consultants:



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Introduction

Purpose of Study

Towamencin Township, in Montgomery County, Pennsylvania commissioned this Master Plan for the development of Veterans Memorial Park. This document is the result of a collaboration between the public, a project study committee, Township staff, and project consultants. This report outlines the planning process and provides a vision for the future of the Park as a valuable resource to the community. This plan was funded by the following grants:

A Department of Conservation and Natural Resources (DCNR) grant, awarded by the Community Conservation Partnerships Program (C2P2), Keystone Recreation, Park and Conservation Fund, under the administration of DCNR Bureau of Recreation and Conservation.

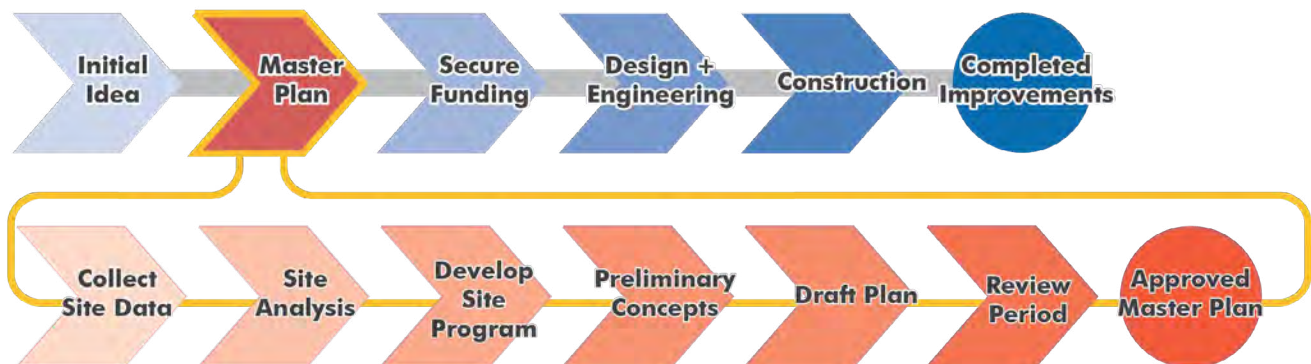
A Department of Community and Economic Development (DCED) Greenways, Trails and Recreation Program (GTRP) grant, awarded by the Commonwealth of Pennsylvania, Commonwealth Financing Authority of DCED.

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.

Plan Goals

- Introduce new passive recreational features in an area of the Township where many single-family and multi-family residential developments are currently without nearby access to local recreation facilities
- Address the lack of neighborhood park space and provide passive recreational opportunities, such as walking, wildlife watching, and educational interpretation of the historical and natural features of the site, not only to residents, but also to workers who are employed nearby
- Provide a peaceful place for area veterans and their families to gather and reflect on their shared experiences, while enjoying a tranquil outdoor setting
- Address an urgent need to help recent veterans of the conflicts in Iraq and Afghanistan deal with any trauma and lingering effects of combat-related situations by providing them with passive spaces and activities, such as trails and gardens, which could have therapeutic benefits
- Preserve and enhance the Revolutionary War-era cemetery, while honoring soldiers past and present; highlight and interpret the cemetery and the legacy and sacrifice of these brave, local heroes
- Promote a healthy lifestyle and the many, well-documented physical and mental health benefits of outdoor recreation; provide walking trails, areas for bird and other wildlife watching, and many other diverse and healthy recreational activities for residents
- Implement a Park Master Plan that is in accordance with standards for green design and best construction practices promoting green and sustainable infrastructure; incorporate design standards for stormwater best management practices (BMPs) and the use of sustainable materials; balance cut and fill of the site; protect healthy woodlands and incorporate native plantings and meadows into the design
- Provide ADA compliant park facilities to create opportunities for an outdoor recreational experience for every person, regardless of physical ability

Master Planning Process Diagram

Master Planning Process

This master plan is an initial step towards park improvements, presenting a consensus on desirable facilities and features for Veterans Memorial Park. The master plan provides estimates of probable costs of development, outlines a strategy for phasing improvements, and positions the Township to pursue funding from a variety of potential sources. The master plan is a flexible guidance document; a blueprint that can adapt to the future needs of the community.

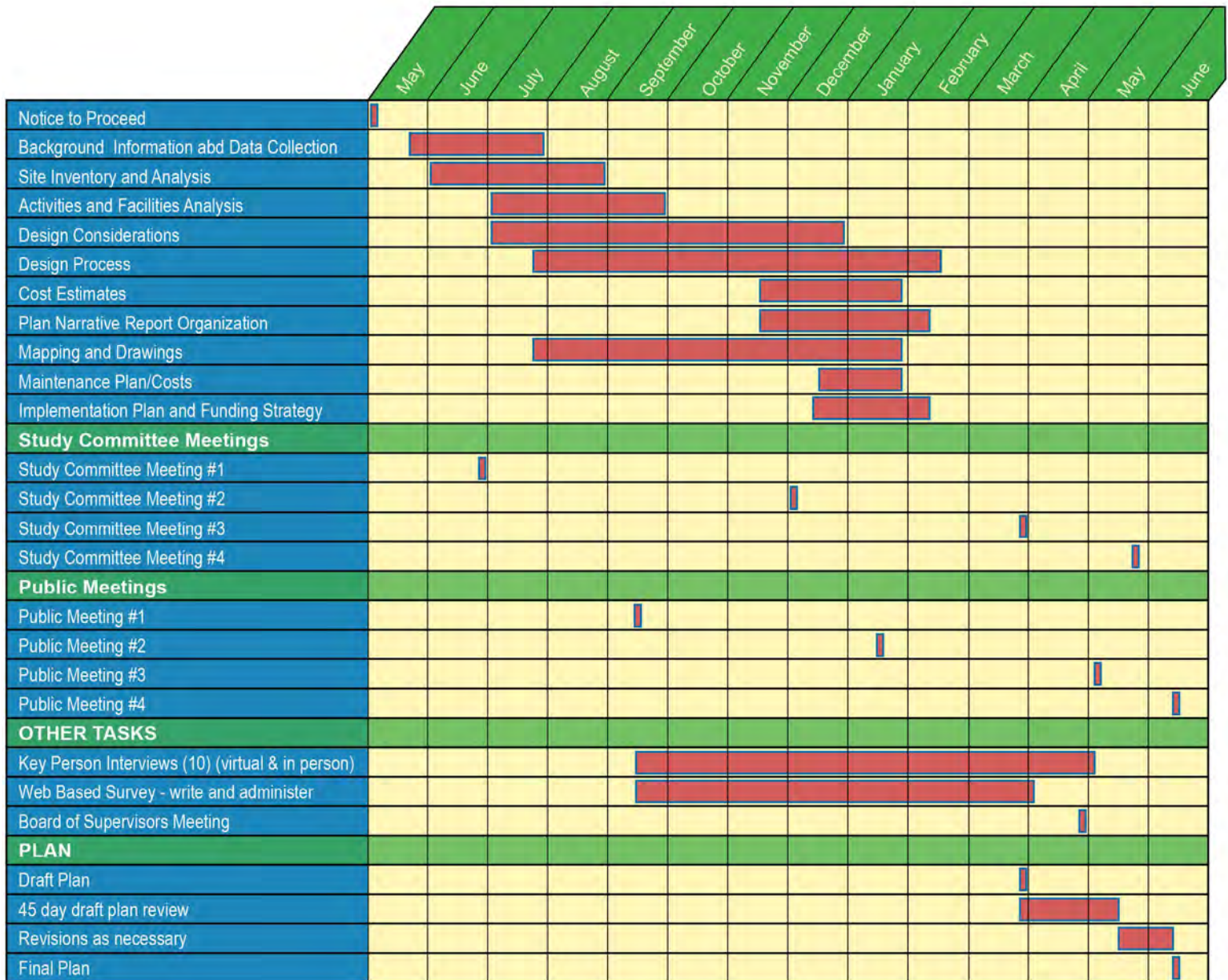
The next step is to identify and acquire funding for improvements. Once funding is obtained, detailed design and engineering can begin. Construction documents will be publicly bid, and a contract awarded for construction. A master plan is typically implemented through a series of phases, dependent upon funding, over a period of years. In the case of Veterans Memorial Park, 3 to 5 phases spanning 6 to 10 years is a realistic time frame for the implementation of all park improvements.

Project Team

The project team included the Study Committee, Township Staff, and Consultant who guided the master plan process. The Committee was comprised of residents on the Veterans Committee. Township Staff helped to coordinate the process and provided input and comment on the plan. Committee and Township Staff insights informed and guided the consultants throughout the process.

Towamencin Township retained Simone Collins Landscape Architecture (SC), who led the team. SC is a planning and design firm based in Norristown, Pennsylvania with expertise in parks, trails, greenways, and recreational facilities. SC was responsible for overall facility design, public participation, and coordination with the Committee, Township, and project team.

Project Schedule



Public Participation

Public participation is an important part of any master plan and helps to ensure the success of the project. A park such as this can only be realized through the involvement of groups and individuals who know the Township and its specific needs and opportunities. Their participation lends credence to the need for this plan and, ultimately, justification for support and implementation of its recommendations.

The consultants worked with the Study Committee to tailor the public participation process to the project.

The 9-month process provided the team with access to citizens' observations, needs, and ideas for the Park and critical feedback on Park concepts and plans.

The process for this plan included four (4) Study committee meetings, four (4) public meetings, and ten (10) key person interviews. In addition, an online public opinion survey was posted and advertised on the Township's website to gather additional public input. It was important for the project team to learn about citizens' observations, needs, and visions, and to incorporate what was learned into the master plan.





2 Inventory & Analysis



Data Collection & Methodology

Elements for this plan were compiled using the best available information. This includes Geographic Information System (GIS) mapping from Montgomery County and Pennsylvania Spatial Data Access (PASDA); survey and topographic information prepared by Urwiler & Walter, Inc. Civil Engineers & Surveyors, and Cornerstone Consulting Engineers and Architectural; and adjacent parcel plans provided by Philadelphia Suburban Development Corporation (PSDC).

Site Reconnaissance

The consultants performed an initial field reconnaissance in June 2021 to inventory and document existing conditions of the site. The consultants visited the site again several times to gather additional data. Site photographs, measurements, and field observations gathered during site visits were valuable throughout the project process.



Site Description

The future Veterans Memorial Park is an 11.47-acre site located in Towamencin Township. The Park is bounded by residential neighborhoods to the north and west, an open agricultural field and residences to the south, and the Towamencin Village Shopping Center and associated stormwater management area to the southeast.

This site currently consists of two parcels: Tennis-Lukens Cemetery (0.744 acres) and the adjacent open space conveyed to the Township by the Clemens family (10.697 acres). North Penn Water Authority has agreed to convey their adjacent parcel (1.333 acres) to the Township for the Park.

Most of the site, which has a wooded edge and drains into a tributary of the Skippack Creek, is being farmed through a lease with a local farmer. The site is adjacent to the Towamencin Village Shopping Center and is also near land proposed for future multi-family residential development.

Vehicular access and formal pedestrian access into the Park are currently limited to a gravel drive that enters from Allentown Road at the northeast corner of the site. A multi-use trail/sidewalk that runs along Allentown Road from the southeast dead ends into the access drive at this location.





1965: The Tennis-Lukens open space and surrounding area is comprised mostly of agricultural land.



1975: Residential development begins to appear to the east and northwest.



1980: Residential development continues to the north; commercial development to the south of the site.



1985: Residential development begins to appear to the west and southwest.



1990: Residential development continues; commercial development appears in the shopping center.



1995: Commercial development continues to the west, north of Allentown Road.

History

Towamencin Township

The land that is now Towamencin Township was originally inhabited by the Lenni Lenape, specifically of the Delaware Nation. They had a settlement in the southwest section of the Township along the Towamencin Creek. They were a nation who made friends with European settlers when they came to the Township. The first settlers arrived around the turn of the 18th Century. These settlers were of German, Welsh, and Dutch descent. They mainly pursued agricultural endeavors to sustain their livelihood.

The first grant of land in Towamencin Township was in 1703 from William Penn's Commissioners to Benjamin Furley on June 8. The Commissioners granted 1,000 acres to him. On June 17 of that same year, Abraham Tennis and Jan Lukens bought the property from him, and then divided the land in half in 1709.

In March of 1728 the settlers of the area petitioned William Penn's Commissioners for Towamencin to become a Township. The request was granted, and a charter given. The land was surveyed and recorded, outlining the boundaries of the Township. Those boundaries are similar to what they are today. In the enumeration of 1734, there were 32 landholders within the Township, with William Tennis having the most acreage at 250 acres.

The roads first developed in the Township were the paths used by the Lenni Lenape. The settlers expanded upon them to make easier the transfer of goods using horses and wagons. The main roads of the Township include some of these original paths.

Allentown Road was laid out in the mid-1700's, and Forty Foot Road was laid out before the Revolution. The width of the road was designed to be forty feet, hence the name.

Pennsylvania is known as the Keystone State for its role in the Revolution, and as one of the oldest settlements during the time, Towamencin Township also played a part. The Township had encampments of soldiers, had many citizens that served, and was the retreating place for General Washington and his troops after the Battle of Germantown. The troops were in Towamencin from October 8, 1777 to October 16, 1777, and they camped in the Northern section of the Township. The Township provided a secure area to rest, without fear of surprise attack by the British.

Tennis-Lukens Cemetery & Open Space

In 2009, Towamencin Township acquired the Tennis-Lukens Cemetery and grounds from Samuel Tennis, as an orphaned property, after requesting a transfer of ownership from Montgomery County due to a lack of maintenance. No taxes had been paid on the parcel since 1906. The 0.75-acre, 19th Century Tennis-Lukens Cemetery possesses the graves of some of the township's earliest settlers. Markers date back to the early 1700s, and the Cemetery includes the final resting places of township Revolutionary War veterans. The Township acquired the adjacent 10.7-acre open space in 2008 through a Montgomery County Open Space Grant and matching funds from the Clemens Family Corporation.

In August 2018, the Towamencin Board of Supervisors passed a resolution formally designating the Tennis-Lukens Open Space as Veterans Memorial Park. It recognized and identified this site as a legacy for a veterans memorial park due to the presence of the Tennis-Lukens Cemetery. The Board also recommended that the park be utilized for passive recreational uses only. On Veterans Day 2018, the Towamencin Veterans Committee, along with Township leaders, residents, and local stakeholders, formally dedicated the site as Veterans Memorial Park.

Regional Context

Towamencin Township is classified as a second-class township by the Commonwealth of Pennsylvania. The Township is located in central Montgomery County. Towamencin is bordered by Franconia Township to the north, Hatfield Township to the northeast, Lansdale Borough and Upper Gwynedd Township to the east, Worcester Township to the south, Skippack Township to the southwest, and Lower Salford Township to the west. Towamencin Township is halfway between Allentown and Center City Philadelphia, being approximately 30 miles from each.

The Township is roughly bisected east-west by Interstate 476, with the Lansdale Interchange with Sumneytown Pike in Kulpsville. PA Route 63 enters the Township from Lower Salford to the east, following Sumneytown Pike and then Forty Foot Road north to Welsh Road where it forms a portion of the northeastern boundary with Hatfield Township. PA Route 363 follows South Valley Forge Road to form the eastern boundary with Lower Gwynedd Township. Other roads of note include Allentown Road, Bustard Road, Morris Road, and Wambold Road.

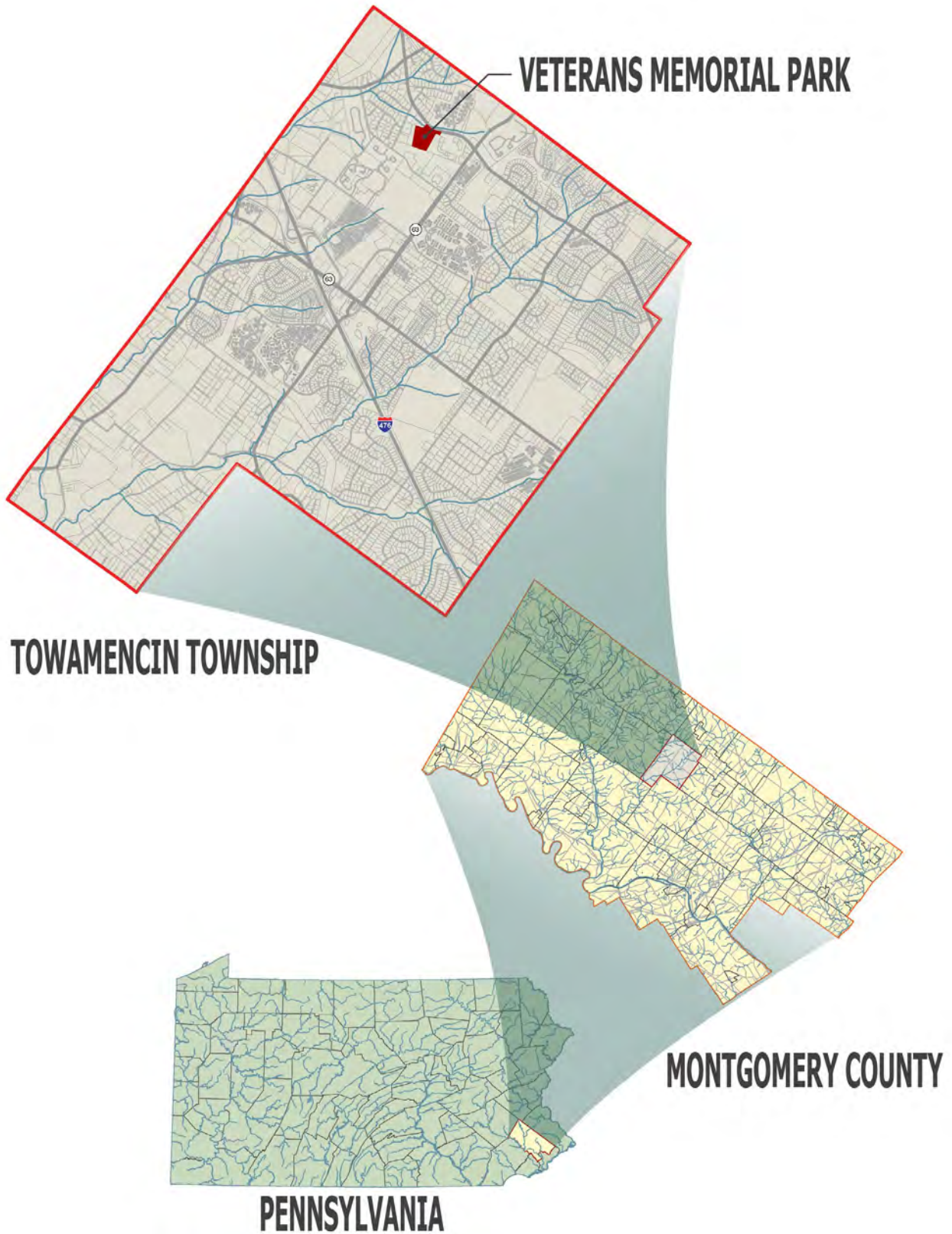


Fig. 2.1 Regional Context Map

Towamencin Parks and Recreation System

Veterans Memorial Park is one of 13 parks owned and operated by Towamencin Township: six community parks, four neighborhood parks, and three passive parks. (See the Parks and Trails Map on facing page.) The Park system includes approximately 215 acres of parkland. The Township also has a trail system with a mix of on-road and off-road trails to connect destinations within the Township. The facilities offered throughout the Township provide residents with a mixture of active and passive recreational opportunities.

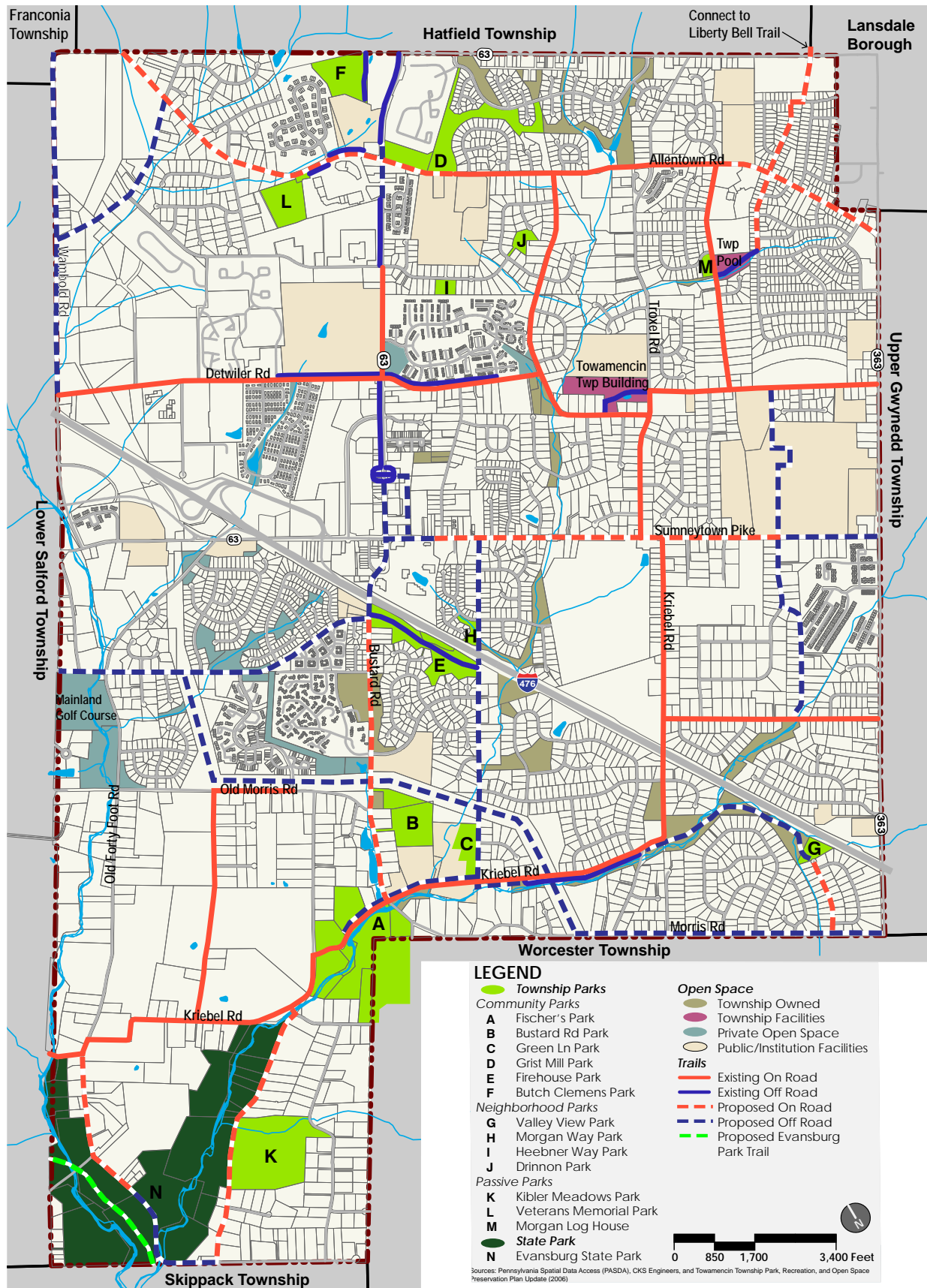


Fig. 2.2 Towamencin Township Parks and Trails Map from Towamencin Township Parks and Trails Evaluation, 2020.

Demographics

Population and Projections

According to the U.S. Census Bureau, Towamencin Township had a 2020 population of 18,009, up from the 2010 Census of 17,578. In past decades, the Towamencin community experienced significant growth: 27.5% from 1980 to 1990 and 24.2% from

1990 to 2000. This growth has leveled in more recent years; the population decreased by 0.1% from 2000 to 2010 and increased by only 2.5% from 2010 to 2020. In comparison, Montgomery County increased by 5.4% and 6.4% in the last two decades (Fig. 2.3). The Delaware Valley Regional Planning Commission estimates the Township will grow to 20,787 persons by the year 2045, an increase of 15.4% from 2020 (Fig 2.4).

Past and Projected Population Growth in Towamencin and Montgomery County, 1980-2040

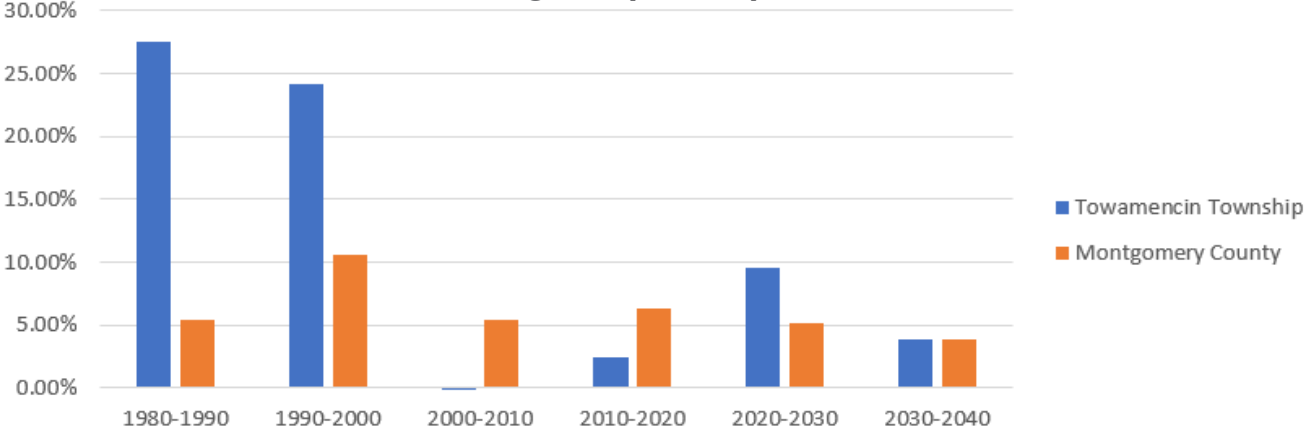


Fig. 2.3

Total Past and Projected Population in Towamencin, 1980-2040

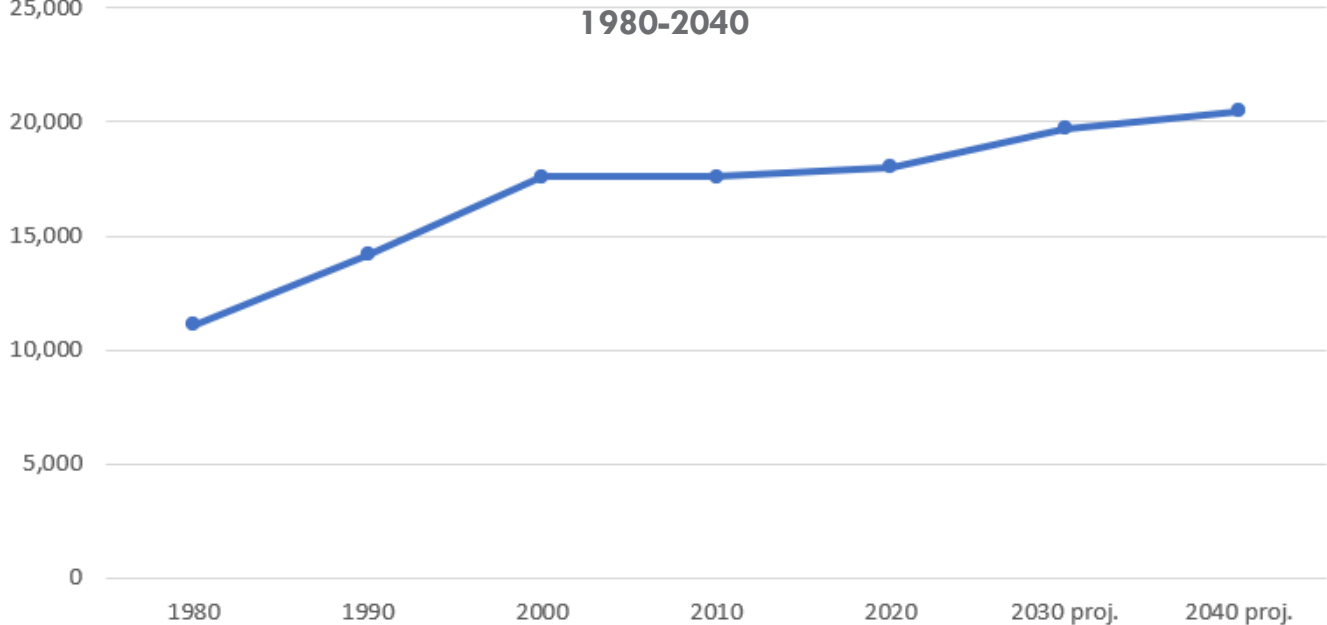


Fig. 2.4

Age

The largest age groups in Towamencin in 2020 were the 25-34, 35-44, 45-54, and 65-74 cohorts. The under 5, 5-9, 10-14, and 15-19 cohorts, being half the range in years, comprised comparable percentages of the population at 5.6-6.6% (Fig. 2.5). The Township median age was 42.1, which is slightly higher than the County median age of 41.3. Between 2010 and 2020, the largest increase in population by age was in the 65-74 cohort, which grew by 83%, followed by the 85 and over (25%), 5-9 (24%); 25-

34 (20%), and under 5 (19%) populations. Nearly every other age group in Towamencin declined. (Fig. 2.6)

This demographic information suggests that families with children of all ages have a strong presence in the Township. This also shows that the retiree and senior segment of the population is growing significantly, partially due to senior living facility developments in recent years. The Township needs to account for the passive recreational needs of residents of all ages, especially considering the rapid increase in the number of senior residents in the community.

Population by Age Group, 2020

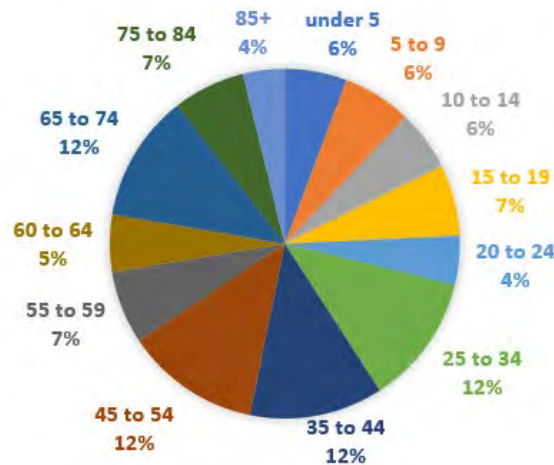


Fig. 2.5

Population % Change by Age Group from 2010-2020

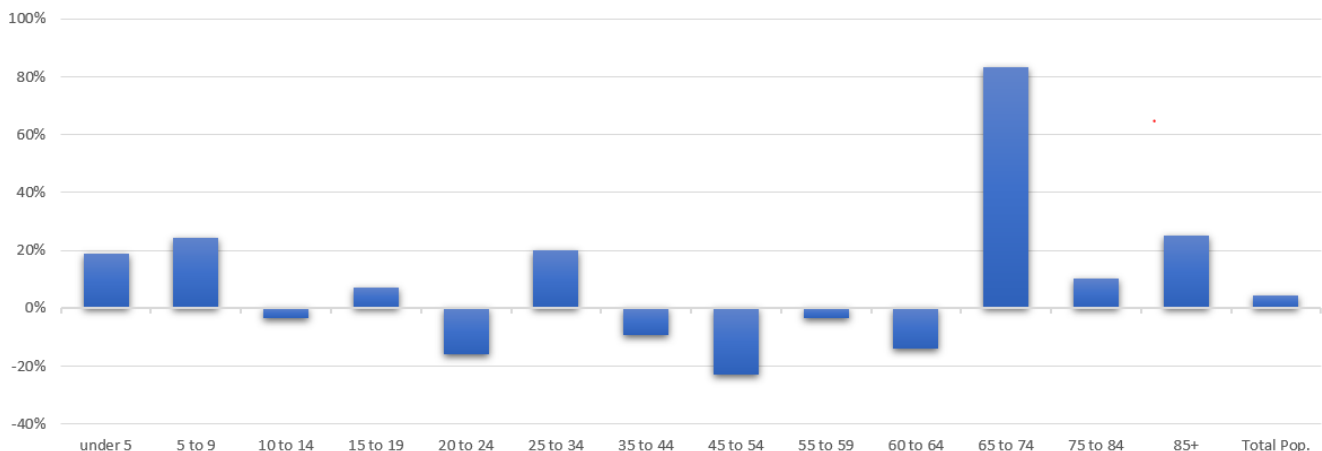


Fig. 2.6

Race

Towamencin is a township with a predominantly White population, with 77.7% identifying as White. 10.2% of the population identifies as Black/African American, 9.7% as Asian, 1.9% as Two or More Races, 0.3% as Some Other Race, 0.1% as American Indian/Alaska Native, and 0% as Native Hawaiian/Pacific Islander. 2% of the population identifies as Hispanic/Latino. (Fig. 2.7)

The racial and ethnic makeup of Towamencin roughly mirrors that of Montgomery County, where 73.3% of the population identifies as White, 9.5% as Black/African American, 7.9% as Asian, 6.1% as Two or More Races, 2.9% as Some Other Race, 0.2% as American Indian/Alaska Native, and less than 0.1% as Native Hawaiian/Pacific Islander. 6.4% of the County population identifies as Hispanic/Latino. (Fig. 2.8)

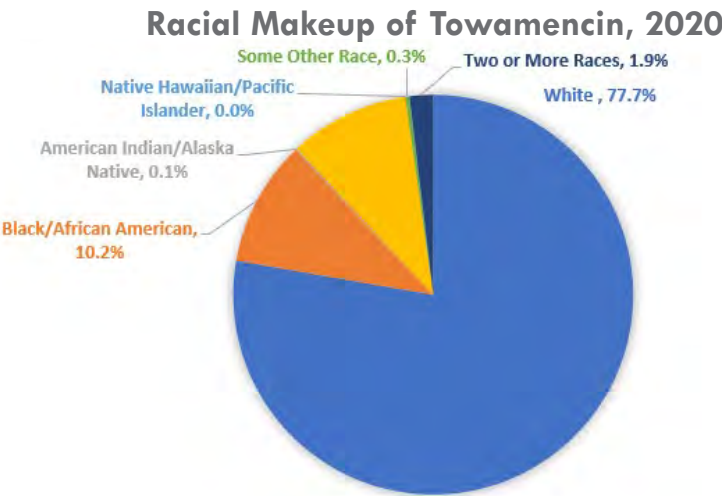


Fig. 2.7

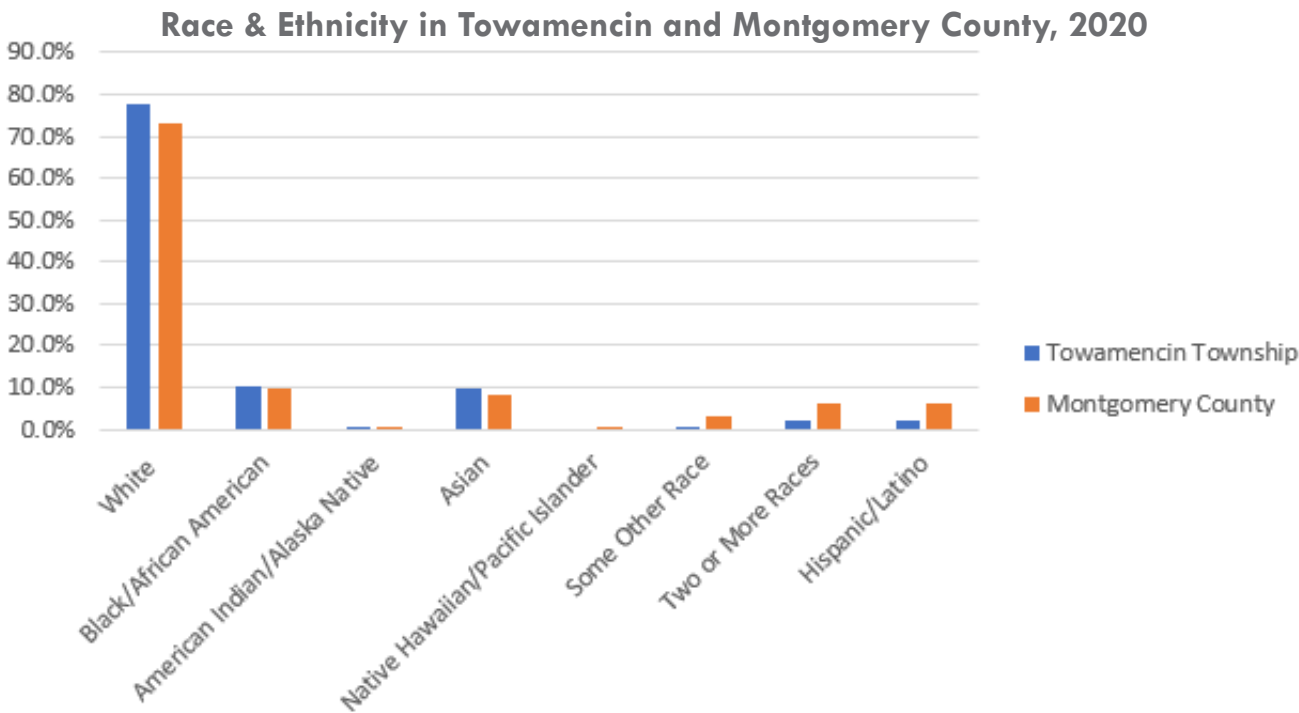


Fig. 2.8

Income

The median household income in Towamencin is \$84,665. This is roughly 9% under the Montgomery County median household income of \$93,518, but it is 33% above of the State median of \$63,627 and 30% above the national average of \$65,712. (Fig. 2.9)

3.7% of the population in Towamencin lives below the poverty rate, which is defined as lacking sufficient income or material possessions to meet one's needs. This is relatively low when compared to County (5.8%), State, (12%), and National (12.8%) percentages. (Fig. 2.10) This income demographic information suggests that Township residents likely possess disposable income for recreation purposes and related purchases.

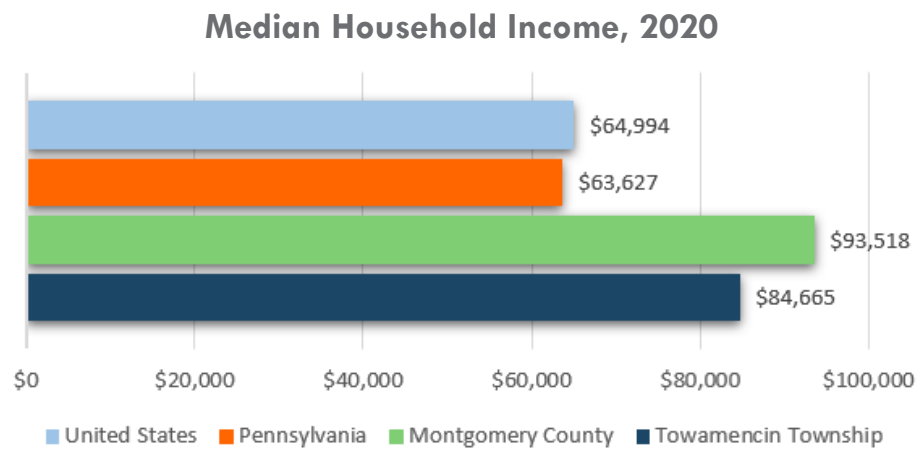


Fig. 2.9

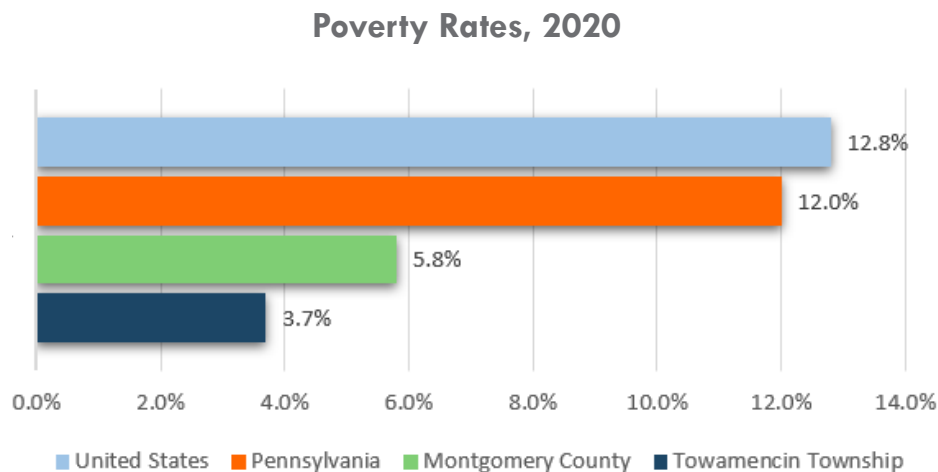


Fig. 2.10

Education

The percentage of the population in Towamencin with an educational attainment of high school graduate (or equivalency) or higher is 95.6%, as compared to Montgomery County at 94.2% and Pennsylvania at 90.2% (Fig 2.11). The highest level of education for most people within Towamencin is a bachelor's degree, at 29.4%. 17.0% of the population has some college education with no degree, 6.8% has an associate degree, and nearly 19.6% has a graduate or professional degree. In Montgomery County, 14.1% of the population has some college education, 7.3% has an associate degree, 28.2% has a bachelor's degree, and 21.5% has a graduate or professional degree. (Fig 2.12)

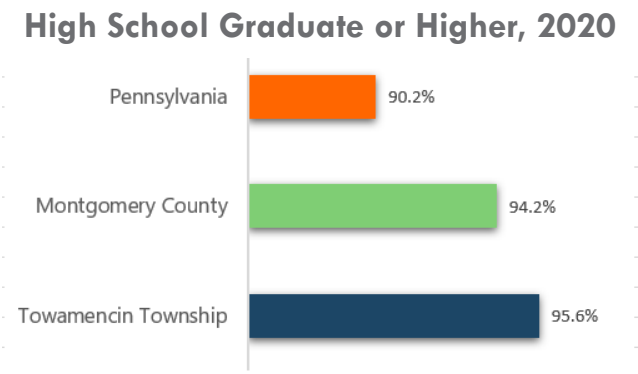


Fig. 2.11

Veterans

Veterans comprise 6.9% of the Township's civilian population over 18 years and over. This is higher than that of Montgomery County (5.8%) but very close to Pennsylvania (7.2%) (Fig. 2.13). When examining veteran status by age group, one can observe that most veterans in the Township are seniors; of the 992 veterans in Towamencin, 799 are aged 65 or over, comprising 81% of total veteran population in the Township and nearly 6% of the total population 18 and over. (Fig. 2.14)

Disability

11.9% of Towamencin's population has a disability, as compared to 10.2% in Montgomery County and 14% in Pennsylvania (Fig. 2.15). While the majority of those with a disability in the Township are aged 65 or over, Figure 2.16 indicates that seniors are not the only age group that could benefit from easy access to the Park's amenities. Veterans Memorial Park will enjoy use by the entire population of the Township, and attention must be paid to assuring that pathways to the major elements of the Park comply with federal accessibility requirements. ADA parking regulations and slope limits will be strictly adhered to in final design of the Park.

