

Mermaid Lake Master Site Plan

WHITPAIN TOWNSHIP, MONTGOMERY TOWNSHIP

Welcome to Public Meeting 2

April 12, 2021

Thank you for your time!

Meeting Agenda

- **Introductions**
- **Project Scope & Project Schedule**
- **Project Update / Review**
- **Site Analysis & Design Approach**
- **Concept Review: A,B,C**
- **Discussion / Q&A**
- **Next Steps**
 - *Concept Refinement, Draft Plan*
 - *Public Opinion Survey*

Mermaid Lake
Master Site Plan



Steering Committee

Mermaid Lake
Master Site Plan

| Name | Organization / Title |
|------------------------------------|---------------------------------|
| Michele Minnick | Board of Supervisors |
| Fred Conner | Board of Supervisors |
| Roman Pronczak | Township Manager |
| Dave Mrochko | Assist. Township Manager |
| Jim Blanch | Engineering Director |
| Tom Farzetta | Public Works Director |
| Travis DeCaro | Project Coordinator |
| Kurt Baker | Parks & Rec Director |
| Mike Richino | Parks & Rec Director |
| Courtney Meehan | Program Coordinator P&R |
| Marshall Bleefeld | Park & OS Board/School Dist. |
| Angela Dougherty | Park & OS Board/AWJFA |
| Sandi Feltes | Park & OS Board alternate |
| Sean O'Donnell | Comp Plan Committee/WRA |
| John Ferro | Comp Plan Committee/Wiss Trails |
| Melissa Brown | Comp Plan Committee/Inclusion |
| Edgar David | Shade Tree Commission - Chair |
| Natalie Macy | Planning Commission |
| Ed Lane | Zoning Hearing Board - Chair |
| Harry Phifer | Zoning Hearing Board |
| Bob Trejo | Boy Scout Troop 98 - Resident |
| Joe Smallberger | Boy Scout Troop 117 - Resident |
| Connie Morgenson | Resident |
| Victoria Hyczko | Resident |
| Margaret Phiambolis (Sibby) | Resident |

Consultant Team

Simone Collins Landscape Architecture

- Peter Simone / Sarah Leeper / Joe Wallace

4ward Planning

- Todd Poole

Princeton Hydro

- Laura Craig

Spotts, Stevens, & McCoy

- Mark Stabolepszy / Lyn Rodino

Wallover Architects

- Ted Wallover / Susan Wallover

Seiler + Drury Architecture

- Doug Seiler / Eric Baugher

Comprehensive Land Service

Environmental Standards

- Joe Kraycik / Stephen Brower

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WHITE PLATE TECHNOLOGY | KARNAK, NY 12540 | 518.865.1111



Project Schedule

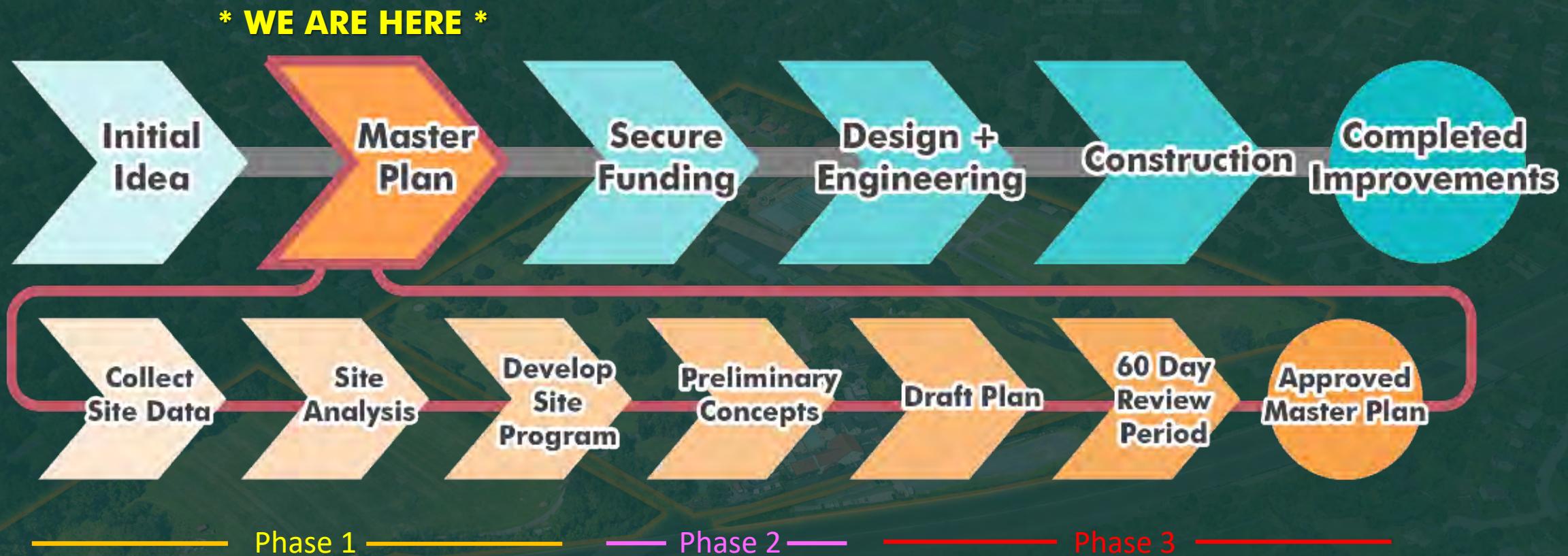
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WHITEFISH TRAILHEAD RECREATION AREA

| Meeting | Purpose | Date | Time |
|------------------------------|--|-------------------------------------|----------------------|
| Phase 1 | | | |
| Committee Meeting 1 | Kickoff Meeting / Brain Storming | Thursday, December 10, 2020 | 5:30pm-7:00pm |
| Committee Meeting 2 | Preliminary Market Gap Presentation | Thursday, January 14, 2021 | 5:30pm-7:00pm |
| Public Meeting 1 | Brainstorming and Programming | Monday, January 25, 2021 | 7:00pm-9:00pm |
| Committee Meeting 3 | Analysis and Program for Phase 2 Work | Monday, February 8, 2021 | 6:00pm-8:00pm |
| Phase 2 | | | |
| Committee Meeting 4 | Concept Options | Thursday, March 11, 2021 | 6:00pm-8:00pm |
| Public Meeting 2 | Initial Concepts | Monday, April 12, 2021 | 7:00pm-9:00pm |
| Committee Meeting 5 | Options Refinement | Thursday, May 6, 2021 | 5:30pm-7:00pm |
| Public Meeting 3 | Refined Concepts & Preliminary Market Study | Monday, June 7, 2021 | 7:00pm-9:00pm |
| Committee Meeting 6 | Pre Draft Plan & Costs | Wednesday, June 9, 2021 | 5:30pm-7:00pm |
| Board of Supervisors Meeting | Pre Draft Plan & Costs | Tuesday, July 20, 2021 | 6:00pm-8:00pm |
| Phase 3 | | | |
| Committee Meeting 7 | Draft Plan Review | Monday, September 13, 2021 | 5:30pm-7:00pm |
| Committee Meeting 8 | Revisions to Make Final Plan | Wednesday, October 13, 2021 | 5:30pm-7:00pm |
| Public Meeting 4 | Present Final Plan | Wednesday, November 10, 2021 | 7:00pm-9:00pm |

Master Plan Process

What is a Master Plan?



Project Scope

* PHASE COMPLETED *

PHASE 1 (NOV-FEB)

[INVENTORY & ANALYSIS] The primary tasks of this phase will include an inventory of existing conditions, market study, programming and initial conceptualization of potential future uses.

* CURRENT PHASE *

PHASE 2 (FEB-AUG)

[DEVELOP CONCEPTS] Building on the insights gained in Phase 1, three possible future use concepts will be developed into one (1) focused development option.

* NEXT PHASE *

PHASE 3 (AUG-NOV)

[DEVELOP MASTER PLAN] Develop a detailed master site plan.

Public Meeting 1 - January 25, 2021

+/- 130
Attendees



GOALS

- Develop Master Site Plan
- Enhance site ecology
- Make park revenue neutral or positive
- No major impact to taxes
- Generate income
- Connect to trails
- Set vision for Mermaid Lake

FACTS

CONCEPTS

PARTNERS

- Market Study to inform future site program
- Keep park simple (minimal development)
- Enhance nature
- Preserve serenity for adjacent neighbors
- Year-round community space
- Balance open space with recreation needs

GOALS

- Quaint, quiet & rustic
- Site is 72.3 acres (main site 47.5 acres)
- Older population
- Flooding downstream from site
- Wetlands in floodplain and 8.8-acre forested parcel
- Park revenue will not cover development
- Smaller pond better for fishing
- 51% of Township lots have a pool

FACTS

CONCEPTS

PARTNERS

- Site bounded by major highway
- Mermaid Lake property passed down through generations
- Community thankful for Twp. Purchasing site
- Money leaves the Township for team sports
- Site maintenance performed by Township parks & rec department
- Indoor facilities can accommodate the differently-abled

GOALS

- Camp use on site
- Mermaid Lake for Twp. Residents only
- Picnic areas with grills
- Swimming
- Mini golf
- Swim programs
- Walking trails
- Leave as open space
- Add pitch & putt
- Ice skating rink / area
- Large playground 'castle'
- Correctly sized pool

FACTS

CONCEPTS

PARTNERS

- Labyrinth
- On site coffee shop
- Mixed use recreational facilities
- Indoor sports facility
- Outdoor concerts
- Include paved ADA trails
- Flexible spaces for teenagers
- Utilize historic house for wedding parties
- Connect to regional trail
- Only trail connections in 8.8-acre forested parcel
- Use snack stand for community center
- Park facilities that appeal to multiple age groups

Public Meeting 1 - January 25, 2021

GOALS

FACTS

CONCEPTS

PARTNERS

- Montgomery County
- Local Businesses
- School District
- Whitpain Recreation Association
- Pennsylvania Department of Conservation and Natural Resources
- Pennsylvania Department of Community and Economic Development
- Local Entrepreneurs (public / private partnerships)
- Local Scout Groups

Mermaid Lake Market Study - Takeaways

- Park programming for aging baby boomers
- Park programming for young adults and early-stage families
- Relatively high incomes and favorable spending
- A mini-golf and pitch and putt golf course: accommodating a different golf format at Mermaid Lake could appeal to a new market.
- **Outdoor Swimming Pool Center** : While there are at least 10 large swimming pools in the PMA, just half offer public access and only two are located outdoors. According to interviews, there is likely unmet demand for a daily pay pool option for residents.
- **Playground & splashpad**: there is likely unmet local demand among local area families with young children.
- **Outdoor skating facility** : outdoor skating space at Mermaid Lake could also provide a strong revenue-generating opportunity.
- **Small- to mid-size event space**: Montgomery County will likely see increased demand for unique small- to mid-size private party space in authentic, natural settings,
- **Outdoor wellness** space
- Mermaid Lake site could support a **multi-use recreation complex**.

Consultant Team Phase 1 Summaries

- Assessment of Existing Pools
- Site Access / Roadways
- Water & Sewer Service
- Electrical Service
- Phase I Environmental Site Assessment
- Natural Features Assessment
- Dam Assessment
- Forest Management Plan

Full Phase 1 Report Available For Review Here:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:19444521-a53f-49e4-b329-8328d0ed1576>

Mermaid Lake
Master Site Plan



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Master Site Plan

The existing 24,000 square foot pool **has well exceeded its useful life and represents a significant liability for the Township.**

Its location in a floodplain that often overflows into the pool makes this pool location not sustainable.

The pool and its ancillary facilities **should be demolished and removed from this location even if the Township considers a new pool or water feature** for the park.

Its small, adjacent water playground is inoperable and should also be removed.

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The two adjacent roadways, **Jolly Road & Arch Street Road** (which are both Township Roads) **had moderate traffic volumes and appeared to be able to afford reasonable access to the property.**

Depending on the ultimate use for the property **several of the driveways would need to be widened** to provide for two-way traffic.

The need for a left turn lane on Arch Street Road & Jolly Road, to accommodate entering traffic, will likely need to be evaluated.

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WHITEHORN ENVIRONMENTAL SERVICES LTD. 2010

There are 4 groundwater wells that were observed during the site visit, and two additional wells no longer in service. The North Wales Water Authority provides drinking water service to the majority of Whitpain Township and should be able to provide public water to the Mermaid Lake facility.

The Western section of the property is connected to the public sewer system, and the Eastern portion utilized on-lot septic systems.

Both local water and sewer service capacity needs will be included in the final plan.

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Some of the services, or portions of the distribution infrastructure have been removed and/or abandoned. **The majority of the existing electrical distribution equipment is in poor condition.**

Exposure to the elements over the years has left **significant corrosion visible on the exterior coverings and the same can be expected on the interior.**

Electrical service needs will be part of the final plan.



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A Phase I environmental site assessment (Phase I ESA) was conducted in August 2019 prior to Whitpain Township's acquisition of the property and the findings were documented in the Phase I Environmental Site Assessment of the Mermaid Lake Site report prepared by Boucher & James, Inc. (Boucher & James) dated August 14, 2019.

Boucher & James conducted the Phase I ESA on behalf of Whitpain Township.

Moving forward Environmental Standards will be providing recommendations to the Township based on their review of the Phase 1 ESA and site visits / testing.



Consultant Team Phase 1 Summaries

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Areas of interest include

- **Mermaid Lake that was formed by the dam**
- **Floodplain areas** that exist above and below the dam
- Areas of potential habitat for various fauna.

Wetlands identified: 8.8-acre forested parcel. Wetlands also identified within main Mermaid Lake parcel.

There were **no threatened, endangered or species of special concern identified on the site**, according to a PNDI search on the site.

However, three species of special concern can be found within five (5) miles of the site. These are Serviceberry, Grass Leaved Rush and Great Blue Heron.

Information gathered may provide direction as to what type(s) of native habitats may be most appropriate to develop on the site in the future.

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For environmental reasons, the dam is a potential candidate for removal.

Should only the pool facilities be removed, the dam and impoundment could be maintained and enhanced in terms of its functionality and the recreational opportunities it provides.



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A ten-year Forestry Management plan for the 8.8-acre woodlands area located southwest of the Mermaid Lake property is being prepared. **The field work for plot and point sampling was completed in January 2021.** Data compilation of the sampling is being compiled to help determine the management objectives for this section of the property.

Some of the acreage is a stream corridor, and wetland areas. Because of this and the **proximity to residential properties and possible future public use (as a trail corridor) the management recommendations will focus on determining safety tree removal** within the woods.

There will also be **recommendations to control invasive species throughout the woodlands**. and recommendations to improve wildlife habitat.

Site Analysis & Design Approach



Site Analysis & Design Approach

Project Area

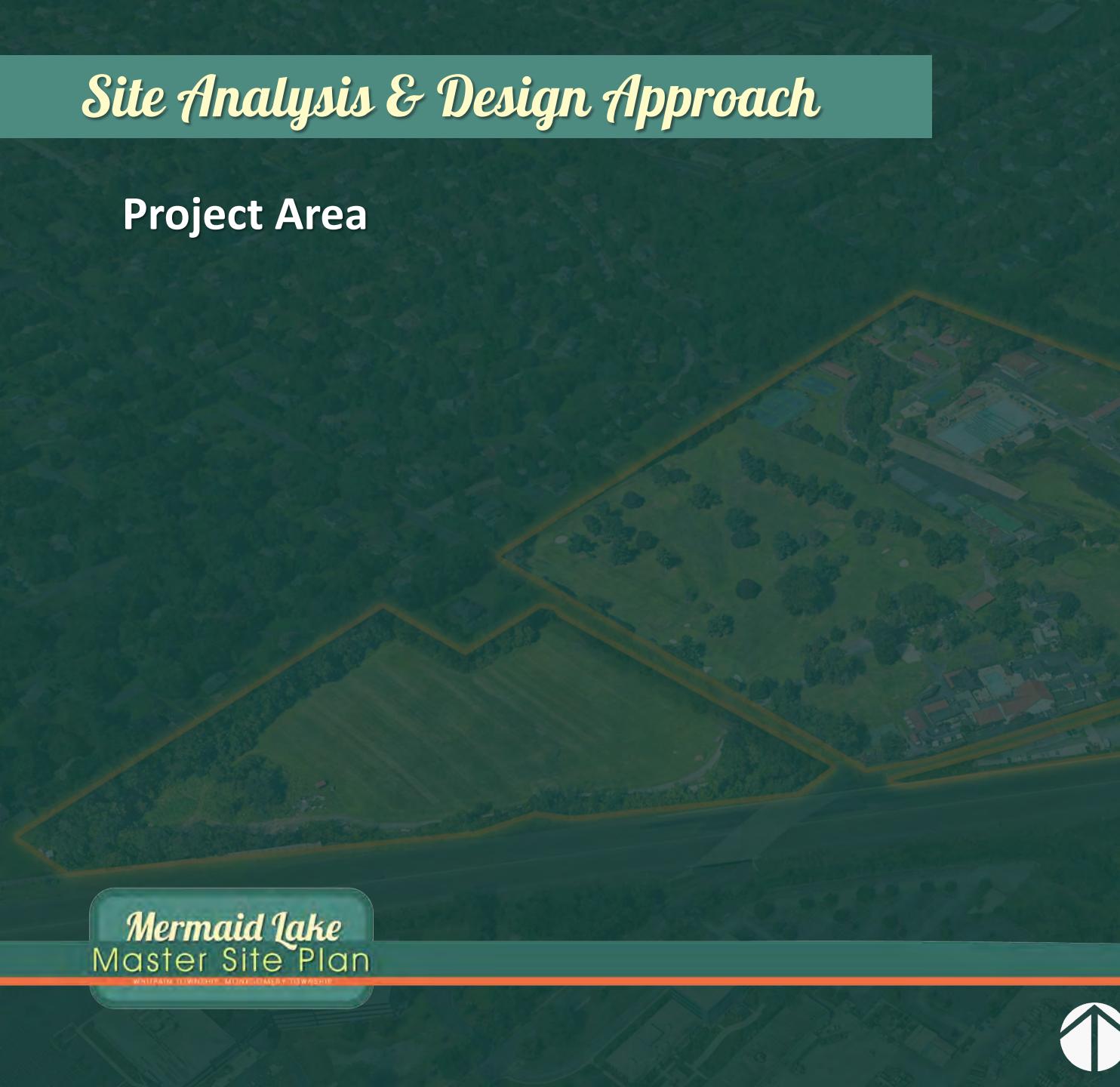
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WHITEPLATE DEVELOPMENT, LLC 2016 © 110 W. 36TH ST.