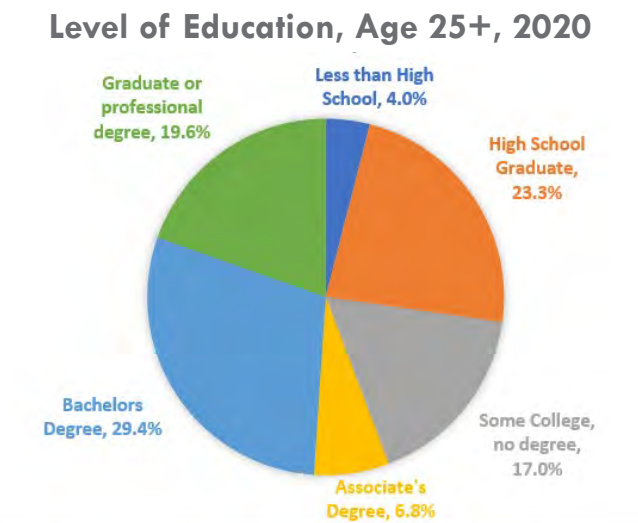


Fig. 2.12

Civilian Veterans						
	Towamencin Township		Montgomery County		Pennsylvania	
	Total	Percent of Population	Total	Percent of Population	Total	Percent of Population
Civilian population 18 and over	14,345		647,962		10,137,264	
Civilian Veterans	992	6.9%	37,821	5.8%	731,411	7.2%

Fig. 2.13

Civilian Veterans by Age				
	Towamencin Township			
	Total	Civilian Veterans	Percent of Age Group	Percent of Total Pop. 18+
Age 18-34	3,480	37	1.1%	0.3%
Age 35-54	4,553	65	1.4%	0.5%
Age 55-64	2,214	91	4.1%	0.6%
Age 65-74	2,167	402	18.6%	2.8%
Age 75+	1,931	397	20.6%	2.8%
Total Age 18 and over	14,345	992	6.9%	6.9%

Fig. 2.14

Disability						
	Towamencin Township		Montgomery County		Pennsylvania	
	Total	Percent of Population	Total	Percent of Population	Total	Percent of Population
Total civilian noninstitutionalized population	18,301		812,825		12,590,644	
With a disability	2,181	11.9%	82,584	10.2%	1,761,383	14.0%

Fig. 2.15

Disability by Age				
	Towamencin Township			
	Total	With a Disability	Percent of Age Group	Percent of Total Pop.
Under 5	1,056	0	0.0%	0.0%
Age 5-17	2,969	136	4.6%	0.7%
Age 18-34	3,480	197	5.7%	1.1%
Age 35-64	6,762	551	8.1%	3.0%
Age 65-74	2,158	463	21.5%	2.5%
Age 75+	1,876	834	44.5%	4.6%
Total Population	18,301	2,181	11.9%	11.9%

Fig. 2.16

Summary of Existing Planning Documents

Towamencin Township Parks and Trail Evaluation (2020)

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

Towamencin Township Strategic Plan (2007)

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 address the needs of all age groups. The plan also set a goal to provide roadway safety for both motorists and pedestrians. The hope was that the plan would be updated every 5 years, but this was the only strategic plan completed.

Towamencin Township Park, Recreation, and Open Space Preservation Plan Update (2006)

The Open Space Plan Update 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 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.

Pennsylvania Statewide Comprehensive Outdoor Recreation Plan (2020)

The goal of Pennsylvania’s 2020-2024 Statewide Comprehensive Outdoor Recreation Plan is to help all Pennsylvanians achieve greater access and enjoyment from experiences in the commonwealth’s abundance of local and state parks, state and national forests, trails, rivers, lakes, game lands, and other recreation spaces. Relevant Priorities and Recommendations are as follows:

- Recreation for All: Ensuring Equity in Access to Pennsylvania’s Outdoors
- Provide opportunities for everyone to regularly engage in outdoor recreation.
- Enhance recreational amenities to fit the needs and expectations of underserved people.

TOWAMENCIN TOWNSHIP PARKS AND TRAILS EVALUATION



Towamencin Township Strategic Plan September 26, 2007

Towamencin Township Park, Recreation, and Open Space Preservation Plan Update

Adopted: September 27, 2006



**ADOPTED BY TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS
BY RESOLUTION #06-51**

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PENNSYLVANIA STATEWIDE COMPREHENSIVE OUTDOOR RECREATION PLAN



RECREATION FOR ALL



2020 - 2024

- Provide equitable access to outdoor recreation and conservation programs.
- Sustainable Systems: Protecting and Adapting Our Resources
 - Address infrastructure and maintenance needs in Pennsylvania's existing outdoor recreation areas.
 - Foster stewardship for Pennsylvania's recreation areas and natural, cultural, and historic resources.
- Funding and Economic Development: Elevating Outdoor Recreation
 - Protect and expand public and private investments in outdoor recreation.
 - Build strategic coalitions to maximize the economic impacts of outdoor recreation in Pennsylvania.
 - Demonstrate the benefits and impacts of nature-based solutions to addressing community needs.
- Technology: Using New Tools to Improve Engagement
 - Increase mobile connectivity in outdoor recreation.
 - Enrich the understanding of the natural, cultural, and historic aspects of the outdoors through technology.

Montco 2040: A Shared Vision – The Comprehensive Plan for Montgomery County, 2021

This Comprehensive Plan lays out visions for the County that include management of the County's built and natural environment. It is structured around three interrelated themes and their associated goals, as follows:

Connected Communities – Help people connect to a broader community beyond local municipal boundaries.

- Collaboration among stakeholders
- Improved transportation choices
- Trails and greenways connecting multiple places
- Vibrant downtowns and destinations accessible by everyone

Sustainable Places – Effectively enhance and sustain neighborhoods and communities long term.

- Modernized infrastructure network
- Improved stormwater management
- Protected natural resources
- Opportunities for healthy lifestyles
- Diverse housing choices
- Enhanced community character

Vibrant Economy – Encourage a strong and vibrant economy so that residents can earn and spend more, governments can make needed infrastructure improvements, and businesses can grow.

- Improved transportation access
- Focused development
- Attraction and retention of businesses
- Flexibly adapting to changing market conditions
- Marketing of assets

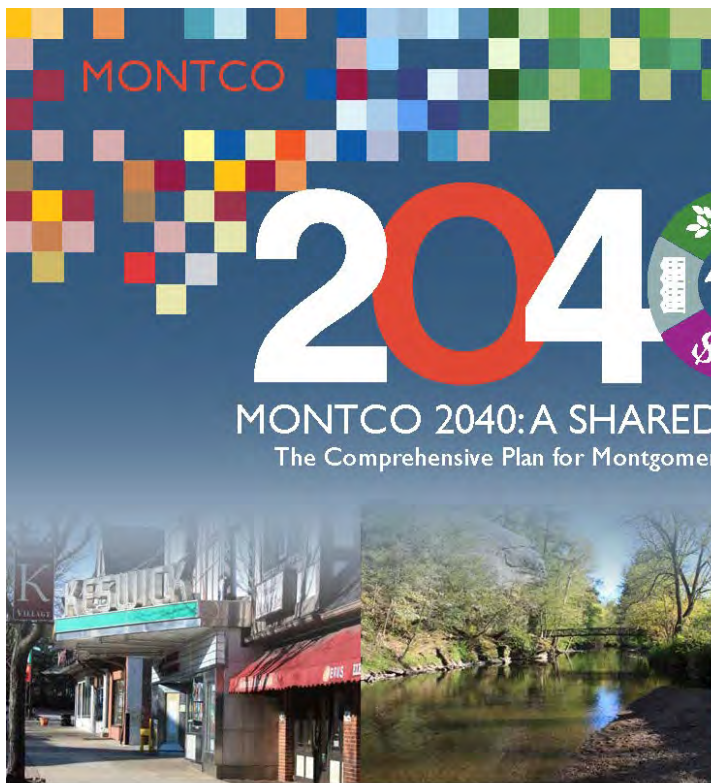
Natural Areas Inventory Update, Montgomery County PA, 2008

Chapter 9 – Skippack Creek Conservation Landscape

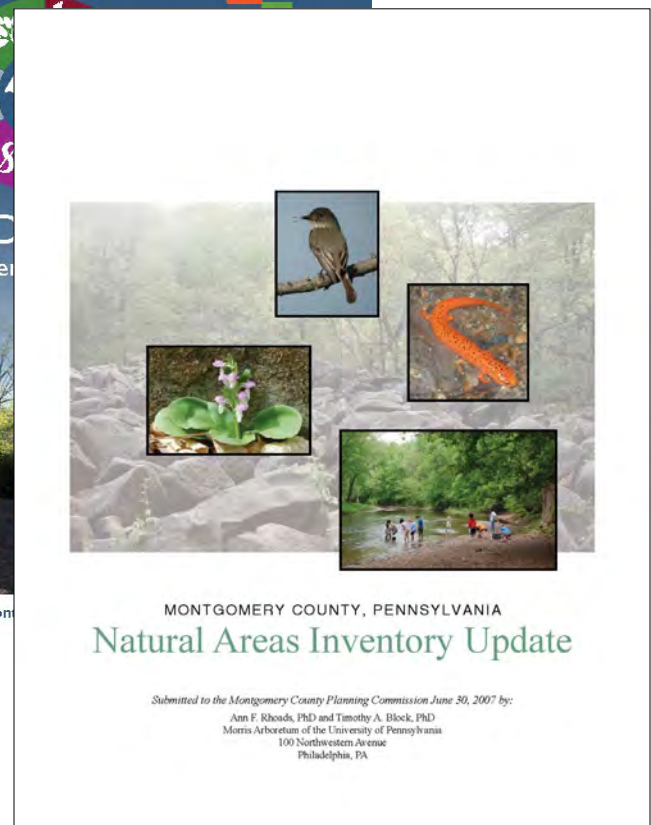
This report inventories important areas of open space and core habitats within them that should be conserved to sustain habitat biodiversity and reduce stress upon threatened species that require more sensitive environments. The report makes recommendations regarding the management of these conservation landscapes and natural areas. One

conservation landscape of relevance to Towamencin Veterans Park is identified as Skippack Creek Conservation Landscape. While the site does not fall within the Conservation Landscape, it is less than a mile from the boundary. The site is also within the watershed of the Skippack Creek, which is a major defining feature of the Conservation Landscape.

Identification of the Skippack Creek Conservation Landscape and its core habitat areas, as they exist in close proximity of Veterans Park, provides insight into areas needing special or enhanced protections.



Mont



Zoning

Towamencin Veterans Park is zoned (R-175) Residential. To the north and west of the site, adjacent parcels and surrounding neighborhoods across Allentown Road and Reinert Road consist of medium-density residential housing; and the parcels immediately to the south of the site consist of a mix of agricultural fields and residences; all of which are also zoned (R-175) Residential. Across Allentown Road, a development to the north of the site is zoned (MR) Multi Family Residential. The parcel adjacent to the site on the east side is zoned (SC) Shopping Center and consists of the Towamencin Shopping Village. Parcels to the southeast of the site, adjacent to the shopping center and across Tomlinson Road, are zoned (LI) Limited Industry. The area across Tomlinson Road, south of the site, is zoned (IN) Institutional, and consists of private educational institutions with active recreational facilities and a senior living community.

Site Inventory

Geology and Soils

The site is in the Gettysburg-Newark Lowland Section of the Piedmont Province of Pennsylvania. The region is characterized by rolling lowlands, shallow valleys, and isolated hills, which consist primarily of red shale, siltstone, and sandstone, with some conglomerate and diabase.

Veterans Memorial Park has a single bedrock formation, Brunswick Formation, formed during the Jurassic and Triassic ages. The Brunswick Formation is found in the Newark basin and typically consists of reddish-brown shale, mudstone, and siltstone, with beds of green shale and brown shale. Near its base, the rock is tough, red argillite interbedded in some places with dark-gray argillite. Near diabase intrusives, it has been altered to a hard, dark-colored hornfels. Bedding is moderately well developed, thin, and flaggy. The maximum thickness has been estimated at between 6,000 and 16,000 feet. (Geyer and Wilshusen, 1982; Low and others, 2002; Pennsylvania GEOlogic Data Exploration, Department of Conservation and Natural Resources)

The following soils are found on and around the site:

Klinesville channery silt loam (KIC); Reaville silt loam (RhB); Buckingham silt loam (BwA); Readington silt loam (ReB); Klinesville channery silt loam (KIB); and Urban land-Udorthents, shale and sandstone complex (UusB). Information for the various soil types was acquired from the United States Department of Agriculture's online Web Soil Survey.

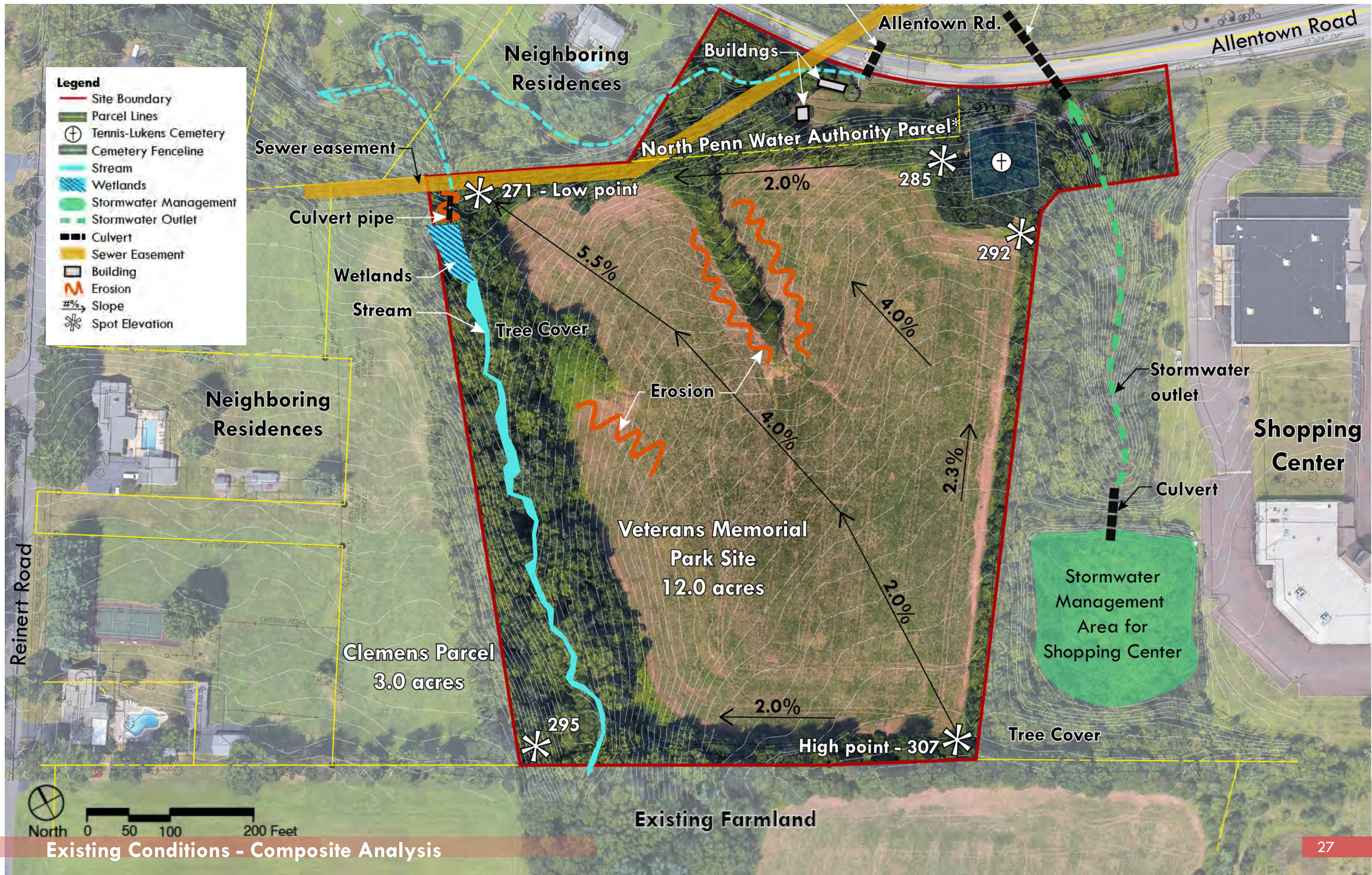
Klinesville channery silt loam (KIC) – Found on the majority of the site. The soil is 8% to 15% in slope and makes up 70% of the site. The depth to the lithic bedrock is 10 to 20 inches. The soil has a depth of more than 80 inches to the water table and is somewhat excessively drained with low runoff.

Reaville silt loam (RhB), – Found on the southern portion of the site, near the high point. The soil is 3% to 8% in slope and makes up 15% of the site. The depth to lithic bedrock is 20 to 40 inches. The soil has a depth of 6 to 36 inches to the water table and is moderately well drained with very high runoff.

Buckingham silt loam (BwA) – Found along the entire western and northern perimeters and a portion of the eastern perimeter of the site, generally along the existing waterways. The soil is 0% to 3% in slope and makes up 15% of the site. The depth to the fragipan is 20 to 40 inches, and to lithic bedrock is 80 to 99 inches. The soil has a depth of 6 to 18 inches to the water table and is somewhat poorly drained with very high runoff.

Readington silt loam (ReB) – Found at the north of the site and on the adjacent parcel to the south of the site. The soil is 3% to 8% in slope and makes up less than 1% of the site. The depth to the fragipan is 20 to 36 inches, and to lithic bedrock is 40 to 60 inches. The soil has a depth of 18 to 36 inches to the water table and is moderately well drained with low runoff.

Klinesville channery silt loam (KIB) – Found on the majority of the adjacent flag lot. The soil is 3% to 8% in slope. The soil is 0% to 8% in slope. The depth to lithic bedrock is 10 to 20 inches. The soil has a depth of more than 80 inches to the water table and is somewhat excessively drained with low runoff.



Urban land-Udorthents, shale and sandstone complex (UusB) – Found on the adjacent shopping center parcel to the east of the site. The soil is 0% to 8% in slope. The depth to lithic bedrock is 20 to 99 inches. The soil has a depth of more than 80 inches to the water table and is well drained with very low runoff.

The full soils report can be found in the Appendix of this report.

Topography

The topography at Veterans Memorial Park is primarily flat, except for the streambank slopes, the North Penn Water Authority property, and Allentown Road frontage around Tennis-Lukens Cemetery. This gentle topography provides for a passive recreational facility that is highly accessible.

The maximum elevation of the site is 308 feet above sea level, located in the southern corner of the property. The low point is located at the at the northern corner of the site and is 266 feet above

sea level. This is a 42 foot change in elevation on the site. Most of the site is sloped from 2.5% to 4.5%. The grade is steeper along the western and northern edges of the site, going up to or slightly exceeding 15% as it approaches the stream bank and Allentown Road.

Hydrology/Wetlands

Veterans Memorial Park is in the Skippack Creek Watershed, which feeds the Perkiomen Creek watershed, then the Schuylkill River watershed and, ultimately, the Delaware River watershed. Water flow on the site drains primarily south to north and east to west into unnamed tributaries to the Skippack Creek on the western side of the site and to the north of the site. A swale containing a stand of trees that bisects the northern end of the site exhibits signs of erosion, as do other areas along the tree line on the western side of the site. Some water from the site may flow into a stormwater basin and swale to the east of the site, though this facility primarily serves the shopping center property.

Federally regulated wetlands exist on the site at the northwestern corner of site, along the unnamed stream. These were delineated on the 2008 survey by Urwiler & Walter, Inc.

An unnamed stream approaches the site from the northeast and is directed through a culvert structure under Allentown Road which lets out near the existing entrance drive on the North Penn Water Authority property. This stream continues east/northeast along the park site boundary. At the northwest corner of the park site, the on-site unnamed stream that runs along the western edge of the property is channelized just before it exits the property and connects with the first stream, which continues northwest onto adjacent residential properties along Allentown Road and Reinert Road. Another culvert exists under Allentown Road near the connection of the entrance drive and sidewalk; this directs water from the shopping center stormwater management area to the previously described watercourse.

Flora and Fauna

The majority of the Veterans Memorial Park site is actively farmed. It is surrounded by forested area, and forest edge community found here appears to be dominated by invasive plant species. Typical suburban wildlife likely inhabits the area, as evidenced by deer browse.

Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands. The full Pennsylvania Natural Diversity Inventory (PNDI) search results can be found in the Appendix of this report.



Most of the site is relatively flat, gently sloping towards the northern end.



This culvert structure near the entrance drive directs an unnamed stream below Allentown Road toward the site.

Utilities

A 20' sanitary sewer easement is located along northern boundary of the site, near the adjacent residences on Allentown Road, and runs through the North Penn Water Authority property out to and across Allentown Road.

Deed Restrictions and Easements

Upon purchase of the site, the Township agreed to have a restriction inserted into the Deeds, stating that the property will perpetually be restricted to "passive open space". According to this agreement, no improvements for active recreation (such as sports fields and courts) may be constructed. However, items intended to enhance and compliment passive use (such as benches, picnic areas, and trails) may be installed. (Source: Agreement of Sale - December 3, 2007)

Circulation and Access

There is currently one entrance to Veterans Memorial Park at the northeast corner of the site. Sight lines at this location are suboptimal, as the drive is located at the apex of curve in Allentown Road. A gravel access drive turns off Allentown Road onto the North Penn Water Authority property, curves around the Tennis-Lukens Cemetery, and terminates adjacent to the cemetery. A multi-use trail/sidewalk that runs along Allentown Road from the southeast dead ends into the access drive. While there are informal dirt paths along the perimeter of the site, there is currently no formal vehicular or pedestrian circulation into or through the interior of the site.

Existing Facilities and Structures

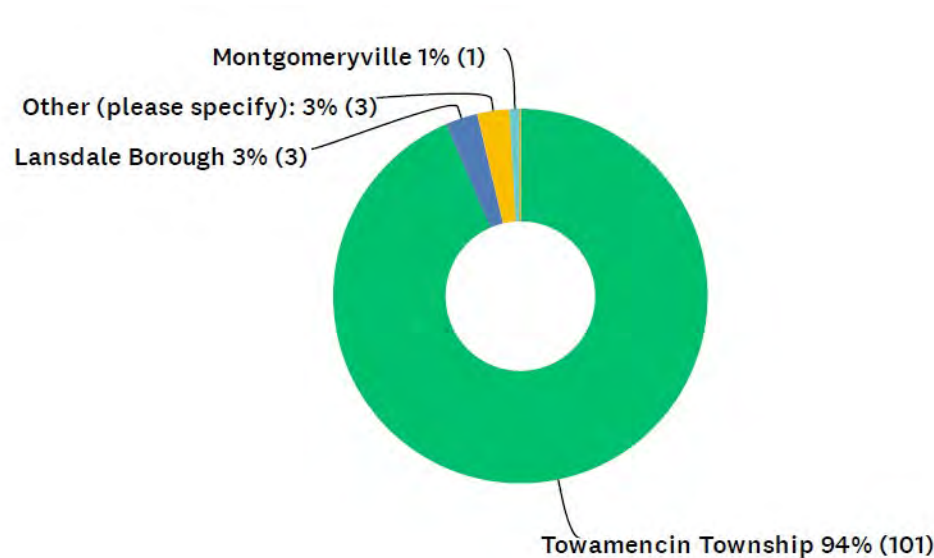
An existing post and rail fence serves as the boundary around the Tennis-Lukens Cemetery. Improvements to the cemetery are not included within the scope of this plan. Towamencin Township intends to make improvements to the cemetery in the future.

Public Input

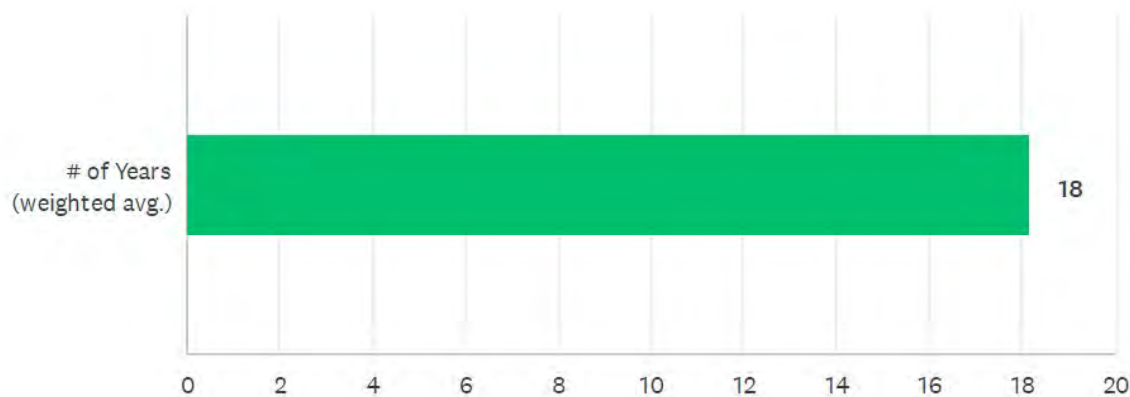
Public Opinion Survey

A 25-question online public opinion survey was open to the public from September 15th, 2021 until March 31st, 2022. The survey received a total of 110 responses. Respondents were kept confidential, and responses were compiled together and analyzed. The complete survey can be found in the appendix of this report. Select responses are shown on the following pages.

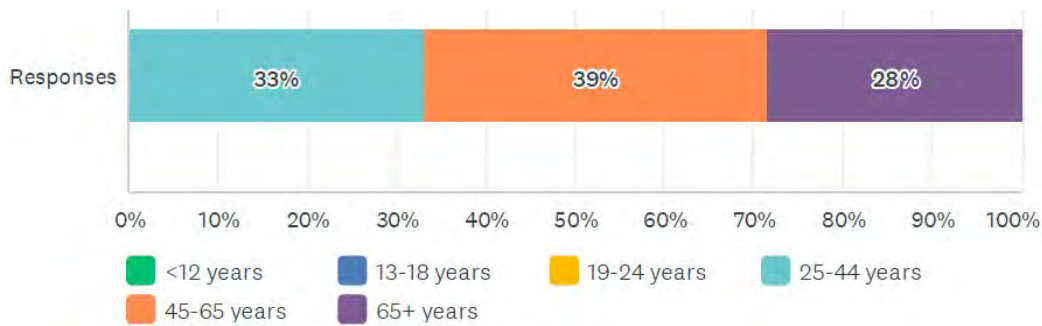
What is the name of the municipality you live in?



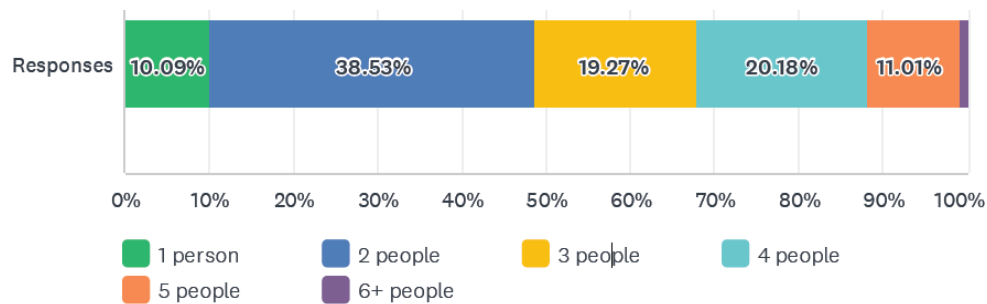
How many years have you lived in your current municipality?



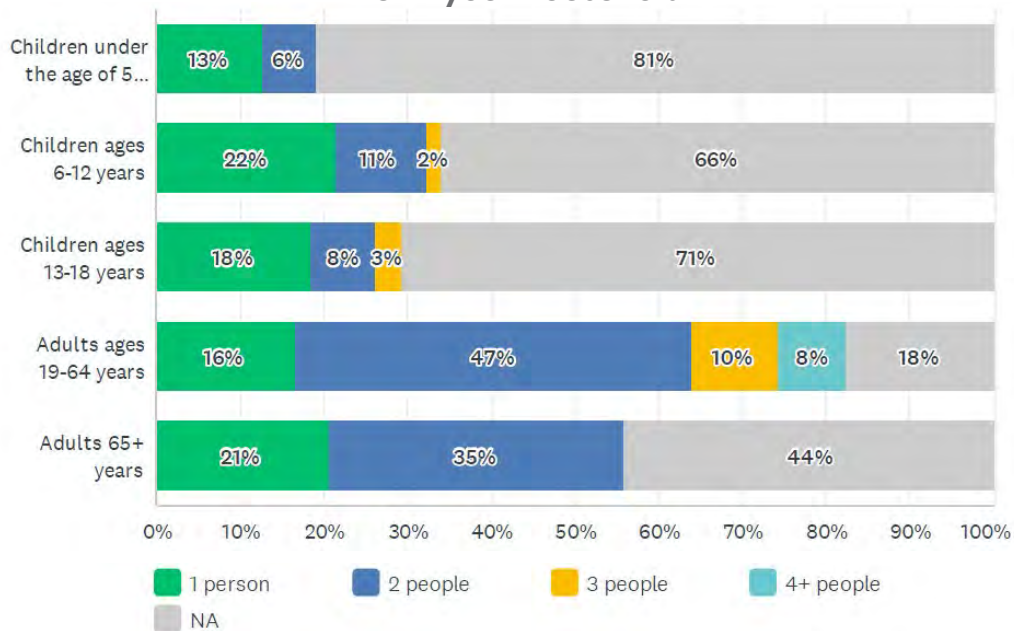
What is your age?



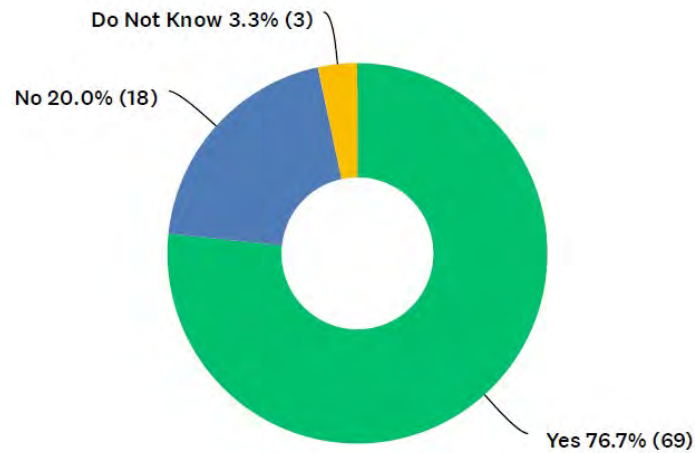
How many people currently live in your household?



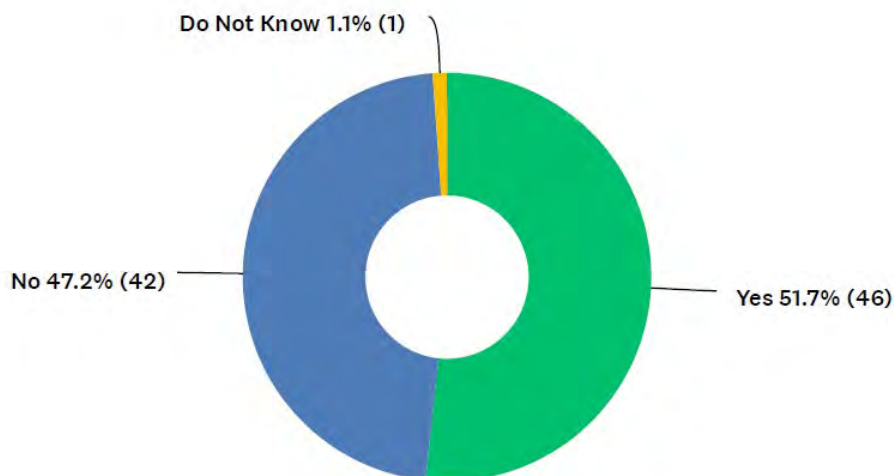
Please indicate how many people of each age group currently live in your household.



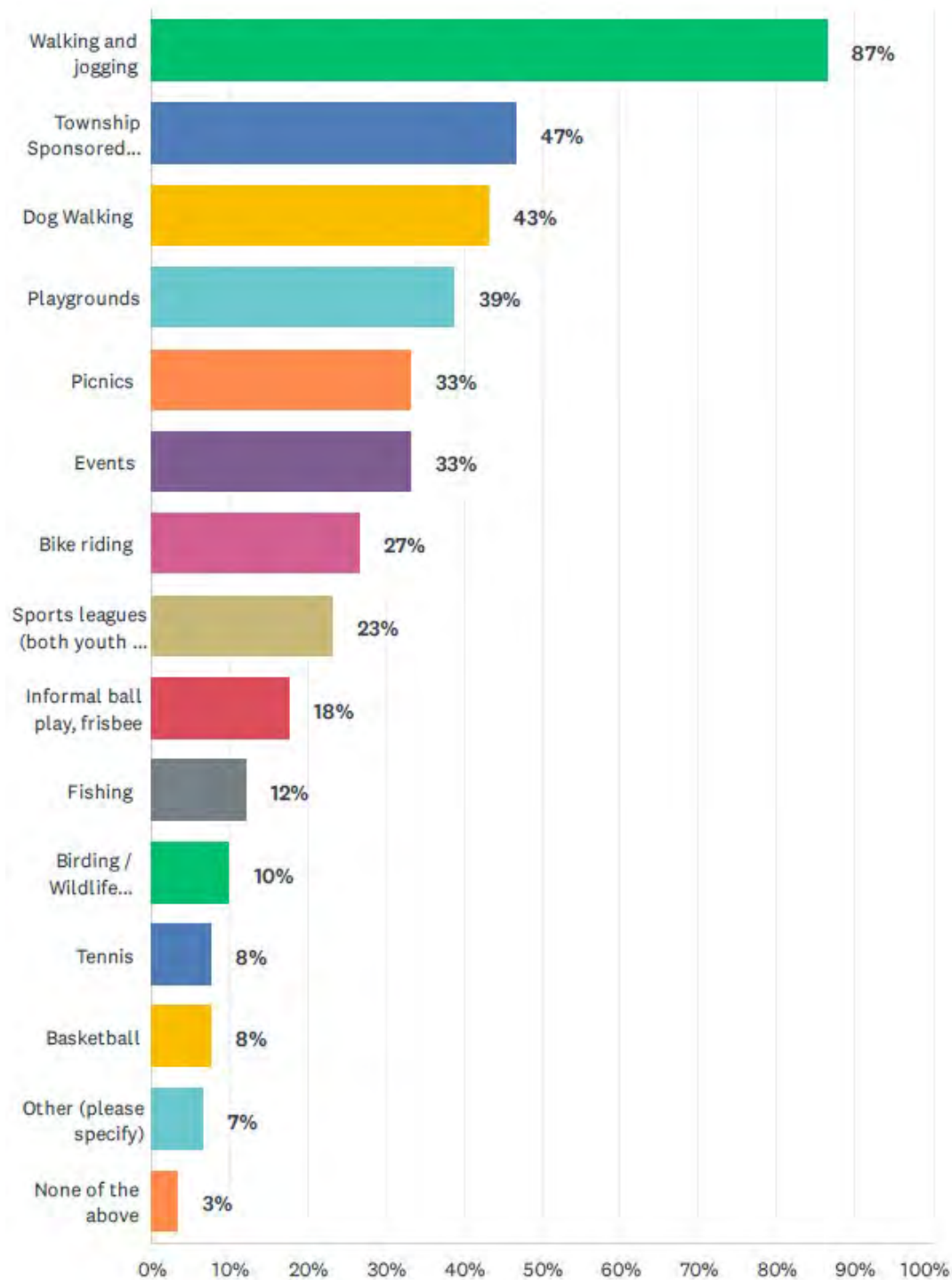
In the past 2-3 years has any member of your household participated in any activities sponsored by Towamencin Township Parks & Recreation Department or any other event sponsored by Towamencin Township? For example, Summer Beerfest, Movie in the Park, community education events, etc.



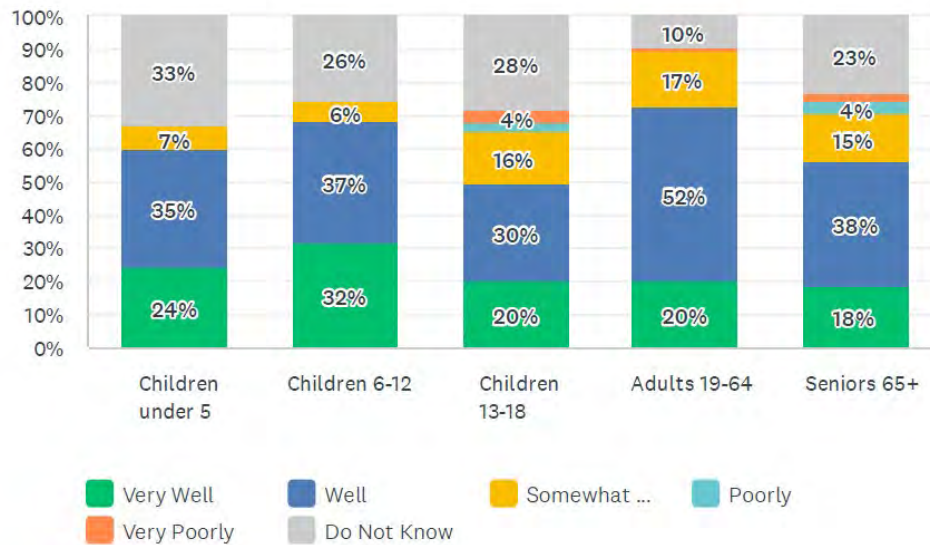
In the past 2-3 years, has any member of your household attended or participated in any Veterans-related events (parades, memorial services, Flag Day observances, etc.)?



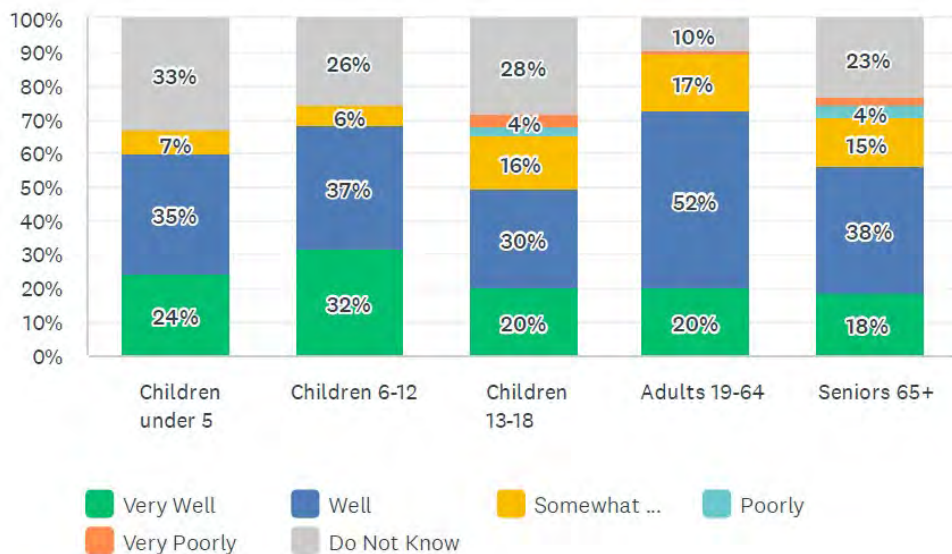
Please select the primary recreational activity you and members of your household participated in at Towamencin municipal parks? Check all that apply.



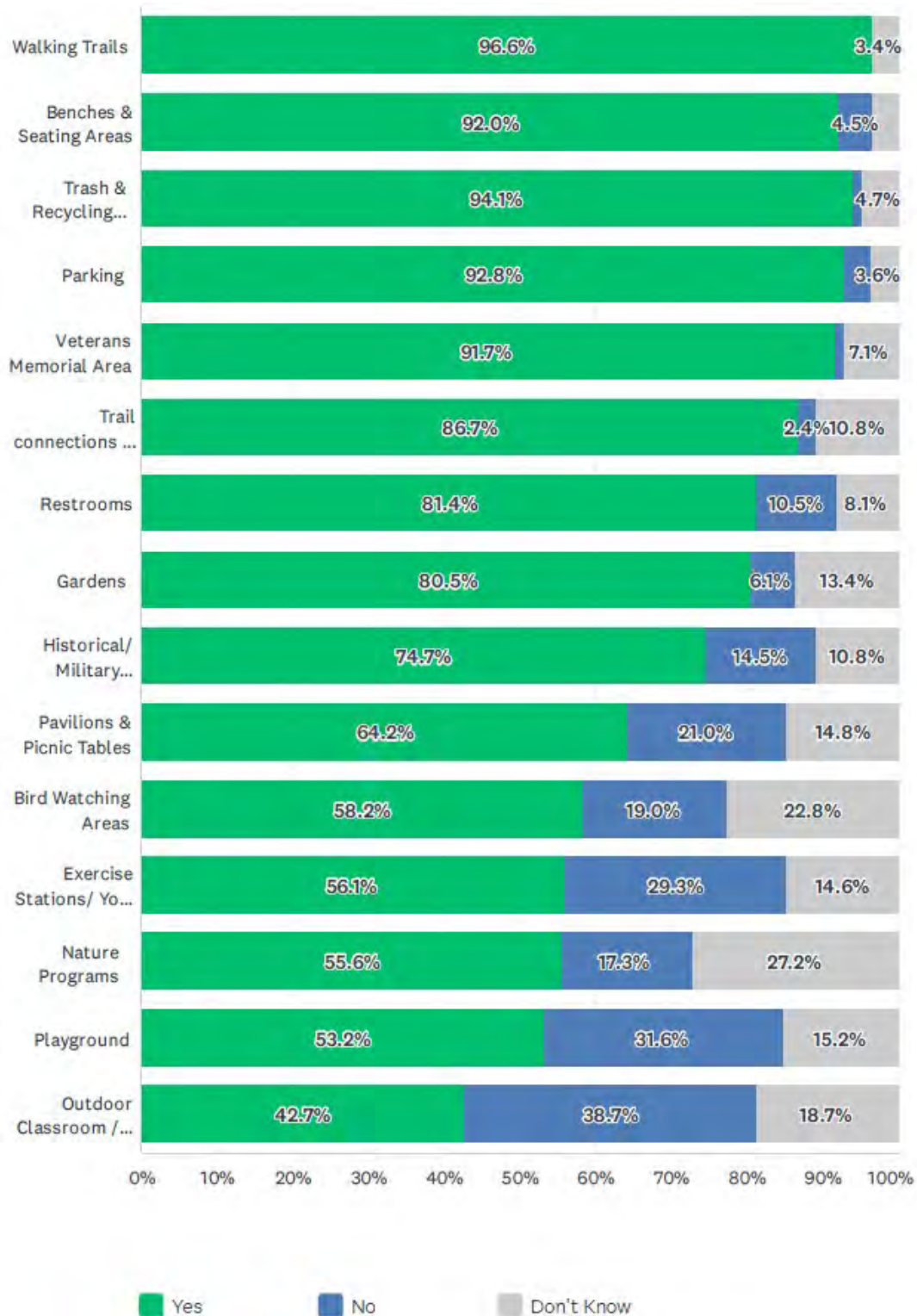
Thinking about members of your household who are in the age groups below, how many trips in total have the members of your household made to Towamencin Township parks in the past 12 months?