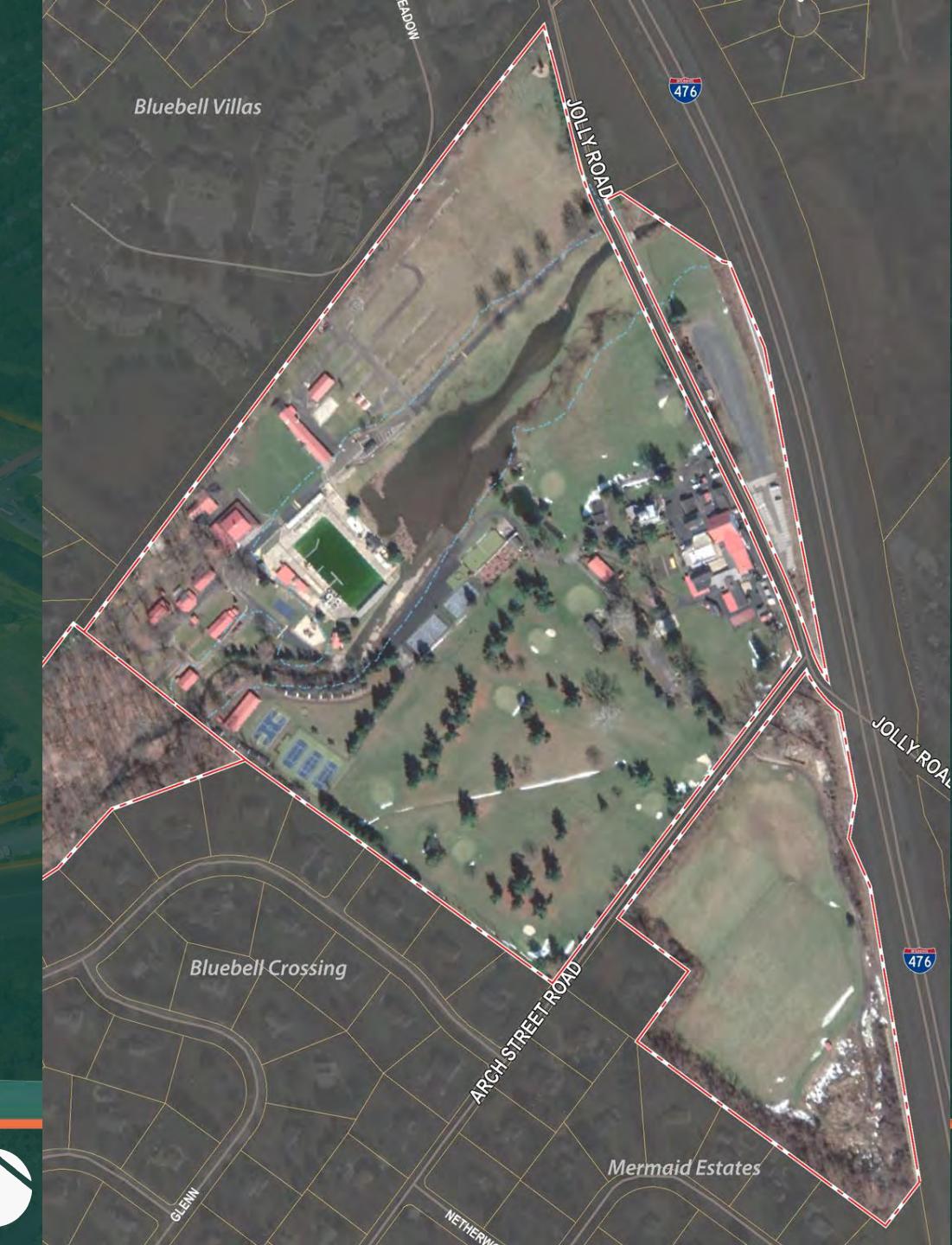
Site Analysis & Design Approach

Project Area



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WHITEPLATE DEVELOPMENT, KATOOMBE, QUEENSLAND, AUSTRALIA



Site Analysis & Design Approach

Existing Tree Canopy

- Existing wooded areas are fragmented and disconnected.

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Site Analysis & Design Approach

Existing Hydrology

Sediment in existing pond

----- Waterways piped underground

- - - Existing swale through golf course, flooding impacts

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Site Analysis & Design Approach

Existing Floodplain

- 100-year floodplain, important to limit structures and impervious surfaces in this area (surfaces which do not permit water to infiltrate).

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Site Analysis & Design Approach

Existing Vehicular Circulation

P Existing Parking

↔ Existing Entrances

- Vehicular circulation and driveways crisscross entire site. Potential for pedestrian and vehicular conflicts.

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Site Analysis & Design Approach

Existing Structures

- Existing structures include historic buildings (barn, 19th century residence), pavilions

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Site Analysis & Design Approach

Important Views

- Views of lake, meadows, and architectural complexes (snack shack & barn) to be preserved.

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Site Analysis & Design Approach

Existing Impervious Surfaces (driveways, parking, courts, etc.)

- Impervious surfaces do not allow stormwater to infiltrate into soil during rain events, often lead to stormwater runoff and erosion.

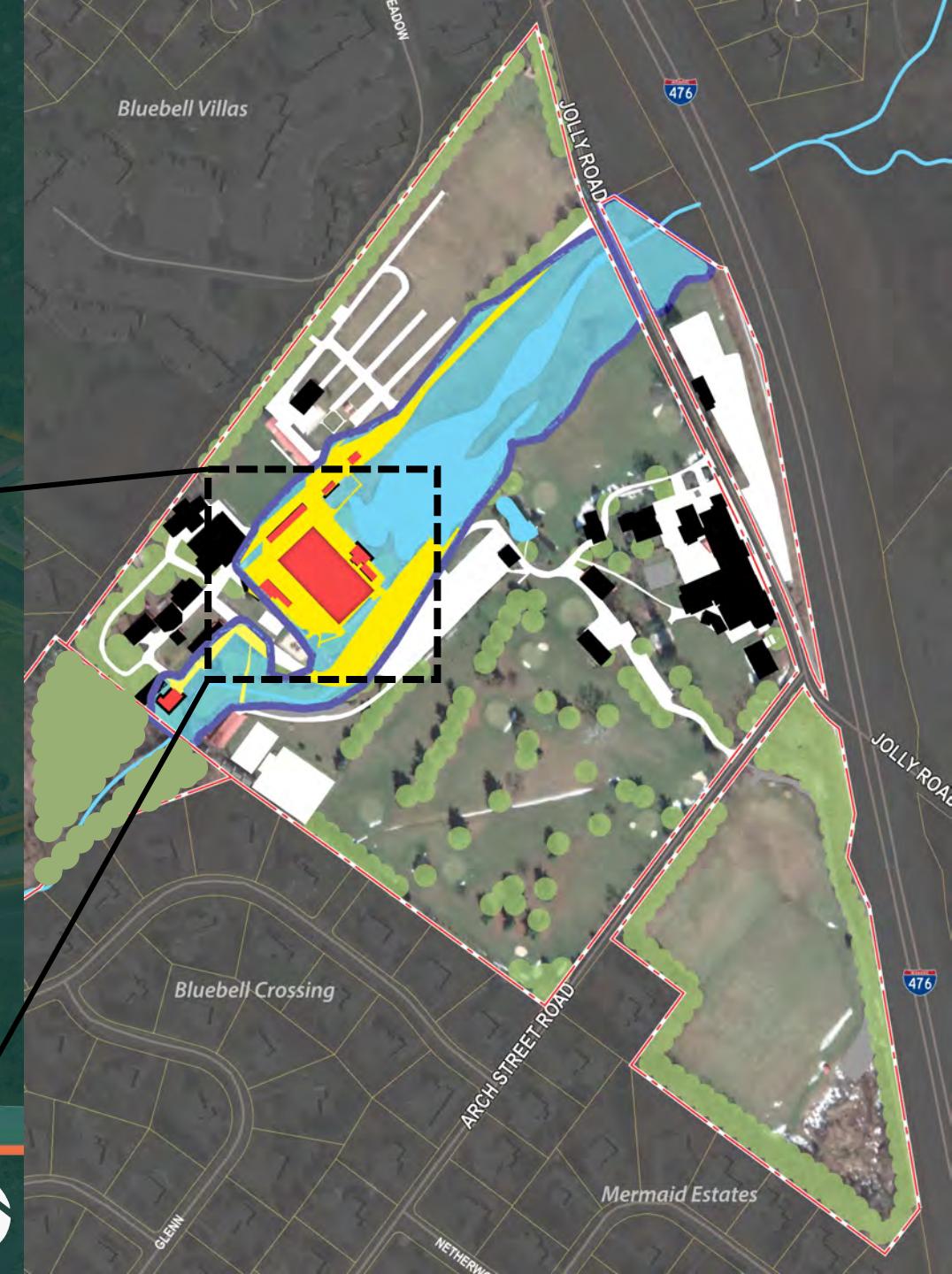
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Site Analysis & Design Approach

Existing structures & impervious surfaces in the floodplain

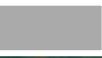
- Pool complex and parking areas located within 100-year floodplain.



Site Analysis & Design Approach

Bubble Diagram / Relationship Between Existing Elements

Much of the existing site is dedicated to active recreation

- Parking 
- Active Recreation Areas  



Site Analysis & Design Approach

Design Approach Goals & Considerations:

- Whitpain Township and Mermaid Lake to be a 'good neighbor' to adjacent residents.
- Reforest significant portions of the site, expand upon existing wooded area (*stormwater management, shade, habitat, etc.*)
- Reduce potential for vehicular and pedestrian conflicts.
- Remove structures and impervious surfaces from floodplain.
- Preserve key views (*meadows, lake, architecture*)
- Preserve and enhance important architectural elements (*i.e., barn, snack shack*)
- Reduce lawn and replace with native meadows (*less maintenance, better for stormwater management and ecology*).



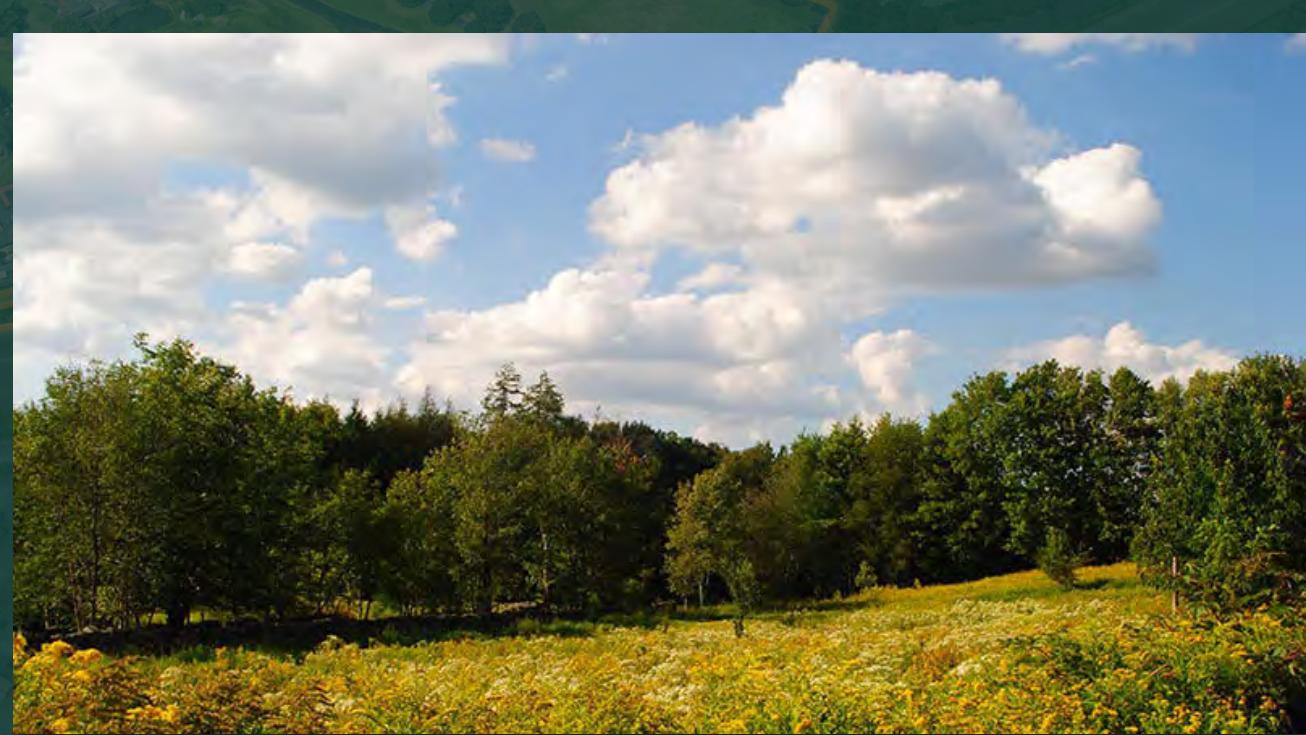
Preliminary Concept Review



Concept Elements

Meadows / Open Space

- **Interesting Views**
- **Wildlife / Pollinator Habitat**
- **Stormwater BMP**
- **Less maintenance (mowing)**



Concept Elements

Trails

- Multi-Use ADA
 - Asphalt
 - Stone dust
- Hiking
- Single Track Hiking
- Mown Meadow



Concept Elements

Boardwalks

- Boardwalks provide ways to allow access into environmental sensitive areas for educational purposes
- Additionally, when properly constructed, boardwalks create a low maintenance ADA accessible trail



Concept Elements

Outdoor Seating

- ADA Benches
- ADA Picnic Tables



Concept Elements

Fishing & Fishing Access

- Youth fishing and recreation opportunities



Concept Elements

Open Play Field

- Unstructured play area
- Can be used by summer camp programs



Concept Elements

Playgrounds

- Tot area
- Grade school area
- Continuous safety surface



Concept Elements

Inclusive Play Areas

- Safe place where children of all abilities can play together and are developmentally appropriate for children of all abilities.



Concept Elements

Pitch & Putt

- 9 hole
- Incorporate native meadows for stormwater management, habitat, pollinators



Concept Elements

Game Courts

- Pickleball Courts
- Consider proximity to adjacent neighbors / other uses (noise)



Concept Elements

Parking Areas

- **Stormwater Management**
- **Daily use and events**
- **Minimize pedestrian conflicts**
- **Parking close to activity areas, without making the park a parking lot**



Concept Elements

Pavilions

- Should match aesthetic of other structures
- Can include restroom(s)



Concept Elements

Ice Skating Area

- Can serve as civic / community space
- Multi-purpose space during non-winter seasons



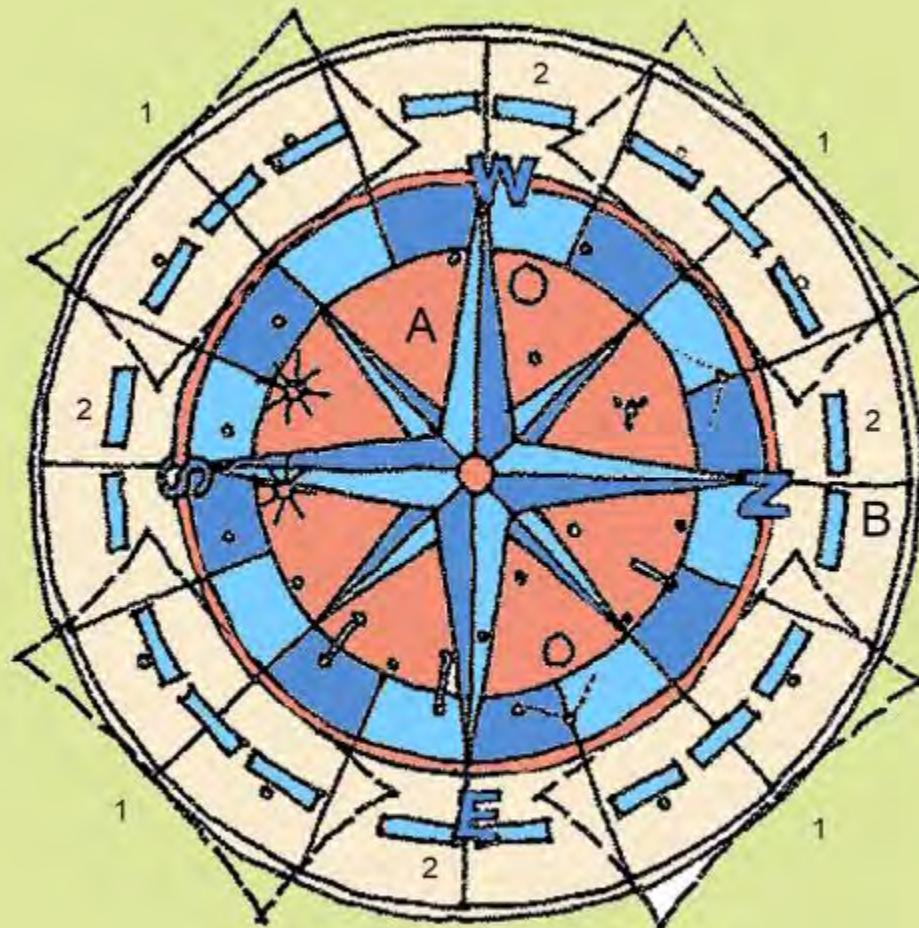
Concept Elements

Water Spray Play

- No lifeguards required
- Can be button-activated
- When water is inactive plaza serves a civic space
- Recirculates and filtered
- Can double as ice skate area in winter



Pool Concepts: Spray play



'POINTS OF THE COMPASS'

SPRAY PAD CONCEPT
TYPICAL FOR OPTIONS B, C AND D

- A. WET AREA WITH GRAPHICS
- B. DRY DECK AREA

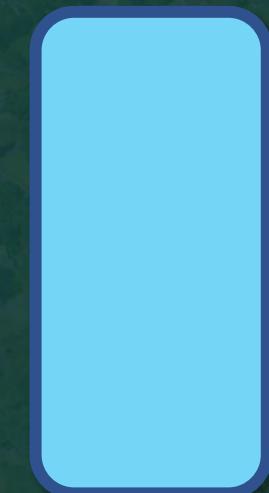
- 1. SUNSCREENS (4 UNITS)
- 2. FIXED BENCHES (20 UNITS)

WET AREA: 46' DIAMETER, 1,661 SF
DRY AREA: 1,969 SF
TOTAL AREA: 68' DIAMETER, 3,630 SF

Can double as ice skate area in
winter months

Pool Facility

Assessment of existing pool facilities



Current Pool Size **24,000 SF**



Recommended
Recreation Pool Size
4,600 SF (max)

Existing pool **beyond useable lifespan, out of scale for size of Whitpain community**

The existing 24,000 square foot pool **has well exceeded its useful life and represents a significant liability for the Township.**

Its location in a floodplain that often overflows into the pool makes this pool location not sustainable.

The pool and its ancillary facilities **should be demolished and removed from this location even if the Township considers a new pool or water feature** for the park.

Replacement-in-kind of the main pool in today's dollars (excluding bathhouse, filter building, concessions, decks, fencing, lighting, parking) could well exceed \$15,000,000 to \$17,000,000 including associated design and engineering costs when initiated.

Pool options: Leisure vs. Competitive pools

Leisure

- Best suited for the serious lap swimmer, exercise and teaching.
- Can be combined with shallow water leisure areas to discourage competitive swimming. Shallow water areas can include tumble bucket structure for children.
- Can feature 4-lane lap areas.