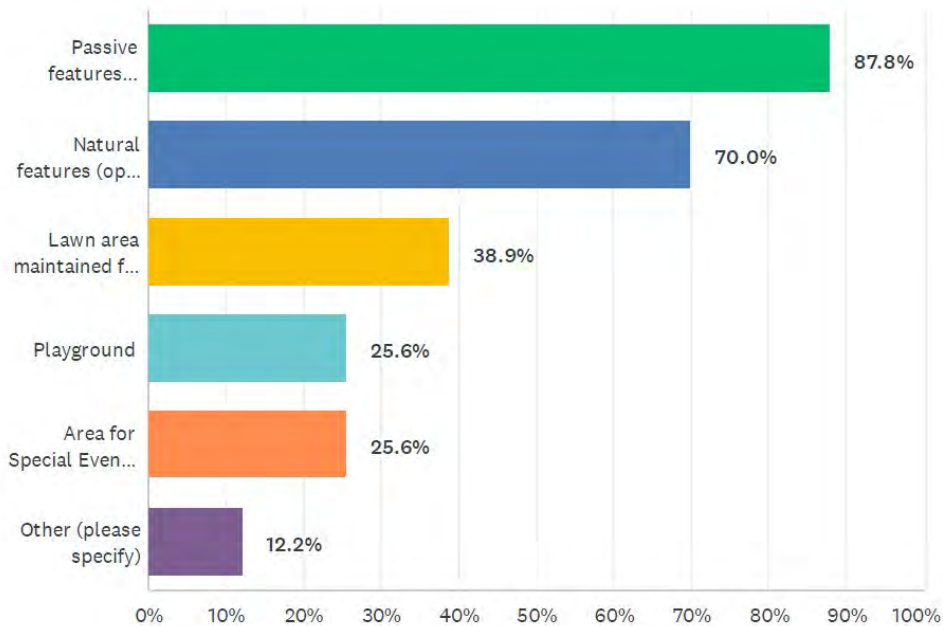
In general, how well do you think the age groups listed below are served by Towamencin Township parks?



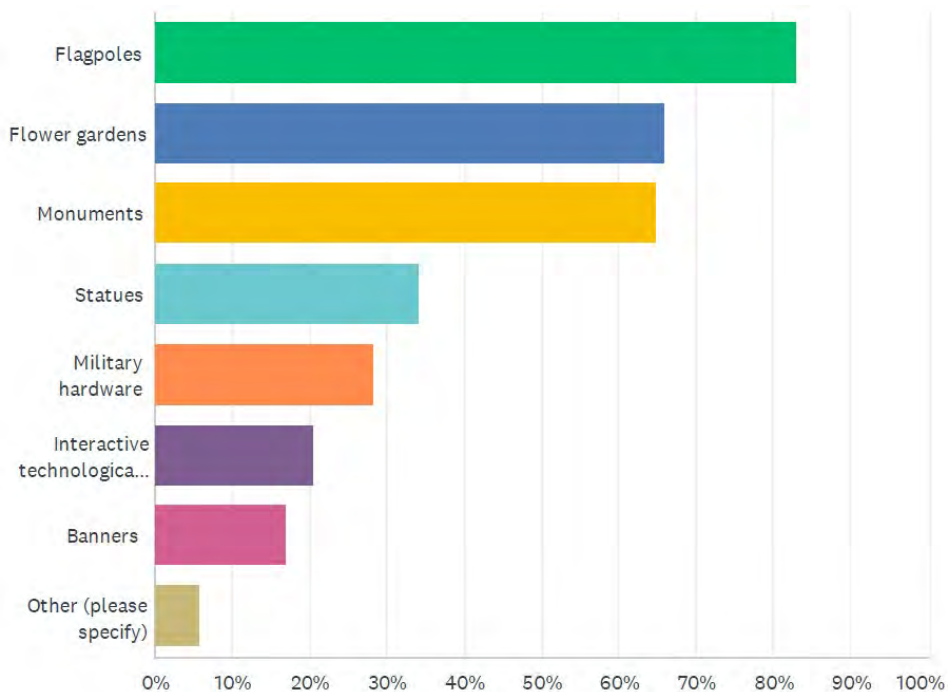
Specifically regarding the master plan for the proposed Veterans Memorial Park, which new or additional facilities and activities do you think should be considered? Check all that apply.



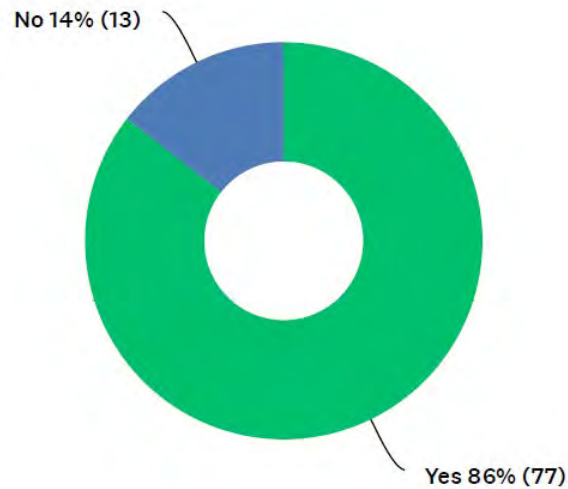
**What are your favorite types of typical park features that you would like to see at the proposed Veterans Memorial Park?
(Please check all that apply.)**



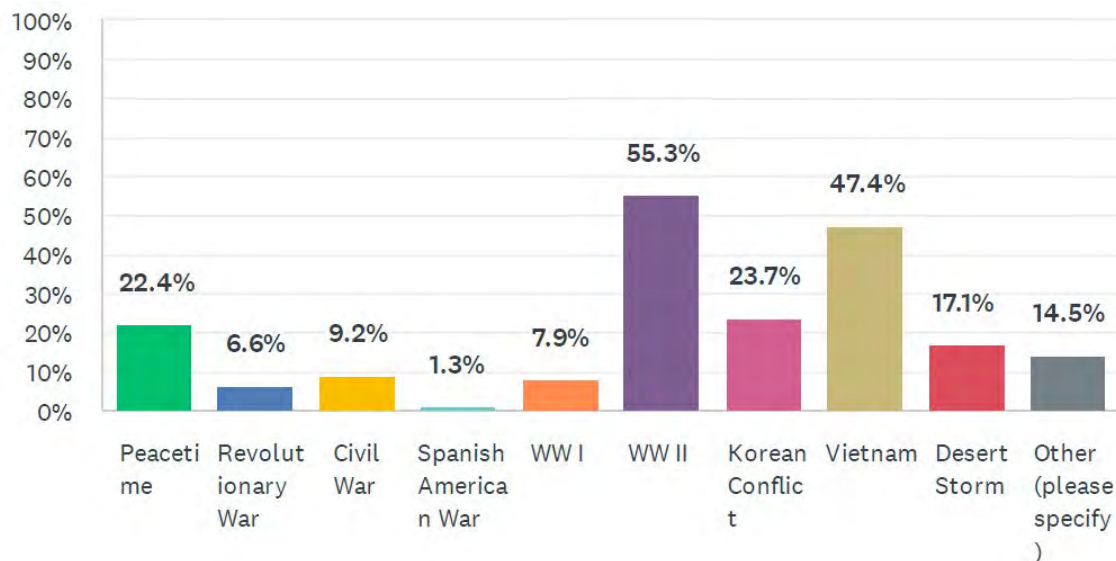
What specific features would you like to see in a Township park whose mission is to honor / educate about military service?



Do you have a family member or relative that served in the military?



If you answered 'yes' to the previous question, please indicate when your family member or relative served in the military.



The four (4) public meetings were held between fall of 2021 and summer of 2022. Meetings were held in an in-person/virtual hybrid format. There was also an option to call in to the meeting via telephone to listen and comment. Full meeting minutes can be found in the appendix of this report.

The first public meeting introduced the project, Study Committee, and consultant team. The team reviewed the draft Park Mission Statement; explained the master plan process; reviewed the project schedule, public participation process, and funding sources for the master plan study; and presented information regarding existing conditions and facilities of the site. The consultant team then facilitated a brainstorming session, during which members of the public offered information about the site and ideas for moving forward. This information was organized into four categories: goals, facts, concepts, and partners.

At the second public meeting, the team reviewed the project schedule and presented public opinion

The final public meeting of this process presented an overview of how the master plan study process progressed from conceptual plans to draft master plan to the final master plan. Specific attention was given to the final revisions discussed and requested by the Committee at the final Committee meeting in late May 2022. More specific information was given on suggested phasing and costs. 'Next Steps' were discussed, including how the final master plan report would be compiled and reviewed by the Committee, public, and funding agency (DCNR). Once all comments are addressed, the Committee may recommend adoption of the plan to the Supervisors.



Steering Committee Meetings

The Steering Committee consisted of members of the Towamencin Veterans Committee. Four (4) Study Committee Meetings were held between June of 2021 and June of 2022. The consultants. The consultants worked with the committee throughout this master planning process, presenting progress updates and receiving guidance and critical feedback. Full meeting minutes can be found in the appendix of this report.

Key Person Interviews

The consultant met with key persons and organizations related to the master plan during the design process. Interviewees were selected by the project steering committee and included the following representation: long-time Township residents; the North Penn School District; the Township Events Coordinator, residents of Dock Woods Senior Community, Daughters of the American Revolution, Towamencin Police Department, Towamencin Environmental Advisory Council, Open Space Parks Advisory Committee, and Towamencin Youth Association. Notes from these interviews can be found in the Appendix of this report.



Opportunities and Constraints

The site presents advantages for certain uses:

- Gently sloping grades on the majority of the site make for easier constructability and good handicapped accessibility across the site.
- A small, intermittent stream runs alongside the northwestern boundary of the site. The stream acts as a natural point of discharge for site runoff and, within the existing tree buffer, offers opportunity for education on hydrology and wetlands on park sites.
- The site has good proximity to existing and future residential developments and the adjacent shopping center. This will allow

residents and visitors to walk to the park from these adjacent areas. The site is also directly accessible from the Allentown Road Trail (and Township Trail system).

The site presents disadvantages for certain uses:

- The only existing access driveway from Allentown Road is not an ideal access location for this public park.

Areas not suitable for public use:

- The integrity of the streambank should be maintained, and a buffer should be established between it and any substantial earthmoving or proposed facility.
- The park design should respect the property lines of adjacent neighboring residences in a way that buffers park uses and views from these neighbors.



An informal path (top) provides potential for a pedestrian connection to the adjacent shopping center parking lot (bottom).



The only existing vehicular access drive enters the site from Allentown Road.

Areas in need of special environmental protection:

- Wetlands – A protected buffer will be required to extend a minimum of 50 feet from the outer limit of the existing wetlands and stream and may not contain any proposed earthmoving or park facilities.
- Areas of erosion – including those observed along the northern and eastern sides of the site – should be repaired to prevent soil loss; facilitate better on-site stormwater retention, infiltration, and drainage through the use of stormwater best management practices; and ensure the sustainability of these areas. Meadow and reforestation plantings can be strategically implemented to assist in the retention of soil and to create healthier ecological conditions both on site and downstream.



The unnamed stream exhibits signs of erosion along the culvert pipe at the low point of the site, likely from high volumes of stormwater runoff conveyed during heavy rain events.



Eroded gullies are present along the northern edge of the site (top) and through/around an outcropping of trees on the northeastern side of the site (bottom).





3

Recommendations

Community Needs, Uses and Priorities

Public Consensus

The public and steering committee meetings generated a consensus that included the following themes:

- Provide universally accessible walkways and facilities.
- Provide a vehicular access and on-site parking
- Provide ADA-compliant pedestrian/multi-modal connections into the site from surrounding areas
- Provide and design for the access of emergency vehicles into the park based on the technical specifications of the vehicles
- Provide restroom facilities
- Provide civic space
- Provide opportunities for education and historical interpretation
- Honor the service of past and current members of the military
- Provide a tranquil space for peaceful reflection
- Provide facilities for passive recreation
- Provide a pavilion/shade structure for informal community use
- Provide nature-based play opportunities for children
- Provide shade through the addition of shade trees
- Provide habitat and forage for wildlife: pollinators, birds
- Maintain and enhance safety and visibility within the park
- Address stormwater management through green infrastructure to enhance water quality and provide natural features



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.

Anticipated Levels of Use

On a daily basis, depending on the season and weather, Veterans Memorial Park is anticipated to receive moderate use. Nearby residents will be able to walk to the park, while some residents will drive. It is anticipated that some walk-in visitors will also come from the adjacent shopping center and via the Township trail system. Twenty-one (21) parking spaces are proposed in the park to accommodate this daily use.

When there are occasional special events at the park, up to 100 people may be there at any one time. An informal agreement has been reached between the shopping center owner and the Township to allow overflow parking in the center parking lot. A pedestrian connection from the lot is planned for the site.



Design Guidelines

Township Zoning and SALDO Ordinances

The following is a review of existing Towamencin Township zoning ordinances as they relate to Veterans Memorial Park. These ordinances (sections noted) are in place to assure uniform standards for public improvements and development.

§ 153-403. R-175 Residential District

Minimum front, side, and back yard setbacks of 50 feet for agricultural and nonresidential uses. Maximum building coverage of 18% and impervious coverage of 30%.

§ 153-403.F(2) Parking Requirements

Setbacks: No parking area or driveway shall be located closer than five feet to any property line, except the portion of the driveway required for normal ingress and egress.

Article VI General Provisions Applicable to All Districts

§ 153-600. Access to public street.

Each and every lot shall abut a public street for at least 50 feet at the right-of-way line except for flag lots wherein there shall be a minimum of 25 feet at the right-of-way line.

§ 153-611. Outdoor illumination.

Outdoor illumination in all districts shall be diffused or shielded in such a manner as not to create any hazardous situations for passing vehicular traffic or a nuisance to persons in the area. Lighting plans shall provide for nonglare lights focused downward.

§ 153-614. Soil erosion and sedimentation control.

All earthmoving activities must be in compliance with the regulations of the Pennsylvania Department of Environmental Resources and the Soil Conservation District regulations and must be undertaken in accordance with a soil erosion and sedimentation control plan submitted for the earthmoving activity which meets the standards set forth in the Township Subdivision and Land Development Ordinance, as last amended, this chapter, and other regulatory agency requirements.



§ 153-616. Environmental performance standards.

(3) Wetlands protection standards. Wetlands shall not be altered, regraded, developed, filled, piped, diverted, or built upon except that roads may cross wetlands where approval is obtained from the township by special exception of the Zoning Hearing Board and the U.S. Army Corps of Engineers or, as applicable, the Pennsylvania Department of Environmental Resources, and where no other access to the property is available. The property owner/applicant shall identify wetlands and where encroachment is anticipated shall obtain the applicable state and federal permits. One hundred percent of these wetland areas shall be protected.

(a) Wetlands shall have a transitional area extending from the outer limit of the wetland boundary for 50 feet. The wetland margin shall not be altered, regraded, developed, filled, piped, diverted, or built upon except that roads may cross wetland margins where approval is obtained from the township by special exception of the Zoning Hearing Board and the Pennsylvania Department of Environmental Resources and where no other access to the property is available. The property owner/applicant shall identify wetlands and where encroachment is anticipated shall obtain the applicable state and federal permits. One hundred percent of these wetland margins shall be protected.

(b) Limited value wetlands, as determined by the U.S. Army Corps of Engineers or, as applicable, the Pennsylvania Department of Environmental Resources shall be exempt from these restrictions, subject to permit restrictions of the state and federal regulatory agencies. Limited value wetlands are those which are man-made and have been created in drainage ditches and detention basins and which do not exhibit wetland values of groundwater recharge, wildlife habitat, or serving natural biological functions.

(4) Streams and watercourses.

(a) Streams and watercourses (any lake, pond, perennial, or intermittent stream shown on the U.S.G.S. map and/or identified by field survey) shall be 100% protected and shall remain as open space.

(b) The stream and watercourse margin shall be that area which extends from the edge of the stream or watercourse to a distance of 50 feet therefrom. The margin shall not be altered, regraded, developed, filled, piped, diverted, or built upon except that roads may cross margins where approval is obtained from the township by special exception of the Zoning Hearing Board and the Pennsylvania Department of Environmental Resources and where no other access to the property is available. Stream bank stabilization is permitted when approved by the Township Engineer. The applicant must obtain all required permits from the Pennsylvania Department of Environmental Protection, the Montgomery County Conservation District, the United States Army Corps of Engineers and Towamencin Township. [Amended 6-8-2011 by Ord. No. 11-04]

(5) Steep slopes. It is the primary intent of this section to identify and mitigate certain hazards to the community's health, safety and welfare caused by development on slopes in excess of 15%, herein defined as steep slopes. Secondly, it is intended to protect these environmentally sensitive areas pursuant to Article I, Section 27, of the Constitution of the Commonwealth of Pennsylvania which states that people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and aesthetic values of the environment.

(a) The section is specifically intended to insure the following:

[1] All structures will be located away from steep slopes on safe, stable grounds away from possible landslide or erosion activities.

[2] All roads and driveways will have safe and stable side slopes or shoulders.

[3] Development activities such as grading and stripping of vegetation will be minimized on steep slopes to reduce accelerated stormwater runoff and soil erosion of the slope, thereby preserving water quality.

[4] Environmentally sensitive native wildlife habitats (such as woodlands) located on steep slopes will be minimally affected by development.

[5] The visual integrity of steep slopes areas will be maintained

(b) Application of regulation to all districts. These regulations shall apply to all districts on lands having any of the following characteristics:

[1] Slopes greater than 15% as determined by measurements by registered professional engineers, surveyors, or landscape architects, using accepted engineering practices.

[2] Soil types classified as “stony land, steep” by that document entitled Soil Survey of Montgomery County, Pennsylvania, prepared by the United States Department of Agriculture, Soil Conservation Service, dated April 1967, a copy of which is on file in the offices of the Township.

[3] Slopes greater than 15% as delineated on the maps made a part of the Soil Survey of Montgomery County, Pennsylvania, provided, however, that in the event of a conflict between topographic measurements prepared in accordance with Subsection B(5)(b)[1] above and the soils map, the measurements shall control.

(c) No stripping of vegetation, grading, or construction of any kind shall take place in steep slope areas except in conformance with the following regulations:

[1] All structures and other impervious surfaces shall be set back 25 feet from the top of steep slope areas. This twenty-five-foot setback shall be covered in permanent vegetation in order to minimize the effect of accelerated stormwater runoff on the steep slope and to minimize the likelihood of tectonic action on the structure or surface.

[2] Structures and impervious surfaces shall be set back a sufficient distance from the bottom of steep slope areas to insure proper grading and drainage around the structure or surface without encroachment on the steep slope areas.

[3] Underground utilities may cross steep slope areas given no other reasonable alternative exists, as determined by the Township Engineer, and grading and clearing will be kept to the minimum necessary. Any steep slope areas disturbed in the construction of underground utilities shall be regraded and revegetated to match previously existing conditions immediately after construction.

[4] Roads, driveways, and parking facilities may be permitted by the Board of Supervisors as a conditional use, provided the following conditions are met:

[a] There is no other reasonable alternative to provide access or parking outside steep slope areas.

[b] The extent of the disturbance required for the

road, driveway, or parking facility is consistent with the intent of this chapter.

[c] The disturbance proposed is the minimum necessary and all possible measures to reduce the amount of disturbance are employed.

[d] The steep slope area disturbed will be immediately revegetated to a condition reasonably similar to previously existing conditions.

[e] No side grades created by the road or driveway shall be greater than 25%.

(d) Design standards in steep slope areas. Steep slope areas shall be delineated in the field prior to any clearing or construction. A temporary physical barrier such as a snow fence shall be erected around steep slope areas prior to major clearing and construction. The barrier shall be placed to prevent encroachment by construction vehicles on the steep slope area and shall remain in place until construction is completed. The steep slope area shall not be disturbed in any way including the use of the area for refuse, fill, or top soil or materials, storage, or any temporary uses during construction. Any accidentally disrupted area shall be immediately returned to match the previously existing condition (i.e., grades and vegetative cover).

(6) Woodlands. Woodlands as defined by this chapter shall be subject to the restrictions specified herein.

(a) Mature trees with a circumference of 60 inches or greater measured 14 inches above ground shall be identified and preserved, unless the Board of Supervisors agrees to a different disposition.

(7) Tree protection area. The tree protection area refers to the area around woodlands which are to be protected under the provisions of this chapter. The purpose is to ensure that trees which are to be protected do not suffer damage during the development. The tree protection area is an area radial to the trunk of a tree and shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the drip-line (the line marking the outer edge of the branches of the tree), whichever is greater. Where there is a group of trees or woodlands, the tree protection area shall be an area encompassing the protection areas for the individual trees.

§ 153-708. Design requirements.

C. All automobile parking facilities shall provide parking spaces for the handicapped or disabled in accordance with the Township's Subdivision and Land Development Ordinance, as last amended.



Americans with Disability Act (ADA) Accessibility Standards

Public recreation improvements must be designed in accordance with the most recent edition of the ADA Accessibility Guidelines for Buildings and Facilities. The most recent version of the ADA Accessibility Guidelines for Buildings and Facilities can be found at: <http://www.ada.gov>

Additional guidelines have been developed to provide guidance for outdoor recreation facilities including buildings, play areas, and trails. These guidelines can be found at: <http://www.access-board.gov/guidelines-and-standards/recreation-facilities>

The master plan report includes a map illustrating accessible areas proposed in the park master plan.

Trail Standards

Veterans Memorial Park walkways will conform to the ADA Accessibility Guidelines for Buildings and Facilities wherever possible. This generally requires walkway longitudinal slopes of less than 5% and cross slopes of no more than 2%. Federal Highway Administration (FHWA) standards for trails also apply to this facility. For trails, the maximum longitudinal slope is less than 8% (with 2% cross slope) for no more than 200 feet.

American Society for Testing Materials (ASTM) Standards

ASTM International, founded as the American Society for Testing and Materials, is a nonprofit organization that develops and publishes approximately 12,000 technical standards, covering the procedures for testing and classification of materials of every sort. ASTM standards are used for the basis of assuring construction materials and methods are sources and installed properly. Where applicable the development of Park infrastructure should comply with ASTM standards. Examples of such work include the placement of asphalt and concrete walkways.

Consumer Product Safety Commission (CPSC)

CPSC administers and enforces several federal laws. These laws authorize the agency to protect the public against unreasonable risks of injuries and deaths associated with consumer products. As such, the CPSC sets standards for safety on playgrounds. The development of playgrounds in the park should comply with all relevant CPSC codes.

Land Development and Construction Permits

The Veterans Memorial Park is bound to comply with all land development and construction permits required for every buildable parcel within the Township. The Township will make application to the Subdivision and Land Development Ordinance process and request to be placed on the Planning Commission agenda. The Township may choose to present a sketch plan, a preliminary plan and/or a final plan submission which will be reviewed by the Township planners and engineers. Traffic engineering studies will need to accompany the application.

In addition to local land development approvals, the Park must also comply with County, State, and Federal permit requirements based on the amount of land disturbance that is projected and whether or not the development impacts water of the Commonwealth or the United States. These permits are described within this section. County, State, and Federal permits applications may take place concurrently with the land development approvals of Towamencin Township.

Once land development and County, State, and Federal permits have been secured, the Park project begins the process of obtaining construction authorizations. This process includes:

- Building Code Review
- North Penn Authority application for water service
- Towamencin Township Municipal Authority for sewer service

Montgomery County - Erosion & Sedimentation Control

Erosion and Sedimentation Controls Plans are required by Pennsylvania Department of Environmental Protection (DEP) for projects that create more than 5,000 square feet of earth disturbance. Montgomery County Conservation District is delegated by the DEP to conduct certain activities for the Erosion and Sediment Pollution Control (ESPC) program and the National Pollutant Discharge Elimination System (NPDES) program for stormwater discharges from construction activities in Montgomery County. Also, DEP Rules and Regulations state that a municipality or county which issues building or other permits shall notify the DEP or Montgomery County Conservation District within 5 days of receipt of an application for a permit involving an earth disturbance activity consisting of 1 acre or more. With the exception of local stormwater approvals and authorizations, a municipality or county may not issue a building or other permit or approval until an NPDES or E&S permit, if necessary, has been obtained from Montgomery County Conservation District or DEP.

PA-DEP - National Pollutant Discharge Elimination System (NPDES) Permit

A federal permit that is administered at the state level, the overall goal of the NPDES permit is to improve water quality. Projects that disturb over one (1) acre of land require an NPDES permit for Stormwater Discharges Associated with Construction Activities.

The permit plans are divided into two (2) parts. The Erosion & Sedimentation Pollution Control plans (ESPC) are to be implemented by the contractor throughout construction activities until the site is stabilized by permanent plant growth. The Post Construction Stormwater Control Plans (PCSC) are to be constructed during the project and maintained by the site owner for the life of the project.

PA-DEP - Chapter 105 Water Obstruction & Encroachment General Permits

DEP may require a Chapter 105 Water Obstruction & Encroachment General Permit. These permits are required for construction activities that involve bridges, culverts, headwalls, utility crossings, stream relocations, channel changes, stream bank stabilization, and other actions which affect a stream, watercourse, or wetlands.

At the present time, this project does not propose any of these activities. However, should access to the site be changed from this proposed master plan, the crossing of the northwestern intermittent stream will trigger these permits. This intermittent stream is classified as regulated waters of the U.S. No encroachment of the wetlands is anticipated.

PA-DEP - Act 537 Sewage Planning Module

Application may be required for an exemption for sewage planning requirements for the PA-DEP. Based on the anticipated load to the sanitary sewer system, an exemption for this planning module is likely to be expected.

PennDOT - Highway Occupancy Permit

Access to State highways is controlled through the Highway Occupancy Permit application process. The current access to the Veterans Memorial Park from Allentown Road (SR 1001) is a permitted access point. Any changes to the location of a planned access on Allentown Road will require submission to PennDOT District 6-0 for a highway occupancy permit. Highway plans and traffic studies are required for this permit application.

Sustainable Site Design & Green Infrastructure

Stormwater Best Management Practices (BMPs)

Developed by the Pennsylvania Department of Environmental Protection (PA DEP), the Pennsylvania Handbook of Best Management Practices for Developing Areas offers numerous solutions for handling on-site stormwater. Where feasible, BMPs should focus on vegetated/surface solutions that combine planting improvements with stormwater management and create opportunities for education. Best Management Practices (BMPs) that might be implemented at the Park include:

- Protect and restore forest buffers;
- Protect and utilize natural stormwater flow runoff direction;
- Habitat restoration;
- Soil amendments designed to increase stormwater infiltration in selected locations;
- Native tree and shrub planting;
- Rain gardens;
- Bio-swales;
- Detention/infiltration facilities; and
- The use of porous surfaces in the parking bays (parking spaces), walkways, and plazas. These facilities require site-specific soil tests to determine site suitability and the infiltration rates of the existing soils.

Incorporation of these BMPs into park development will have a direct positive impact on preserving and enhancing water quality. The opportunity for education exists through the placement of interpretive signage to educate park visitors about watershed water quality and how BMPs can positively impact all sites.

Maintenance and Establishment of Riparian and/or Forest Buffers

Areas within or near the Park boundaries that could benefit from enhanced buffer protection include the unnamed stream, located in the wooded area along the western side of the site; the existing forest canopies within the park; and areas where erosion occurs in the lower portions of the site along the existing tree line. Enhancement of these areas should include management of invasive species, restoration of understory plantings, and forest edge tree planting.

Environmentally Sensitive Areas

The Veterans Memorial Park site contains regulated waters of the United States, including mapped wet lands. As per Township ordinance, a transitional area of at least 50 feet should extend from the outer limit of the wetland boundary (see § 153-616.(3))

Likewise, the stream is to be 100% protected and remain as open space, with a margin that extends a distance of 50 feet from the edge of the stream. This margin is not to be altered or developed, the exception being possibly for stream bank stabilization, which would require approval by the Township Engineer (see § 153-616.(4)).



Rain gardens and bioswales can provide a beautiful solution to stormwater management challenges, as well as other ecological benefits.

Steep slopes (greater than 15%) are environmentally sensitive areas and should be protected to mitigate hazards to community health, safety, and welfare (see § 153-616.(5)).

Native Plant Material & Invasive Plant Removal

The use of native plants supports the vision of enhancing the natural ecosystems at Veterans Memorial Park. The plan for the park should include shade tree planting; evergreen buffers; shrub and herbaceous plant display plantings; and meadow establishment. Habitat restoration in some areas of the site should include native plant buffers and screen plantings. Native plant materials can create an attractive landscape that will help minimize long-term maintenance costs. Native plants are generally resistant to most pests and diseases. Once established, they require little or no irrigation or fertilizers. In addition to the above benefits, native plants provide food and habitat for indigenous fauna.



Native meadows help to mitigate stormwater runoff, can provide habitat and forage for wildlife, and require less maintenance and energy use than a traditional turf lawn.

Forest edge communities often are vectors for the establishment of invasive plant materials. A program for controlling invasive plant species within the park's forest edge should be undertaken in conjunction with restoration plantings.

Sustainable Materials & Green Practices

Choices in site materials have the potential to affect the health of a site's ecosystem as well as the larger environment. Every material has a life cycle. Close consideration of the sustainability of a material's life cycle can have far-reaching benefits. Sustainable material practices include:

- Re-use of existing site materials
- Purchase of local and sustainably produced plants and materials
- Consideration of the full life cycle of materials. Consider the end life of a product. Can it be deconstructed and re-used?
- Work toward zero net waste in demolition, construction, and management



Porous pavement might be utilized in parking bays and walkways to contribute to on-site retention of stormwater.

Design Elements and Proposed Facilities

Walkways & Trails

A major goal of the plan is to create meaningful user experiences for people of all abilities. To accomplish this, the plan recommends a series of trail and walkway options.

ADA-Compliant Asphalt Trails

Asphalt surfaces provide the best life-cycle economic and environmental option for park walks and trails and ensure easy and comfortable access for those with mobility issues or using strollers. Asphalt walkways will vary in widths from 6 to 8 feet wide, dependent on anticipated levels of use. Asphalt offers a stable surface that will not rut or erode due to heavy use and storm events, provided the trail base and adjacent surrounding drainage are properly constructed. Design of the walkways will include proper stormwater management BMPs, in accordance

with current Township and federal standards. The initial installation costs are relatively higher compared to some other surfaces, such as stone dust trail surface; however, long term maintenance costs are lower. Asphalt walkways within the park will be open to walkers and runners.

Restrooms

The restroom building and open air-pavilion structure should allow for year-round service and will require water, electric, and sewer connections. The new restroom design should be economical and durable while offering a level of design that helps to reinforce a cohesive park identity.

Plazas

Meant as reflective and educational spaces for visitors to pause and gather, plazas can include distinguishing hardscape materials, seating, artistic focal points, memorial elements, interpretive signage, lighting, and plantings.



ADA-compliant asphalt trails provide exercise opportunities for visitors of all abilities.



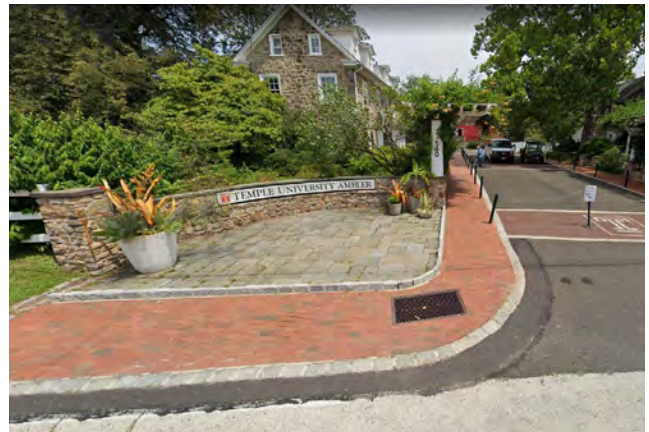
A restroom building with an open-air pavilion.



Plazas can provide the setting for a variety of elements, including flag displays, monuments, signage, walls, memorials, distinctive paving, plantings, and other artistic focal points.



Art can be incorporated into plazas through paving design.



A seatwalls can serve as a “canvas” for plaques. (Temple University Ambler Campus in Ambler, PA)



Plazas at this scale can be spaces for intimate gatherings or quiet reflection.

Pergola

Pergolas can be used to define a space and provide a sense of arrival when placed at a threshold or entryway. They can provide shade as well as a structure to support the growth of climbing plants. Design of a new pergola should be economical and durable while offering a quality of design that helps to reinforce a cohesive park identity.



Pergolas, along with other elements, create a “sense of place”.



Pergolas frame this pedestrian entrance and limited access drive, while also providing shade and support for climbing plants, such as native trumpet vine (*Campsis radicans*), at the Temple University Ambler Campus in Ambler, PA.



A pair of pergolas frame this plaza, helping to define this outdoor “room”. (Source: srpshelter.com)

Amphitheater

An amphitheater can provide for year-round and daily use, a place for Park visitors to observe an event or performance. It can also provide a space for informal gatherings on a daily basis. changes in topo.



RECOMMENDATIONS

Amphitheaters provide space for informal gatherings and planned performances. (Tongva Park in Santa Monica, CA)



Here, topography is used to create a unique amphitheater and play space. (The Regenstein Learning Campus at Chicago Botanic Garden in Chicago, IL)



Turf mounds provide a playful and immersive experience for children and adults alike. (The Regenstein Learning Campus at Chicago Botanic Garden in Chicago, IL)

Nature-Based Playground

Playgrounds nurture knowledge, discovery, and curiosity through play. A successful playground helps children to build fitness, confidence, imagination, and social bonds. Because of the site's natural setting, it is proposed that the playground incorporates nature-based and inclusive elements to provide a unique play experience.

Nature-based playgrounds use natural features such as boulders, landforms, tree trunks, and other natural

elements in combination with manufactured equipment to create unique play environments that challenge children to use their imaginations and athletic skills in play. The proposed nature-based play area surfacing is engineered wood fiber (a manufactured wood product). Wear mats should be incorporated in high-impact areas and along accessible routes. Engineered wood fiber is a handicapped accessible play surface and, when properly installed and maintained, meets Consumer Product Safety Commission standards for fall cushioning safety.



Nature-based play at Chicago Botanic Garden in Chicago, IL.



Play materials can be manufactured or unrefined.



A nature-based playground can provide children unique opportunities for exploration and play, while natural and nature-inspired materials blend into the surrounding landscape (Westmoreland Park in Portland, OR)

Site Furnishings

Site furnishings provide additional amenities and create a sense of uniformity in the park landscape. These improvements may include benches, trash receptacles, signage, plaques, and bike racks. In high-use areas, these amenities should be chosen to be durable, blend seamlessly into the natural landscape of the park, and meet ADA standards.



Trees are a meaningful way to honor the memory of loved ones and also provide an opportunity to “adopt” and care for a tree. (Trexler Nature Preserve in Lehigh County, PA)



A bench dedication ceremony (Worcester County Veterans Memorial in Ocean Pines, MD. Source: mdcoastdispatch.com)



On a dedicated boulder, the memory of the fallen is “carved in stone”. (Blaine Memorial Park in August, ME)

Park Identification & Interpretive Signage

New park identification signs are proposed at the vehicular entrance to the park and at any pedestrian entries to the park. Park Rules Signage should note park rules, hours of operations, emergency contact numbers, and other relevant information. Educational and interpretive signage can provide information about topics such as the history of the site and the Township, branches of the military and the services they provide, and ecological benefits of stormwater BMPs and reforestation. Signage should be professionally planned and designed.

Buffers

There are areas along park boundaries where plant buffers may be appropriate to maintain the visual privacy of adjacent property owners. The plan proposes the use of red cedar and other native evergreen tree plantings to create a buffer. All plantings along the neighboring properties will need to conform to offset requirements for any utilities in this area. Some locations within the park may require a denser evergreen buffer; Township staff should maintain open communications with residents during final design.

Preliminary Concept Plans

Based on preliminary site analysis, field reconnaissance, and preferences outlined during the first steering committee meeting and first public meeting, the consultant team created three preliminary concept plans. Common elements through these concepts were as follows:

- Accessible walking paths
- Formalized vehicular access
- Pedestrian access from Allentown Road, Towamencin Shopping Village, and possibly from the adjacent properties to the south and west of the site (pending owner permission)
- Parking area
- Restrooms
- Plazas/seating areas
- Nature-based play area
- Open lawn area
- Meadows
- Tree plantings

Concept 1

Concept 1 proposes a realignment of the vehicular access drive off Allentown Road. A new, formal parking area in the northeast quadrant of the site is pulled further to the interior of the site, away from the historic Tennis-Lukens Cemetery. A restroom building and play area are located next to the parking area. A circular, central lawn is defined by major walkways that run along the perimeter and divide the circle into quadrants, with a major plaza at each of the four corners and the primary plaza at the center of the circle where walkways intersect. There is an informal, “green” plaza at the low point of the site, defined by a ring of trees. A secondary walking path loops around the site through trees and meadow plantings, connecting to minor plazas/seating areas and the pedestrian access points into the site.

Concept 2

Concept 2 proposes vehicular access from Reinert Road through an adjacent flag lot to the west of the site, with a parking area placed on said lot. Pedestrian access into the site would also run alongside the access drive and cross the stream on site. A primary plaza sits on the western side of the site, with restroom building nearby and play area at the south of the site. An elliptical central lawn space is on axis with the primary plaza, a major plaza at the opposite end which is adjacent to the Cemetery. A major walkway runs around the perimeter of the ellipse and a secondary walking path loops around the site through trees and meadow plantings, connecting to minor plazas/seating areas and the pedestrian access points into the site.

Concept 3

Concept 3 proposes vehicular access from Reinert Road through an adjacent flag lot to the west of the site, with a stream crossing and then parking area placed at the southwestern corner of the site. Pedestrian access into the site runs alongside the access drive and cross the stream, connecting to a minor plaza with adjacent restroom building and play area. A rectangular open lawn area sits adjacent to this entrance and parking area, and is framed by major walkways, one of which is on axis with the central primary plaza and Tennis-Lukens Cemetery. Other minor plazas serve as thresholds into the Park. A major walkway runs from the primary plaza down to a naturalistic “amphitheater” plaza at the low point of the site. Secondary walking paths run through trees and meadow plantings.



Preliminary Concept 1



Preliminary Concept 2



Preliminary Concept 3



Refined Concept 4-A



Refined Concept 4-B



Refined Concept 5

Refined Concept Alternatives

Based on guidance and feedback from the public, the Steering Committee, and participants from a series of key person interviews, the consultant developed 3 concept refinement alternatives.

Concept 4-A

Concept 4-A proposes a realignment of the vehicular access drive off Allentown Road. A new, formal parking area, restroom building, and play area are situated along the eastern edge of the site. Major walkways connect these amenities; run from formal pedestrian entrances on Allentown Road, Reinert Road, and Towamencin Shopping Village; and converge on an elliptical walkway that surrounds a central lawn area, which is bisected lengthwise by a walkway. An informal walking path winds through reforested areas along the northern, western, and southern sides of the site. There are five plazas proposed: one near the Tennis-Lukens Cemetery and four on an axis with the central ellipse and bisecting walkway. The plaza at the high point of the site serves as a semi-circular amphitheater.

Concept 4-B

Concept 4-B is almost identical to Variation A above, except that the lawn in the center of the ellipse is uninterrupted by walkways, and the direct walkway connection between the restroom/play area and the central ellipse has been omitted.

Concept 5

Concept 5 proposes vehicular access from Reinert Road through an adjacent flag lot to the west of the site, crossing the stream and terminating in a parking area placed on the western side of the site. Major walkways run along the vehicular access drive, around the parking area, to a central elliptical walkway that surrounds an open lawn and then down towards the Tennis-Lukens Cemetery. An informal walking path runs from the parking area, through reforestation areas and meadows around the site, connecting to pedestrian access points from the southern adjacent parcel and the Towamencin Shopping Village. Plazas are proposed along the elliptical walkway and near the Cemetery. The plaza closest to the Shopping Village entrance is to be incorporated into an amphitheater space that hugs the side of the central ellipse. The entry plaza nearest the parking area is framed by a shade structure or pergola.

Draft Master Plan

Conversations with the Steering Committee, the public, and adjacent property owners provided feedback and guidance for the development of the draft master plan.

Tomlinson Road Access Point

The most notable development of the draft master plan is the vehicular access. The consultants were given tentative approval by the adjacent property owner to explore vehicular access from Tomlinson Road, through the adjacent property to the south of the site. To maximize potential for the future use and/or development of this adjacent parcel, and also due to challenging topography in the wooded area along Tomlinson Road, the consultants aligned the conceptual route along the southeastern boundary of the property before it curves around to enter the Veterans Memorial Park site at its southern corner. This design development led to the placement of the parking area at the southern end of the site. Note: If access via Tomlinson Road is not available, the Township will need to explore access from Allentown Road or Reinert Road.



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



Tomlinson Road



Tomlinson Road Access Study

Master Plan

Continued conversations with the Steering Committee, the public, and adjacent property owners provided feedback and guidance for the refinement of the master plan.

Allentown Road Access Point

The vehicular access point off Allentown Road is to remain for maintenance and emergency use. However, the primary intention for this entrance is pedestrian access from the multi-use trail on Allentown Road. The existing gravel drive is to be realigned and paved to provide an ADA accessible, 12'-wide multi-use connection into the Park.

Towamencin Shopping Village Access Point

A pedestrian connection from the site to the Towamencin Shopping Village and future residential development beyond is shown as an informal access point. Access from the Shopping Center will be important for occasional large Veterans' events at the park, since attendees may utilize shopping center parking. Note: The Township needs to obtain formal permission for this access.

Emergency Access

Emergency access into and through the site may be provided through the Allentown Road maintenance driveway, the trail connection from the shopping center, and the Tomlinson Road entrance. Ideally, the route will provide access to most of the site or, at the least, from one end of the site to the other. At a minimum, two vehicular access points into the site (one public, one restricted) will be required.

Walkways

Primary Walkways

The primary walkways will provide accessible routes through and to all amenities within the Park. The major walkways are 8'-wide, ADA accessible paved paths. They connect all major elements of the park; the Allentown Road entrance, Tomlinson Road entrance and parking area, restrooms, play area, plazas and amphitheater. The primary walkway will also be used for small vehicle (pickup truck) maintenance access and emergency vehicle access. Design of the primary walkway will accommodate the physical specifications of Township emergency vehicles.

Secondary Walkways

These walkways will provide informal, tranquil walking routes for park visitors. A 6'-wide perimeter walkway loop around the site provides a route through the reforestation and meadow areas and will connect to the various site amenities. Possibilities exist for future "sub" trails off of this loop, should the Township decide to expand it. These walkways may initially be mown or earthen trails that are eventually converted to paved trails.

Restrooms

The new restroom building is proposed to include: two unisex bathrooms and a small open-air pavilion (roof) area. It is located adjacent to the parking area and Entrance Plaza (see below).



Legend

- Site Boundary
- Parcel Lines
- Stream
- ▨ Wetlands
- ⊕ Tennis-Lukens Cemetery
- 1 Existing Woodland / Buffer
- 2 Proposed Reforestation
- 3 Proposed Stormwater Best Management Practice (BMP)
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- 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

Note: 6'- and 8'-wide walkways have 2'-wide stabilized turf shoulder on both sides to allow for heavy rescue vehicle access.

Graphic edits to be incorporated





ADA compliant trails: All proposed trails have less than 5% slope. Note that the portion of trail from Allentown Road to the Towamencin Historical Plaza is less than 8% for 135 feet, which meets federal highway (FWHA) accessibility standards for trails.

Plazas

Four types of plazas are proposed for the park: Memorial Plazas, the Towamencin Historical Plaza, and the Flag Plaza. Lighting of these plazas is an option to be explored.

Entrance Plaza

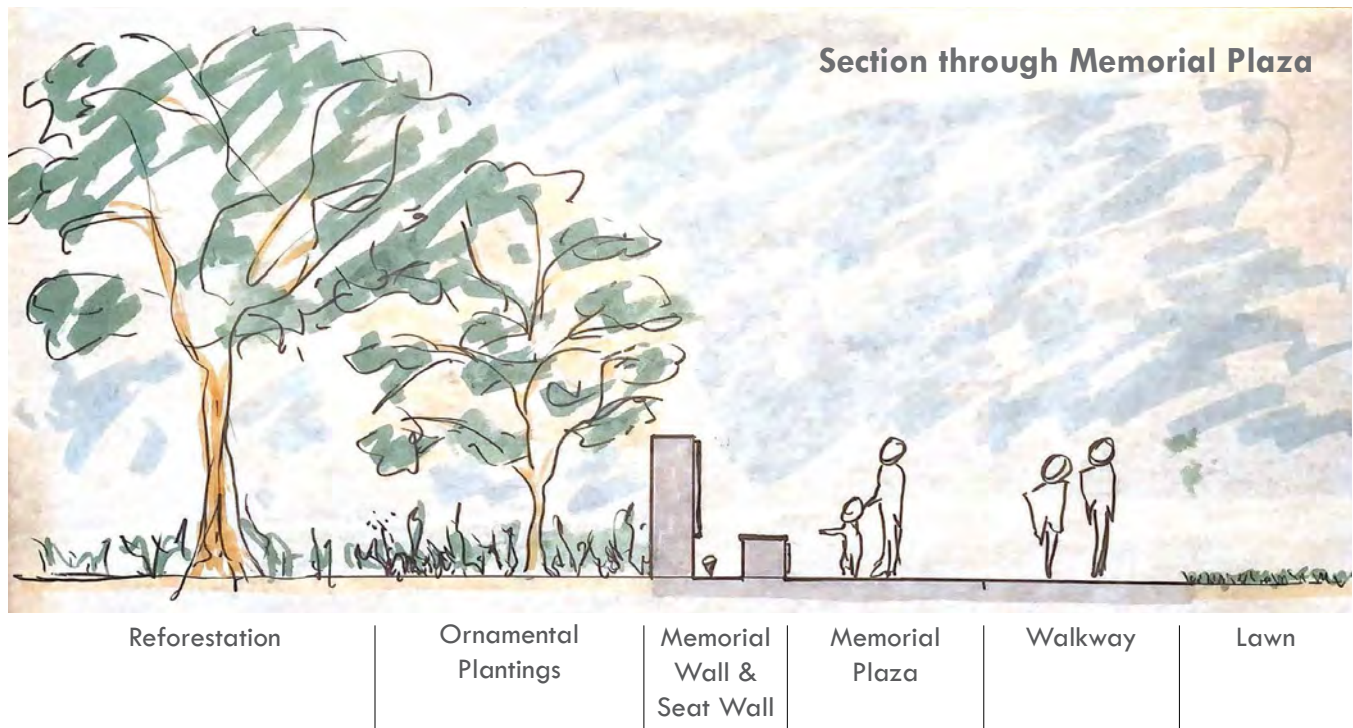
This area will provide a sense of arrival for Park visitors. The entrance plaza is located adjacent to the parking area and features the following improvements:

- Pergola/shade structure
- Seating
- Possible small water feature: reflecting pool
- Memorials/artistic elements: plaques, sculpture
- Planting beds
- Memorial brick paving (applicable to all plazas)

Memorial Plazas

These six (6) plazas will provide intimate spaces for rest, reflection, and education along the perimeter of the central lawn and walkway. One plaza is proposed for each branch of the military (Army, Navy, Air Force, Marines, Coast Guard, Space Force). They will feature the following improvements:

- Seating: seat walls/benches
- Artistic memorial wall
- Dedications/educational signage for the various branches of military service
- Planting beds and ornamental trees



Towamencin Historical Plaza

This small plaza will create a connection to the history of the Township and this site, both physically (through proximity to the Tennis-Lukens Cemetery) and educationally (through interpretive treatments). This plaza is located near the Allentown Road entrance and overlooks the Cemetery. Featured improvements include:

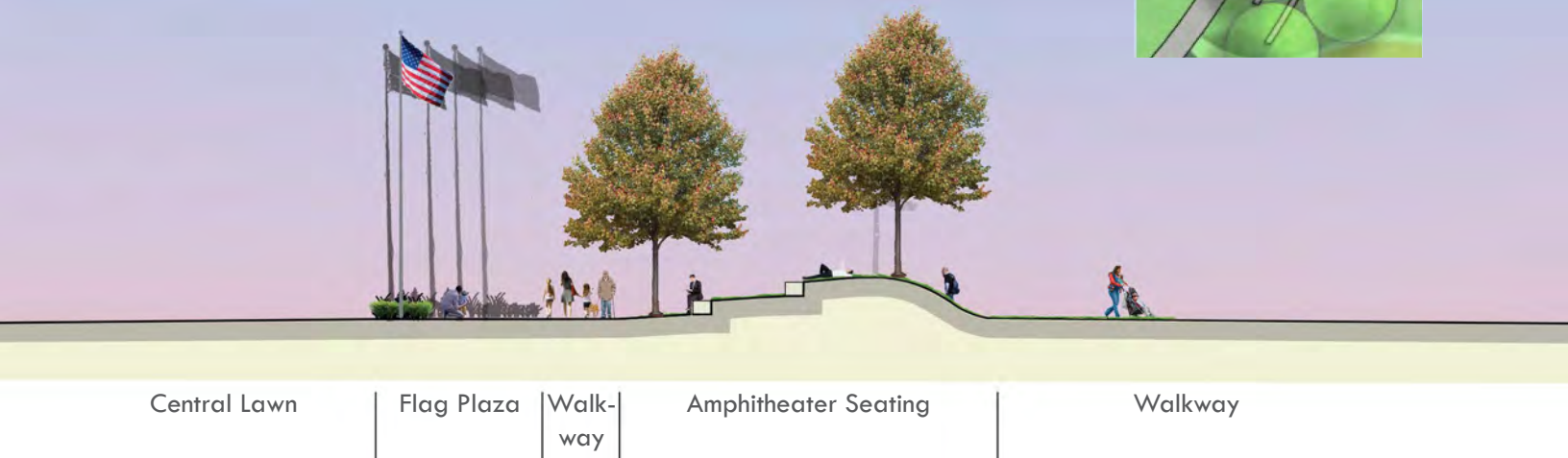
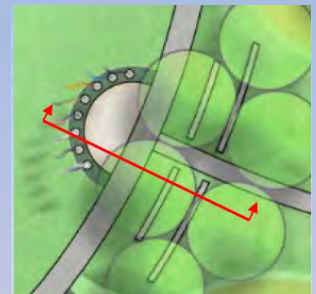
- Seating: seat walls/benches
- Memorials/artistic elements
- Educational signage about the history of Towamencin, the Tennis-Lukens Cemetery, and its relevance in the American Revolution
- Interactive displays
- Planting beds and ornamental trees

Flag Plaza

The Flag Plaza represents the visual 'high point' of the Park. Located near the topographic high point of the site, this plaza draws eyes and hearts 'upward', representing the mission of the Park to honor the service of our veterans. Located along the axes of the central lawn and the amphitheater, this plaza provides a 'stage' venue for use in special events, holidays, and veterans celebrations. As a focal point of the Park, the plaza will represent the artistry of the mission statement and support use as a stage with specialty hardscape material and electrical service for lighting and/or sound amplification. Suitably low perimeter plantings and lighting will accent the flags chosen for the plaza while maintaining an open view out over the Central Lawn (see below).

- Paved plaza/"stage"
- Flag display
- Memorials/artistic elements
- Plantings

Section through Amphitheater and Flag Plaza



Central Lawn

The Central Lawn is intended to provide space for unprogrammed play and recreation such as ball-tossing, kite-flying, and family picnics. The size and shape of this maintained lawn area connote a typical military parade ground and offer an opportunity for a re-enactment and simulation space to be viewed from the adjacent Flag Plaza and Amphitheater.

Amphitheater

This feature will create a space around the Flag Plaza (see below). It will seat approximately 100 people during special events at the Flag Plaza and in the Central Lawn. It will also provide a shaded place to sit and have lunch on a nice day. Depending upon the final design, this area can also provide opportunities for play through the creation of mounds and berms. The amphitheater is located near the pedestrian entrance from the Towamencin Shopping Village at the southeastern side of the ellipse and overlooks the central lawn. Featured improvements include:

- Informal seat walls and/or tiered earthwork seating
- Earthwork mounds and berms
- Shade tree plantings

Nature-Based Play Area

This area will provide for a play experience that conforms to modern safety standards while building upon the naturalistic character of the Park. The location of the play area allows for convenient access from the park entrance and restroom facilities, while keeping it in an area that is distinct from other park elements. Improvements include:

- Nature-based play area with movable play materials and naturalistic seating
- Nature-themed manufactured play components
- ADA compliant surface, such as engineered wood fiber with reinforcement mats or poured in place play surface



A walking path through a mature stand of trees

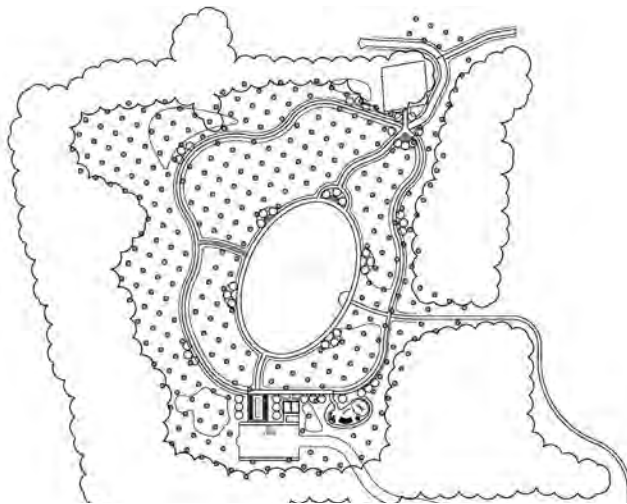
Reforestation

The existing condition of the Park site is agricultural land. The open nature of the former corn field is valuable to the Township because there is no need for clearing of trees or other structures. In its dormant state, the site is subject to rainfall runoff and erosion. A key element of the design of the park is the re-establishment of vegetation that complements the tranquil, passive mission of the Park. This vegetative cover provides aesthetic appeal, and also serves to reduce site runoff during rain events. Along with the vegetative stabilization of the site as 'meadow', re-forestation of certain areas is planned to allow for tree cover to mature with site over the next few decades. As both trees and meadow mature, less runoff is produced by the site which may adversely affect Park neighbors. The design of the re-forestation areas provides the park with a further definition of areas to be used in conjunction with the memorial plazas and the walking trails.

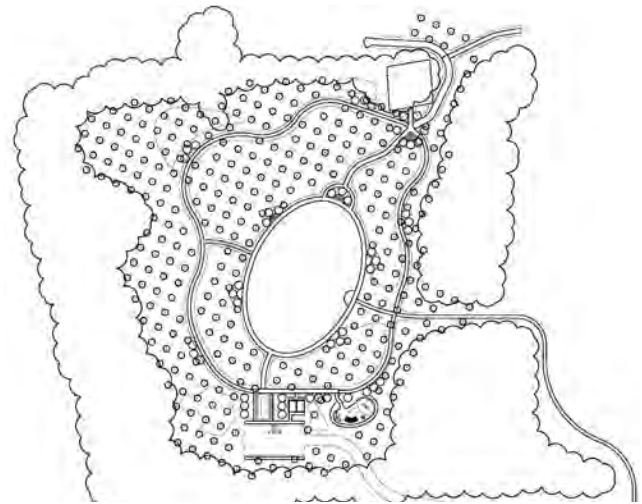


Dauphin-Middle Paxton Community Park in Dauphin, PA.

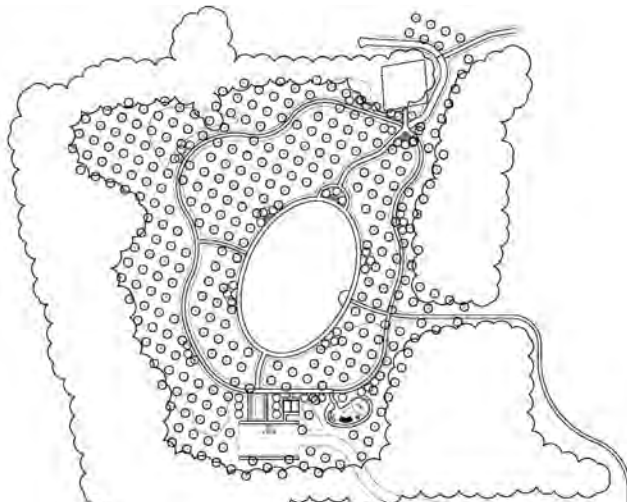
Reforestation Model (on a 30' grid)



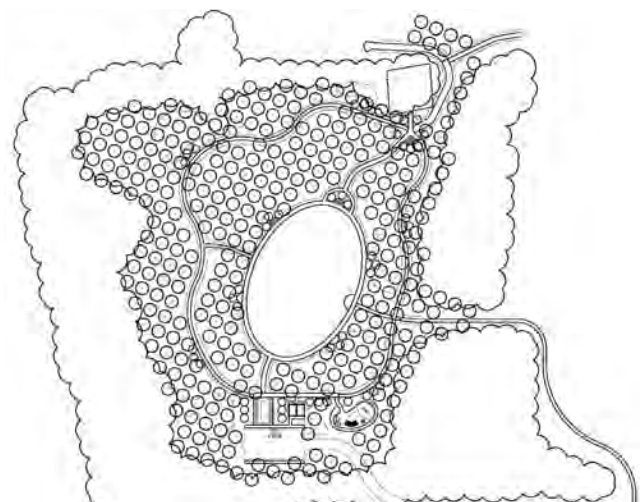
8' canopy at 1 year



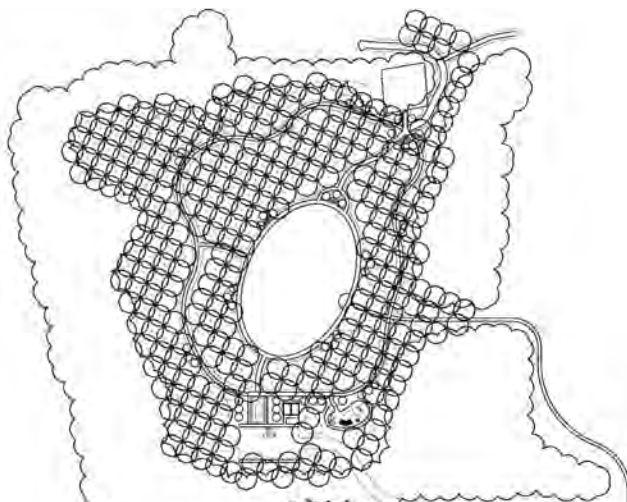
12' canopy at year 5



16' canopy at year 10



24' canopy at year 20



40' canopy at 25-30 years (full maturity)

Programming

The proposed improvements for the Park will allow programming to be implemented. The visitorship that this can attract has the potential for cultivating stakeholders and stewards of the park. The Township should work with the local community to determine best programs.

There are many different opportunities available that utilize existing and proposed Park features to establish year-round programs catered to all user groups. Specific programs should be determined by the Township and appeal to area residents. Examples might be:

- Veterans Day
- Memorial Day
- Flag Day
- Independence Day
- Community tree plantings (spring)
- Earth Day clean-ups (spring)
- Seasonal festivals (year round)
- Yoga and meditation (spring, summer, fall)
- Stargazing (year round)
- Holiday tree lighting festival (winter)
- Holiday events / ceremonies
- Reenactments / living history demonstrations
- Historical tours
- Bird watching

Environmental Education

Interpretive signage and education programs can inform Park users of site features and preferred environmental practices to sustainably maintain the park. Signage should be placed at rain gardens, meadow areas, and the stormwater basin. Educational programs can engage the community with hands-on demonstrations about stormwater management and practices utilized to maintain and enhance water quality.

Other nature-related wellness events, such as gardening classes and beekeeping, can provide restorative experiences for veterans and the larger community.

Site Safety and/or Security

Crime Deterrence

Park crime deterrence is a combination of good park rules, regular policing, and proactive community participation in park stewardship. Currently, the Township has a policy for parks to be open from dawn to dusk. The park is bordered by residential and commercial properties on three sides, and an agricultural field on the other side; residences and commercial buildings are removed and buffered from park boundaries.

Park users are the “eyes and ears” of the Park and the “authorities” with cell phones. People who engage in negative activities do not wish to be seen and will typically go elsewhere if they are subject to observation. Park visitors should be encouraged to help the Township maintain and operate proposed elements by notifying the Township about issues they perceive. It is important that municipal and police office phone numbers and email addresses be posted at the parking areas and park access points as a part of park signage.

Random police patrols and nightly patrols should occur. The Township should maintain active dialogue with neighbors and visitors to help prevent unwanted activities such as littering, vandalism, and substance abuse. Additionally, the rapid repair of damage or vandalism to park resources set a standard of stewardship that helps deter and mitigate bad behaviors.

The Township may choose to install security cameras on buildings or around the park. Current security camera technology includes solar-powered and cloud-based systems, eliminating the need for wiring and onsite video storage systems.

Open sight lines should be maintained within the park. Orientation of the parking area in relation to restrooms and other park amenities should take visibility into consideration. Plant selection should also take visibility and view corridors into consideration. Trees with a high branching structure allow for strong sight lines (branches trimmed up to 7-8 feet). Lower vegetation with some transparency (loose branching structure, varied heights below eye level) will allow for visibility through plantings. Place low growing species closer to walkways, and larger shrubs and trees set back from walkways and each other. Densely growing plants should be placed away from walkway and forest edges. Placement of trees and shrubs can be adjusted to accommodate visibility needs in different areas of the site: corners and entries need a broader view corridor, and walkways feel more inviting and safer when maintained with open views of what is ahead. (Best Management Practices for Crime

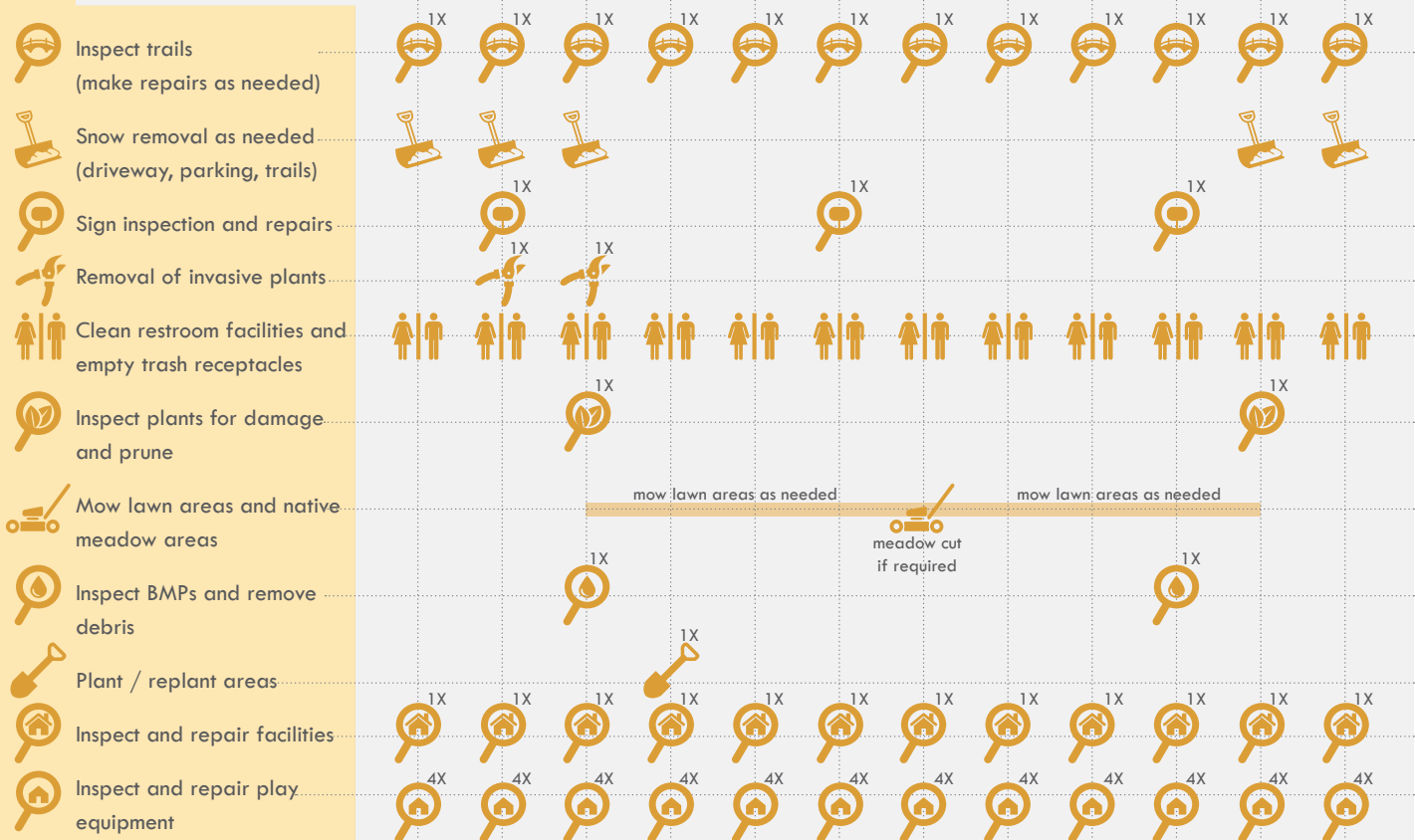
Prevention Through Environmental Design in Natural Landscapes, Green City Partnerships)

Site Maintenance

Towamencin's parks and trails are maintained by the Department of Public Works.

The Park's design seeks to minimize landscape maintenance costs while providing a beautiful and functional park. Walkways should be regularly inspected and maintained to provide a safe user environment. Regular inspection and periodic repairs of park structures will be necessary to maintain the quality of facilities. Regular maintenance of restroom facility and trash removal will be required at a frequency based on the seasonal use of facilities. Restrooms should be locked at night to deter vandalism.

TO BE EDITED TO REFLECT NARRATIVE SCHEDULE Tasks



maintenance schedule

Mowing of lawn areas should be done on a regular basis with frequencies increasing during the growing season. Proposed meadow areas should be mowed once a year in the early spring. This level of care deters woody plant species from establishing, while minimizing overall landscape maintenance costs, and providing habitat. Forested edges should be routinely inspected for hazards and invasives and may require periodic removal of tree hazards or invasive plant species.

As the park becomes operational, the Township will determine snow removal policy for the entrance driveway, parking lot, and trails.

The following is an outline of basic monthly maintenance tasks that should be completed. The frequency (by month) of these maintenance tasks is indicated by parentheses.

January

- Inspect trails / make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Snow removal from driveway, parking area, and primary walkways (as required).

February

- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Signage inspection and repairs (1)
- Inspect and mechanically remove invasive plants
- Trash Removal weekly (4)
- Snow removal from driveway, parking area, and primary walkways (as required).

March

- Inspect structures / make repairs (1)
- Inspect trees for winter damage / perform work (1)
- Inspect BMP's & remove debris as required (1)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Inspect and mechanically remove invasive plants (1)
- Trash Removal weekly (4)
- Mow warm season meadows (1)
- Mow lawns and trails shoulders (1)
- Snow removal from driveway, parking area, and primary walkways (as required).

April

- Inspect trails, bridges & culverts/make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Open Restrooms, clean twice weekly (8)
(This may be year-round if restroom is heated and open all year)
- Trash Removal weekly (4)
- Mow lawns and trails shoulders biweekly (2)
- Fertilize, aerate and over seed fields (1)

May

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns and trails shoulders weekly (4)

June

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns, sport fields, and trails shoulders weekly (4)

July

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns and trails shoulders weekly (4)
- Inspect meadows for invasive plants – Mow ½ of meadow if required (1)

August

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns and trails shoulders weekly (4)

September

- Clean restroom twice weekly (8)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns and trails shoulders weekly (4)

October

- Winterize restrooms (Township may decide to operate year-round)
- Inspect structures / make repairs (1)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Mow lawns and trails shoulders biweekly (2)

November

- Inspect trees & forest edge / prune as required (1)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Fall planting bed/ leaf clean-up (1)
- Snow removal from driveway, parking area, and primary walkways (as required)

December

- Inspect trees & forest edge / prune as required (1)
- Inspect trails, make repairs (1)
- Inspect play equipment weekly / make repairs (4)
- Trash Removal weekly (4)
- Snow removal from driveway, parking area, and primary walkways (as required)





4

Implementation

Cost Estimates of Capital Improvements

Probable costs for development of Veterans Memorial Park were established based on unit costs from construction projects of similar scope and scale; they reflect prevailing wage rates that are required for publicly bid construction projects. The probable costs of development for the capital improvements at Veterans Memorial Park are shown in Figure 4.1. Added in the total estimated cost are design and engineering fees (estimated at 15% of the total site improvements); and a construction contingency (estimated at 10% of the total site improvements). A detailed cost estimate for proposed improvements is provided in the appendix of this report.

Project Phasing

Improvements to Veterans Memorial Park will be implemented in phases as funding is obtained. Discussions with the Township on project priorities resulted in the phasing schedule. The phasing schedule is a strategic and designed approach toward implementation; however, if funding opportunities for specific projects become available before others, the phasing plan can be revised to accommodate funding opportunities.

Estimated Costs of Development - Phasing Summary	
Total Proposed Site Improvements	\$ 1,646,620
Mobilization (2%)	\$ 32,932
Construction Surveying (1%)	\$ 16,466
Erosion and Sedimentation Control (1.5%)	\$ 24,699
Storm Water Management (7.5%)	\$ 123,497
Construction Contingency (10%)	\$ 164,662
Design and Engineering (15%)	\$ 246,993
Total Estimated Project Costs	\$ 2,255,870
Work Item	Total Cost*
Phase A. Tomlinson Road Access + Parking+ Site Grading + Meadow Seeding	\$ 578,568
Phase B. Reforestation + Major Walkways + Allentown Road Secondary Access/ Sidewalk Connection + Play Area + Central Green	\$ 329,372
Phase C. Perimeter Loop Walkways + Amphitheater + Trees (Orn, Shade, Decid)	\$ 316,645
Phase D. Entrance Plaza + Restroom Building Construction	\$ 609,736
Phase E. Memorial & History Plaza Construction	\$ 421,549

* Phase cost totals include percentages for Site Improvements plus: Mobilization, Construction Surveying, E&S Control, Stormwater Management, Contingency, and Design Engineering

Phase A: Tomlinson Road Access / Parking / Site Grading / Meadow Seeding – \$578,567

Phase A focuses on adding access and parking (21 spaces) to the southern portion of the park. To accommodate this access, a vehicular drive from Tomlinson Road and through the adjacent (Clemens) property is proposed. Also proposed in this phase is grading of the entire site, followed by seeding of a warm season meadow mix across the site.



IMPLEMENTATION

Phase B: Reforestation / Major Walkways / Allentown Road Secondary Access and Sidewalk Connection / Play Area / Central Green – \$389,094

Phase B focuses on construction of the major walkways, play area, and realigned Allentown Road vehicular access and sidewalk connection; seeding and stabilization of the central green lawn; and reforestation plantings across the site.



Phase C: Perimeter Walkways / Amphitheater / Trees (Ornamental and Shade) – \$316,644

Phase C focuses on construction of the perimeter walkways and the amphitheater, and the planting of all ornamental and shade trees across the site.



Phase D: Entrance Plaza / Restroom Building Construction – \$520,686

Phase D focuses on the construction of the entrance plaza with the pergola structure and the restroom building.



Phase E: Memorial & History Plaza Construction – \$225,564

Phase E focuses on construction of the six (6) memorial plazas and one (1) Towamencin history plaza.



IMPLEMENTATION

Additional Project Budget Items

Costs developed for the 'memorial' and 'history' plazas contain the basic elements of decorative paving, seat wall construction and a memorial wall. During committee meetings, possibilities of funding additions to these plazas were discussed. As these plazas are intended to honor specific branches of military service, opportunities may exist to supplement the basic elements of the plazas based on fund raising and sponsorships. The committee was encouraged to solicit interested members to begin the outreach to potential sponsor groups or individuals.

Funding Sources

Pennsylvania Department of Conservation and Natural Resources (PA DCNR)

Community Conservation Partnership Program (C2P2)

The Community Recreation and Conservation Program through the PA DCNR Community Conservation Partnership Program (C2P2) provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail, and conservation projects. Eligible pre-construction activities may include planning for feasibility studies, trail studies, conservation plans, master site development plans, and comprehensive recreation, park, open space and greenway plans.

The C2P2 program also provides funding for land acquisition for active or passive parks, trails, and conservation purposes, as well as construction and rehabilitation of parks, trails, and recreation facilities.

Most C2P2 grants require a 50:50 minimum match to the DCNR share, which can include a combination of cash and/or non-cash values.

This master plan was funded via a C2P2 grant from DCNR. An implementation or construction grant is the next stage grant from DCNR.

Grant applications for the C2P2 program are accepted annually—usually in April. More information can be found at: <http://www.dcnr.state.pa.us/brc/grants/grantpolicies/index.htm>

Department of Community and Economic Development (DCED)

Greenways, Trails and Recreation Program (GTRP)

The Greenways, Trails, and Recreation Program (GTRP) is one of the DCED programs administered through the PA Commonwealth Financing Agency (CFA) to provide funding for public park and recreation area projects; greenway and trail projects; and river

conservation projects. This program can match DCNR C2P2 funds and a 15% local cash match of the total project cost and DCED total grant shares cannot exceed \$250,000. Applications are due usually in May each year.

More information can be found at: <http://www.newpa.com/programs/greenways-trails-and-recreation-program-gtrp/>

Watershed Restoration and Protection Program (WRPP)

DCED Watershed Restoration and Protection Program is funds projects that restore, and maintain restored stream reaches that are impaired by the uncontrolled discharge of nonpoint source polluted runoff.

Funds may be used for construction, improvement, expansion, repair, maintenance or rehabilitation of new or existing watershed protection BMPs; stream bank bioengineering; and design services.

DCED WRPP grant applications cannot exceed \$300,000 and require a 15% matching funds. Applications are usually due in June for consideration in September.

More information can be found at: <http://community.newpa.com/programs/watershed-restoration-protectionprogram-wrpp/>

PennVEST (Pennsylvania Infrastructure Investment Authority)

PennVEST offers both grants and low interest loans for projects that help to manage stormwater and improve water quality. Grants are usually reserved for municipalities with lower annual operating budgets.

More information can be found at: <http://www.pennvest.pa.gov/Pages/default.aspx#.Vcux3WfbJ9A>

Montco 2040 Implementation Grant

As part of the implementation of the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision, a grant program has been established to allow municipalities to make targeted physical improvements

that work to achieve goals of the Plan. The maximum amount awarded is \$200,000 (although typical maximum awards are closer \$100,000.00) and the program requires a 20% local match. Projects must address a stated goal within one of the three themes of the Plan: Connected Communities, Sustainable Places, and Vibrant Economies. Awarded funds may only be applied to physical improvements. Funding themes change slightly each year. Applications are due each year in March. Funds must be expended within 2 years of the award.

More information can be found at: <https://www.montcopa.org/2453/Montco-2040-Implementation-Grant-Program>

Environmental Education

The Pennsylvania Environmental Education Grants Program awards funding to schools, nonprofit groups and county conservation districts to develop new or expanded current environmental education programming. The funds are administered through the Pennsylvania Department of Environmental Protection for projects ranging from creative, hands-on lessons for students and teacher training programs to ecological education for community residents. Educational Resources, including exhibits, educational signage, and demonstration projects, also qualify for funding. Grant applications cannot exceed \$3,000 and require no match, however it is recommended. Applications are due in December and awarded in April.

More information can be found at: <http://www.dep.pa.gov/citizens/environmentaleducation/grants/pages/default.aspx>

Legislative Funding

State and federal elected officials can sometimes include items into legislation for worthy projects in their districts. A conversation between county and municipal officials and legislators is the way to begin this process. This type of funding should be targeted toward capital improvement projects.

Private Foundations

There may be regional corporations and foundations that support public works such as park development. Competition for these funds is usually brisk, but opportunities should be researched. Funding is often to non-profit organizations.

Foundations and institutions represent another potential source of funding for education-related site improvements and programming. Grants are available to support student field trips, provide teacher training in science, and provide other educational opportunities. Education tied to research can increase the pool of potential funds. The science community and research institutions are the logical starting points for solicitation foundation funds.

Schools and Local Organizations

Local schools and sports organizations may also be of assistance in several ways. These groups might get involved with club, fundraising events, and park cleanup days. School faculty may incorporate the Park, especially the proposed environmental education areas and nature trails, into various curricula with students helping to develop and possibly maintain the Park as part of a classroom assignment or after school club. While the amount of funds raised may be relatively small, this process builds constituents and support that is critical to the long-term success of the Park.

Pennsylvania Historical & Museum Commission

Keystone Historic Preservation Planning Grants

As established under the Keystone Recreation, Park and Conservation Fund, funding under the Keystone Historic Preservation Planning Grant program is available to nonprofit organizations and local governments for the planning and development for publicly accessible historic resources listed in or eligible for listing in the National Register of Historic Places.

The purpose of the grant is to support projects that identify, preserve, promote and protect historic and archaeological resources of Pennsylvania for both the benefit of the public and the revitalization of communities. These guidelines address only historic preservation projects under the planning category. There could be some limited funding from this source for the Cemetery preservation and improvements.

More information can be found at: <https://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Planning-Projects.aspx>

Keystone Historic Preservation Construction Grants

PHMC provides funding for construction activities through its Keystone Historic Preservation Construction Grants with revenue from the Commonwealth's Keystone Recreation, Park and Conservation Fund. Funding is available to nonprofit organizations and local governments for small construction projects for publicly accessible historic resources. (Private property owners are not eligible for funding under this program and may wish to refer directly to Federal Rehabilitation Investment Tax Credit Program for information on historic tax credits.)

The purpose of the grant is to support projects that rehabilitate, restore, or preserve historic resources listed in or eligible for listing in the National Register of Historic Places. These guidelines address only construction-related activities. There could be some limited funding from this source for the Cemetery preservation and improvements.

More information can be found at: <https://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Construction-Projects.aspx>

“Buy a Brick”

Providing opportunities for residents and friends of the park to memorialize a loved one or family member who served in the armed forces is an especially relevant fundraising concept for the Park. An added value to this type of memorialization is its ability to involve many stakeholders in the mission of the Park. The opportunity to dedicate and “take ownership” of a park element (such as a paving

stone or brick, a tree, or a bench) emphasizes the importance of community participation in the upkeep and maintenance needed for the Park to remain beautiful and relevant for years to come.

Perkiomen Watershed Conservancy

MS4 Grant

Grant Program Overview – Municipalities at the Benefactor level may submit grant applications to the Conservancy who will review them and select which projects to fund. This grant program will help you to meet MCM #2 - Public Involvement and Participation and add to your BMP inventory. Some examples of potential projects include rain gardens, bioswales, stormwater basin naturalizations, riparian buffer plantings, and rain barrel installations.

Project Requirements and Restrictions – Projects must be budgeted at \$5,000 or below. Any amount over \$5,000 will be the responsibility of the municipality. Projects must be focused on stormwater pollution in some form. Favor will be given to on-the-ground projects. If the project requires construction equipment, the municipality must be able to provide the equipment and the staff to operate it at no cost to the Conservancy. If the project requires engineers and/or other consultants, the municipality must provide this service at no cost to the Conservancy. The Conservancy will not be financially responsible for projects that go over budget. The municipality, with PWC guidance, will be responsible for recruiting municipal residents as volunteers for project installations. The municipality will be responsible for all on-going maintenance and/or repair of the project. Projects must be completed before the municipality's yearly MS4 membership with the Conservancy ends. In order for your application to be considered, it must be submitted no later than May 1, 2022.

More information can be found at: <https://www.perkiomenwatershed.org/ms4-grant-application>

Keep Pennsylvania Beautiful (Keep America Beautiful Affiliate) and The Giant Company

The Healing the Planet Grant Program

The Healing the Planet Grant Program, funded by the GIANT Company, aims to support water conservation efforts across The GIANT Company's operating area in the states of Pennsylvania, Maryland, West Virginia and Virginia. Applications will be accepted for \$2,500, \$5,000 and \$10,000.

Grant/Project Eligibility –

- Applicants can be any tax-exempt organization including nonprofit organizations, conservation districts, schools, churches, local and county governments, etc. EIN must be provided.
- Eligible projects must be located in areas where The GIANT Company operates stores within Pennsylvania, Maryland, Virginia or West Virginia. Applicants can reside outside of the target locations but the project **MUST** be in the below locations. **NO EXCEPTIONS WILL BE MADE.**
- Pennsylvania: Adams, Berks, Blair, Bucks, Carbon, Centre, Chester, Clearfield, Columbia, Cumberland, Dauphin, Delaware, Fayette, Franklin, Fulton, Huntingdon, Indiana, Lackawanna, Lancaster, Lebanon, Lehigh, Luzerne, Lycoming, Mifflin, Monroe, Montgomery, Montour, Northampton, Perry, Philadelphia, Schuylkill, Snyder, Union and York counties.
- Eligible projects must be shovel ready with any required permits already secured. Eligible projects include: stream health and water quality monitoring activities, marine debris removal, storm water/MS4 education initiatives, lake/pond ecology, watershed education activities, watershed landscape measures, rain gardens, streambank restoration, erosion control, AMD remediation, rain barrels, pollution abatement and source water protection.
- Eligible expenses, include but are not limited to: direct project costs, water sampling equipment, marine debris removal equipment, storm water marking items, pollution abatement technology, invasive removal equipment, signage, education expenses associated with water conservation, stream cleanup waste/tire disposal, work gloves, safety vests and trash bags. A maximum of 10% staff time can be included.
- Non-eligible projects include, but are not limited to: flood mitigation efforts, projects requiring heavy equipment, stream permits or water recreation activities (kayaking, fishing, waterway access, etc.).
- Non-eligible expenses include, but are not limited to: indirect or direct overhead costs, general office supplies, scholarships, financial awards, fundraising events, permitting costs or conferences and seminars.
- Non-eligible project expenses include, but are not limited to: kayaks, canoes, boats, fishing equipment and materials to build access for water recreational purposes, such as lumber or concrete for docks.

More information can be found at: <https://www.keeppabeautiful.org/grants-awards/grants/healing-the-planet-grant/>





5

Appendix

Exhibit A: Public Opinion Survey Results

Exhibit B: Committee Meetings Notes

Exhibit C: Public Meetings Notes

Exhibit D: Key Person Interviews Notes

**Exhibit E: Estimated Costs of
Development**

Exhibit F: DCNR - PNDI Receipt

**Exhibit G: USDA NRCS - Soil Survey
Report**

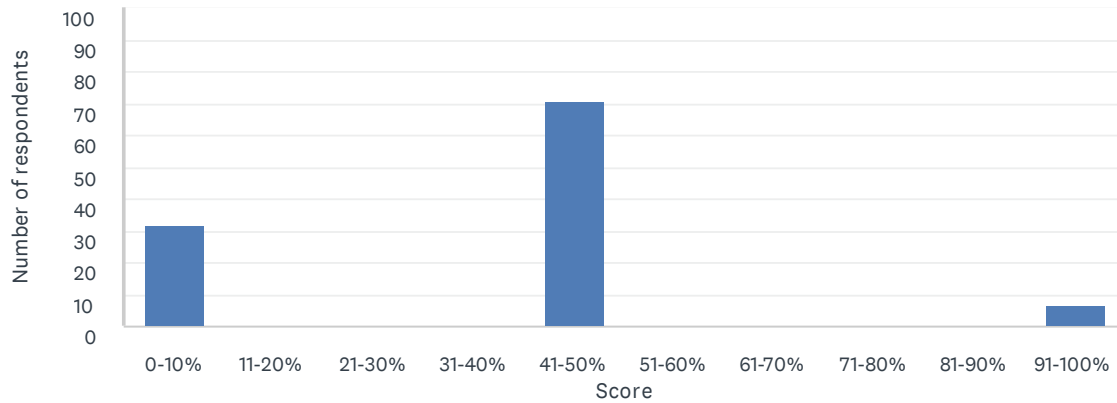
**Exhibit H: Subdivision Sketch Deed Plot
Plan, 2007**

**Exhibit I: Boundary Survey and
Topography Plan, 2008**

Exhibit J: Agreement of Sale, 2007

Quiz Summary

AVERAGE SCORE
47% • 0.9/2 PTS



STATISTICS

Lowest Score
0%

Median
50%

Highest Score
100%

Mean: 47%

Standard Deviation: 23%

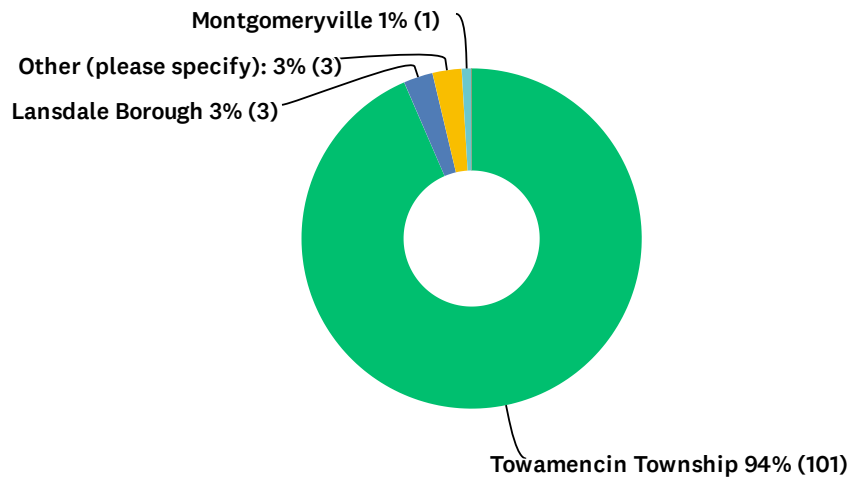
Question Ranking

QUESTIONS (2)	DIFFICULTY	AVERAGE SCORE
Q22 Are you interested in serving on the Towamencin Veterans Committee for future phases of this Park? Please enter contact info in Other/Comment box.	1	11%
Q20 Do you have a family member or relative that served in the military?	2	86%

Q1 What is the name of the municipality you live in?