Competitive

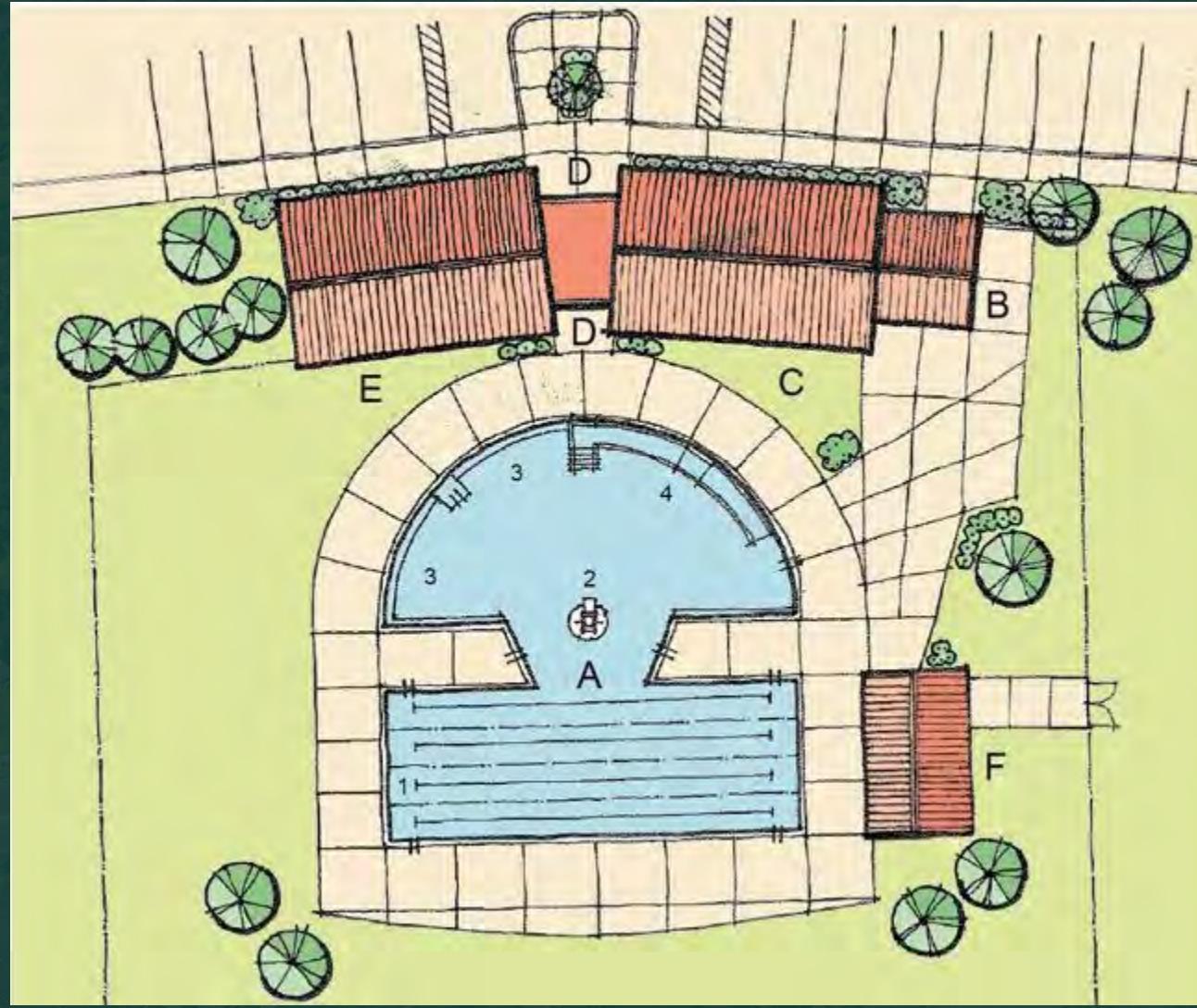
- Best suited for competitive area / regional swim meets, and training.
- A six-lane pool is the minimum for competition with 8 lanes being the most popular as meets run faster with more lanes.

AAU (Amateur Athletic Union) / FINA (International Swimming Federation) standard competitive sizes:

- 6 lane (short course)
- 8 lane (short course)
- 10 lane: x 10 lane (short course)
- 50-M pool (long course)

Pool Facility

Pool Concepts: Option B



OPTION "B"

- A. LEISURE POOL
- B. CONCESSIONS
- C. WOMEN'S DRESSING
- D. MAIN ENTRY
- E. MEN'S DRESSING
- F. FILTER/STORAGE BUILDING

- 1. LAP LANES – 25 YARDS
- 2. WATER FEATURE
- 3. IN-POOL BENCHES
- 4. ADA RAMP

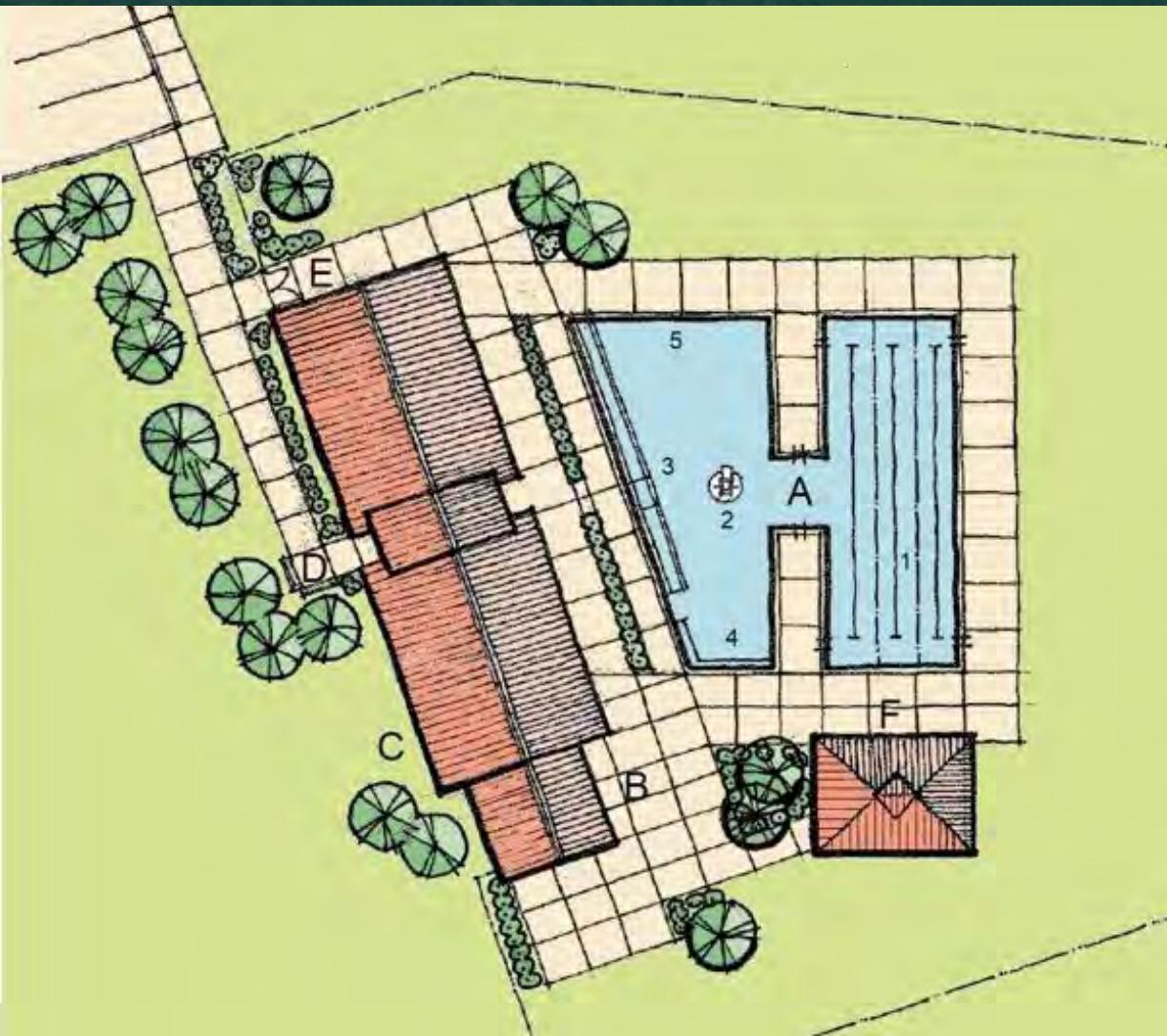
Pool Area: **4,610 SF**

Patron Capacity: **384**

Parking Requirements: **96 cars**

Pool Facility

Pool Concepts: Option C



OPTION "C"

- A. LEISURE POOL
- B. CONCESSIONS
- C. WOMEN'S DRESSING
- D. MAIN ENTRY
- E. MEN'S DRESSING
- F. FILTER/STORAGE BUILDING

- 1. LAP LANES – 60 FEET
- 2. WATER FEATURE
- 3. IN-POOL BENCHES
- 4. ADA RAMP
- 5. BEACH ACCESS

Pool Area: 2,870 SF
Patron Capacity: 240
Parking Requirements: 60 cars

Barn Complex - Inventory / Analysis



| LEGEND | |
|--------|--|
| 1 | DEMO BUILDING 'B2' |
| 2 | DEMO BUILDING 'B3' |
| 3 | DEMO BUILDING 'B4' |
| 4 | DEMO ONE STORY OF GARAGE @ BUILDING 'B5' |
| 5 | DEMO POOL & ACCESSORY BLDGS |
| 6 | DEMO A PORTION OF THE EXISTING PAVILLION |
| 7 | DEMO EXISTING STAGE |
| 8 | DEMO PAVILION 'P3' |
| 9 | DEMO EXISTING SPORTS ACTIVITY AREA |
| 10 | DEMO PAVING & IMPERVIOUS SURFACES |