Answered: 108 Skipped: 2

Towamencin Veterans Memorial Park Public Opinion Survey

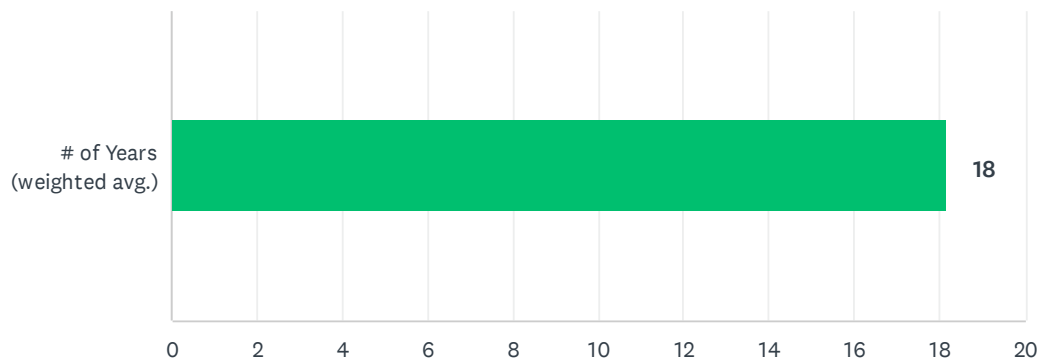


ANSWER CHOICES	RESPONSES	
Towamencin Township	94%	101
Lansdale Borough	3%	3
Other (please specify):	3%	3
Montgomeryville	1%	1
Worcester Township	0%	0
North Wales Borough	0%	0
Upper Gwynedd Township	0%	0
Skippack Township	0%	0
Collegeville	0%	0
Limerick Township	0%	0
Schwenksville Borough	0%	0
Upper Providence Township	0%	0
Lower Providence Township	0%	0
TOTAL		108

Q2 How many years have you lived in your current municipality?

Answered: 109 Skipped: 1

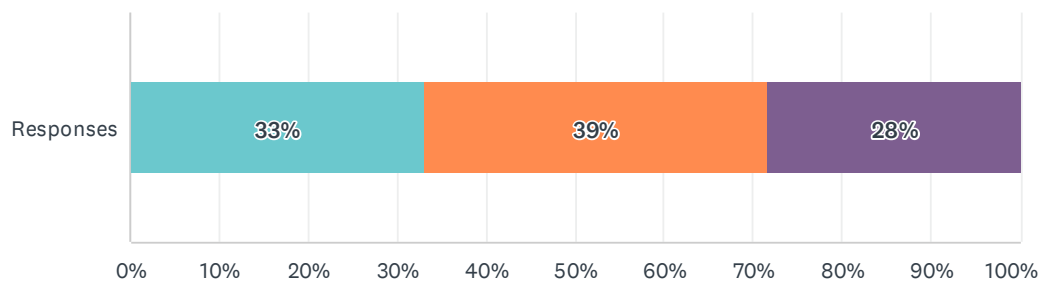
Towamencin Veterans Memorial Park Public Opinion Survey



	0-5 YEARS	6-10 YEARS	11-29 YEARS	30+ YEARS	TOTAL	WEIGHTED AVERAGE
# of Years (weighted avg.)	18.35% 20	14.68% 16	36.70% 40	30.28% 33	109	18.15

Q3 What is your age?

Answered: 109 Skipped: 1



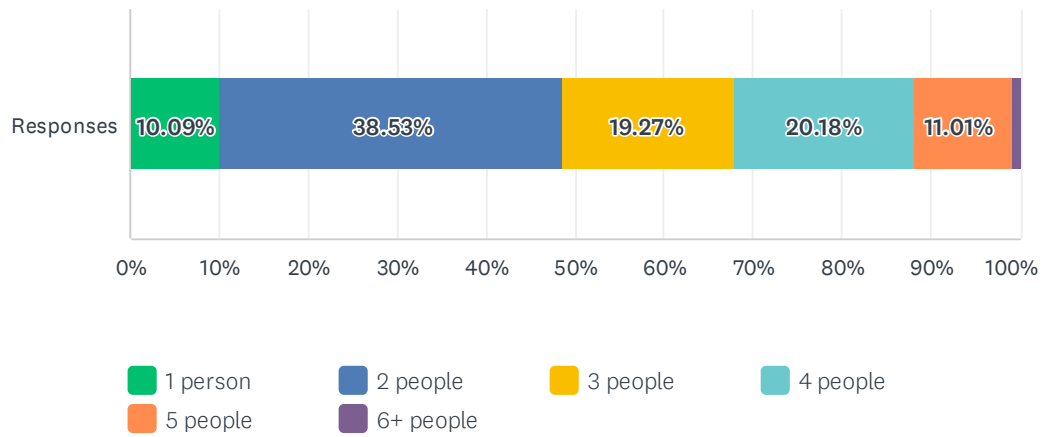
■ <12 years
 ■ 13-18 years
 ■ 19-24 years
 ■ 25-44 years
 ■ 45-65 years
 ■ 65+ years

	<12 YEARS	13-18 YEARS	19-24 YEARS	25-44 YEARS	45-65 YEARS	65+ YEARS	TOTAL	WEIGHTED AVERAGE
Responses	0% 0	0% 0	0% 0	33% 36	39% 42	28% 31	109	50.73

Q4 How many people currently live in your household?

Answered: 109 Skipped: 1

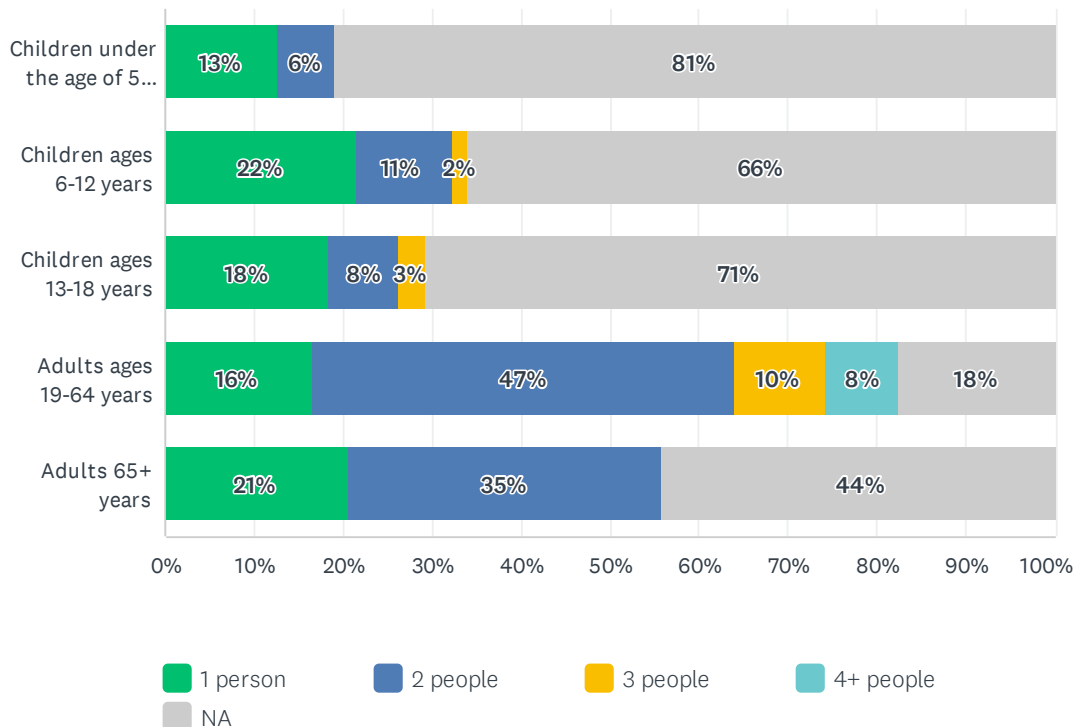
Towamencin Veterans Memorial Park Public Opinion Survey



	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6+ PEOPLE	TOTAL	WEIGHTED AVERAGE
Responses	10.09%	38.53%	19.27%	20.18%	11.01%	0.92%	109	2.86
	11	42	21	22	12	1		

Q5 Please indicate how many people of each age group currently live in your household?

Answered: 109 Skipped: 1



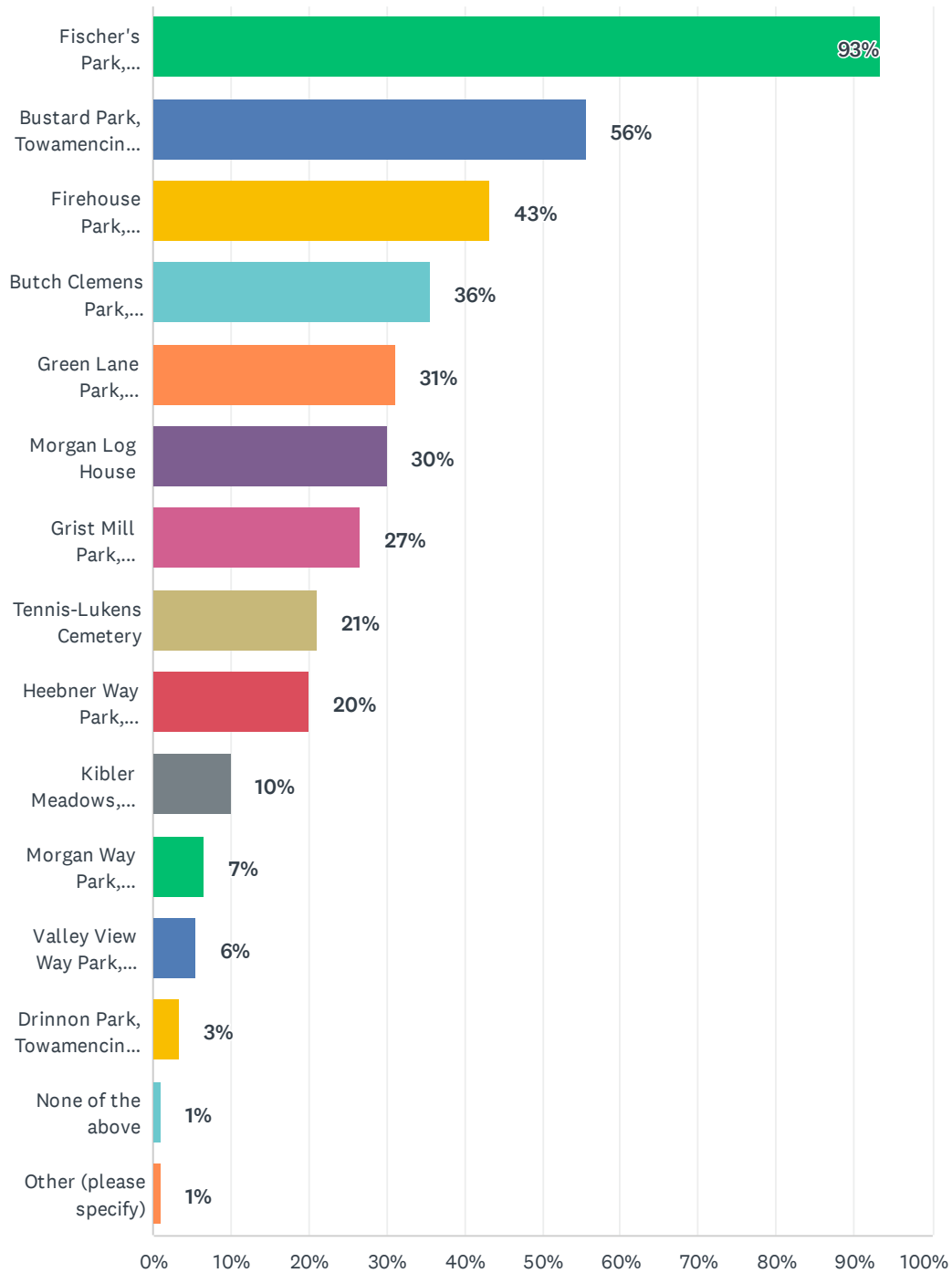
Towamencin Veterans Memorial Park Public Opinion Survey

	1 PERSON	2 PEOPLE	3 PEOPLE	4+ PEOPLE	NA	TOTAL	WEIGHTED AVERAGE
Children under the age of 5 years	13% 8	6% 4	0% 0	0% 0	81% 51	63	0.25
Children ages 6-12 years	22% 14	11% 7	2% 1	0% 0	66% 43	65	0.48
Children ages 13-18 years	18% 12	8% 5	3% 2	0% 0	71% 46	65	0.43
Adults ages 19-64 years	16% 16	47% 46	10% 10	8% 8	18% 17	97	1.75
Adults 65+ years	21% 14	35% 24	0% 0	0% 0	44% 30	68	0.91

Q6 In the past 2-3 years have you or a member of your household visited any of the following local Towamencin Township parks or historical sites? (Check all that apply.)

Answered: 90 Skipped: 20

Towamencin Veterans Memorial Park Public Opinion Survey



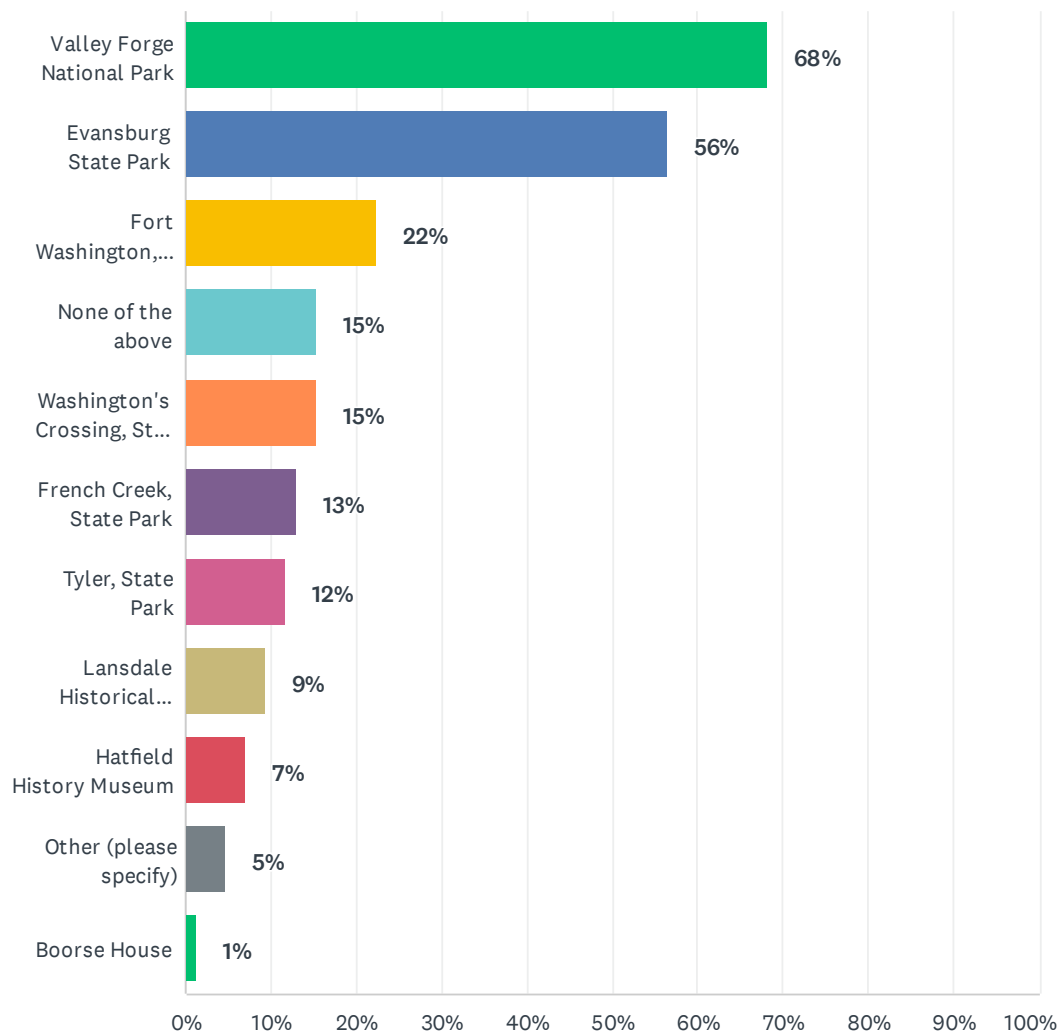
Towamencin Veterans Memorial Park Public Opinion Survey

ANSWER CHOICES	RESPONSES	
Fischer's Park, Towamencin Township	93%	84
Bustard Park, Towamencin Township	56%	50
Firehouse Park, Towamencin Township	43%	39
Butch Clemens Park, Towamencin Township	36%	32
Green Lane Park, Towamencin Township	31%	28
Morgan Log House	30%	27
Grist Mill Park, Towamencin Township	27%	24
Tennis-Lukens Cemetery	21%	19
Heebner Way Park, Towamencin Township	20%	18
Kibler Meadows, Towamencin Township	10%	9
Morgan Way Park, Towamencin Township	7%	6
Valley View Way Park, Towamencin Township	6%	5
Drinnon Park, Towamencin Township	3%	3
None of the above	1%	1
Other (please specify)	1%	1
Total Respondents: 90		

Q7 In the past 2-3 years have you or a member of your household visited any of the following State Parks, National Parks or local historical venues? (Check all that apply.)

Answered: 85 Skipped: 25

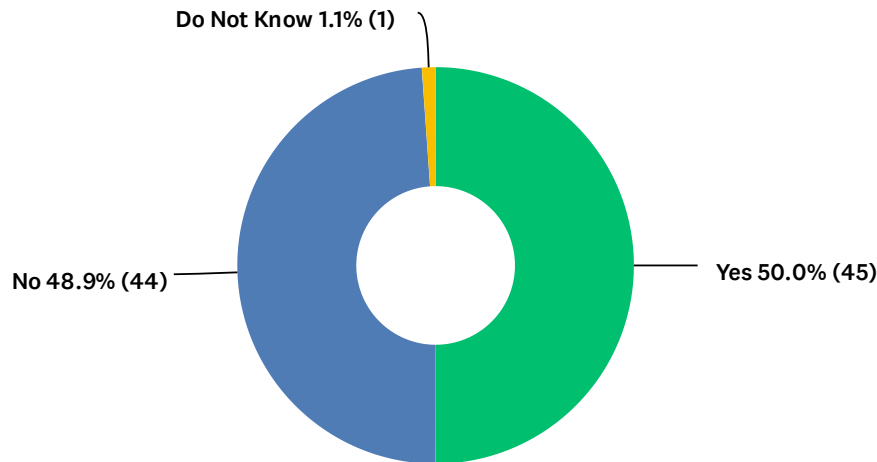
Towamencin Veterans Memorial Park Public Opinion Survey



ANSWER CHOICES	RESPONSES	
Valley Forge National Park	68%	58
Evansburg State Park	56%	48
Fort Washington, State Park	22%	19
None of the above	15%	13
Washington's Crossing, State Park	15%	13
French Creek, State Park	13%	11
Tyler, State Park	12%	10
Lansdale Historical Society	9%	8
Hatfield History Museum	7%	6
Other (please specify)	5%	4
Boorse House	1%	1
Total Respondents: 85		

Q8 In the past 2-3 years, has any member of your household attended or participated in any Veterans-related events (parades, memorial services, Flag Day observances, etc.)?

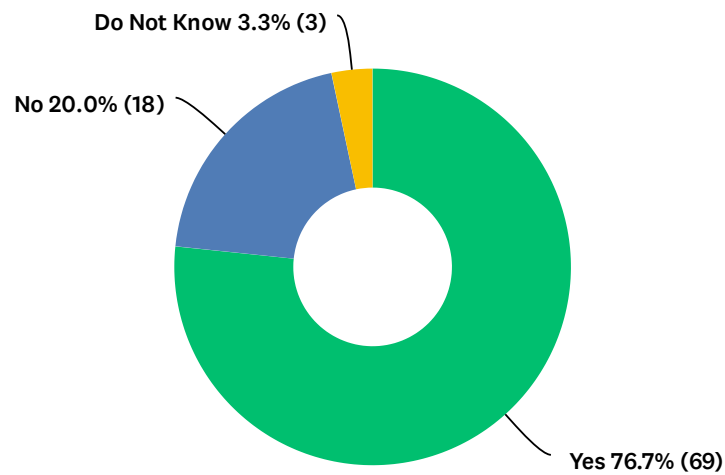
Answered: 90 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	50.0%	45
No	48.9%	44
Do Not Know	1.1%	1
TOTAL		90

Q9 In the past 2-3 years has any member of your household participated in any activities sponsored by Towamencin Township Parks & Recreation Department or any other event sponsored by Towamencin Township? For example, Summer Beerfest, Movie in the Park, community education events, etc.

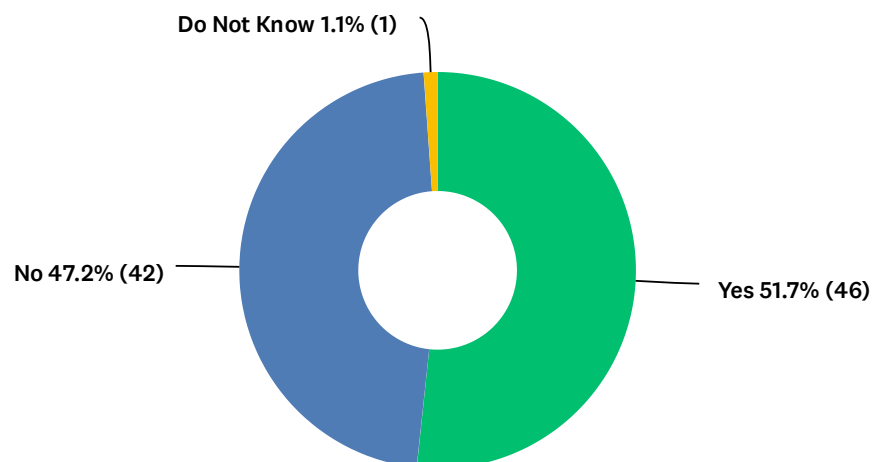
Answered: 90 Skipped: 20



ANSWER CHOICES		RESPONSES	
Yes		76.7%	69
No		20.0%	18
Do Not Know		3.3%	3
TOTAL			90

Q10 In the past 2-3 years, has any member of your household attended or participated in any Veterans-related events (parades, memorial services, Flag Day observances, etc.)?'

Answered: 89 Skipped: 21

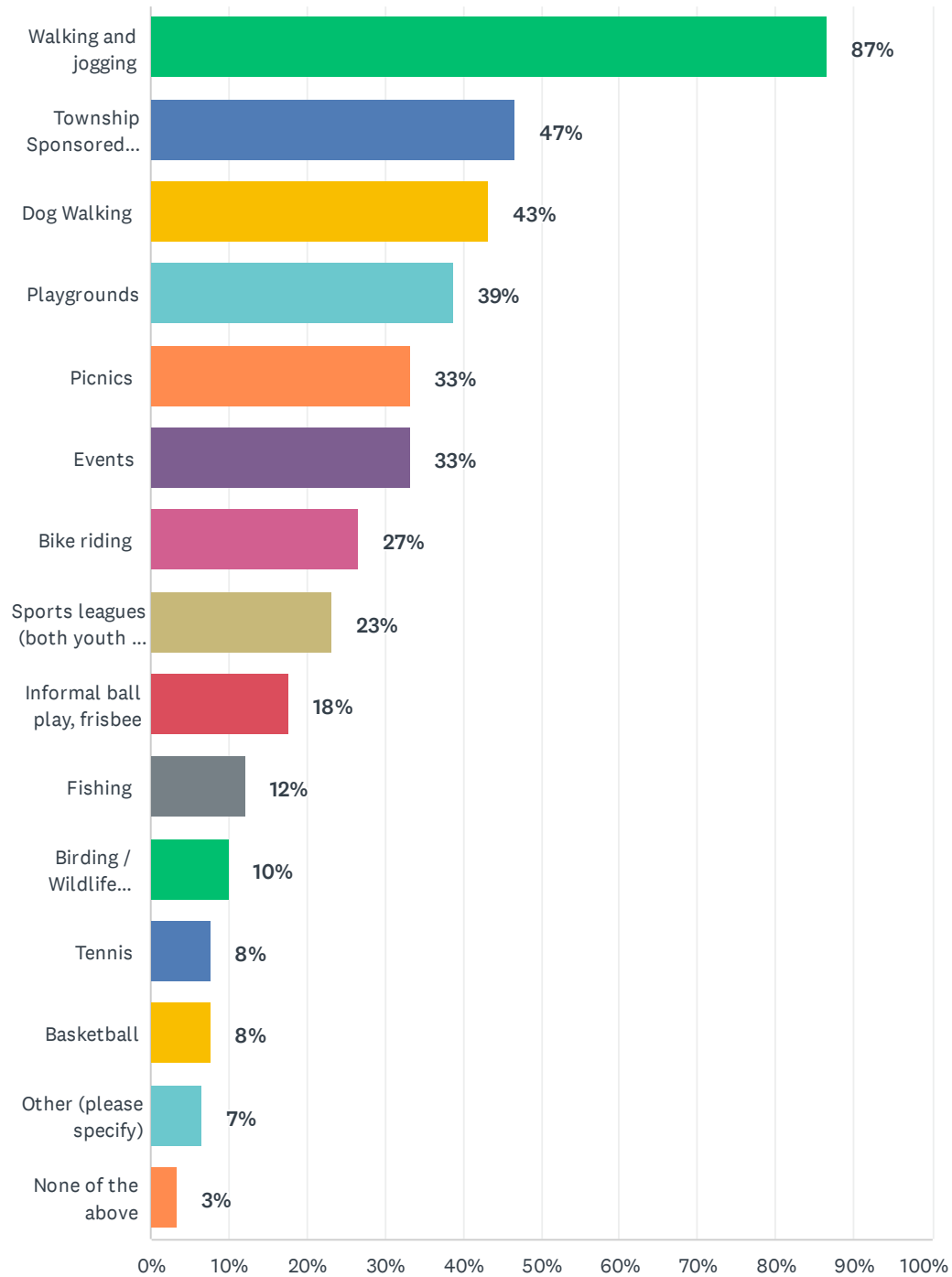


ANSWER CHOICES	RESPONSES	
Yes	51.7%	46
No	47.2%	42
Do Not Know	1.1%	1
TOTAL		89

Q11 Please select the primary recreational activity you and members of your household participated in at Towamencin municipal parks? Check all that apply.

Answered: 90 Skipped: 20

Towamencin Veterans Memorial Park Public Opinion Survey

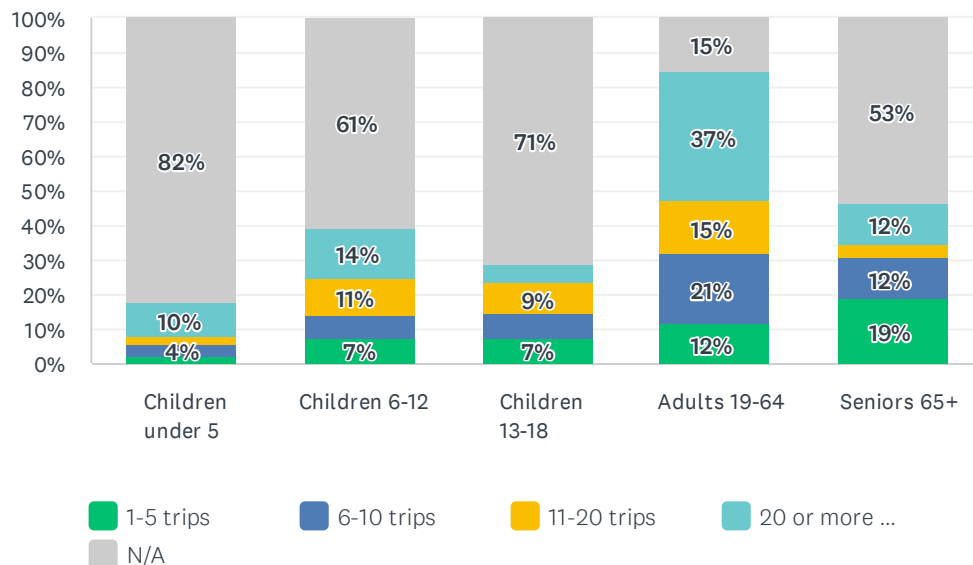


Towamencin Veterans Memorial Park Public Opinion Survey

ANSWER CHOICES	RESPONSES	
Walking and jogging	87%	78
Township Sponsored Events	47%	42
Dog Walking	43%	39
Playgrounds	39%	35
Picnics	33%	30
Events	33%	30
Bike riding	27%	24
Sports leagues (both youth and adult)	23%	21
Informal ball play, frisbee	18%	16
Fishing	12%	11
Birding / Wildlife Studies	10%	9
Tennis	8%	7
Basketball	8%	7
Other (please specify)	7%	6
None of the above	3%	3
Total Respondents: 90		

Q12 Thinking about members of your household who are in the age groups below, how many trips in total have the members of your household made to Towamencin Township parks in the past 12 months?

Answered: 90 Skipped: 20

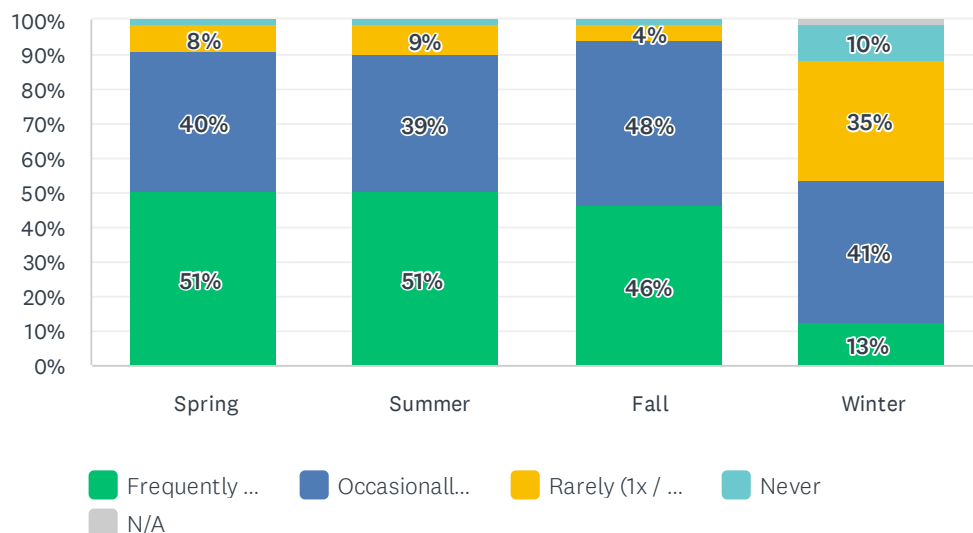


Towamencin Veterans Memorial Park Public Opinion Survey

	1-5 TRIPS	6-10 TRIPS	11-20 TRIPS	20 OR MORE TRIPS	N/A	TOTAL	WEIGHTED AVERAGE
Children under 5	2% 1	4% 2	2% 1	10% 5	82% 41	50	2.64
Children 6-12	7% 4	7% 4	11% 6	14% 8	61% 34	56	5.18
Children 13-18	7% 4	7% 4	9% 5	5% 3	71% 39	55	3.18
Adults 19-64	12% 9	21% 16	15% 12	37% 29	15% 12	78	11.53
Seniors 65+	19% 11	12% 7	3% 2	12% 7	53% 31	58	4.34

Q13 How often and during what seasons do you use the facilities at Towamencin Township parks?

Answered: 90 Skipped: 20

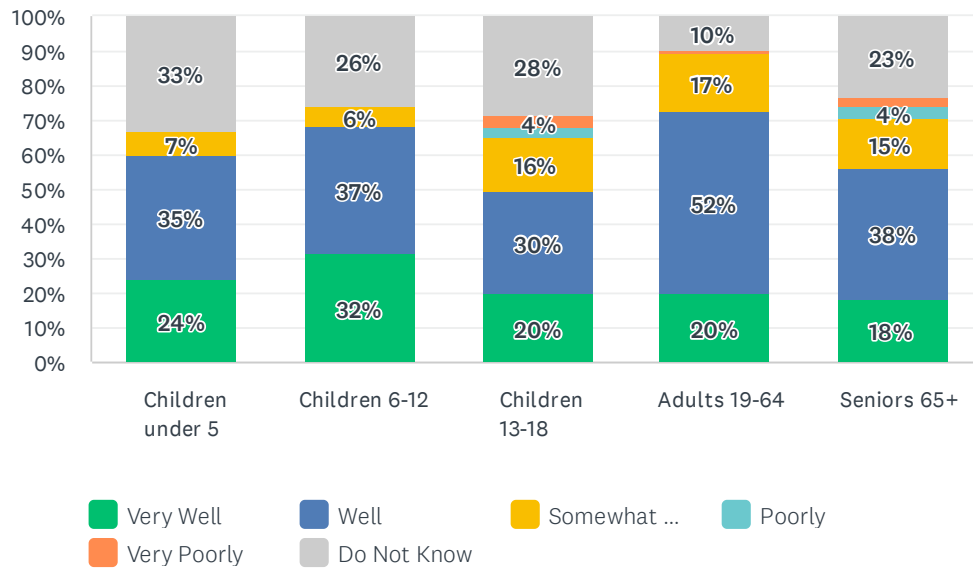


	FREQUENTLY (1X / WEEK)	OCCASIONALLY (1X / MONTH)	RARELY (1X / SEASON)	NEVER	N/A	TOTAL	WEIGHTED AVERAGE
Spring	51% 45	40% 36	8% 7	1% 1	0% 0	89	7.87
Summer	51% 45	39% 35	9% 8	1% 1	0% 0	89	7.84
Fall	46% 41	48% 43	4% 4	1% 1	0% 0	89	7.48
Winter	13% 11	41% 35	35% 30	10% 9	1% 1	86	3.27

Q14 In general, how well do you think the age groups listed below are served by Towamenicin Township parks?

Towamencin Veterans Memorial Park Public Opinion Survey

Answered: 89 Skipped: 21

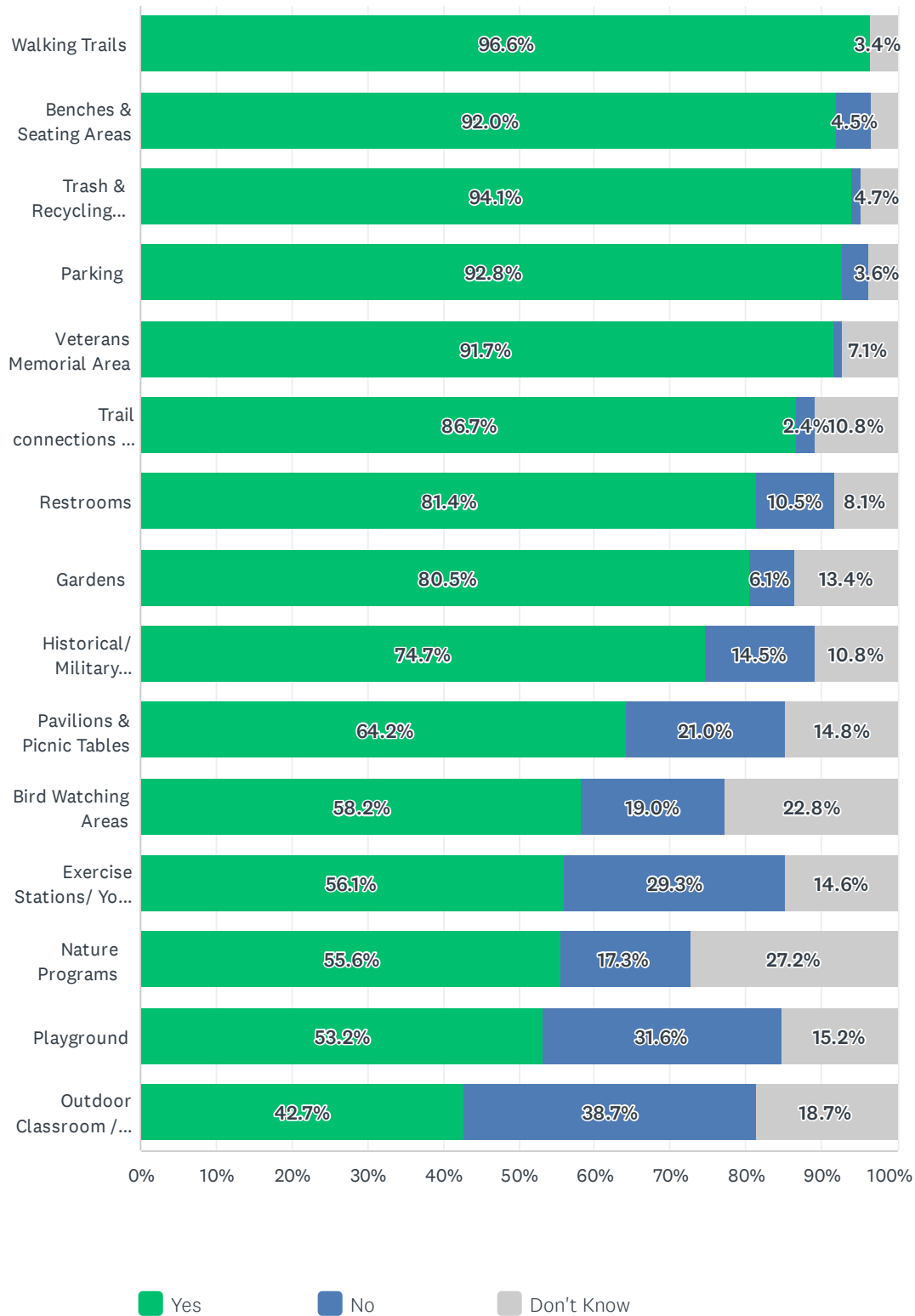


	VERY WELL	WELL	SOMEWHAT WELL/POORLY	POORLY	VERY POORLY	DO NOT KNOW	TOTAL	WEIGHTED AVERAGE
Children under 5	24% 20	35% 29	7% 6	0% 0	0% 0	33% 27	82	81.36
Children 6-12	32% 26	37% 30	6% 5	0% 0	0% 0	26% 21	82	83.61
Children 13-18	20% 16	30% 24	16% 13	2% 2	4% 3	28% 23	81	70.69
Adults 19-64	20% 17	52% 44	17% 14	0% 0	1% 1	10% 8	84	75.00
Seniors 65+	18% 15	38% 31	15% 12	4% 3	2% 2	23% 19	82	71.43

Q15 Specifically regarding the master plan for the proposed Veterans Memorial Park, which new or additional facilities and activities do you think should be considered? Check all that apply.

Answered: 90 Skipped: 20

Towamencin Veterans Memorial Park Public Opinion Survey



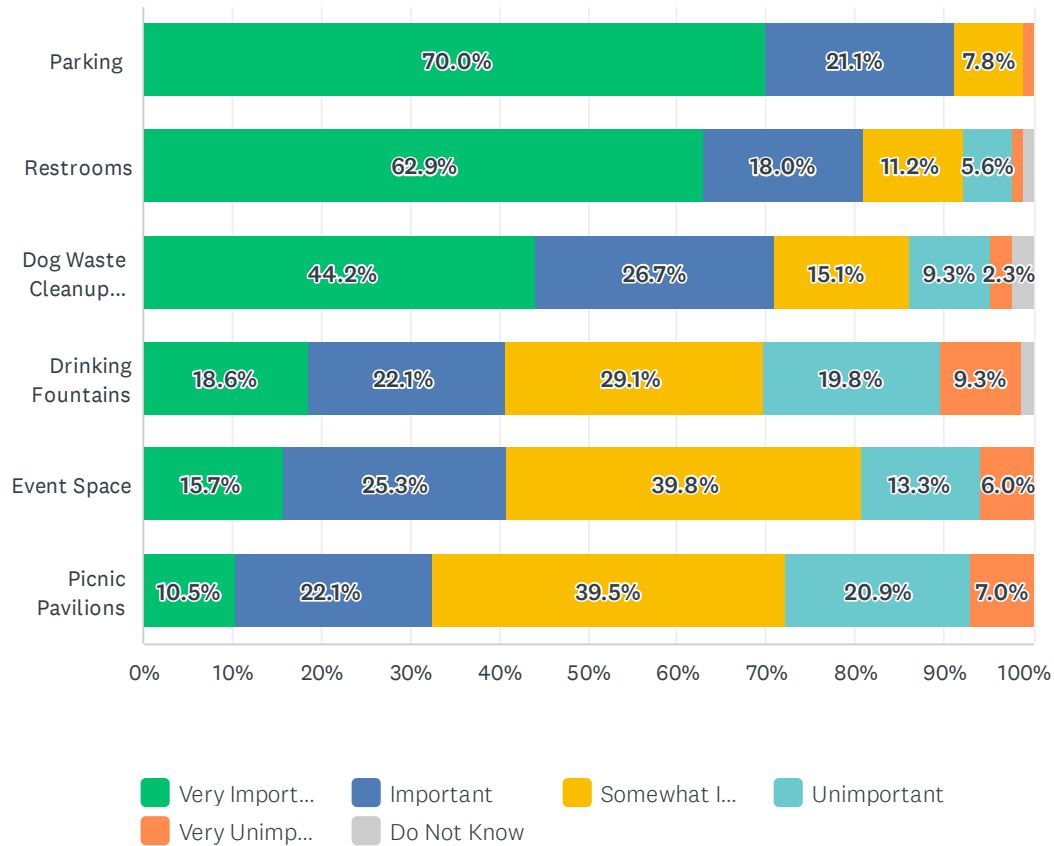
Towamencin Veterans Memorial Park Public Opinion Survey

	YES	NO	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Walking Trails	96.6% 85	0.0% 0	3.4% 3	88	100.00
Benches & Seating Areas	92.0% 81	4.5% 4	3.4% 3	88	95.29
Trash & Recycling Receptacles	94.1% 80	1.2% 1	4.7% 4	85	98.77
Parking	92.8% 77	3.6% 3	3.6% 3	83	96.25
Veterans Memorial Area	91.7% 77	1.2% 1	7.1% 6	84	98.72
Trail connections to the Park	86.7% 72	2.4% 2	10.8% 9	83	97.30
Restrooms	81.4% 70	10.5% 9	8.1% 7	86	88.61
Gardens	80.5% 66	6.1% 5	13.4% 11	82	92.96
Historical/ Military History Interactive Displays	74.7% 62	14.5% 12	10.8% 9	83	83.78
Pavilions & Picnic Tables	64.2% 52	21.0% 17	14.8% 12	81	75.36
Bird Watching Areas	58.2% 46	19.0% 15	22.8% 18	79	75.41
Exercise Stations/ Yoga/ Meditative Space	56.1% 46	29.3% 24	14.6% 12	82	65.71
Nature Programs	55.6% 45	17.3% 14	27.2% 22	81	76.27
Playground	53.2% 42	31.6% 25	15.2% 12	79	62.69
Outdoor Classroom / Performing Area	42.7% 32	38.7% 29	18.7% 14	75	52.46

Q16 In general, how important do you feel the following amenities / facilities are for a better and more comfortable experience at the proposed Veterans Memorial Park?