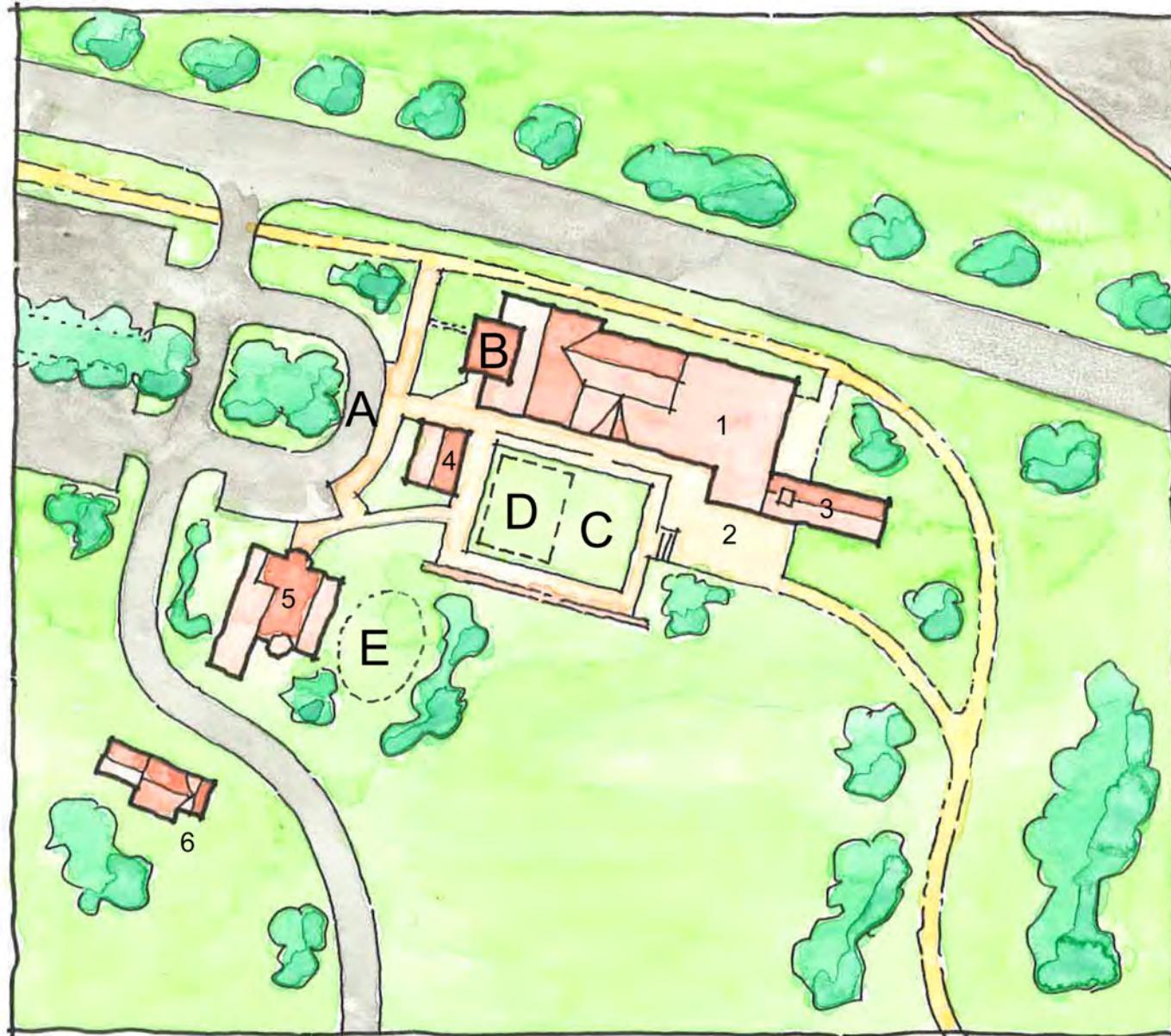
• Structures Identified for Potential Removal:



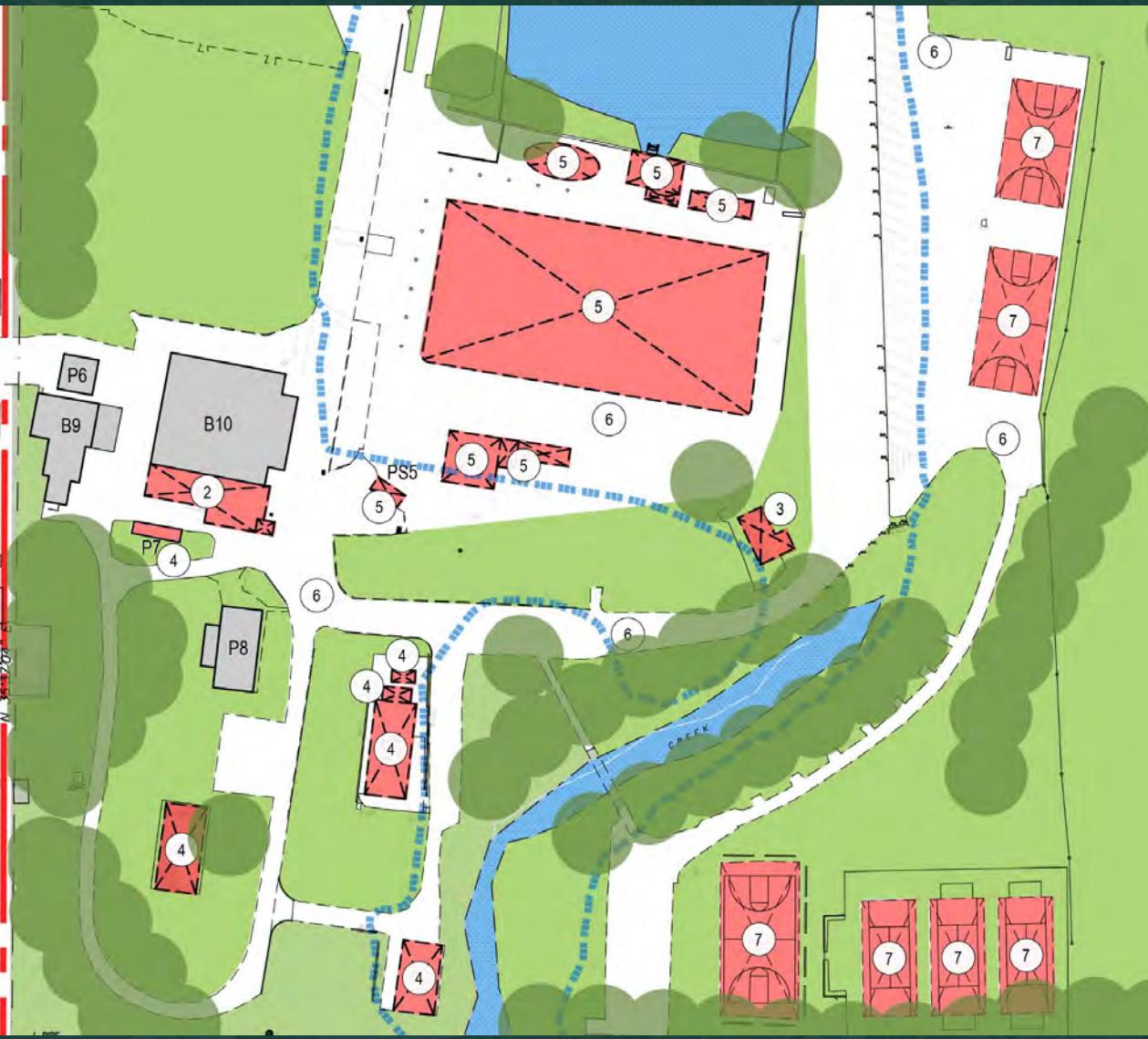
• Structures Identified to Remain:



Barn Complex - Preliminary Concept



Snack Shack Complex - Inventory / Analysis



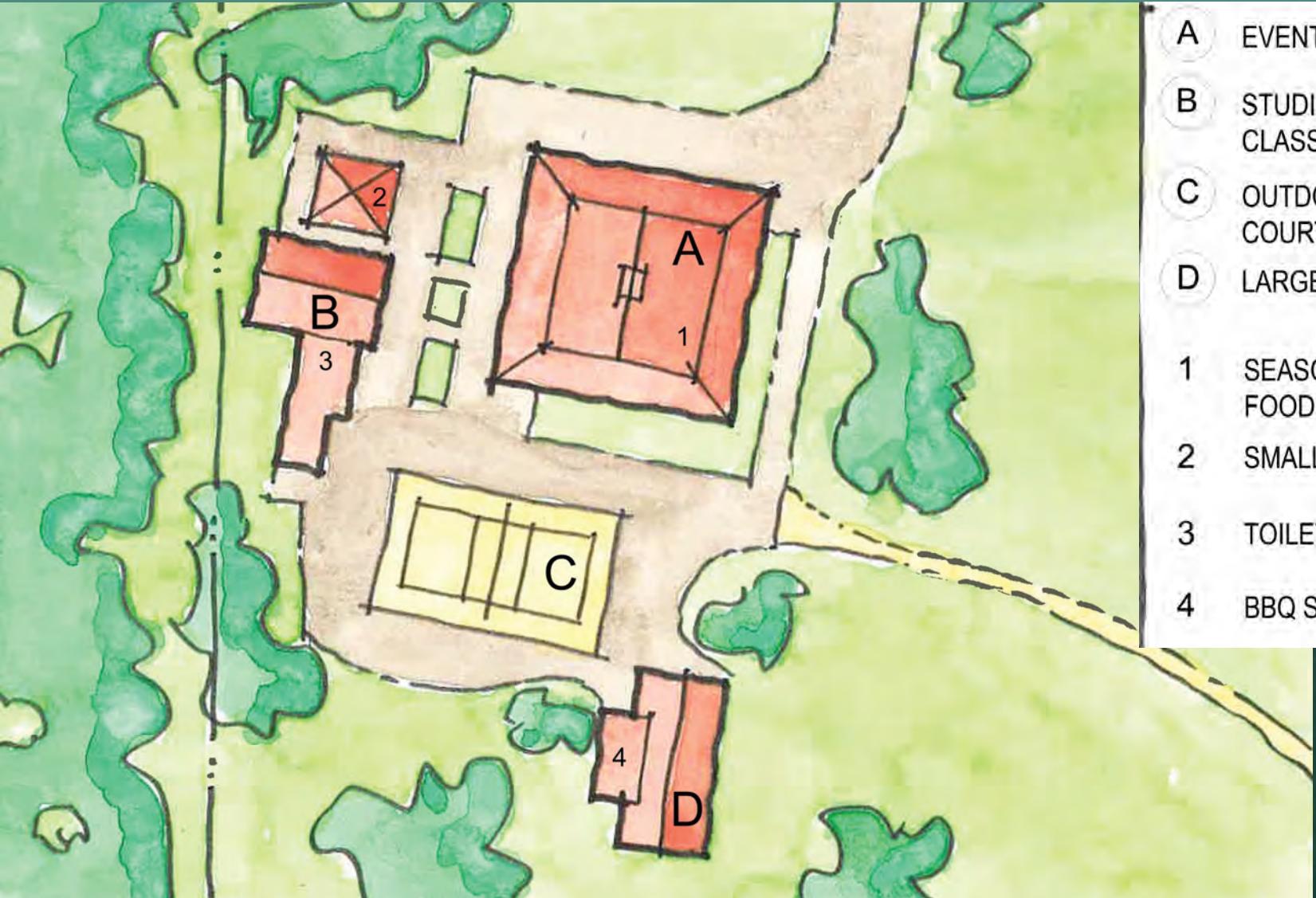
| LEGEND | |
|--------|------------------------------------|
| ① | DEMO BUILDING 'B8' |
| ② | DEMO BUILDING 'B10' |
| ③ | DEMO BUILDING 'B11' |
| ④ | DEMO PAVILIONS |
| ⑤ | DEMO POOL & ACCESSORY BLDGS |
| ⑥ | DEMO PAVING & IMPERVIOUS SURFACES |
| ⑦ | DEMO EXISTING SPORTS ACTIVITY AREA |