Answered: 90 Skipped: 20

Towamencin Veterans Memorial Park Public Opinion Survey

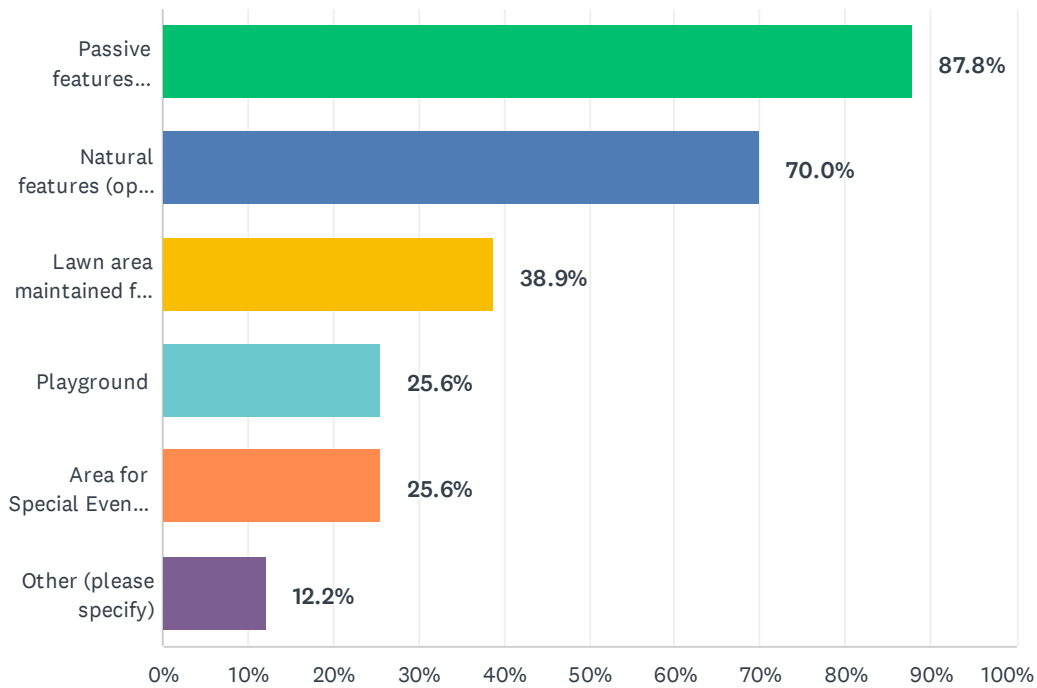


	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT/UNIMPORTANT	UNIMPORTANT	VERY UNIMPORTANT	DO NOT KNOW	TO
Parking	70.0% 63	21.1% 19	7.8% 7	0.0% 0	1.1% 1	0.0% 0	
Restrooms	62.9% 56	18.0% 16	11.2% 10	5.6% 5	1.1% 1	1.1% 1	
Dog Waste Cleanup Stations	44.2% 38	26.7% 23	15.1% 13	9.3% 8	2.3% 2	2.3% 2	
Drinking Fountains	18.6% 16	22.1% 19	29.1% 25	19.8% 17	9.3% 8	1.2% 1	
Event Space	15.7% 13	25.3% 21	39.8% 33	13.3% 11	6.0% 5	0.0% 0	
Picnic Pavilions	10.5% 9	22.1% 19	39.5% 34	20.9% 18	7.0% 6	0.0% 0	

Q17 What are your favorite types of typical park features that you would you like to see at the proposed Veterans Memorial Park? (Please check all that apply.)

Answered: 90 Skipped: 20

Towamencin Veterans Memorial Park Public Opinion Survey

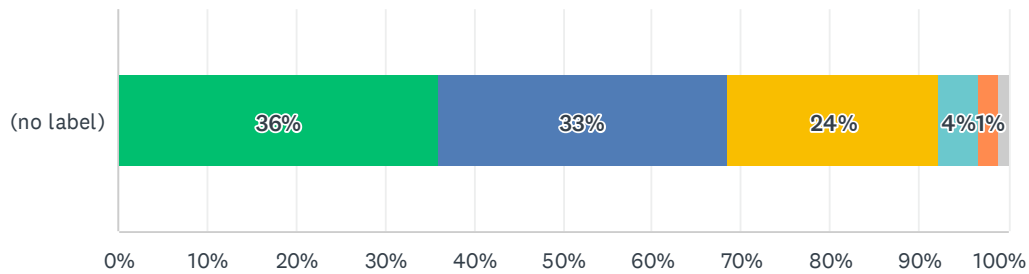


ANSWER CHOICES	RESPONSES	
Passive features (trails, benches, picnic facilities, etc.)	87.8%	79
Natural features (open space, wildlife habitat, outdoor education, etc.)	70.0%	63
Lawn area maintained for informal ball play, frisbee, soccer	38.9%	35
Playground	25.6%	23
Area for Special Events or Festivals	25.6%	23
Other (please specify)	12.2%	11
Total Respondents: 90		

Q18 In general, how important is it that Veterans Memorial Park be a peaceful, quiet area?

Answered: 89 Skipped: 21

Towamencin Veterans Memorial Park Public Opinion Survey

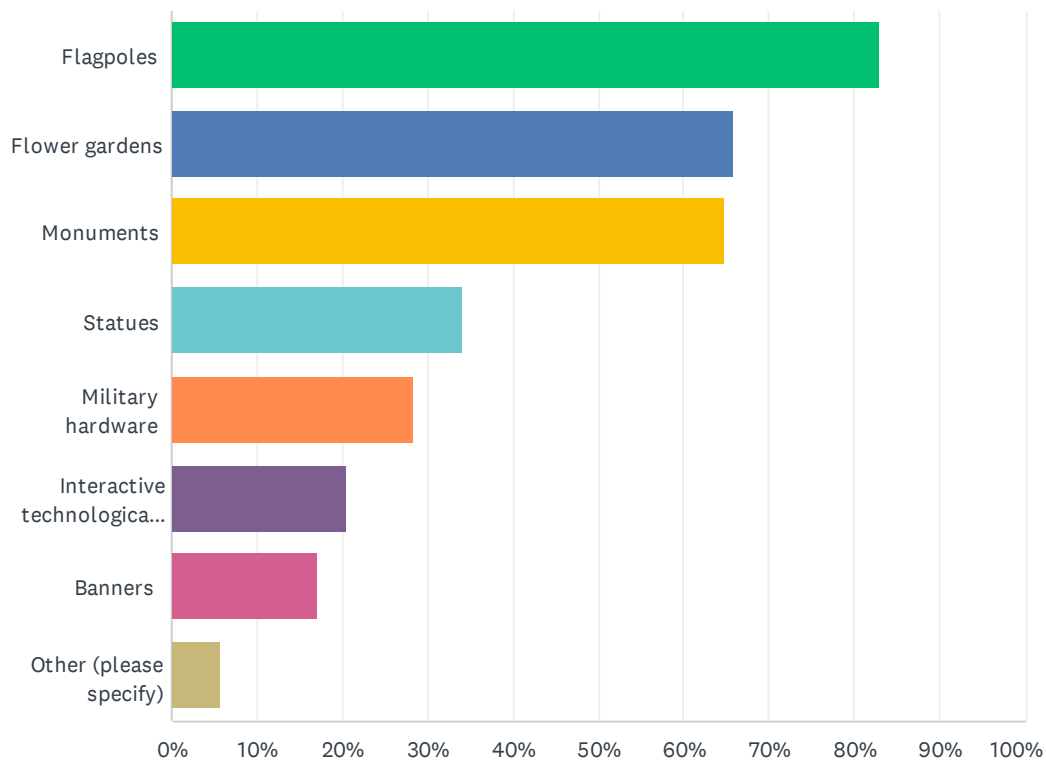


■ Very Import...
 ■ Important
 ■ Somewhat I...
 ■ Unimportant
 ■ Very Unimp...
 ■ Do Not Know

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT/UNIMPORTANT	UNIMPORTANT	VERY UNIMPORTANT	DO NOT KNOW	TOTAL
(no label)	36%	33%	24%	4%	2%	1%	89
	32	29	21	4	2	1	

Q19 What specific features would you like to see in a Township park whose mission is to honor / educate about military service?

Answered: 88 Skipped: 22

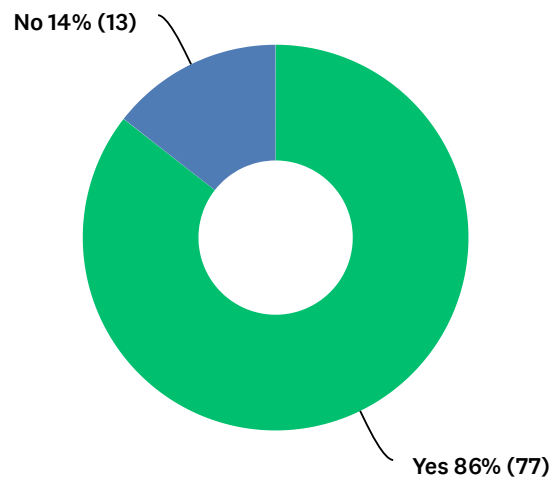


Towamencin Veterans Memorial Park Public Opinion Survey

ANSWER CHOICES	RESPONSES	
Flagpoles	82.95%	73
Flower gardens	65.91%	58
Monuments	64.77%	57
Statues	34.09%	30
Military hardware	28.41%	25
Interactive technological features	20.45%	18
Banners	17.05%	15
Other (please specify)	5.68%	5
Total Respondents: 88		

Q20 Do you have a family member or relative that served in the military?

Answered: 90 Skipped: 20



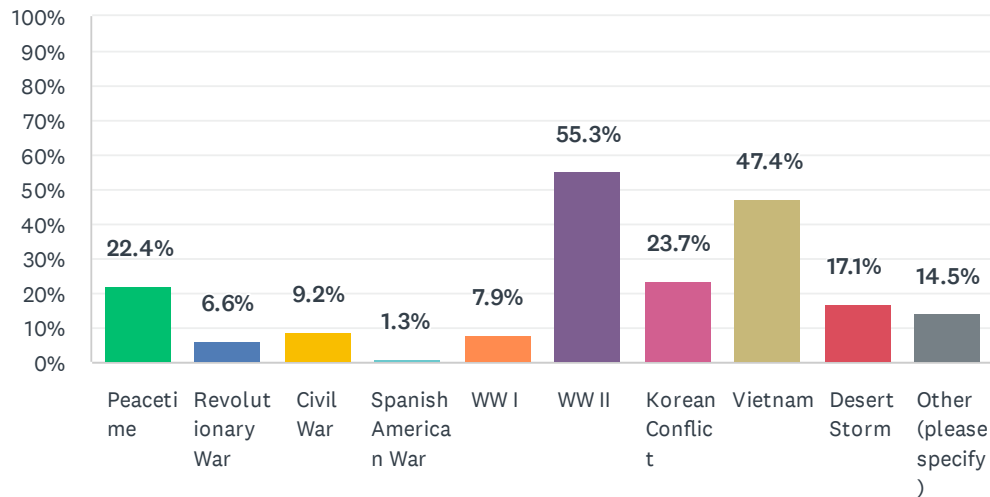
QUIZ STATISTICS			
Percent Correct 70%	Average Score 0.9/1.0 (86%)	Standard Deviation 0.35	Difficulty 2/2

ANSWER CHOICES	SCORE	RESPONSES	
✓ Yes	1/1	86%	77
No	0/1	14%	13
TOTAL			90

Q21 If you answered 'yes' to Question #21, please indicate when your family member or relative served in the military.

Towamencin Veterans Memorial Park Public Opinion Survey

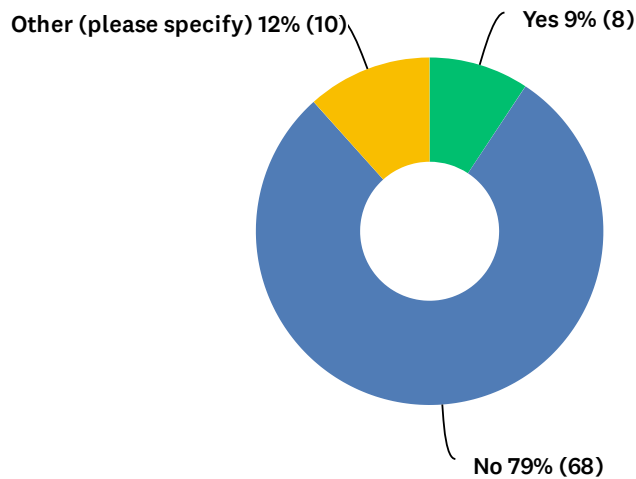
Answered: 76 Skipped: 34



ANSWER CHOICES	RESPONSES	
Peacetime	22.4%	17
Revolutionary War	6.6%	5
Civil War	9.2%	7
Spanish American War	1.3%	1
WW I	7.9%	6
WW II	55.3%	42
Korean Conflict	23.7%	18
Vietnam	47.4%	36
Desert Storm	17.1%	13
Other (please specify)	14.5%	11
Total Respondents: 76		

Q22 Are you interested in serving on the Towamencin Veterans Committee for future phases of this Park? Please enter contact info in Other/Comment box.

Answered: 86 Skipped: 24

**QUIZ STATISTICS**

Percent Correct 7%	Average Score 0.1/1.0 (11%)	Standard Deviation 0.31	Difficulty 1/2
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ANSWER CHOICES	SCORE	RESPONSES	
✓ Yes	1/1	9%	8
No	0/1	79%	68
Other (please specify)	--	12%	10
TOTAL			86

Q23 The preliminary mission statement for the 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." Do you have any suggested edits for this mission statement. If 'yes', please add in Other/Comment box.

Answered: 16 Skipped: 94

Q24 Please share any additional thoughts, comments, or ideas you would like to share about the proposed veterans Memorial Park.

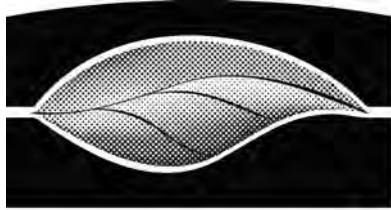
Answered: 17 Skipped: 93

Q25 If you would like to receive public meeting reminders and updates regarding the master plan process for the proposed veterans Memorial Park please leave your name and email.

Towamencin Veterans Memorial Park Public Opinion Survey

Answered: 30 Skipped: 80

ANSWER CHOICES	RESPONSES	
Name	96.67%	29
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	30
Phone Number	0.00%	0



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MEETING NOTES

Project:	Towamencin Veterans Park Master Plan	Project No.:	20003.10
Location:	Towmanecin Township Bldg Meeting Room 1090 Troxel Road Lansdale, PA	Meeting Date/ Time:	06.28.2021 7pm
Re:	Study Committee Meeting #1	Issue Date:	07.27.2021

ATTENDEES:

See Sign-in Sheet

GENERAL NOTES:

INTRODUCTION

- 1) Peter Simone (PS) started with introductions to the Simone Collins (SC) team.
- 2) PS briefly reviewed the project scope and project schedule and emphasized that this process will take time and that we are open to all ideas generated by the Committee and the public.
- 3) PS explained the 'master plan' process which includes:
 - a. Collect site data, site analysis, develop site program, preliminary concepts, draft plan, 60-day review period, and approved master plan.
 - b. PS noted that after the completion of the master plan, establishing funding mechanisms will put the project on-track for construction. Project may be constructed in phases.
- 4) PS noted that the Study Committee has met several times before and that Joe Meehan has shared summaries of those meetings with SC.
- 5) R. Marino noted that Don Delamater will assume the Township Manager position on August 9th. Don has served as Township Manager of Lower Providence Township and is a Towamencin resident.

PROJECT CONTEXT

- 1) PS reviewed some site photos in the powerpoint: entry, cemetery, open field, some erosion concerns, a 'land bridge' between the site and the adjacent shopping center and a potential connection between sites.
- 2) PS relayed discussions with developer Mr. Nicoletti. Plans for multi-family development on the site; he is 'open' to Park connection to the shopping center. He will provide plans. A natural land bridge exists at the SWM basin.

- 3) Joe Meehan (JM) questioned whether the existing subdivision plan used for the meeting was enough for SC to work with. PS confirmed this. Some property corners were located by SC in the field; resolution of some discrepancies between Lukens cemetery and shopping center will be needed.

CARD TECHNIQUE & DISCUSSION

PS led the Committee through an interactive card technique and discussion. Through this process the committee identified several areas as they relate to the Veterans Park Master Plan: Goals, Facts, Concepts, and Partners. Below are the responses gathered from the public during this exercise with discussion items noted. PS asked following questions to the Committee to begin the discussion:

1. Who is this Park for? (Veterans? Public?)
2. Why would most people come to the Park? (Reflect; peaceful place; get away; events; education?)
3. What do we want them to get out of their visit? (Education; some special item in the Park?)
4. How do we want people to feel? (Peaceful; 'I Didn't know that', inspired by service?)
5. What will this Park be like in 50 years? Legacy?

GOALS:

- Honor all veterans
- Educate the public

Questions / Comments generated during discussion:

- List all Township people who served? List all wars that the US has been involved in? Risk leaving people out? Large amount of work to gather this info. Many veterans who served during peacetime. The importance/ value of service should be emphasized.

FACTS:

- Google Drive docs; Study Committee keeping record of their discussions
- Deed restrictions
- Battle of Germantown soldiers in Cemetery
- 10 acres is a small area?
- Former Water Authority structure on adjacent parcel had restrooms
- 30-40 people attended 2021 Memorial Day event

Questions / Comments generated during discussion:

- At transfer of property, deed stipulates only passive recreation. Township has a good relationship with Water Authority. They seemed receptive to the concept of an easement for a driveway. JM to give Water Authority contact to SC.

CONCEPTS:

- List Veterans

- What are the requirements for listing of names?
- Reflect
- Education
- General Nash Statue
- List all US wars with service list
- Public Park
- Tie US and Township history
- History up until today. Tomorrow's 'history'?
- Peaceful
- Curious
- More trees.
- Reflective; 'removed from everyday'
- Natural amphitheater
- Defining a list of names of who served in which conflict
- Honor those who have died in service
- History of the branches of service
- Regional veterans
- History of the military
- Record oral histories
- Plan for future veterans
- Service Area
- Define: Towamencin Twp. Veterans Park
- Educate through design
- Walking Opportunities
- Photo opportunities
- Digital Information
- No dogs!
- No sports fields
- Lasting legacy
- Parade grounds
- Logistics of a 'memorial'
- Events
- Parking-Number of spaces needed?
- ADA access
- Access via Water Authority parcel
- Trailhead parking in Shopping Center
- PennDOT HOP?
- Central yard arm for flags
- Pathways
- Expect 100-200 people for an event
- No rental pavilions
- Lighting of flags
- Dawn to dusk

- Other Veterans Parks: Hatfield, Lansdale, Sellersville, KoP
- Existing quarry
- Static ordnance display
- Protect cemetery
- Easement for parking
- Bathrooms
- Pavilion for shade/ shelter
- Security
- WiFi
- Cherry trees
- Respect
- Create a Mission Statement for the Park

Questions / Comments generated during discussion:

- 1) How to generate accurate listing of ALL service members. Recognize conflicts; don't attach names; easier to get listing of those killed in conflicts; buy-a-brick memorials?; create a special attraction that people will come from all over to see it (huge daffodil plantings; cherry trees); photo ops for social media; static elements—but also elements that engage like recording your own history; digital access to stories and knowledge (like Women's Military History Museum in DC); we don't want names that are on the 'back side' of a memorial facing the cows! How to account for future conflicts? How do we tie history of country to history of Township?—What relevance do those buried in the cemetery have to our current residents? Parking /access.
- 2) Parking/ Access. Parking Lots: PS-we should maintain access from Allendale Road no matter what transpires with the shopping center; ADA access easier from back end of shopping center for older folk; Does access from shopping center include a driveway? JM to request that the Twp. traffic engineer (McMahan Associates-Chad Dixon) look at the Allentown Road area (drainage crossing, bridge) and give opinion on what could fit there. Is Allentown Road being widened to four lanes? (RM-no plans for that.) JM-concerned about relationship with PSDC for access from shopping center. PS-should be pursued only with easement that runs with the property. Need to be mindful of the cemetery boundaries with access. Where are the pathways and other places to walk in the Park?
- 3) Park Elements. PS: The more we create a space with landforms/plants—the more we stretch our construction dollars. E.g., 9/11 Memorial used trees and chimes. Static displays including military hardware, sculpture; central yard arm with flags as focal point. Good lighting on focal point; Natural amphitheater to host presentations (local historians) and events. Events could include re-enactors; Boy Scout events; retirement ceremonies, etc. History of the donation of land from the Clemens family (autistic child) ---envisioned a place where people with disabilities were accounted for in enjoying a peaceful place. Rest rooms needed. Possible pavilion.
- 4) Security & Logistics. A well-used park provides its own security. Create a route for police. RM-possible security camera? Wider view into the Park for sightlines.
- 5) Veterans Park vs. Veterans Memorial Park. Discussion ensued on whether the park purpose for showing respect to veterans---Deceased? Active? Retired? Agreed: Name will be 'Veterans Park'---(not Veterans Memorial Park).

- 6) Need for a 'Mission Statement' for Veterans Park. Study Committee encouraged to formulate mission statement as a way to focus goals and generate imaginative responses from public.

PARTNERS:

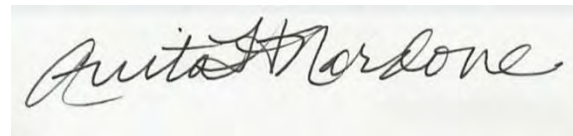
- PSDC (Philadelphia Suburban Development Corp.)
- Lansdale Historical Society
- Walton Farm Elementary School
- Master Gardeners – Penn State
- Veterans of Foreign Wars
- 'Friends of the Towamencin Township Veterans Park' (FoTTVP)

NEXT STEPS

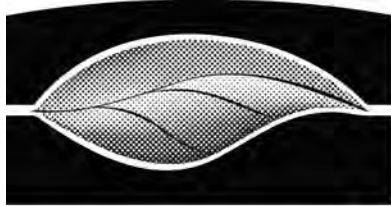
- PS reiterated that public involvement is and will continue to be an essential component to the Towamencin Veterans Park process.
- Study Committee members encouraged to fashion a 'mission statement' to discuss at the next Veterans Committee meeting (not to include SC).

The first public meeting will be held on Tuesday September 14th at 7pm in the Towamencin Township Meeting Room. 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 that reads "Anita Nardone". The signature is written in a cursive, flowing style.

Anita Nardone, PE



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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:	12.01.2021 7pm
Re:	Committee Meeting #2	Issue Date:	01.17.2022

ATTENDEES:

See Sign-in Sheet

GENERAL NOTES:

INTRODUCTION

- Anita Nardone (AN) of Simone Collins (SC) started with a brief review of Veterans Committee (VC) Members (noting that Nancy Becker is to be added to the list), project scope and project schedule.

PUBLIC OPINION SURVEY

- AN presented a summary of the Public Opinion Survey responses to date, including:
 - Draft Park Mission Statement
 - 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%).
 - Recreational habits and activities of respondents
 - Desired elements for Veterans Memorial Park
 - Additional Thoughts/Comments/Suggestions

SITE ANALYSIS

- AN presented site analysis, including:
 - Existing Conditions – Composite Analysis
 - Scale Comparison Diagram
 - Site Access – Existing and Potential

PRELIMINARY CONCEPTS

- 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
- PS presented precedent images as examples of what conceptual elements might look like.

VETERANS COMMITTEE FEEDBACK ON PRELIMINARY CONCEPTS

- In response to comments from the Public Opinion Survey, VC members expressed opposition to an off-leash dog park, but were amenable to dog-walking, given that owners clean up after their pets. SC agreed that, while there has been an ongoing conversation about creating a dog park in the Township, this site is not the appropriate location for it.
- Regarding potential site access, a VC member asked whether pedestrian access will be provided into the park from the new residential development next to the shopping center. SC confirmed that this is the intention---possibly coming through the shopping center.
- A VC member suggested that a portion of the land on the adjacent parcel along Tomlinson Road may be preserved land.
- VC members liked concepts 2 and 3 for their large, open areas.
- A VC member asked what would be located in a ‘major’ plaza. SC responded that it could be names, flags, art, seating, etc. and that, at this point in the design design process, the specifics are still open-ended for ‘major’ and ‘minor’ plazas.
- The VC informed SC that the Township will bring a yardarm from Bustard Road to be incorporated into the Park (for a flagpole).
- A VC member suggested that, since the North Penn Water Authority had two buildings on their parcel (one with a restroom connection), keeping the Park restroom near that parcel would provide good economy. SC responded that access is important, and the location of the primary Park access will inform placement of the restrooms. At this time, the preferred access is from Reinert Road; creating the best design should be the priority and the other details will follow this component.
- A VC member noted that an entrance was already built at Forty Foot Road where a red light will be put in, and that there is a property there that may provide good Park access. SC clarified that this parcel is owned by PSDC, and that their intention is to build apartments there.
- A VC member liked Concept 1, because it uses the existing park access, and expressed concerns over increased traffic on Reinert Road. VC members noted that Reinert Road is already used as a shortcut to other locations. SC responded that the Concepts propose only 20 parking spaces, so it is likely that there would be no noticeable increase in traffic.
- A VC member noted that Butch Clemens and his wife no longer live in the house on Reinert Road

- A VC member noted that stormwater runs off of this area and across Reinert. SC noted that runoff from this site goes into the stream. A VC member clarified that the stream runs to the left when it leaves the site (not east, as shown on the plan). SC to clarify base plan accordingly.
- A VC member suggested that the site access in Concept 1 (Allentown Road) is worse than it would be if pushed to the left of the cemetery, regarding site lines – cars barreling around the corner will not be visible. It was noted that the grades are very steep to the left of the cemetery, and that SC will look into this further.
- A VC member suggested that an easement for vehicular access could be proposed on the adjacent parcel along Tomlinson Road, as this would make for good site access. SC responded that this can be provided for on the plan, noting that, although vehicular access through this parcel may not be particularly advantageous to a developer, it is important to show that a connection is desirable at this location to get future “buy-in”. SC has reached to the owner of this parcel with this suggestion and will see where that conversation goes.
- A VC member noted that a multi-use trail from Reinert Road would be great.
- A VC member asked who owns the property at Reinert and Tomlinson Roads. It was clarified that it is part of the larger parcel adjacent to the site and is owned by the Clemens Corporation.
- SC suggested that, depending on the response from Clemens, maybe two alternate plans will be presented in the report.
- A VC member asked if the comments and list of important items from Committee Meeting #1 fit into this plan. SC responded yes, and that these concepts are still basic ideas. SC will send the list of previous comments so that they can be looked over side-by-side with the concepts.
- A VC member asked if there is a lid on the budget for this plan. SC has not been given direction from the board, but that, while being conscious of costs, we do not want to hinder creativity. It was noted that the Board of Supervisors typically makes a plan first and then looks at the cost.
- A VC member suggested that in the smaller Clemens parcel, if the vehicular access went straight through the lot, it may be more attractive to Clemens and still leave enough room for two residences (with a shared residential/Park vehicular access).
- A VC member noted that the same could be done off Tomlinson since a driveway/road will be necessary to access all lots in a future development.
- VC members noted that there has been discussion of a senior facility on the Clemens Tomlinson Road property.
- SC noted that, if Clemens responds that they will not agree to vehicular access through their parcels, SC would be obligated to not show these options to the public.

KEY PERSON INTERVIEWS

To be conducted either after Public Meeting #2 or after development of the Draft Master Plans.

- Neighboring residents
- Clemens Corporation – as future neighbors of the Park
- AN noted that a survey respondent (Bob DiDomizio) provided some creative funding ideas, such as having donors ‘adopting’ plazas. VC members noted that he has been involved in fundraising campaigns.
- SKF – a citizen of the Township. Park could be a place for employees...? Mark Nicoletti would know of someone to reach out to – it is his property.

- Rick Walfrack – a “rain maker”. Raised funds for Honor Flights. Resident of Towamencin. Federal Employee
- Dock Woods Community – Living Branches(?) Ed Brubeck CEO (?)
- Dock Woods and Dock Mennonite Academy have projects that are both in land development

ACTION ITEMS

Simone Collins:

- Update and send flyer for Public Meeting #2
- Send list of conceptual comments/items from Committee Meeting #1

Veterans Committee:

- Public involvement is and will continue to be an essential component to the Towamencin Veterans Park process. Veterans Committee Members are encouraged to continue to promote the Public Opinion Survey, *particularly to underrepresented segments of the Township’s population*, through available channels:
 - Website
 - Social media
 - School handouts?
 - Clubs/orgs?
 - Etc.?
- Review Preliminary Concepts (alongside conceptual comments/items) and provide feedback/guidance
- Finalize Veterans Memorial Park Mission Statement for Public Meeting #2
- Provide contact info for KPI’s to Joe Meehan (?) to relay to SC

NEXT STEPS

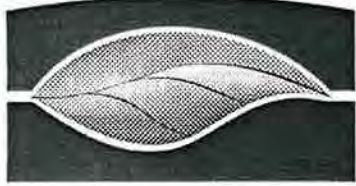
- The second public meeting will take place on January 18th as a ‘hybrid’ meeting (in-person attendance and live streamed via the web) at the Township Building at 7pm.

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Sincerely,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Anita Nardone, PE



SIMONE COLLINS LANDSCAPE ARCHITECTURE

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WWW.SIMONECOLLINS.COM

VETERANS MEMORIAL PARK-COMMITTEE MEETING #2 SIGN IN SHEET

December 1, 2021

NAME	
1. Michael Lewis	✓
2. Joe Meehan	✓
3. Laureen Sendel-Grant	✓
4. Gordon Bell	✓
5. Barry Foreng	✓
6. Barry Kenyon	✓
7. Bill Dauphinee	
8. Robert Bell	✓
9. Chet Ruminski	✓
10. Rich Marino	✓
11. Dan Littley	✓
12. Carter LaBrocq	✓
13. Don Delamater (Township Manager)	✓
14. <i>Nancy Becker</i>	✓
15.	
16.	
17.	



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MEETING NOTES

Project:	Towamencin Veterans Memorial Park Master Plan	Project No.:	20003.10
Location:	Towamencin Township Bldg Meeting Room 1090 Troxel Road Lansdale, PA	Meeting Date/Time:	03.28.2022 7pm
Re:	Committee Meeting #3	Issue Date:	04.07.2022

ATTENDEES:

See Sign-in Sheet

GENERAL NOTES:

INTRODUCTION

- Pete Simone (PS) initiated the presentation summarizing the process to-date. Intent of the meeting is to show the refinements to the initial concept plans presented at the December 2021 meeting and get direction from the Committee on which concept to adopt as the 'draft' plan. Further refinements expected based on BoS presentation, public meeting and final committee meeting (CM4).

SCHEDULE

- PS reviewed the remaining schedule of meetings. Township Meeting Room has been 'booked' for the originally scheduled Public Meeting #3 on April 20th. Based on availability and agreement by the Committee---Wednesday May 4th has been substituted as the Public Meeting #3 date. (Anita to verify with Colleen and Don at the Township.)

REVIEW OF DRAFT PARK MISSION STATEMENT

- Anita Nardone (AN) requested that the Committee establish a final 'mission statement' for the park. Committee agreed that the 'draft' statement would now become the 'final' mission statement.

PUBLIC OPINION SURVEY – RESULTS TO DATE

AN reviewed the status of the survey. To-date—there have been 109 responses (10 more than the 12/01/2022 Committee meeting).

All ten (10) additional response follow the similar trends of the previous responses.

AN reminded the Committee that the survey is set to be closed on March 31st. Laureen questioned whether there was value to extending the date. AN noted that the date had been established based on the dates where the draft plan will need to be developed. PS added that there does not appear to be an expectation that there would be 'different' results if more responses were received.

Survey will be closed on March 31st.

REVIEW OF CONCEPTS 1-3 (PRESENTED IN DECEMBER 2021)

AN reviewed the three (3) plans originally presented to the Committee and used as a basis for the key person interviews (KPIs).

SUMMARY OF KEY PERSON INTERVIEWS (KPIs)

AN reported that Simone Collins (SC) conducted eleven (10 KPIs with a total of 17 persons). 82% of the KPIs were Towamencin residents. Nine (9) different Township staff positions, Township Committees, communities and organizations were represented.

The interviews covered three (3) areas. Key responses in the three areas were presented and follow:

1. Themes

- The importance of *Tennis Lukens Cemetery* as a focal point of the Park
- Make the Park personal; instill Towamencin-centric concepts/ flavor.
- Emphasize peace; beauty; restorative/ healing power of natural settings, where memories can be shared
- Focus on the adult demographic
- Emphasize the 'humanity' of those who serve; 'why' they serve; war is not to be celebrated.

2. Important Park Elements

- Safe vehicular and pedestrian access
- Beautiful gardens and water features
- ADA Accessibility + Benches + Shade
- 'Looped' walking trails
- Five branches of the service should be represented
- Park layout should consider security issues and emergency access

3. Concept Preferences

- Concept 1: Liked ordered 'grid'; 4 distinct areas; concern about parking near cemetery; equal popularity with Concept 2
- Concept 2: Liked the oval shape; unimpeded open area; full looped walking trail; parking too far away; equal popularity with Concept 1
- Concept 3: Liked amphitheater—what will it be used for?; closer parking to loop system; most liked (approx. 50%).

Joe Meehan (JM) noted that these were good themes/ concepts gathered in the interviews and would like to build on them going forward.

CONCEPT PLAN REFINEMENTS

AN reviewed how the 'refinements' to the plans were developed. Three elements influenced the refinements:

- Comments received from Committee, survey respondents and KPIs
- Access issues
- Initial Consideration of project phasing and construction sequencing.

Important components of refined plans:

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

PRESENTATION OF CONCEPT 4 & 5 / VISUAL EXAMPLES OF CONCEPTS

Michelle Armour (MA) presented Concept 4. Highlights included:

- Access from Allentown Road
- Parking pulled away from cemetery.
- Amphitheater at high point of site with path to cemetery area (section view presented; high-point of amphitheater approx. 6' higher than the natural high-point of the site.)
- Distinct plaza areas (both through and around central loop)
- Reforestation; meadow areas

Six branches of the military represented in the plazas as three pairs---two branches sharing a 'space/plaza'.

Concept 5. Highlights include:

- Access from Reinert Road; parking inside site
- Amphitheater (less formal layout) moved slightly NE to align with entrance from shopping center
- Park entrance from parking area 'pronounced' with trellised/shade/ potential water feature

Play areas included in both plans though a concept of incorporating simple, landform based play areas through out the park and trails also exist.

DISCUSSION OF CONCEPT REFINEMENTS\

1. Flag: Lauren noted that US flag should be placed at high point of the site. (Height, location TBD)
2. Security Concerns
 - Carter (CL) brought up concern about sight lines as a security concern. Trees block sight lines; police visuals.
 - Bob DiDomizio (BD) echoed concerns about trees; preferred more meadow. Noted that site is 'cut-off' from other areas.
 - General discussion/ comments about feeling 'secure' in a rural park setting; Police should be able to ride through the park as well as observe from parking area; SC noted that lighting was brought up by Tim Troxel ---a future discussion by the Committee.
 - PS noted that ---while security is an important concern---planning concepts should balance security with designing for the beauty of the Park
 - MA/ PS noted that clear sight lines can potentially be kept below the canopy of the trees by keeping understory plantings low. JM noted that maintenance of the understory is an important item and noted walking experiences in Fischer's Park.
3. Reforestation/ Phasing

- In the discussion of reforestation, PS noted that first phase of park construction would be grading for SWM and meadow planting; tree planting to follow. Conversion from a 'farmed' condition to a 'reforested' condition improves ability to meet SW regs for permitting. Species, quantity TBD and can be considered with security concerns.
4. Pedestrian Access from Shopping Center
 - JM noted that the pedestrian access through the PSDC shopping center has been discussed since last fall; however doesn't it pose security issues as well? Steep grades either side; heavily vegetated with trees, etc. Maybe an alternate/emergency vehicle entrance to the Park. Does it make sense to pursue? Other committee members voiced concerns about unattractive; rear-loading area being conducive as an entrance.
 - PS---agreement on concerns. As the area is SWM for the PSDC parcel and possibly affected by the development of apartments---a final 'layout' of the entrance may be impacted already. Our access will be dependent on the future design of these neighbors. Will need to work with PSDC (who has previously agreed to allow overflow parking and a ped entrance to the Park.)
 5. Direction from Committee on Concept? (AN urged comments on 'mix/match' ideas)
 - Unanimous support of Concept 5. Preferred access is Reinert Road.
 6. Other comments:
 - Some concerns about the cost/maintenance concerns associated with a water features as depicted in the images
 - Not much initial interest in artistic sculpture images
 - Discussion on the 'pair' grouping of military service. IMPORTANT: Marines are a part of the Navy. What would the 'pairings' be?

NEXT STEPS

- Confirm with Township that the Public Meeting #3 will be re-scheduled to Wednesday May 4th – 7pm.
- Continue discussions with Clemens Corporation on Reinert Rd. Access.\BoS Presentation: April 27th.

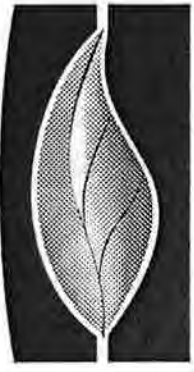
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Sincerely,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Anita Nardone, PE

SIMONE



LANDSCAPE

ARCHITECTURE

COLLINS

VETERANS MEMORIAL PARK-COMMITTEE MEETING #3 SIGN IN SHEET

March 28, 2022

NAME	
1. Michael Lewis	✓
2. Joe Meehan	✓
3. Lauren Sendel-Grant	✓
4. Gordon Bell	✓
5. Barry Foreng	✓
6. Barry Kenyon	✓
7. Bill Dauphinee	✓
8. Robert Bell	✓
9. Chet Ruminski	✓
10. Rich Marino	✓
11. Dan Littley	✓
12. Carter LaBrocq	✓
13. Bob DiDomizio	✓
14. Nancy Becker	
15. Don Delamater (Twp Manager)	
16.	
17.	



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MEETING NOTES

Project:	Towamencin Veterans Memorial Park Master Plan	Project No.:	20003.10
Location:	Towamencin Municipal Building	Meeting Date/Time:	7pm-8:30pm
Re:	TVMP- Committee Meeting #4	Issue Date:	June 1, 2022

ATTENDEES:

SC Team: Peter Simone (PS), Anita Nardone (AN), Michelle Armour (MA)

(See attendance sheet attached.)

NOTES:

1. Draft Master Plan Presentation

PS took the committee through the presentation of the concepts leading up to the Draft Plan for the Park. Several specific concerns/updates were presented and discussed following the presentation:

a. Access Updates

(PS reported to the committee the information that was presented at the May 4th Public Meeting #3)

- Clemens Corporation responded to SC in mid-April that they would consider vehicular access off of Tomlinson Road---but not Reinert Road.
- SC produced a sketch showing a 1700 LF driveway from Tomlinson Road closely adjacent to the southern boundary of the Clemens property and entering the Park site from the west. Parking lot was reconfigured to connect to this driveway while maintain the other features of the Park.
- Drive option does not require a stream crossing.

b. Memorial Plaza Areas Discussion

- PS presented a revised sketch showing a 'memorial' wall to be incorporated in to the individual plazas behind the proposed seat walls

- Committee agreed that there should be six (6) individual memorial plazas incorporated into the design (current plan shows five distinct plazas--- one plaza sharing space with another branch.) SC to revise plan to show sixth plaza (Space Force) near entry area.

c. Discussion of Project Timeline

- The group discussed the realistic timeline of the project based on the phasing proposed by SC. PS noted that funding sources will drive the schedule
- Realistic timeframe for full-construction may be 10 years

d. Reforestation

- PS presented slides and images that attempted to convey the approach to reforestation. Township may opt for trees or they may not.
- A discussion of the process: establish meadow; after two year plant trees; meadow mown minimally through the growing cycle of the trees; canopy established---little maintenance for the Twp.
- RD disagreed with expectation of less maintenance. His feeling was that trees are more maintenance.

e. Allentown Access Drive/ Emergency Vehicle Access

- PS confirmed that North Penn Water Authority has offered their 1.33 ac parcel to the Township for incorporation into the TVMP site.
- Current Park parcel size: 10.697 acres; Tennis Lukens Cemetery: 0.77 acres. Total estimated future Park parcel size: 12.8 acres
- Current access off Allentown Road must be considered as a potential main vehicular access should other access options fall through. The access will be maintained for maintenance and emergency access.
- RD reiterated concerns from previous meeting on emergency vehicle access into the park (vehicle weight and wheelbase) He reported on typical EMT procedures; vehicle route should include stabilized areas on either side of main paths; look at pergola entrance from main parking.

f. Sustainability Concerns/ Trail Material/ Park Hours/ Security

- LS noted a desire to have natural / pervious material for trails to reduce SW concerns. PS noted that maintenance and ADA requirement make asphalt an attractive choice for many large public gardens
- RD questioned the committee on whether we have established that this park will be typical of other Twp parks---closed from dusk to dawn. All agreed. Gates are an operational issue for the Twp to decide.

- Committee discussed how much access to the cemetery should be provided. Fencing? Concerns about public access there. PS reminded committee that a well-used space at all hours of the day provides 'eyes' on those areas.

g. Other Park Details

- JB liked the 'timeline in pavement' detail
- Group re-visited the idea of recorded programs available digitally along the timeline for personalized features/stories
- Trees, bricks as donation options.
- Joe M: Founding of Twp date is 1728---can be worked into the appropriate location along the trail.

h. Summary of Revisions to the current Draft Plan

- Six (6) distinct memorial plaza areas for the recognized branches of the service
- SC to provide photosims of a typical memorial plaza, main flag plaza at the amphitheater and entrance area to accompany final plan and report.

JM felt that the plan represented well-thought out ideas and provides the platform for marketing the plan for grant funding. LS felt that the plan offered flexibility moving forward.

Meeting adjourned at 8:45pm.

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Sincerely,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Anita Nardone, PE
Project Manager

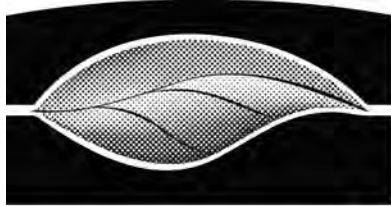


VETERANS MEMORIAL PARK-COMMITTEE MEETING #4 SIGN IN SHEET

May 23, 2022

NAME	
1. Michael Lewis	✓
2. Joe Meehan	✓
3. Laureen Sendel-Grant	✓
4. Gordon Bell	✓
5. Barry Foreng <i>Forgeng</i>	✓
6. Barry Kenyon	
7. Bill Dauphinee	
8. Robert Bell	✓
9. Chet Ruminski	✓
10. Rich Marino	✓
11. Dan Littley	✓
12. Carter LeBrocq <i>R. Carter LeBrocq</i>	✓
13. Bob DiDomizio	✓
14. Nancy Becker	✓
15. Don Delamater (Twp Manager)	
16.	
17.	

Jim Burkitt 1



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MEETING NOTES

Project:	Towamencin Veterans Memorial Park Master Plan	Project No.:	20003.10
Location:	Towamencin Township Bldg. Meeting Room 1090 Troxel Road Lansdale, PA	Meeting Date/Time:	09.14.2021 7pm
Re:	Public Meeting #1	Issue Date:	09.23.2021

ATTENDEES:

See Sign-in Sheet

GENERAL NOTES:

INTRODUCTION

1. Peter Simone (PS) started with introductions of the Simone Collins (SC) team; thanks to attendees and began the presentation. (Copy of presentation to be made available on the Township website.)
2. PS briefly reviewed the draft 'Mission Statement'. Ideas welcome; revisions expected over the course of the study.
3. PS explained the 'master plan' process which includes:
 - o Collect site data, site analysis, develop site program, preliminary concepts, draft plan, 60-day review periods, and approved master plan.
 - o Public Process: 4 Study Committee meetings, 4 Public meetings, 1 Board of Supervisors meeting, 10 Key Person Interviews, Online Public Opinion Survey
 - o PS noted that after the completion of the master plan, establishing funding strategies will put the project on-track for construction. Project will likely be constructed in phases.
4. PS briefly reviewed the funding for the master plan study: Department of Conservation & Natural Resources (DCNR) and Department of Community and Economic Development (DCED). Township contribution is staff administration time.

PROJECT SITE CONTEXT/ PHOTO REVIEW

1. PS reviewed the site plan, highlighting important site elements in the existing conditions.
 - a. Allentown Road access discussion: sight lines, drainage

- b. Neighbors: North Penn Authority; residential; Shopping Center development/ future plans of developer; potential for discussions on pedestrian access using the 'land bridge' (at-grade connection through wooded area to Park site)
- c. Parking: Where on the site? How much?

Q & A / DISCUSSION

1. PS opened the discussion to the in-person and virtual audience for comments/ questions/ concerns.
2. Committee member Carter LaBrocq noted concern over official name of the Park. Committee and Township officials & staff clarified that the official name of the Park is now 'Veterans Memorial Park'.
3. Clarification of 'Veterans Committee' vs. 'Study Committee'. There is only a 'Veterans Committee'. Michael Lewis is Chair; Joe Meehan is Vice Chair.

REVIEW OF CARD TECHNIQUE

PS led the Committee through an interactive card technique and discussion. Through this process the public identified *Goals, Facts, Concepts, and Partners*, as they relate to the Veterans Memorial Park Master Plan. Below are the responses gathered from the public during this exercise, with discussion items noted. PS presented the following over-arching questions to the Committee to begin the discussion:

1. Who is this Park for? (Veterans? Public?)
2. Why would most people come to the Park? (Reflect; tranquil place; get away; events; education)
3. What do we want them to get out of their visit? (Education; some special item in the Park?)
4. How do we want people to feel? (Peaceful; 'I didn't know that', inspired by service)
5. What will this Park be like in 50 years? Legacy?

GOALS:

(No new goals discussed.)

FACTS:

1. Revolutionary encampments occurred in Towamencin.
2. Other Cemeteries of significance in the local area:
 - Towamencin Mennonite Cemetery where General Nash is buried.
 - Methodist Episcopal (ME) Cemetery behind the Holiday Inn where Jacob Kulp (Kulpville's namesake) is buried.
 - Lower Salford Mennonite Cemetery

PARTNERS:

(No new partners discussed. Partners discussed at first Committee meeting include PSDC (Philadelphia Suburban Development Corp., Lansdale Historical Society, Walton Farm Elementary

School, Master Gardeners/PennState, VFW, a newly formed 'Friends of Towamencin Township Veterans memorial Park', Dock Manor)

CONCEPTS:

1. "Veterans Memorial Park"
2. Gateway/ Grand entrance
3. Space for re-enactments
4. Meadows for required stormwater management
5. Provide shade with a pavilion or pergola
6. Event Space, amphitheater,
7. Draw connections with other cemeteries of interest in the township
8. "Buy a Brick" memorial potential; "Bench" memorial potential
9. Military equipment
10. Flag pole (illuminated)
11. Memorial Benches
12. Walk & bike trail at perimeter and stations
 - a. Add history "stations" along path
 - b. Add workout "stations" along path
13. QR code for interpretive signage
14. Tennis-Lukens Cemetery Tour, QR code
15. "Outdoor room" with plantings
16. Utilities services. WiFi service discussed by the Committee; were informed that it would not be needed as 5G is coming.
17. Parade grounds size: 1-2 Acres?
18. Lawn area
19. Paths
20. Trees Planting, as memorial
21. Security: fencing and/or cameras?
22. Bathrooms
23. All Branches of Service represented
24. Meditation area
25. Monuments- memorialize service
26. Monument- honoring service members of Towamencin
27. Banners: "Hometown Heroes", events
28. Two monuments of living and deceased?
29. Outdoor "museum"
30. Nature-based I play area
31. Low maintenance plantings
32. Area for informal sports
33. Possible precedent to Memorial Park in Lansdale
34. Flouertown/ Springfield monument as a precedent
35. Washington's Crossing Cemetery as a precedent
36. Franconia Community Park as a precedent for dog access

Questions / Comments generated during discussion:

1. *How to generate accurate listing of ALL service members.* PS reminded Committee and audience of previous discussion of the difficulty in accurately identifying ALL applicable service persons. What is criteria for being a Towamencin service member?. Born in Towamencin but has moved? Not born in Towamencin but living here now?
2. *Difference between a 'cemetery' and a 'Veterans Memorial Park'?*
3. *Use of Technology:* Nancy Becker noted knowledge of 'cemetery tours'---suggested using interactive QR code technology at the Tennis-Lukens cemetery. All generally receptive to integrating technology for the interpretive experience. Committee advised that WiFi not necessary as 5G is advancing.
4. *Security & Logistics.* General concern for possible park elements; fencing? A well-used park provides its own security.
5. *Key Person Interviews* SC will be looking to Committee for recommendations on whom to interview for ten (10) key person interviews. PS noted some good candidates: local business, potential funders, symbiotic partners, etc.
6. *Public Outreach:* Anita Nardone (AN) noted that she would be in contact with the Committee with suggestions for increased public participation. Nancy Becker (NB) offered distribution of flyers at polling locations to further connect with citizens of Towamencin. AN to follow up with Nancy.

NEXT STEPS

- A Public Opinion Survey will be developed and available in two weeks for posting to Township website.
- **NEXT MEETING: NOVEMBER 22ND – 7pm -Veterans Committee Meeting #2.** SC to present 'blob' or concept drawings with photographic examples for discussion.

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Sincerely,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Anita Nardone, PE

VETERANS PARK MASTER PLAN

Tuesday, September 14, 2021, 7:00pm @ Towamencin Township Building

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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

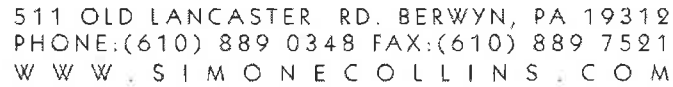
- There will be two future Committee Meetings, two additional Public Meetings, and a meeting with the Township Supervisors; as well as the 'Key Person Interview' process to complete the public involvement process. All meetings and updates will be posted to the Township website.

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", written in a cursive style.

Anita Nardone, PE



January 18, 2022

[illegible]



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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:	05.04.2022 7pm
Re:	Public Meeting #3	Issue Date:	05.12.2022

ATTENDEES:

See attached Sign-in Sheet

GENERAL NOTES:

INTRODUCTION

- Anita Nardone (AN) of Simone Collins (SC) welcomed both in-person (16 attendees) and virtual attendees (1 attendee) to the meeting, introduced Staff Landscape Architect Michelle Armour (MA) to the group, and reviewed the proposed agenda for the evening:
 - a. Schedule of the Master Plan Study
 - b. Master Plan Scope / Process
 - c. Veterans Memorial Park Mission Statement
 - d. Public Opinion Survey-Results to date
 - e. Review of Preliminary Concepts and Plan Refinements
 - f. Precedent Images & Potential Park Components
 - g. Draft Master Plan
 - h. Preliminary Phasing Plan & Costs
 - i. 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 fifth of six steps within the Master Plan process--- draft master plan.

SITE ANALYSIS

- AN presented site analysis, including:
 - a. Existing Conditions – Composite Analysis

- b. Scale Comparison Diagram
- AN reviewed the context of where the Park site exists in relation to its neighbors: Clemens Corporation, PSDC (Shopping Center), North Penn Water Authority

PUBLIC OPINION SURVEY

- AN presented a summary of the Public Opinion Survey responses to date, including:
 - a. Recreational habits and activities of respondents
 - b. Desired elements for Veterans Memorial Park
 - c. Additional Thoughts/Comments/Suggestions

PRELIMINARY CONCEPTS

- AN reviewed three (3) Preliminary Concepts and three Concept Plan Refinements for Veterans Memorial Park, along with precedent images as examples of what conceptual elements might look like. These elements include:
 - a. site access
 - b. vehicular access/parking areas
 - c. pedestrian/multi-modal circulation
 - d. major and minor “plazas”
 - e. restrooms/pavilion
 - f. entry trellis/pergola
 - g. amphitheater
 - h. earthwork mounds
 - i. play area
 - j. lawn/open field
 - k. meadow/stormwater management
 - l. trees
- AN updated attendees on conversations with neighbors regarding access. Attempts at Conversations began early with Clemens regarding the possibility of both pedestrian and vehicular access through their properties. Clemens has recently expressed a preference for site vehicular and pedestrian access to the park from the Tomlinson Road property (Country View Estates-CFC; approx. 15 acres).

DRAFT MASTER PLAN

- MA presented the draft master plan for Veterans Memorial Park. This plan incorporates public and committee feedback on the previous concepts into a more refined and detailed plan. The most significant change to the plan in this iteration is the placement of vehicular site access and, therefore, the parking area and park entrance at the southern end of the site, coming from Tomlinson Road.

PUBLIC COMMENTS/ QUESTIONS & ANSWERS

1. Q: Is the stream on the site coming from/under Tomlinson Road?
AN: Yes
2. K: Regarding the Allentown Road access – that curve is dangerous. Is a pedestrian sidewalk along that curve to connect to neighbors along Allentown Road being considered? I live right

next door to the park.

AN: Yes, pedestrian access is always critical to any park. Allentown Road is a State Route, so the Township has a permit to access the site through the gravel access road that currently exists. The current access location has challenges: site lines associated with its location on a curve, traffic volume, and drainage from the shopping center runs along the side of the park property and goes under the road, so there are several complicated issues there. Access remains a critical issue for the park.

3. JB: Regarding the public opinion survey - I volunteer with other parks and historic sites' living history displays. The 13% opposition to historic/military interactive displays is a red flag – can you share what kind of input drove that?

AN: There was a general sentiment (especially in the key person interviews) that people do not want to celebrate war – veterans and nonveterans alike – and that veterans memorials can be found across the country, but that the desire is for this park to reflect Towamencin and veterans of Towamencin. Also, this 13% can be seen from the perspective that only 13% of 109 survey respondents opposed military displays. To clarify, not every respondent answered every question, so this does not mean that 87% of respondents answered in favor of displays.

4. JB: Gardens require maintenance from skilled labor; what will that cost?

AN: The final report will contain our recommendations and estimates on what it will cost the Township to take care of that, as well as other elements of the park. Certainly, a plan for maintenance is important to the success of any plantings going into the future.

5. Q: Regarding Tomlinson Road access drive – there is a big gully next to the residential property on Tomlinson.

MA: Yes, this is why this conceptual layout pulls the access drive closer to the property line on the south side. Ideally, this layout would not be close to the adjacent residence, and we will need to look at property setbacks, but we did see that much of the Tomlinson frontage is wooded that that there appears to be a swale or gully there.

AN: Also note that, while Clemens has not shared with us what they plan to do with this property going forward, they did indicate that this (Tomlinson Road) is their preference for Park site access.

6. K: With access from Tomlinson, will there still be access from the shopping center?

AN: Yes – the details have yet to be worked out, but Nicoletti has indicated that they would like to work with the Township on pedestrian access (no vehicular access).

7. DW: Clemens has said they want no vehicular access from Reinert Road – how about pedestrian access?

AN: Possibly.

DW: No.

K: It seems to me that the people who live closest to the park will not have pedestrian access.

DW: You need to change that plan – no vehicular or pedestrian access from Reinert Road.

8. DW: I live on Reinert Road for 50 years, and my family lives in the properties along Reinert – I didn't hear about this until someone called me and told me that they want to build a road and parking lot in my back yard. I'm a stockholder and Clemens family member so I called and told them I don't want this in my back yard. Also, this is one of if not the last corn field in Towamencin – it still produces and feeds people. There is a lot of wildlife there - I'd like to see this site stay as natural as possible. There is another farm that was taken, and a sign was put

up on Allentown Road “meadow restoration – no pedestrian access”. I used to fish there. They didn’t do anything and now it’s a forest. I’d like to see this site remain as natural as possible.

AN: That is the intent. There is an existing buffer that will remain. The idea of reforestation is to revegetate other areas.

JB: I think his point is that he wants it to remain as is.

9. JB: I live nearby on the Tennis property – except for one person who stopped by to tell me about it, I haven’t heard of this project. What kind of outreach has been done?

AN: There have been opportunities to participate in public meetings and public opinion survey, which have been posted to the Township website.

JB: This seems significantly developed and you haven’t talked to people who live next door, priorities may be different. When presented with a package, the inclination to pick it apart is less.

AN: When the master plan is completed, the Township to decide how they want to go forward with communication.

10. JS: Township employees are learning how to maintain rain gardens – they require maintenance.

11. JS: It is my hope that any paving done in this park is permeable to further mitigate stormwater issues. I am sad to lose the corn field; but to have forest and stormwater mitigation, make sure also to have permeable paved surfaces. Pervious isn’t always ADA accessible. Coming from a relative of many veterans, and as a veteran and wife of a man who uses a wheelchair – there needs to be hard, paved, accessible surfaces.

AN: Yes, absolutely this is a priority. Maintenance of walkways is also easier with paved surfaces, and these decisions will affect cost.

12. Q: Was #12 on the draft plan supposed to be emergency access? It needs to be.

A: It depends on whether this route can be 12’ and structurally able to support an emergency vehicle. There is the option to use the existing access drive on Allentown.

Q: Not an ambulance – a rescue vehicle weighs 47,000 lbs.

13. FS: Every drawing has a connection across the existing land bridge from the shopping center – where the back of buildings and loading docks are. Can the access from the shopping center be moved up to where the open grassy area is instead of the back of buildings?

AN: Not likely – Nicoletti will likely want to develop that area.

14. Q: I live on Reinert Road, and I do like this plan better than the concept with Reinert Road access. Reinert Road has become a cut-through for SKF employees and Amazon drivers.

15. CL: No reforestation. This is not an arboretum – too expensive, and not enough visibility. Can’t look through a forest. Fischers Park is an example of a park with trees but still good visibility through/under them. Lansdale Park has trees but still good visibility. Safety first. Need visibility for park visitors and police.

MA: One form of security is high community use – “eyes on the park”

AN+MA: Reforestation would be a decades long process that the Township would have control over – species selection and placement, pruning, loose plant structure, etc. Keeping height/structure of plantings above and below eye level. Perhaps for next committee meeting we will present images to demonstrate visually how a reforested site could look; plant structure (“whips” in 10 years etc.)

Q: At #1 – the existing forest – you can't walk through that. Will the existing woods be cleared out?

AN: No, that will not be touched.

16. JB: Idea – leave an area open for tree plantings in honor of veterans/family members. Can help to fund the Park. With guidelines that it be in honor of a veteran.

MA: Great idea! Community investment/ownership of the Park. Also, community members can “adopt a tree” – be responsible for tending to one specific tree in the park. Tending to trees/gardens can be very therapeutic.

17. CL: Are improvements planned for the cemetery?

AN: Towamencin History Plaza can educate visitors about the military/ general history of Towamencin and it overlooks the cemetery. Educational signage can be incorporated.

CL: The History Plaza with educational signage is a great idea!

18. CL: As Towamencin owners can we make improvements to the cemetery?

Q: Towamencin owns it because it was an abandoned cemetery and the Township took responsibility for it. Improvements would need to consider the era in which it was created to be historically accurate.

19. Q: Is there any thought about planning about repairing tombstones?

AN: Area within the cemetery is not part of this study – perhaps a walkway around the outside of the cemetery. The amount of access allowed to the cemetery is up to the Township.

RM: There is a proposal for historic restoration of this cemetery and the Holiday Inn cemetery. Historic preservation would be next step.

20. BD: Please keep in mind that rescue vehicles need to get across the site – designated route that ideally gives access to most of the site or at least from one end of the site to the other.

MA: Would the “major walkways” suffice?

BD: I was thinking the perimeter loop, especially along the right side of the site – shortest distance from one end to the other and least obtrusive on the other areas of the park.

BD: The problem with Allentown access is that the existing access road is way too steep for a rescue vehicle to enter – the road would need to be “beefed up”. Access from the shopping center is more ideal – more level and straighter. Vehicle is 47K lbs. NOTE: Two vehicular access points will be required for the site.

21. JB: How much of a reach is it for the sewer lines to the restroom?

MA: There is a sewer easement along the Allentown Road side at the North Penn property – we will be looking at Tomlinson Road, which may make more sense.

BD/RM: There should be access to water and sewer from the shopping center (and planned residential development.)

22. Comment: Funding sources – Pennsylvania Historical Society, genealogy organizations.

23. BD: This was an encampment – historical significance. I think Washington planned to use this area because it is on higher ground.

24. JB: Regarding education – interaction with a live historical docent can be more impactful than a sign or plaque.

25. CL: We will need safety fencing around the stream to keep people from falling in.

AN: That is not necessarily the case.

Comment: That stream is dry 90% of the year.

26. Q: 20 car parking lot – who came up with the number? Will probably not be big enough for large events like reenactments, but enough for day-to-day use.
JB: Reenactors can unload in parking lot and then go to park in the shopping center
Comment: If the park mission is to provide a reflective space, maybe 20 is the right number.
27. BD: Palmerton PA – recommendation for park ideas.
28. Online Comment: (S): I am an Army Vet and a Scouter and a member of the American Legion.
Thank you for your great work.

NEXT STEPS

- SC to refinement the plan based on public and committee input
- SC to prepare a poster for Towamencin Community Day 2022 – May 21, 2022
- Plan refinements to be discussed at Committee Meeting #4 on May 23, 2022
- Final master plan to be presented at Public Meeting #4 on June 14th, 2022
- 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", written in a cursive style.

Anita Nardone, PE

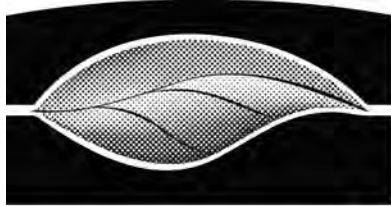


VETERANS MEMORIAL PARK-PUBLIC MEETING #3 SIGN IN SHEET

May 4, 2022

NAME	EMAIL
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MEETING NOTES

Project:	Towamencin Veterans Memorial Park Master Plan	Project No.:	20003.10
Location:	Towmanencin Township Bldg Meeting Room 1090 Troxel Road Lansdale, PA	Meeting Date/Time:	06.14.2022 7:00PM
Re:	Public Meeting #4	Issue Date:	06.17.2022

ATTENDEES:

See attached Sign-in Sheet

GENERAL NOTES:

INTRODUCTION

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

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

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

REVISIONS OF DRAFT MASTER PLAN BASED ON COMMITTEE INPUT

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

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

PRESENTATION OF THE MASTER PLAN

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

COSTS & PHASING

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

QUESTIONS/COMMENTS:

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

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

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

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

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

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

NEXT STEPS

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

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Anita Nardone, PE
Project Manager

20003.10 Towamencin Veterans Memorial Park

Key Person Interview SUMMARIES

1. February 10, 2022

Cheryl Portwood (Towamencin resident since 1976; Pheasant Hill Road; —Retired Nurse Administrator; current Nursing instructor/ Drexel University.)

- She understands that the mission of the Park is to honor and inform. But how and what gets people to the park? And why do they really come in the first place?
- How do we best mix 'coming', 'honoring' and 'informing'. The country has changed in the past 10 years; majors events and conflicts are receding from people's memories.
- Overall—she feels we should honor the 'people and service' and not the military conflicts. She believes that informing of history is important as well as the vital role that Towamencin has had since the revolution.
- 'Parade Grounds' concept leaves her 'cold'. The major open area will be primarily used for passive recreation.
- Feels that the Tennis-Lukens is/ could be the lovely focus point / destination of the Park. It is the 'cornerstone' of why the Park location is important here.
- Not a fan of Park honoring 'veterans'; more Park honoring all who serve a community.
- *Feedback on Concepts*
 - Likes all of the important attention to access
 - Concept 2: Too much walking to get to Park; once you arrive you are far from Tennis Lukens. If you forget something, it is too far a walk to go back.
 - Concept 3: Nice arrangement
 - Picnicing and pavilions: Would like to see design attention to how people enjoy an informal picnic without encouraging people bringing grills as a fire hazard. But if you'd like to sit with a coffee and breakfast sandwich---could there be some kind of tables?
 - Shade: Would like to see some of the informal type of 'sail' features integrated into some of the plazas with seating. Trees will take a long time to mature.
- *Themes/ Elements most important to her?*
 - Gardens and water features---to reflect passive, serene, life-affirming values
 - Possibly seasonal display. Really make it a focus point for why people come. Eg. Longwood Gardens
 - Flagpole---not necessary as the principal focus. We are not the same country as 10 years ago. Flags could represent narrow interest groups.
 - Monuments: Liked the smaller monuments within gardens; design monuments with 5 service branches generically represented
 - Listing ALL who served---and giving opportunities to 'buy a brick'---gives people a reason to come to the Park. Must be 'additive'---so that you can always add names. Towamencin (unlike other neighboring munis) does not have this feature.
 - Liked the timelines and quotes---which focuses on historical periods---reminding us not to repeat the mistakes of the past.

2. February 15, 2022

Christian Fusco (Towamencin resident for 9 years; VP BoD-North Penn SD; Chair, Democratic Committee in Towamencin; special education teacher-Springford SD)

- Thinks that the tennis-Lukens cemetery is an important and very worthy focal point of the site.
- Like the mission statement. It is appropriate and sets the tone for what the expectations are for the park
- While he would like to see more recreational facilities for residents; he understands that this is not the park for those items.
- Passive; solemn; quiet; reflective---all good.
- The 'passive' 'peaceful' theme is important to understand the 'humanity' of all those who serve in the military. For those who have seen action, a place for tranquility and mental health 'hygiene' is very important.
- With all of the development, preserving open space is important.
- *Feedback on Concepts*
 - Concept 1 is favored, like the arrangement in respect to the cemetery
 - Concept 2---liked that the parking would be kept off of the site to allow for more room for trails and other items
 - Concept 3---liked the amphitheater concept---but needs some sections and ideas to see that it is in line with other park elements.
- *Themes/ elements most important?*
 - Would like to see water features and gardens.
- 3. **February 16, 2022**
Cortney Morengo (Township events Coordinator-part time; 12 years; four kids; used to live in the Township---loves the Twp.)
 - Events committee works with the Open Space and parks Committee
 - Twp events are paid for by sponsorships. Typical events are 4-5 concerts per year; movies in the parks; Community Day, 5k run; Holiday Lights' Beer Fests
 - Was familiar with the park and the donation of the land
- *Themes/ Elements most important:*
 - Mission Statement for Park: Focus on current military folk; passive is important but emphasize therapeutic value of Park; holistic healthy ways of dealing with stress and trauma; there is a national Guard armory close by
 - Focus on the 'Adult' demographic for this Park; Fischers Park represents a wonderland for families; people are looking for a place that is JUST trails or quiet places.
 - Lean heavily on trails; add to it nice areas giving timelines and Towamencin history; maybe use statistics; or a place where 'memories' could be shared (digital access to stories---talked about with Vet Committee)
 - Playground: Agreed that play area should be natural and use the terrain. See the Whites Road playground. (Where is that?)
 - Remember emergency access to the Park for special events e.g. police and ambulance. See comments on Concepts below.
 - Needs more time to look at concepts to come up with some ideas for what elements go where.
- *Feedback on Concepts*

- Concept 1: As an adult jogger who also has jogged with strollers, she likes the idea that the trails be looped with established distances.
 - Concept 2: Likes keeping the parking out of the main area of the park; more room for event space and completion of the looped trails.
 - Concept 3: Liked the amphitheater concept---just as an additional space for reflection; restoration; she liked the outdoor classroom concept and yoga space.
4. February 22, 2022

Dock Woods Senior Community Residents who are active in the resident advisory committee; Gordon Bell has reached out also to the veterans' community who live at Dock Wood.

Eva Seeton

Ann Sheasley

Judy Mumaugh

Gordon Bell

Bob Bugge

Brandon Kastner (BK)-Executive Director (recently hired Fall 2021)

- *Themes/ elements Most Important*
 - Access issues are important; feeling that the speeds and traffic volumes on Allentown Road are excessive
 - This park represents a place where Dock Woods residents would want to come. Accessibility + benches + rest places and shade are important elements
 - The cemetery should be prominent part of park.
 - Should not have a long walk to access the stable walking paths
 - BK: Noted that there was a traffic incident with fatality of a Dock Woods resident last fall.
 - BK: Don't underestimate the appeal to children/ families; noted a spot in IN where a derelict drive-in was re-created for family use. Spurred more park improvements since COVID
 - Eva: preference for two (2) access---one off of Allentown and one off of Reinert Road.
 - Judy: Importance of benches; shade and ADA accessibility
 - Appreciative of the outreach to Dock Woods; love the park idea and mission.
- *Feedback on Concepts*
 - Gordon explained some of the ideas that the Veterans Committee had discussed at the presentation to the Committee: take advantage of the high point of the site---center amphitheater there to take advantage of site lines to Tennis-Lukens cemetery. 6h branch of military service added two years ago by Trump---Space Force.
 - General agreement with Gordon's comment---all liked the amphitheater element for possible uses and relief from topography
 - BK: Like Concept 3 best---but feels that there is a lot of unused space. Agreed with comments about keeping parking close---no long walks
 - Eva, Ann, Judy: Liked Concept 3. Would prefer two distinct accesses to the Park. Move the amphitheater as vet Committee proposed
 - Eva, Ann, Judy: 'Shape' of the defined area does not matter; generally like the softness of the ellipse.

- All would like to see some type of water feature incorporated with gardens for peaceful atmosphere.
5. February 22, 2022
- Emma Hodgkins** (DAR Chair, daughter Fiona very involved in CAR –Children of the American Revolution); has lived in Towamencin for over 30 years; raised 3 children; works at Ashton Chocolates; very interested in history
- Tyler Bland** – No Show
- *Themes/ elements Most Important*
 - Her interest in history aligns with the Mission statement.
 - As appreciative as she is of all military branches—more important to honor service.
 - She does not favor including any elements that represent conflicts (e.g cannons, weapons, guns on statues)
 - Monuments should represent branches of the service
 - Make the park more personal by allowing people to remember family service with bricks purchased.
 - Or maybe purchasing and marking trees\
 - Feedback on Concepts
 - Liked Concept 1; liked the grid separation of the inner space

*Emma followed up with the newsletter of the CAR---Fiona (daughter sings at community events for history and vets-she is outgoing chair of the student group)

6. February 24, 2022
- Don Delamater(DD)** – Township Manager; Township resident
- Capt. Tim Troxel (TT)**-Towamencin Chief of Police; Township resident

Focus of interview was Security and Township Maintenance

- *Themes/ elements Most Important*
 - TT: As he looks at the Concepts---he is looking for a layout that makes the patrol of the Park easy for officers---how many 'out of the way' places where bad activity can happen; good site lines---where officers can drive in and be able to 'see'. For this reason--he feels that Concept 2 is the worst. Concept 1—the best.
 - TT: Lighting is an issue; Officers patrolling in the dark; lighting is important---
 - PS: If the Park is lit---it will encourage more use; pre-dawn runs; post dusk walks; timing of lighting important
 - TT: Agrees that Reinert Road is the best access. Allentown Road does represent more difficult movements that could be problematic.
 - Discussion of Gates: Who would operate the entry gates? DD: Not PW staff---it would be Police.
 - DD was made aware of the current status with conversation with Clemens; the Township may wish to purchase the 3 acre parcel that abuts the Park and Reinert Road

○ *Feedback on Concepts*

- TT and DD both preferred Concept 1 or Concept 3
- DD: Thinks it is important to memorialize the 5 branches of service. Also that focus on the Tennis Lukens cemetery should be key. He suggests that the walking paths 'loop' the entire cemetery---with dedicated focus on historic significance.

7. March 8, 2022

Maj. Jean-Andre Parmiter – Veteran; Teacher-Aerospace Science Teacher at North Penn HS (Recommended by CM Sgt. Doris Sullivan); resident of Lansdale; travels by site on way to work; parent

Focus of the interview was the perspective of a veteran who teaches high school students; appeal of park to younger audiences.

○ *Themes/ elements Most Important*

- Agrees with mission statement. War is not to be celebrated; service. However---service men and women serve for different personal reasons. He served to express love---for country; for its citizens.
- Make this Park personal and unique to Towamencin. You can go anywhere to see memorials. Instill Towamencin-centric concepts/ flavor.
- He loves history; his wife (also a veteran) ---not so much. How to work history and service into a beautiful, artistic setting---which is what appeals to most people.
- He is sure that the final design will reflect those themes---so make it Towamencin!

○ *Feedback on Concepts*

- Initial preference for Concept 3—liked the amphitheater concept.
- Liked the Norfolk park---letters from servicemen and women. That really makes the Towamencin connection 'real'. How do get stories into the Park?
- Plazas could be a way of sampling the time period of the historical conflicts?
- The Army History Museum at Carlisle Barracks---design team should visit! Interesting approach to exhibits: e.g. "Choose Your Adventure" or "Follow a Soldiers Path"---which personalized a historical experience
- Would like to have the presentation so he could offer additional comments.

8. March 9, 2022

Donna Hegge -Towamencin Environmental Advisory Council; Township resident for 25 years

Jim Roberts-former member of Open Space and Parks Advisory Committee; Township resident for 17 years

Focus was on volunteer committee members for EAC and OS&P input.

○ *Themes/ elements Most Important*

- Both DH and JR resonated with the mission of the Park; expressed that Fischer Park has so many attributes that appeal to more 'active' space; agree that the focus should be on passive features; beauty

- Interested question on size of parking lot. Discussion of use of Shopping Center for overflow parking; could there be ADA parking accessibility from PSDC site? Currently—rear loading drive
- Discussion of ‘picnic pavilion’ need? (See survey results---63% thought it was a good idea)---both felt ‘no’---those features are at Fischers Park.
- JR was wondering if the playground feature is needed? Not sure it blends with the peaceful/passive theme we are going for. We all agreed that the playground function is secondary to main purposes---a needed distraction for youngsters during events or while chaperones are enjoying the space. How might that be worked into another plaza area? Hmmmm. Maybe amphitheater area?
- *Feedback on Concepts*
 - JR had reviewed the presentation prior to the interview:
 - Overall—he liked Concept 2 and 3 the best. Liked the more open space of the center area---not confined in the grid format.
 - Agreed that the cemetery could be important focus; can we avoid having the cars and parking close by?
 - Definitely a fan of complete walking loops (for jogging)
 - Likes amphitheater---but would like to see detail and why its important to the park concept; what is it used for.
 - DH –also had seen concepts before.
 - Liked Concept 2---but would like to see the parking closer to the cemetery.
 - From EAC perspective---would like to see native plantings; minimization of impervious.
 - Her idea of closer parking would increase impervious if Reinert Road access is used.

9. March 9, 2022

Tyler Bland – Towamencin resident (17 years); federal gov’t finance; TYA involvement (lots of youth interaction); avid beekeeper and gardener.

Focus on importance of park to youth; residents

- *Themes/ elements Most Important*
 - VERY appreciative of Joe M. and Mike L’s service; mission of the Park.
 - Lots of youth experience with his kids and TYA; sees the open space area as huge benefit to the whole community
 - While sensitive to the mission of the Park; he does not feel that accomplishing the mission AND including more multi-use functions for organized play with youth or other groups are mutually exclusive.
 - He feels the space is a great gift to the community; let’s envision ways to make best use of the space for the most amount of people.
 - Let’s make this space a ‘living and vibrant tribute’ to the service of our armed forces---with both active and passive activities combined.

- There could be a financial component to using the spaces that would be a helpful source of income to maintain the Park. There are plenty of Baseball fields for TYA; even a dedicated rugby field; no dedicated lacrosse. (understands his personal bias!)
 - For instance—using plaza spaces for instruction in life-healing-affirming activities for veterans who are recovering from traumatic/emotional issues. (See Concept 3 comments below)
 - Interested in the abutting 3.0-acre Clemens parcel for access off of Reinert Rd; value? What is the ‘highest and best use’?
 - Cemetery: Feels that this is a place within the Park that should be focused on being an ‘historic and educational’/ reverent . Maybe the rest of the park is a ‘living tribute’--- nature; activity, etc.
- *Feedback on Concepts*
- Based on desire for a possible multi-use, his preference is Concept 2 or 3.
 - Likes the alignment of Concept 2 with primary and cemetery on axis; concurs that full loops for trails are important; understands that distance from parking to cemetery and amenities is a concern for older residents. LOVES the opportunities for meadow planting---great for bees---maybe consider keeping bees as a restorative activity? Teach classes on it? Gardens (the suggested ‘tulip’ field he liked!) Great educational opportunity. Maybe use the amphitheater space?
 - Loves the amphitheater; shouldn’t it move to the SE corner (similar to Committee’s comment).
 - Please detail the amphitheater; he can envision renting this space if formalized as a revenue opportunity for the Township.

10. March 17, 2022

Bob DiDomizio – Towamencin Resident; tax collector; Engineer; local history buff; full-supporter of the Veterans Committee mission at the Park
Focus on Park mission;

- *Themes/ elements Most Important*
- Offered his insights into the access challenges to the Park
 - Agrees that the Allentown Road access point currently used is the site of flooding; skidding cars negotiating the curve; no line of site
 - Discussion of the neighborhood. Feels that this area of town is a ‘forgotten’ neighborhood. Neighbors banded together and got an atty to fight the ‘institutional development’ based on the height of the proposed structure of the Tomlinson Road parcel (15 acres.) Originally intended for special needs individuals—based on Butch Clemens grand-daughter.
 - Be careful of ‘pedestrian thoroughfares’ that morph into vehicular based accesses. He does not like the 40 Foot Road ped bridge---calls it ‘the bridge to nowhere’ since no one uses it.
 - The word ‘memorial’ in the name of the park indicates that all service is honored but that there is special emphasis on those whose lives were sacrificed.

○ *Feedback on Concepts*

- Liked Concept 1; gives the 'ordered' geometric arrangement. Be careful that tree plantings do not obscure a view of points beyond the circle.
- Remember the need for buffering and places for quiet reflection and a 'reverent' feel.
- Might want to consider how
- Concept 2: the 'feel' of a parade grounds appeals to him. Possibility of bringing re-enactment groups to the site—like the Hatfield Legions facility. Likes the alignment with the cemetery
- Consider how height of Towamencin featured into history (Washington's choice of Towamencin as an encampment site)\
- Consider revenue issue for the various plaza areas---where different groups may come up with a plan to fund the 'improvements' slated for that area. E.g. DAR, VFW
- Other Sites to google for visuals:

a. *Memorial Grove at Kenas Road*



b. *Stoney Creek Park- Labyrinth edged in plantings---reflective meditative*



11. March 23, 2022

Rory Kelley – Towamencin Environmental Advisory Council

Phone call with Michelle Armour to provide input to the Park plan:

- Take consideration of stormwater manage and use of native plants
- Glad to see a “nature-scape” playground in the concepts
 - Rory to follow up with the name of the place in (Abington?) as an example of nature-scape playgrounds (nature building, lake)
- Use of natural materials vs. plastics/etc that will end up in a landfill
- Importance of a maintenance plan
- Grants
 - WeConservePA
 - Perkiomen Watershed Conservancy (PWC)
 - Giant grocery stores
- Soil quality on the site is likely bad due to agricultural use
- While Rory’s recommendations to twp are typically in regards to SWM/MS4 requirements (because \$ is a motivator), but ecology is always a consideration
- Rory to provide site photos with snow to illustrate routes of SW runoff
- Fisher’s Park – has rain garden, but no maintenance – demonstrates why a plan is important
 - Ex. Now is the time of year to cut last year’s plants and leave cuttings next to garden (or in a consistent place every year) for birds to use as nesting material

Veterans Memorial Park Estimated Costs of Development					
Total Proposed Site Improvements				\$	1,646,620
Mobilization (2%)				\$	32,932
Construction Surveying (1%)				\$	16,466
Erosion and Sedimentation Control (1.5%)				\$	24,699
Storm Water Management (7.5%)				\$	123,497
Construction Contingency (10%)				\$	164,662
Design and Engineering (15%)				\$	246,993
Total Estimated Project Costs				\$	2,255,870
Work Item	Quantity	Unit Cost	Total Item Cost	Total Cost	
Tomlinson Road Entrance Site Preparation	EA	Sub Total		\$ 18,000	
Clearing/Grubbing/Tree Removal/Grading (400 ft. x 30 ft.)	1,500 SY	\$ 12.00	\$ 18,000		
Tomlinson Road Driveway	EA	Sub Total		\$ 210,283	
Concrete Curb	2,575 LF	\$ 22.00	\$ 56,650		
Asphalt Paving - 12in profile (6in aggregate & 6 in pavement)	2,867 SY	\$ 50.00	\$ 143,333		
Park Sign-'Veterans Memorial Park'	1 EA	\$ 5,000.00	\$ 5,000		
Detectable Warning Surfaces (DWS) - 2ft x width of walkway	12 SF	\$ 25.00	\$ 300		
Shade Trees	10 EA	\$ 500.00	\$ 5,000		
Parking Area	EA	Sub Total		\$ 71,029	
Concrete Curb	332 LF	\$ 22.00	\$ 7,304		
Asphalt Paving - (6 inch aggregate & inchpavement)	744 SY	\$ 50.00	\$ 37,194		
Concrete Paving - sidewalk adjacent to parking lot	1,210 SF	\$ 14.00	\$ 16,940		
ADA Symbol Parking Applique	2 EA	\$ 75.00	\$ 150		
ADA Aisle Striping	90 LF	\$ 2.00	\$ 181		
ADA Parking Sign(s)	2 EA	\$ 300.00	\$ 600		
Parking Stall Striping - 4in wide, white/blue	360 LF	\$ 1.00	\$ 360		
Park Sign (Map; Instructional Sign; Funding Acknowledgement)	1 EA	\$ 5,000.00	\$ 5,000		
Detectable Warning Surfaces (DWS) - 2ft x width of walkway	12 SF	\$ 25.00	\$ 300		
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000		
Allentown Road -Secondary Access Road-Entrance Site Preparation	EA	Sub Total		\$ 5,525	
Clearing/ Grading	650 SY	\$ 8.50	\$ 5,525		
Allentown Road (Vehicular Access + Multi-Use Trail, 12 ft. wide)	EA	Sub Total		\$ 27,992	
Stabilized Geogrids	287 SY	\$ 25.00	\$ 7,167		
Asphalt Paving - 12in profile (6in aggregate & 6 in pavement)	285 SY	\$ 45.00	\$ 12,825		
Park Sign	1 EA	\$ 5,000.00	\$ 5,000		
Detectable Warning Surfaces (DWS) - 2ft x width of walkway	- SF	\$ 25.00	\$ -		
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000		
Site Grading	EA	Sub Total		\$ 105,000	
Site Grading	7 AC	\$ 15,000.00	\$ 105,000		
Entrance Plaza & Restroom Area	EA	Sub Total		\$ 445,063	
Restroom Building (1 toilet , unisex)	1 LS	\$ 150,000.00	\$ 150,000		
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000		
Asphalt Walkways - 5ft and 8ft wide	157 SY	\$ 40.00	\$ 6,276		
Brick Paving	1,850 SF	\$ 20.00	\$ 37,000		
Water Feature	1 EA	\$ 50,000.00	\$ 50,000		
Pergola	1 LS	\$ 100,000.00	\$ 100,000		
Litter & Recycling Receptacles	2 EA	\$ 1,500.00	\$ 3,000		
Plantings	905 SF	\$ 7.50	\$ 6,788		
Benches	6 EA	\$ 1,500.00	\$ 9,000		
Site Utilities (water, sanitary, electric)	1 EA	\$ 80,000.00	\$ 80,000		
Play Area	EA	Sub Total		\$ 76,398	
6" Engineered Wood Fiber (Path & Play Surface)	2,715 SF	\$ 6.50	\$ 17,648		
Nature-Based Play Area Elements	1 LS	\$ 15,000.00	\$ 15,000		
Boulders	9 EA	\$ 250.00	\$ 2,250		
Basket Swing	1 LS	\$ 10,000.00	\$ 10,000		
Wood Balance Beams	2 EA	\$ 1,500.00	\$ 3,000		
Fence (Post & Rail)	175 LF	\$ 15.00	\$ 2,625		
Benches	1 EA	\$ 1,500.00	\$ 1,500		
Landscape Plantings	3,250 SF	\$ 7.50	\$ 24,375		
Perimeter Loop Path - 6' wide	1,745 LF	Sub Total		\$ 102,252	
Clearing/Grading	1,163 SY	\$ 8.50	\$ 9,886		
Asphalt Paving - 10in profile (6in aggregate & 4in pavement)	1,551 SY	\$ 40.00	\$ 62,044		
Trail Shoulder Lawn Seeding and Stabilization	17 MSF	\$ 1,050.00	\$ 18,323		

Work Item	Quantity	Unit Cost	Total Item Cost	Total Cost
Benches	8 EA	\$ 1,500.00	\$ 12,000	
Major Walkways - 8' wide (Ellipse)	1,190 LF	Sub Total		\$ 66,806
Asphalt Paving - 10in profile (6in aggregate & 4in pavement)	1,058 SY	\$ 40.00	\$ 42,311	
Trail Shoulder Lawn Seeding and Stabilization	12 MSF	\$ 1,050.00	\$ 12,495	
Benches	8 EA	\$ 1,500.00	\$ 12,000	
Amphitheater & Mounds	SF	Sub Total		\$ 75,250
Grading & Earthwork	1 LS	\$ 10,000.00	\$ 10,000	
Tiered Seat Walls : Two Tiers @ 120 LF/Ea. (18 "H X 240 LF + " high; 24"	1 LS	\$ 60,000.00	\$ 60,000	
Lawn Seeding and Stabilization	5 MSF	\$ 1,050.00	\$ 5,250	
Flag Plaza Area	LF	Sub Total		\$ 42,561
Asphalt Paving - 10in profile (6in aggregate & 4in pavement) OR	38 SY	\$ 40.00	\$ 1,511	
Brick Paving	340 SF	\$ 20.00	\$ 6,800	
Benches	2 EA	\$ 1,500.00	\$ 3,000	
Flag (Pole + Footer + Flag)	8 EA	\$ 2,500.00	\$ 20,000	
Display Plantings	1,500 SF	\$ 7.50	\$ 11,250	
Distinctive Plaza Elements - TBD				
Towamencin History Plaza		Sub Total		\$ 21,806
Asphalt Paving - 10in profile (6in aggregate & 4in pavement)	24 SY	\$ 40.00	\$ 956	
Brick Paving	215 SF	\$ 40.00	\$ 8,600	
Seat Wall, Field Stone, Distinctive Plaza Elements	100 SF	\$ 85.00	\$ 8,500	
Display Plantings	500 SF	\$ 7.50	\$ 3,750	
Distinctive Plaza Elements - TBD				
Memorial Plazas	6 EA	Sub Total		\$ 243,333
Asphalt Paving - 10in profile (6in aggregate & 4in pavement) OR	14 SY	\$ 40.00	\$ 556	
Brick Paving	125 SF	\$ 40.00	\$ 5,000	
Field Stone Seat Wall	60 LF	\$ 150.00	\$ 9,000	
Plaques, etc.	1 LS	\$ 20,000.00	\$ 20,000	
Display Plantings	800 SF	\$ 7.50	\$ 6,000	
Central Lawn	43,235 SF	Sub Total		\$ 55,397
Fine Grading	1 LS	\$ 10,000.00	\$ 10,000	
Lawn Seeding and Stabilization	43 MSF	\$ 1,050.00	\$ 45,397	
Reforestation, Meadow & Trees		Sub Total		\$ 79,925
Evergreen Trees - Various	50 EA	\$ 150.00	\$ 7,500	
Deciduous Shade Trees 2-2 1/2 in. cal	75 EA	\$ 390.00	\$ 29,250	
Ornamental Trees - 6-8' tall	75 EA	\$ 225.00	\$ 16,875	
Native Warm Season Meadow - 3 year establishment	5 AC	\$ 3,600.00	\$ 18,000	
Reforestation	4 AC	\$ 2,000.00	\$ 8,300	

Estimated Costs of Development - Phasing Summary	
Total Proposed Site Improvements	\$ 1,646,620
Mobilization (2%)	\$ 32,932
Construction Surveying (1%)	\$ 16,466
Erosion and Sedimentation Control (1.5%)	\$ 24,699
Storm Water Management (7.5%)	\$ 123,497
Construction Contingency (10%)	\$ 164,662
Design and Engineering (15%)	\$ 246,993
Total Estimated Project Costs	\$ 2,255,870
Work Item	Total Cost*
Phase A. Tomlinson Road Access + Parking+ Site Grading + Meadow Seeding	\$ 578,568
Phase B. Reforestation + Major Walkways + Allentown Road Secondary Access/ Sidewalk Connection + Play Area + Central Green	\$ 329,372
Phase C. Perimeter Loop Walkways + Amphitheater + Trees (Orn, Shade, Decid)	\$ 316,645
Phase D. Entrance Plaza + Restroom BuildingConstruction	\$ 609,736
Phase E. Memorial & History Plaza Construction	\$ 421,549

* Phase cost totals include percentages for Site Improvements plus: Mobilization, Construction Surveying, E&S Control, Stormwater Management, Contingency, and Design Engineering

1. PROJECT INFORMATION

Project Name: **Towamencin Veterans Memorial Park**

Date of Review: **6/7/2022 04:37:26 PM**

Project Category: **Recreation, Other**

Project Area: **13.42 acres**

County(s): **Montgomery**

Township/Municipality(s): **TOWAMENCIN TOWNSHIP**

ZIP Code:

Quadrangle Name(s): **TELFORD**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Skippack Creek**

Decimal Degrees: **40.260799, -75.331056**

Degrees Minutes Seconds: **40° 15' 38.8776" N, 75° 19' 51.8020" W**

This is a draft receipt for information only. It has not been submitted to jurisdictional agencies for review.