• Structures Identified for Potential Removal:

• Structures Identified to Remain:

Snack Shack Complex - Preliminary Concept



- A** EVENT SPACE
- B** STUDIO/CLASSROOM
- C** OUTDOOR COURT
- D** LARGE PAVILION
- 1** SEASONAL FOOD
- 2** SMALL PAVILION
- 3** TOILET ROOMS
- 4** BBQ SHED



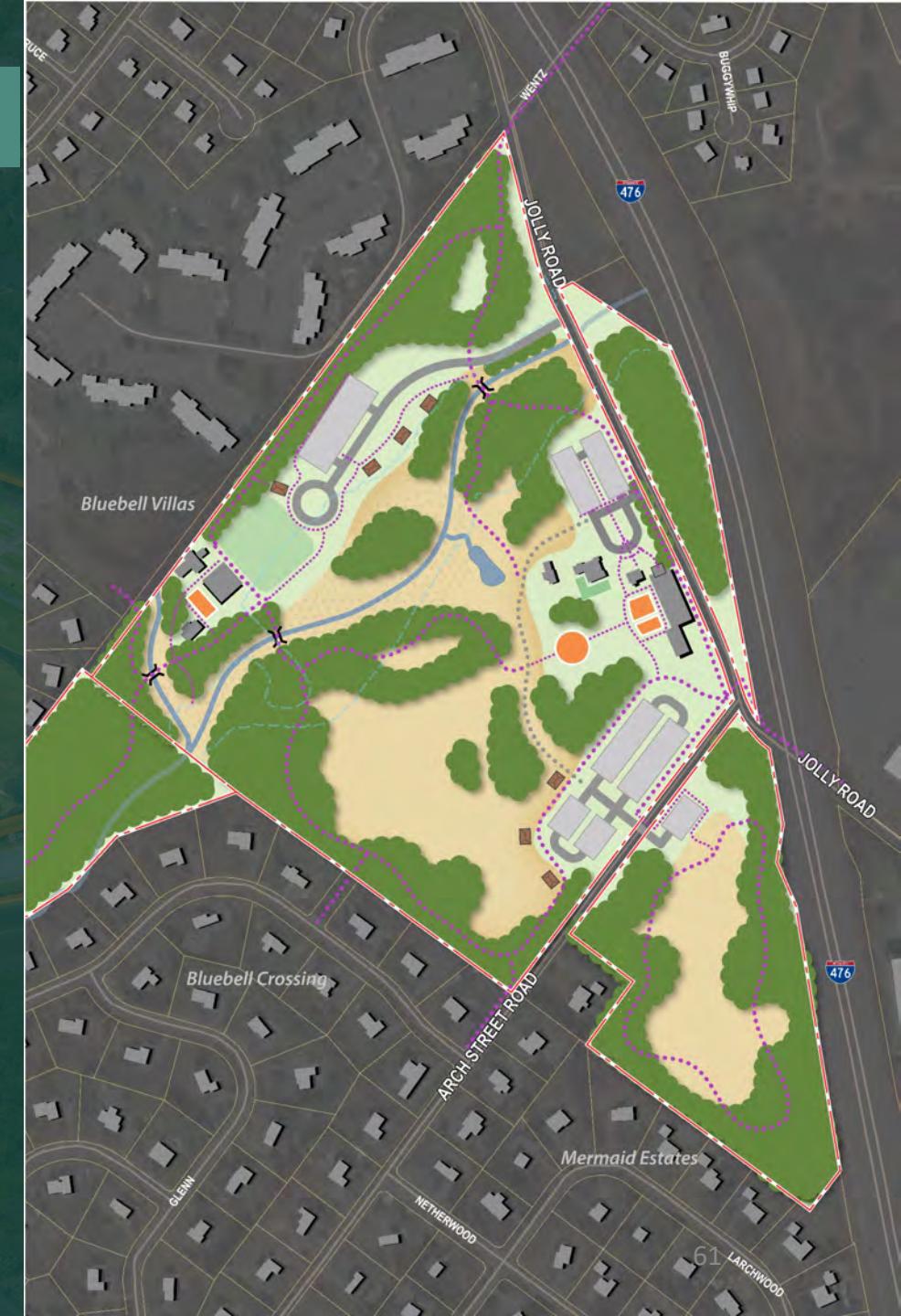
Preliminary Concept Review

No one concept (A, B, or C) presented today will be the final plan - ideas from each concept will be incorporated into a final plan.



Concept A

Passive Recreation Concept



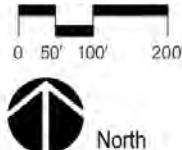
Concept A Passive Recreation Concept

Main Parcel



Legend

| Existing | Proposed |
|----------------------|-----------------------------|
| Project Area | Driveway |
| Parcel Lines | Parking |
| Waterway | Pedestrian / Bicycle Bridge |
| Floodplain | Primary Trail |
| Building / Structure | Secondary Trail |
| Road | Trail / Maintenance Access |



| Proposed |
|--------------------------------------|
| Facility Area |
| Pavilion |
| Forested Area / Buffer |
| Meadow |
| Floodplain Restoration & Enhancement |
| Waterway |

Facilities & Recreation

- 1 Outdoor court
- 2 Camp play field
- 3 Ice skating / event space
- 4 Manor house outdoor receptions
- 5 Outdoor event plaza

Buildings & Structures

- 1 Large pavilion
- 2 4-Season studio / classroom
- 3 3-Season event space
- 4 Nature center
- 5 Reception / small events (first floor)
- 6 Offices
- 7 Event entrance
- 8 Large event space
- 9 Food / snack bar
- 10 Small pavilion

Habitat & Natural Areas

- 1 Daylight streams
- 2 Dam / pond removed. Floodplain enhancement / restoration
- 3 Small pond
- 4 Bird habitat & shrubland meadow
- 5 Reforested buffer

Parking

- # Number of spaces per parking area
- A Vehicular dropoff



Concept A Passive Recreation Concept

Arch Street Road Parcel

4 Bird habitat & shrubland meadow



Concept B

Mix Passive / Active Concept



Concept B Mix Passive / Active Concept

Main Parcel



| Facilities & Recreation |
|---|
| 1 Outdoor court |
| 2 Spray play / ice skating |
| 3 Open play field |
| 4 Pickleball courts (8) with restroom |
| 5 Pool Area (4-lane pool, concession stand, bathhouse & changing areas) |
| 6 Playground |
| 7 Manor house outdoor receptions |
| 8 Outdoor event plaza |
| 9 9-hole chipp & putt |

| Buildings & Structures |
|--|
| 1 Large pavilion |
| 2 4-Season studio / classroom |
| 3 3-Season event spaces |
| 4 Scout building |
| 5 Reception / small events (first floor) |
| 6 Offices |
| 7 Event entrance |
| 8 Large event space |
| 9 Food / snack bar |
| 10 Small pavilion |

| Habitat & Natural Areas |
|-----------------------------------|
| 1 Daylight streams |
| 2 Lake dam |
| 3 Lake |
| 4 Small pond |
| 5 Bird habitat & shrubland meadow |
| 6 Reforested buffer |