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Towamencin Veterans Memorial Park

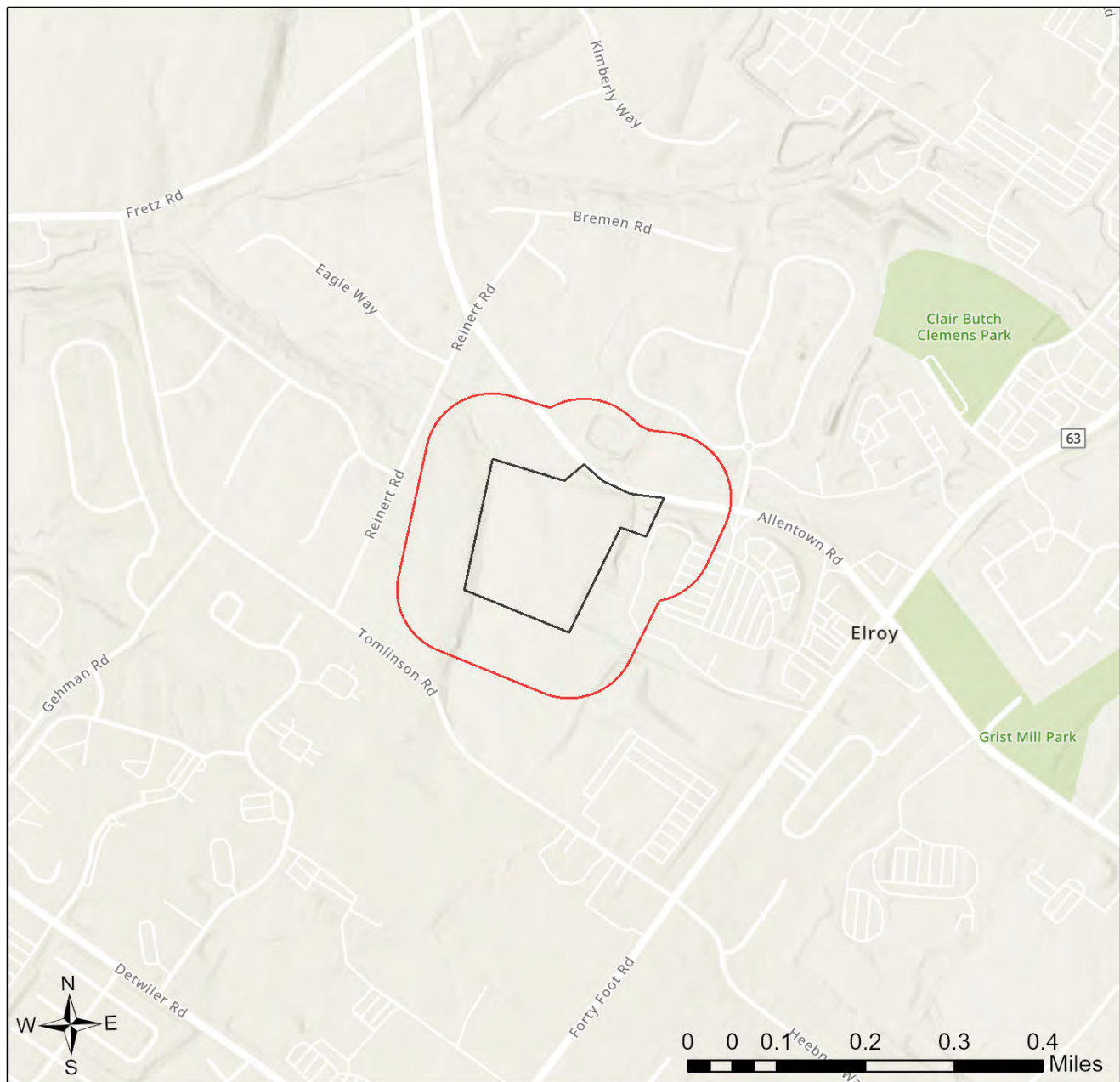




-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Towamencin Veterans Memorial Park



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Montgomery County, Pennsylvania**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania
Survey Area Data: Version 16, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 28, 2020—Sep 19, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BwA	Buckingham silt loam, 0 to 3 percent slopes	1.8	14.9%
KIC	Klinesville channery silt loam, 8 to 15 percent slopes	8.7	69.7%
ReB	Readington silt loam, 3 to 8 percent slopes	0.0	0.1%
RhB	Reaville silt loam, 3 to 8 percent slopes	1.9	15.4%
Totals for Area of Interest		12.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Montgomery County, Pennsylvania

BwA—Buckingham silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2dvtx

Elevation: 150 to 950 feet

Mean annual precipitation: 38 to 48 inches

Mean annual air temperature: 46 to 57 degrees F

Frost-free period: 150 to 200 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Buckingham and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buckingham

Setting

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Head slope

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Parent material: Fine-loamy colluvium and old alluvium derived from shale and siltstone

Typical profile

A - 0 to 16 inches: silt loam

Bt - 16 to 40 inches: silt loam

Btx1 - 40 to 48 inches: silty clay loam

Btx2 - 48 to 62 inches: gravelly silt loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: 20 to 40 inches to fragipan; 80 to 99 inches to lithic bedrock

Drainage class: Somewhat poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: B/D

Hydric soil rating: No

Minor Components

Penn

Percent of map unit: 13 percent

Landform: Hillslopes

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope

Down-slope shape: Convex, linear

Across-slope shape: Linear, convex

Hydric soil rating: No

Croton

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: Yes

Knauers

Percent of map unit: 2 percent

Landform: Flood plains

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: Yes

KIC—Klinesville channery silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2dz98

Elevation: 250 to 1,300 feet

Mean annual precipitation: 36 to 55 inches

Mean annual air temperature: 46 to 57 degrees F

Frost-free period: 130 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Klinesville and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Klinesville

Setting

Landform: Hillslopes

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve, nose slope

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Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Red residuum weathered from shale and siltstone

Typical profile

Ap - 0 to 6 inches: channery silt loam

Bw - 6 to 10 inches: very channery silt loam

C - 10 to 15 inches: very channery silt loam

R - 15 to 23 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 10 to 20 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Penn

Percent of map unit: 15 percent

Landform: Hillslopes

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Interfluvium, nose slope, side slope

Down-slope shape: Convex, linear

Across-slope shape: Linear, convex

Hydric soil rating: No

Reaville

Percent of map unit: 5 percent

Landform: Hills, hillslopes

Landform position (two-dimensional): Footslope, summit

Landform position (three-dimensional): Base slope, interfluvium

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Hydric soil rating: No

ReB—Readington silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w05x

Elevation: 70 to 950 feet

Mean annual precipitation: 38 to 55 inches

Mean annual air temperature: 43 to 57 degrees F

Frost-free period: 170 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Readington and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Readington

Setting

Landform: Hills

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Head slope, side slope, base slope

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Parent material: Triassic colluvium derived from shale and siltstone and/or triassic residuum weathered from shale and siltstone

Typical profile

Ap - 0 to 10 inches: silt loam

Bt1 - 10 to 17 inches: silt loam

Bt2 - 17 to 34 inches: silty clay loam

Btx - 34 to 48 inches: clay loam

C - 48 to 58 inches: channery silt loam

R - 58 to 68 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent

Surface area covered with cobbles, stones or boulders: 0.0 percent

Depth to restrictive feature: 20 to 36 inches to fragipan; 40 to 60 inches to lithic bedrock

Drainage class: Moderately well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

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Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Penn

Percent of map unit: 5 percent

Landform: Ridges

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Interfluvium, side slope

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Reaville

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: No

Abbottstown

Percent of map unit: 5 percent

Landform: Hillslopes

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Head slope, base slope

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: No

RhB—Reaville silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dy7c

Elevation: 200 to 1,300 feet

Mean annual precipitation: 36 to 55 inches

Mean annual air temperature: 46 to 57 degrees F

Frost-free period: 130 to 200 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Reaville and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Reaville

Setting

Landform: Hillslopes, hills

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Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Parent material: Red triassic residuum weathered from sandstone and shale

Typical profile

Ap - 0 to 8 inches: silt loam
Bt - 8 to 19 inches: channery silty clay loam
C - 19 to 32 inches: very channery silt loam
R - 32 to 42 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Klinesville

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, nose slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Penn

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Readington

Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Head slope, side slope, base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear

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Hydric soil rating: No

Croton

Percent of map unit: 2 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: Yes

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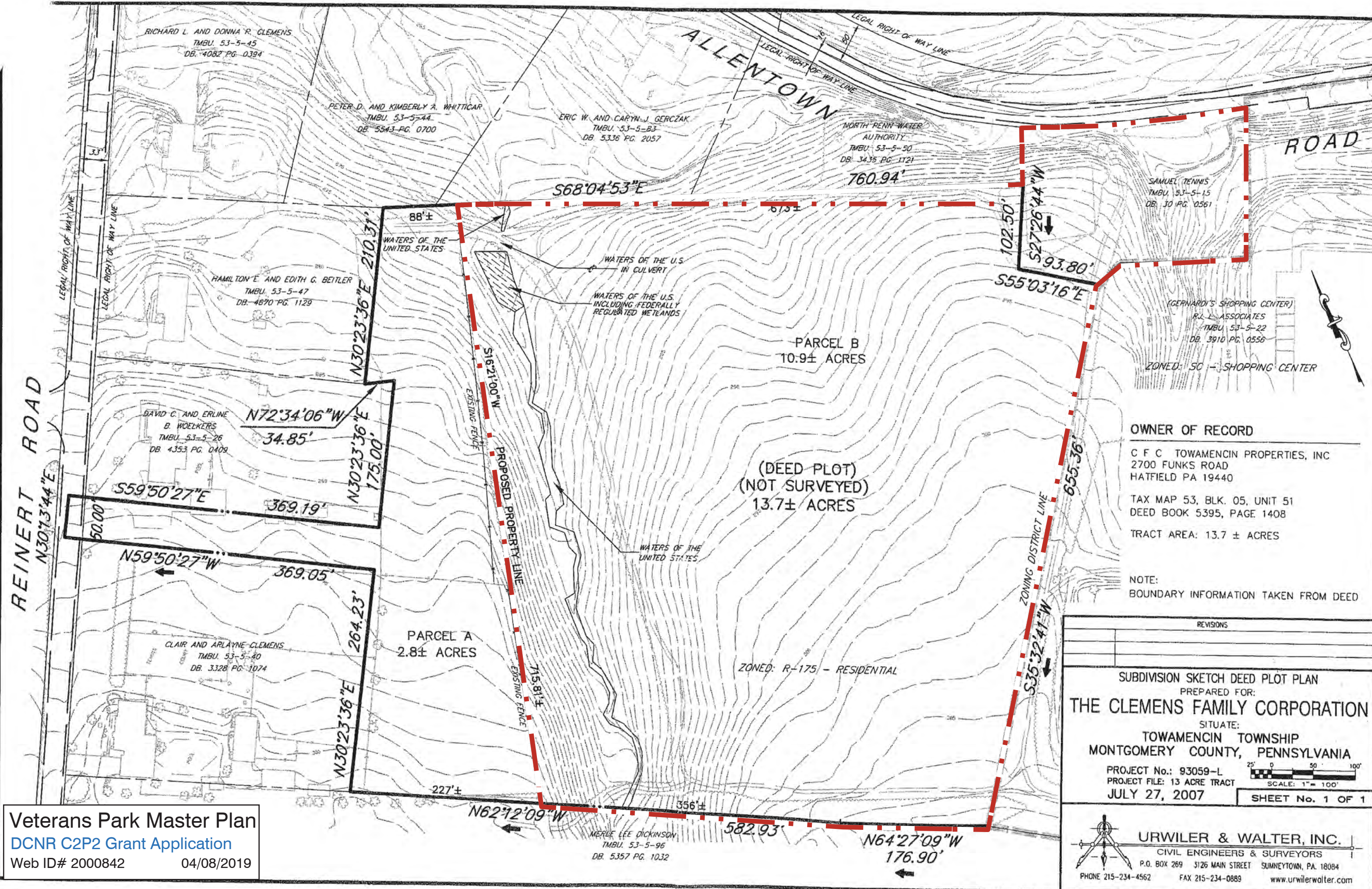
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Custom Soil Resource Report

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RICHARD L. AND DONNA R. CLEMENS
TMBU. 53-5-45
DB. 4082 PG. 0394

PETER D. AND KIMBERLY A. WHITTICAR
TMBU. 53-5-44
DB. 5543 PG. 0700

ERIC W. AND CARYN J. GERCZAK
TMBU. 53-5-83
DB. 5336 PG. 2057

NORTH PENN. WATER
AUTHORITY
TMBU. 53-5-50
DB. 3435 PG. 1121

SAMUEL TENNIS
TMBU. 53-5-15
DB. 30 PG. 0561

HAMILTON E. AND EDITH G. BEITLER
TMBU. 53-5-47
DB. 4870 PG. 1129

DAVID C. AND ERLINE
B. WOELKERS
TMBU. 53-5-26
DB. 4353 PG. 0409

CLAIR AND ARLAYNE CLEMENS
TMBU. 53-5-40
DB. 3328 PG. 1074

MERLE LEE DICKINSON
TMBU. 53-5-96
DB. 5357 PG. 1032

(GERNARDI'S SHOPPING CENTER)
R.L. ASSOCIATES
TMBU. 53-5-22
DB. 3910 PG. 0556

OWNER OF RECORD
C F C TOWAMENCIN PROPERTIES, INC
2700 FUNKS ROAD
HATFIELD PA 19440

TAX MAP 53, BLK. 05, UNIT 51
DEED BOOK 5395, PAGE 1408

TRACT AREA: 13.7 ± ACRES

NOTE:
BOUNDARY INFORMATION TAKEN FROM DEED

REVISIONS	

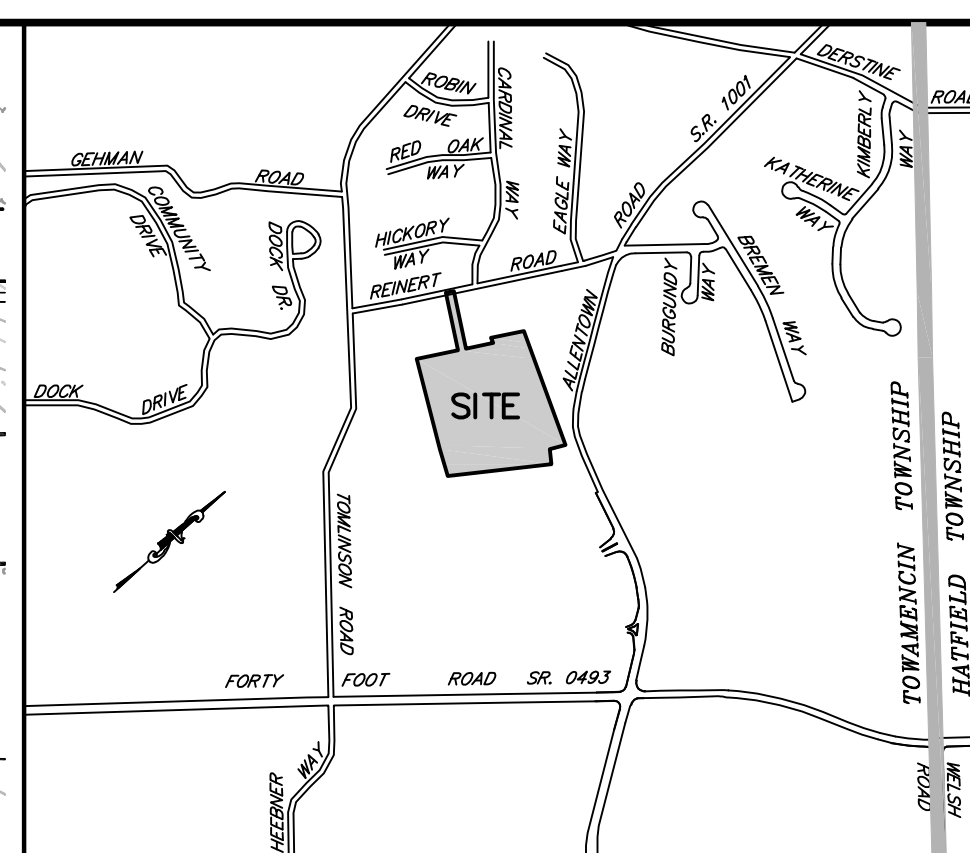
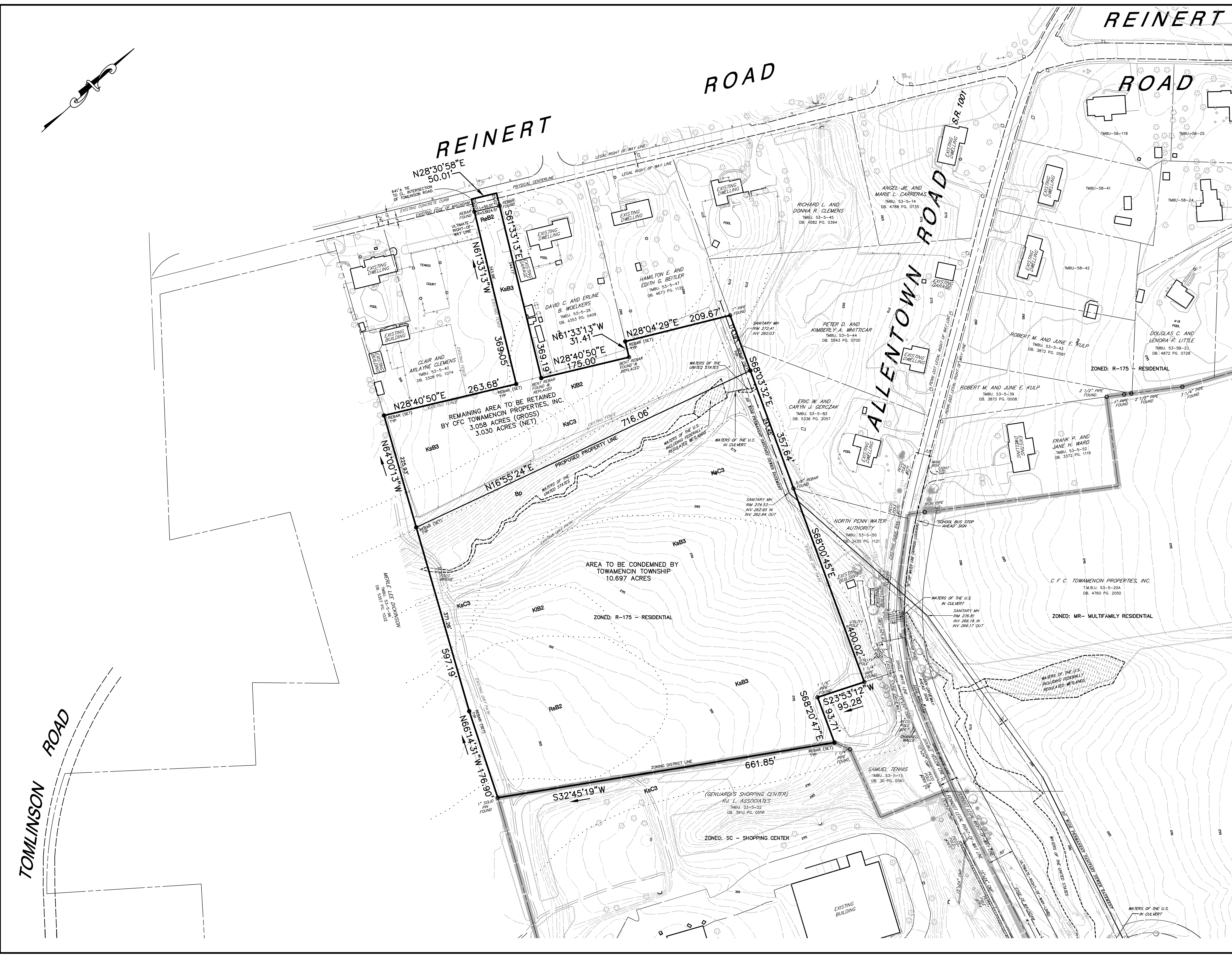
SUBDIVISION SKETCH DEED PLOT PLAN
PREPARED FOR:
THE CLEMENS FAMILY CORPORATION
SITUATE:
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT No.: 93059-L
PROJECT FILE: 13 ACRE TRACT
JULY 27, 2007

SCALE: 1" = 100'

SHEET No. 1 OF 1

URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 269 3126 MAIN STREET SUMMERTOWN, PA. 18084
PHONE 215-234-4562 FAX 215-234-0889 www.urwilerwalter.com

Veterans Park Master Plan
DCNR C2P2 Grant Application
Web ID# 2000842 04/08/2019



LOCATION MAP
SCALE: 1"=1,500'

- GENERAL NOTES:**
- BOUNDARY ESTABLISHED WITHOUT THE AID OF A TITLE REPORT.
 - TOTAL GROSS TRACT AREA: 13.755 ACRES GROSS, 13.727 ACRES NET
 - TOPOGRAPHICAL INFORMATION IS TAKEN FROM A PLAN ENTITLED "OVERALL PLAN OF TOPOGRAPHY, PREPARED FOR HATFIELD QUALITY MEATS, INC., SITUATE IN HATFIELD TOWNSHIP, MONTGOMERY COUNTY, PA", AS PREPARED BY URWILER & WALTER, INC., DATED MAY 12, 1997.
 - BENCHMARK:
ELEVATION: RIM 276.40, INVERT 268.24
DESCRIPTION: EXISTING SANITARY SEWER MANHOLE - ALONG STREAM BELOW HATFIELD QUALITY MEATS, INC. DETENTION BASIN
DATUM: UPPER GWYNEDD/TOWAMENCIN MUNICIPAL AUTHORITY & HATFIELD TOWNSHIP MUNICIPAL AUTHORITY VERTICAL DATUM.
 - INDICATES REBAR SET.
 - WETLANDS AND WATERS OF THE UNITED STATES DELINEATION SHOWN ON THIS PLAN WAS PERFORMED BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS INC. ON APRIL 1994, NOVEMBER 2001 AND SEPT. 2002.
 - SOILS DATA OBTAINED FROM MONTGOMERY COUNTY SOIL SURVEY.
 - LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING ACT 187 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 187. REFERENCE NUMBER:

- SOILS**
- Bp - BOWMANVILLE SILT LOAM
 - KIB2 - KILNVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - KsB3 - KILNVILLE VERY SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, SEVERELY ERODED
 - KsC3 - KILNVILLE VERY SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
 - ReB2 - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - ReB2 - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

- LEGEND**
- EXISTING CONTOURS
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - SOILS LINE
 - WATERS OF THE UNITED STATES INCLUDING FEDERALLY REGULATED WETLANDS
 - WATERS OF THE UNITED STATES
 - ZONING DISTRICT LINE

OWNER OF RECORD
CFC TOWAMENCIN PROPERTIES, INC.
2700 CLEMENS ROAD
P.O. BOX 902
HATFIELD PA 19440
TMBU. 53-05-51
DEED BOOK 5395, PAGE 1408

REVISIONS	
DATE	DESCRIPTION

BOUNDARY SURVEY AND TOPOGRAPHY PLAN
PREPARED FOR
CLEMENS DEVELOPMENT, LLC.
SITUATE IN
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
JANUARY 4, 2008
PROJECT No. 93059V
FILE: 93059-V-13 ACRE BASE



AGREEMENT OF SALE

December

This Agreement of Sale (this "Agreement") is entered into ~~November~~ 3, 2007, by and between CFC TOWAMENCIN PROPERTIES, INC., a Pennsylvania Corporation, with an address of 2700 Funks Road, Hatfield, Pennsylvania (hereinafter referred to herein as "Seller") and TOWAMENCIN TOWNSHIP, a Pennsylvania Township of the Second Class, with its offices located at 1090 Troxel Road, Lansdale, Pennsylvania 19446 (hereinafter referred to herein as "Buyer"). In consideration of the mutual agreements herein set forth, the parties hereto, intending to be legally bound hereby, agree as follows:

1. **Agreement in Lieu of Condemnation.** The parties acknowledge and agree that the Buyer, through its Board of Supervisors, has determined that it is in the best interests of the residents of Towamencin Township to acquire the property further defined herein and to exercise the Buyer's right of Eminent Domain in such acquisition, and Buyer has filed, or will file, a declaration of taking with respect to such property. The parties acknowledge that this Agreement is entered in lieu of such condemnation and Seller hereby explicitly waives and extinguishes whatever rights it may have under the Eminent Domain Code particular 26 P.S. 1-410, to reacquire the property or to have the property offered back to Seller.

2. **Agreement to Sell and Purchase.** For the Purchase Price (below defined) and subject to the terms and conditions hereof, Seller agrees to sell to Buyer, and Buyer agrees to purchase, all of Seller's right, title, and interest in and to all that certain tract or parcel of land more fully described as Lot 1 on the Plan of property attached hereto and incorporated herein as Exhibit "A," said lands consisting of approximately 10.91 acres and being a part of the parcel identified as County Tax Parcel Number 53-00-07200-001 situated in Towamencin Township, Montgomery County, Pennsylvania, (hereinafter the "Property"), together with all tenements, hereditaments, appurtenances, rights-of-way, strips, easements, rights, and privileges in any way pertaining to or beneficial to the Property, but specifically not including any right of access to Reinert Road over that portion of Seller's property being retained by Seller, as shown on Exhibit "A" attached hereto.

3. **Purchase Price.** The Purchase Price for the Property shall be Nine Hundred and Forty-Five Thousand Dollars (\$945,000) ("Purchase Price") to be payable at Closing as follows:

\$756,000.00	Payable from the Buyer with funds received through the Montgomery County Open Space Preservation Plan Program
<u>\$189,000.00</u>	Credit against the Purchase Price provided by Seller as a charitable donation.
\$945,000.00	

4. **Closing.** The Closing of the conveyance of the Property ("Closing") shall be held twenty (20) days after Buyer provides Seller with written notice of its intention to proceed to Closing, but, in no event, shall Closing be later than February 28, 2008. Closing shall be held at 10:00 a.m. prevailing local time on the date ("Closing Date") at the offices of Buyer's counsel, Dischell, Bartle,

Yanoff & Dooley, located at 1800 Pennbrook Parkway, Suite 200, Lansdale, Pennsylvania, or at such alternate location as may be agreed to in advance by Buyer and Seller.

5. **Financing Contingencies.** This Agreement and Buyer's obligations hereunder are specifically contingent upon Buyer obtaining a grant of Seven Hundred Fifty-Six Thousand Dollars (\$756,000) from the County of Montgomery through the said County's Open Space Preservation Plan Program. Buyer agrees to make application through such Program within ten (10) days of the date of this Agreement, and provide a copy of the written commitment for said grant promptly upon receipt. If Buyer does not receive a written commitment for such grant funds within sixty (60) days of the date of full execution of this Agreement, either party may terminate this Agreement by written notice to the other, delivered at any time prior to Buyer's receipt of the written commitment for such grant funds.

6. **Seller's Representations and Warranties.** Seller, to induce Buyer to enter into this Agreement and to purchase the Property, represents and warrants to Buyer, as of the date hereof and as of and subsequent to the Closing date, said representations and warranties surviving the Closing date, as follows:

A. Seller has good and marketable title to the Property set forth on Exhibit "A," free and clear of all liens and encumbrances, excepting only the items specified in the title report, and such other matters, if any, to which Buyer has consented, as evidenced by the issuance on the Closing date of a title insurance policy insuring Buyer as provided in Paragraph 9;

B. The Property is not, nor at Closing will it be subject to any understanding or unfulfilled commitment with, or to any unsatisfied conditions imposed by, any governmental authority;

C. To the best of Seller's knowledge, prior to the date hereof, no notice from any mortgagee, governmental authority or insurance underwriter has been served upon the Property or upon Seller, requiring or calling attention to the need for any work, repairs, construction, alterations or installations on or in connection with the Property, because of violations of building, safety or fire ordinances or otherwise, which have not been complied with. In the event that such notices are received, Seller shall have the option of complying with all such notices which may be served at any time prior to Closing. In the event that Seller elects not to comply with such notices, then Buyer shall have the option to: (1) declare this Agreement null and void and of no further force and effect; or (2) proceed to Closing without an abatement of purchase price.

D. To the best of Seller's knowledge, without having performed any special investigation, all public utilities required for the operation of the Property either enter the Property through opened public streets adjoining the Property, or if they pass through adjoining private land, do so in accordance with valid public or private easements, which inure to the Property and which are not subject to divestiture by any lien or right;

E. To the best of Seller's knowledge, there are not and at Closing shall not be any claim, action, suit or proceeding pending or, to the knowledge of Seller threatened against, or

otherwise affecting Seller or the Property or any portion thereof and relating to or arising out of ownership, management or operation of the Property, in any court or before or by any federal, state, county, township, or municipal department, commission, board, bureau or agency or other governmental instrumentality, which could in any way adversely affect Buyer including but not limited to real estate taxes and any other taxes, whether liened or not;

F. To the best of Seller's knowledge, Seller has not received any notice that any portion of the Property is subject to any restriction or moratorium for environmental or other reasons, which would adversely affect Buyer's intended use of the Property, including without limitation, the designation of the Property or any part thereof as "wetlands" or as being in a flood plain area. No toxic or hazardous substance as such term is defined in the Federal Comprehensive Environmental Response, Compensation and Liability Act, and no hazardous waste, as defined by applicable Pennsylvania law, has been generated, treated, stored, used or disposed of, or otherwise deposited in or on the Property by Seller, and to the best of Seller's knowledge there is no substance or condition in or on the Property which may support a claim or cause of action under the common law or under any federal, state or local environmental regulatory requirement and Seller has not received any notices of such claim or cause of action from any such entity;

G. To the best of Seller's knowledge, Seller has not permitted any mechanics or materialmen liens to attach to any portion of the Property. At Closing, Seller shall have paid or will pay, all sums due to any party who had or has the right to file a mechanics or materialmen lien affecting all or any portion of the Property; and

7. **Buyer's Warranty and Covenants.** Buyer, to induce Seller to enter into this Agreement, covenants and agrees that the Property will not be subsequently sold for development. Buyer agrees to have a restriction inserted into the Deeds stating that the Property is being acquired for and will be perpetually restricted as "passive open space" meaning that no improvements for active recreation (ball fields, basketball or tennis courts, etc.) shall be constructed but Buyer may install trails, benches, picnic areas or similar items intended to enhance and complement the passive use.

8. **Closing Documents.** At Closing, Seller shall deliver to Buyer the following documents:

A. Special Warranty Deed to the premises duly executed and acknowledged by Seller and in proper form for recording (the "Deed");

B. Such affidavits as the title insurance company shall reasonably require in order to issue a policy of title insurance to Buyer free of any exceptions for unfilled mechanic's material, materialmen's or similar liens;

9. **Quality of Title.** Title to the Property at Closing shall be good and marketable, fee simple absolute, free and clear of all covenants, restrictions, easements, rights of way, liens, security interests, encumbrances, and other title objections, excepting only those items specified in the

title report. At Closing, title shall be insurable as above set forth by any reputable title insurance company selected by Buyer, at such company's regular rates, pursuant to the standard stipulations, exclusions, and conditions of a 1990 ATLA Owner's Form of Policy. If, at the time of Closing, title to the Property is not as required by this Agreement, then Buyer, at Buyer's sole and exclusive remedy, shall have the right to either terminate its obligations hereunder or to take such title to the Property as Seller can give without an abatement of the Purchase Price.

10. **Waiver of Tender.** Tender at the time of Closing of an executed Deed by Seller and of the balance of the Purchase Price by Buyer are hereby mutually waived, but nothing herein contained shall be construed as to relieve Seller from the obligation to execute and deliver the Deed or to relieve Buyer from the concurrent obligation to pay the Purchase Price.

11. **Possession.** At Closing, Seller shall deliver to Buyer actual possession of the property (free of all leases and rights of possession, use, or occupancy).

12. **Transfer and Rollback Taxes.**

A. **Transfer Tax.** As a sale in lieu of condemnation, it is anticipated that this transaction will be exempt from any transfer taxes. However, to the extent any real estate transfer taxes are imposed upon this transaction, they shall be equally apportioned between Buyer and Seller.

B. **Rollback Taxes.** As a sale in lieu of condemnation, it is anticipated that this transaction will be exempt from any back taxes, penalties, interest, or other costs involved as a result of the real estate involved in this transaction having been subject to Act 515, Act 319, or any similar act. However, to the extent any such back taxes, penalties or interest are imposed upon this transaction, Seller shall be responsible for all of such taxes.

13. **Apportionments.** At Closing, all real estate taxes (including local, county, and school taxes) applicable to the Property for the tax years in which Closing occurs shall be apportioned between the Buyer and Seller as of the date of Closing.

14. **Seller's or Buyer's Default.** If, at any time during the pendency of this Agreement or at Closing hereunder, Buyer or Seller defaults in the observance or performance of any of its obligations hereunder, or if any representations and/or warranties of either party prove to have been knowingly false or misleading in any material respect when made, then the non-defaulting party, at its sole option, shall have the right to: (i) declare this Agreement null and void and of no further force and effect; or (ii) seek specific performance of this Agreement.

15. **Risk of Loss.** Seller shall bear risk of loss from fire or other casualties until the time of Closing. In the event of damage to any Property included in this sale by fire or other casualties, not repaired or replaced prior to Closing, Buyer shall have the option of declaring this Agreement null and void and of no force and effect or of accepting the Property in its then condition together with the

proceeds of any insurance recovery obtainable by Seller. Buyer shall have the right to insure its equitable interest in the Property as of the date of this Agreement.

16. **Condemnation.** If prior to Closing any material part of the Property or any interest therein shall be taken or condemned as a result of the exercise of the power of eminent domain, or if any body vested with the power of eminent domain informs Seller or Buyer that it intends to take or condemn any material part of this Property, except as contemplated herein, then at any time thereafter Buyer may terminate this Agreement. If Buyer shall not elect to terminate this Agreement as aforesaid, then: (i) provided that Buyer simultaneously waives all contingencies contained herein, Buyer shall have the sole right, in the name of Seller if Buyer so elects, to negotiate for, claim, contest, and receive all damages on account thereof; (ii) Seller shall be relieved of its obligation to convey to Buyer the Property or portion thereof so taken or condemned; and (iii) at Closing, Seller shall unconditionally assign to Buyer in writing all of Seller's rights to all damages payable for such taking or injury to the Property and shall pay to Buyer the net proceeds (after deducting Seller's costs and expenses incurred in the collection of same including, without limitation, reasonable attorney's fees) paid to Seller prior to Closing by reason of such taking, if any.

17. **Notices.** All notices (including, without limitation, approvals, consents, and exercises of rights) required by or relating to this Agreement shall be in writing and shall be sent by Federal Express or similar guaranteed overnight courier to the other respective party at its address above set forth, or at such other address as such other party shall designate by notice. Notices shall be deemed delivered one (1) day after depositing with a guaranteed overnight courier.

A. Notices to Seller shall be addressed to:

CFC Towamencin Properties, Inc.
2700 Funks Road
Hatfield, PA 19440

With copy to:

James J. Garrity, Esquire
Wisler, Pearlstine, Talone, Craig, Garrity & Potash, LLP
Office Court at Walton Point
Suite 100
484 Norristown Road
Blue Bell, PA 19422-2326

B. Notices to Buyer shall be addressed to:

Towamencin Township
Robert A. Ford, Township Manager
PO Box 303

Kulpsville, PA 19443

With copy to:

John T. Dooley, Esquire
Dischell, Bartle, Yanoff & Dooley
1800 Pennbrook Parkway, Suite 200
PO Box 107
Lansdale, PA 19446

18. **Recording.** This Agreement shall not be lodged for recording in any place or office of public record and any violation of this provision shall be deemed to be a default hereunder and permit the other party, at its sole option, to terminate this Agreement immediately and without further notice.

19. **Survival.** All terms, covenants, conditions, warranties, and representations contained in this Agreement shall expire upon Closing and delivery of the Deed or other termination of this Agreement except those terms, covenants, conditions, warranties, and representations which are expressly stated to survive Closing and/or other termination of this Agreement.

20. **Joint Undertaking.** In addition to the obligations expressly required to be performed hereunder by Seller and Buyer, each party agrees to cooperate with the other and to perform such other acts and to execute, acknowledge, and deliver, before and after Closing, such other instruments, documents, and materials as may reasonably be necessary in order to effect the consummation of the transaction contemplated hereby and to vest title to the Property and Assets in Buyer; provided, however, that no such other obligations of the non-requesting party beyond the express undertakings of this Agreement requires or could require the non-requesting party to make any payment or expend any funds or incur any fees, expenses, or costs which are not expressly provided for herein.

21. **No Assignment.** Buyer shall not be permitted to assign this Agreement or any of Buyer's rights or obligations hereunder without the prior written consent of Seller.

22. **Time of the Essence.** Time, whenever mentioned herein, shall be of the essence of this Agreement.

23. **Whole Agreement; Amendments.** This Agreement sets forth all of the agreements, representations, warranties, and conditions of the parties hereto with respect to the subject matter hereof, and supersedes all prior or contemporaneous agreements, representations, warranties, and conditions. The Exhibits referred to above constitute parts of this Agreement. No alteration, amendment, modification, or waiver of any of the terms or provisions hereof, and no future representation or warranty by either party with respect to this transaction, shall be valid unless the same be in writing and signed by the party against whom enforcement of same is sought.

24. **Captions; Pronouns.** The captions of the sections of this Agreement are for convenience only and have no meaning with respect to this Agreement or the rights or obligations of the parties hereto. Unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein: "Person," as used herein, shall include an individual, corporation, partnership, trust, unincorporated association, government, governmental authority, or other entity; "Property" shall include each portion of the Property and each estate and interest therein; "hereof," "herein," and "hereunder" and other words of similar import refer to this Agreement as a whole; "Agreement" includes these presents as supplemented or amended from time to time by written instrument(s) entered into by Seller and Buyer; "Buyer" includes Buyer's successors and permitted assigns; "Seller" includes Seller's successors and assigns; and "parties" means Buyer and Seller. Whenever the context may require, any pronoun used herein shall include the corresponding masculine, feminine or neuter form, and the singular form of pronouns or nouns shall include the plural and vice versa.

25. **Counterparts.** This Agreement may be executed by the parties hereto in any number of separate counterparts, all of which, when delivered, shall together constitute one and the same Agreement

26. **Governing Law.** This Agreement and all issued arising hereunder shall be governed by the laws of the Commonwealth of Pennsylvania.

27. **Like-Kind Exchange Under Internal Revenue Code Section 1031 or 1033.** Buyer agrees to cooperate with Seller if Seller should elect to structure the sale of the Property under this Agreement as part of a tax-free-exchange of like-kind properties pursuant to Section 1031 or 1033 of the Internal Revenue Code. Such cooperation from the Buyer shall include executing such documents as shall be reasonably necessary to structure the sale as an exchange of like-kind property provided and to effect the same, however, that such cooperation shall not impose any legal or economic risk whatsoever upon the Buyer, delay the settlement hereunder, increase Buyer's settlement costs, or result in any additional expense to Buyer whatsoever. Under such like-kind exchange structure, it is anticipated that Seller will assign its interest in this Agreement of Sale to a third party under an exchange agreement with a qualified intermediary and Buyer hereby consents to such assignment.

IN WITNESS WHEREOF, the parties have executed this Agreement, under seal, the day and year first above written.

Attest: Philip E. Huh
SECRETARY

SELLER:
CFC TOWAMENCIN PROPERTIES, INC.
By: James B. Wal
Sr. Vice President

BUYER:

Attest: Robert A. Ford
ROBERT A. FORD
Township Manager

TOWAMENCIN TOWNSHIP
BY: Samuel M. Smith
CHAIRMAN, BOARD SUPERVISORS