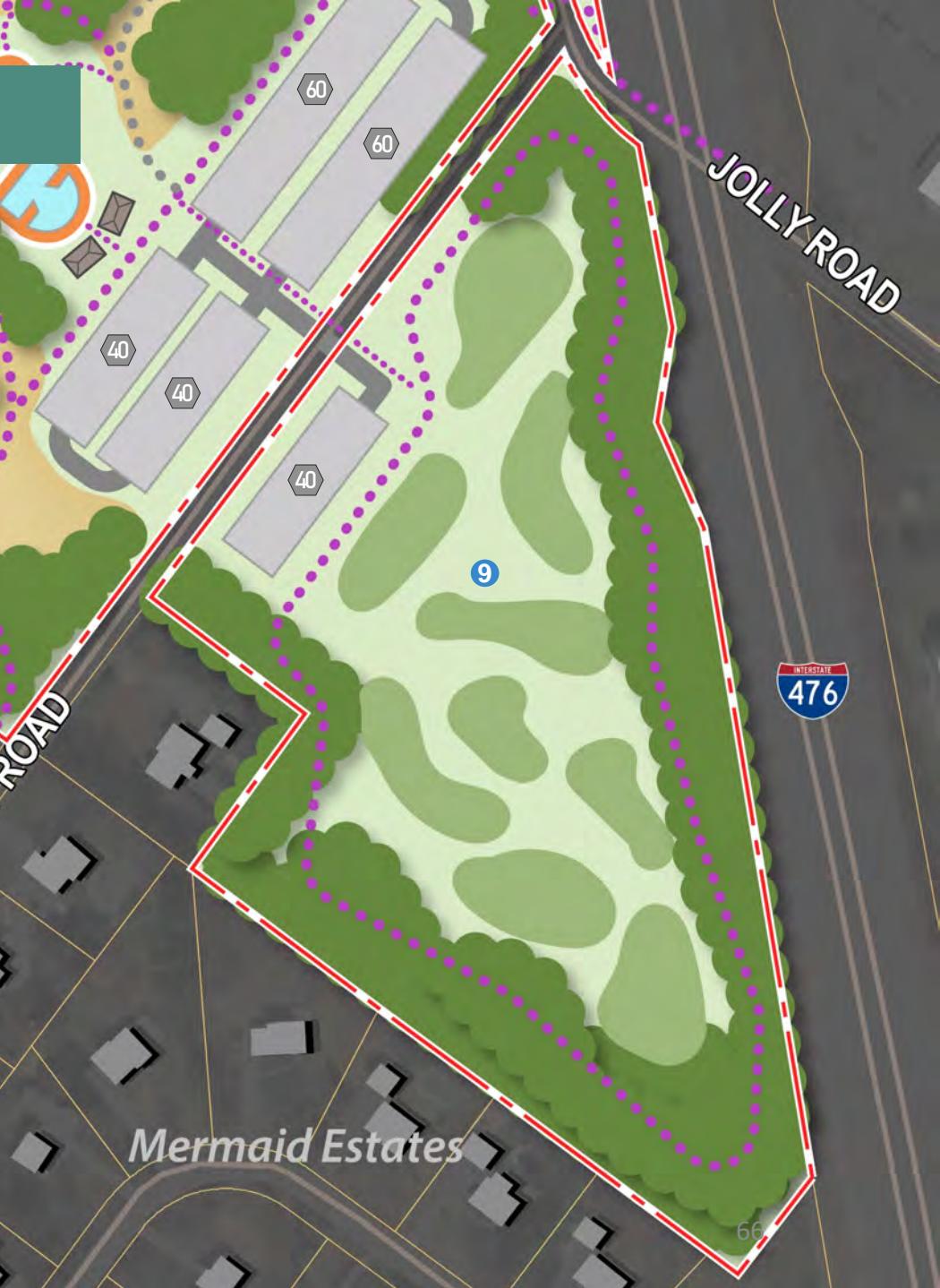
| Parking |
|-----------------------------------|
| Number of spaces per parking area |
| Vehicular dropoff |



Concept B Mix Passive / Active Concept

Arch Street Road Parcel

9-hole chipp & putt



Concept C

Active Recreation Concept



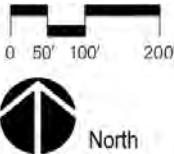
Concept C Active Recreation Concept

Main Parcel

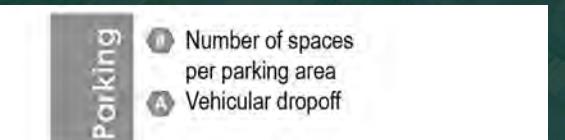


Legend

| Existing | Proposed |
|----------------------|-----------------------------|
| Project Area | Driveway |
| Parcel Lines | Parking |
| Waterway | Pedestrian / Bicycle Bridge |
| Floodplain | Primary Trail |
| Building / Structure | Secondary Trail |
| Road | Trail / Maintenance Access |



| Proposed |
|--------------------------------------|
| Facility Area |
| Pavilion |
| Forested Area / Buffer |
| Meadow |
| Floodplain Restoration & Enhancement |
| Waterway |

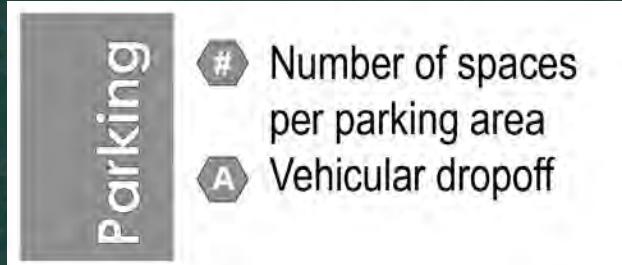


Concept C Active Recreation Concept

Arch Street Road Parcel

- ⑩ 31K SF Community center (2 basketball courts, community rooms, kitchen, offices)

An Indoor community facility could help accommodate the needs of Whitpain Township and the Whitpain Recreation Association



Public Opinion Survey

Share your thoughts on the concepts A,B, & C at the following online public opinion

(survey opens April 14th, 2021 runs to May 5th 2021)

Mermaid Lake Master Site Plan

WHITEFAIR TOWNSHIP, MONTGOMERY TOWNSHIP



Concepts Feedback Form

Alternative Concepts Feedback

- 10. Please rank the three concept plans in order of your overall preference, with 1 being your preferred concept.



Concept A - Passive Recreation



Concept B - Passive / Active Recreation



Concept C - Active Recreation

12. All three concepts explore various facilities and activities. Please indicate how important each element / facility is to you.

| | 1 Very Unimportant | 2 Unimportant | 3 Neither Important / Unimportant | 4 Important | 5 Very Important |
|--|-----------------------|-----------------------|-----------------------------------|-----------------------|-----------------------|
| Universally accessible walking paths | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mown / soft surface paths | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Multi-purpose outdoor game court | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Open play field | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Picnic Pavilion(s) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Playground(s) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Spray Play | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ice skating | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Pickleball courts | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 9-hole chip & putt | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Recreational pool | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Competitive pool | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community center / indoor recreation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fishing / fishing access | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Connection to Township regional trails | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Connections to adjoining neighborhoods | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

<https://www.surveymonkey.com/r/MermaidLakeFeedback>

Next Steps

Concept refinement
from 3 concepts to 1
refined concept

| | | | |
|------------------------------|--|-------------------------------------|----------------------|
| Committee Meeting 1 | Kickoff Meeting / Brain Storming | Thursday, December 10, 2020 | 5:30pm-7:00pm |
| Committee Meeting 2 | Preliminary Market Gap Presentation | Thursday, January 14, 2021 | 5:30pm-7:00pm |
| Public Meeting 1 | Brainstorming and Programming | Monday, January 25, 2021 | 7:00pm-9:00pm |
| Committee Meeting 3 | Analysis and Program for Phase 2 Work | Monday, February 8, 2021 | 5:30pm-7:00pm |
| Phase 2 | | | |
| Committee Meeting 4 | Concept Options | Thursday, March 11, 2021 | 5:30pm-7:00pm |
| Public Meeting 2 | Initial Concepts | Monday, April 12, 2021 | 7:00pm-9:00pm |
| Committee Meeting 5 | Options Refinement | Thursday, May 6, 2021 | 5:30pm-7:00pm |
| Public Meeting 3 | Refined Concepts & Preliminary Market Study | Monday, June 7, 2021 | 7:00pm-9:00pm |
| Committee Meeting 6 | Pre Draft Plan & Costs | Wednesday, June 9, 2021 | 5:30pm-7:00pm |
| Board of Supervisors Meeting | Pre Draft Plan & Costs | Tuesday, July 20, 2021 | 6:00pm-8:00pm |
| Phase 3 | | | |
| Committee Meeting 7 | Draft Plan Review | Monday, September 13, 2021 | 5:30pm-7:00pm |
| Committee Meeting 8 | Revisions to Make Final Plan | Wednesday, October 13, 2021 | 5:30pm-7:00pm |
| Public Meeting 4 | Present Final Plan | Wednesday, November 10, 2021 | 7:00pm-9:00pm |

<https://www.surveymonkey.com/r/MermaidLakeFeedback>

Mermaid Lake Master Site Plan

WHITFIELD TOWNSHIP, MONTGOMERY TOWNSHIP

Discussion / Q & A

A

Passive
Concept



B

Mix Passive
/Active Concept



C

Active
Concept



A

Passive Concept



Facilities & Recreation

- 1 Outdoor court
- 2 Camp play field
- 3 Ice skating / event space
- 4 Manor house outdoor receptions
- 5 Outdoor event plaza

Buildings & Structures

- 1 Large pavilion
- 2 4-Season studio / classroom
- 3 3-Season event space
- 4 Nature center
- 5 Reception / small events (first floor)
- 6 Offices
- 7 Event entrance
- 8 Large event space
- 9 Food / snack bar
- 10 Small pavilion

Habitat & Natural Areas

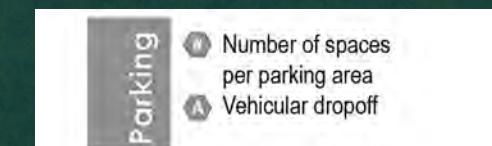
- 1 Daylight streams
- 2 Dam / pond removed. Floodplain enhancement / restoration
- 3 Small pond
- 4 Bird habitat & shrubland meadow
- 5 Reforested buffer

Parking

- 1 Number of spaces per parking area
- 2 Vehicular dropoff

B

Mix Passive /Active Concept



C

Active Concept



Facilities & Recreation

- 1 Outdoor court
- 2 Open play field
- 3 Manor house outdoor receptions
- 4 Outdoor event plaza
- 5 Open lawn
- 6 Spray play / ice skating
- 7 Playground
- 8 Pool area (4-lane pool, concession stand, bathhouse & changing areas)
- 9 Pickleball courts (8)

Buildings & Structures

- 1 4-Season studio / classroom
- 2 3-Season event spaces
- 3 Scout building
- 4 Reception / small events (first floor)
- 5 Offices
- 6 Event entrance
- 7 Large event space
- 8 Food / snack bar
- 9 Small pavilion
- 10 31K SF Community center (2 basketball courts, community rooms, kitchen, offices)

Habitat & Natural Areas

- 1 Daylight streams
- 2 Lake dam
- 3 Lake (reduced size)
- 4 Small pond
- 5 Bird habitat & shrubland meadow
- 6 Reforested buffer

Parking

- Number of spaces per parking area
- Vehicular dropoff

Contact Information

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Mermaid Lake
Master Site Plan

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