

An aerial photograph of a golf course and surrounding residential area. A green semi-transparent box is overlaid on the top left, containing the title 'Mermaid Lake Master Site Plan' and the text 'WHITPAIN TOWNSHIP, MONTGOMERY TOWNSHIP'. The text 'Welcome to Public Meeting 2' is in the top right. The date 'April 12, 2021' is in the middle right. The text 'Thank you for your time!' is in the bottom right. The golf course is outlined in orange, and a road runs along the bottom.

# *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*

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Master Site Plan





# Steering Committee

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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# Project Schedule

Meeting	Purpose	Date	Time
<b>Phase 1</b>			
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
<b>Public Meeting 1</b>	<b>Brainstorming and Programming</b>	<b>Monday, January 25, 2021</b>	<b>7:00pm-9:00pm</b>
Committee Meeting 3	Analysis and Program for Phase 2 Work	Monday, February 8, 2021	6:00pm-8:00pm
<b>Phase 2</b>			
Committee Meeting 4	Concept Options	Thursday, March 11, 2021	6:00pm-8:00pm
<b>Public Meeting 2</b>	<b>Initial Concepts</b>	<b>Monday, April 12, 2021</b>	<b>7:00pm-9:00pm</b>
Committee Meeting 5	Options Refinement	Thursday, May 6, 2021	5:30pm-7:00pm
<b>Public Meeting 3</b>	<b>Refined Concepts &amp; Preliminary Market Study</b>	<b>Monday, June 7, 2021</b>	<b>7:00pm-9:00pm</b>
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
<b>Phase 3</b>			
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
<b>Public Meeting 4</b>	<b>Present Final Plan</b>	<b>Wednesday, November 10, 2021</b>	<b>7:00pm-9:00pm</b>

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Master Site Plan



# Master Plan Process

## What is a Master Plan?

**\* WE ARE HERE \***





# 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 \*

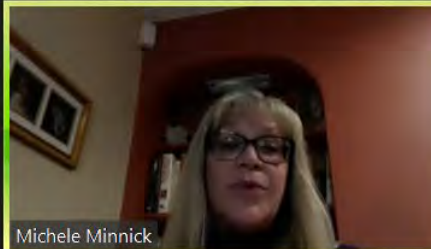
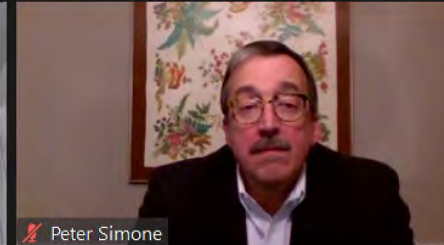
## PHASE 3 (AUG-NOV)

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



# Public Meeting 1 - January 25, 2021

+/- 130  
Attendees



Nicole Leininger, IT Director

Doug Seiler

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# *Public Meeting 1 - January 25, 2021*

## 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



# Public Meeting 1 - January 25, 2021

## 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



# Public Meeting 1 - January 25, 2021

## 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>





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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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Master Site Plan



# Consultant Team Phase 1 Summaries

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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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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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# Consultant Team Phase 1 Summaries

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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.



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# Consultant Team Phase 1 Summaries

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Areas of interest include

- **Mermaid Lake that was formed by the dam**
- **Floodplain areas** that existing 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.



**Mermaid Lake**  
**Master Site Plan**

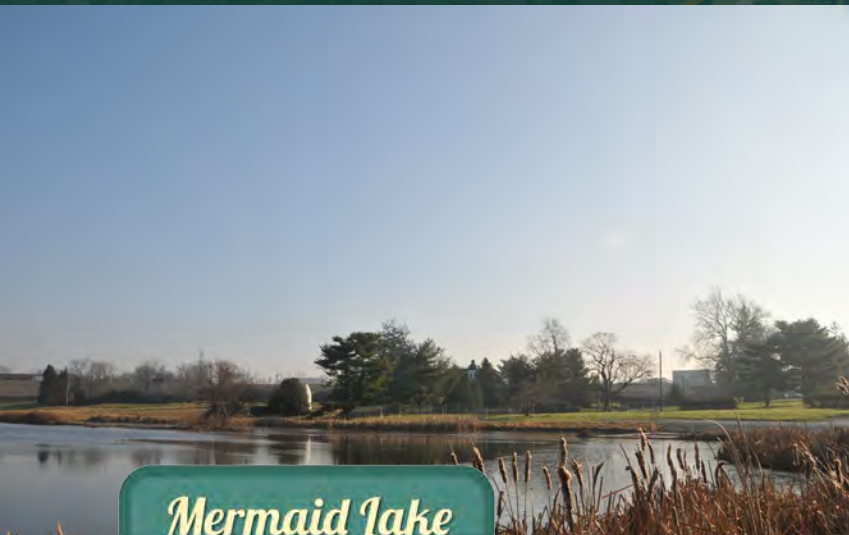


# Consultant Team Phase 1 Summaries

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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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WATERBURY TOWNSHIP, MICHIGAN 48861



# Consultant Team Phase 1 Summaries

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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

*Mermaid Lake*  
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# *Site Analysis & Design Approach*

## Project Area

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# 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, 19<sup>th</sup> century residence), pavilions

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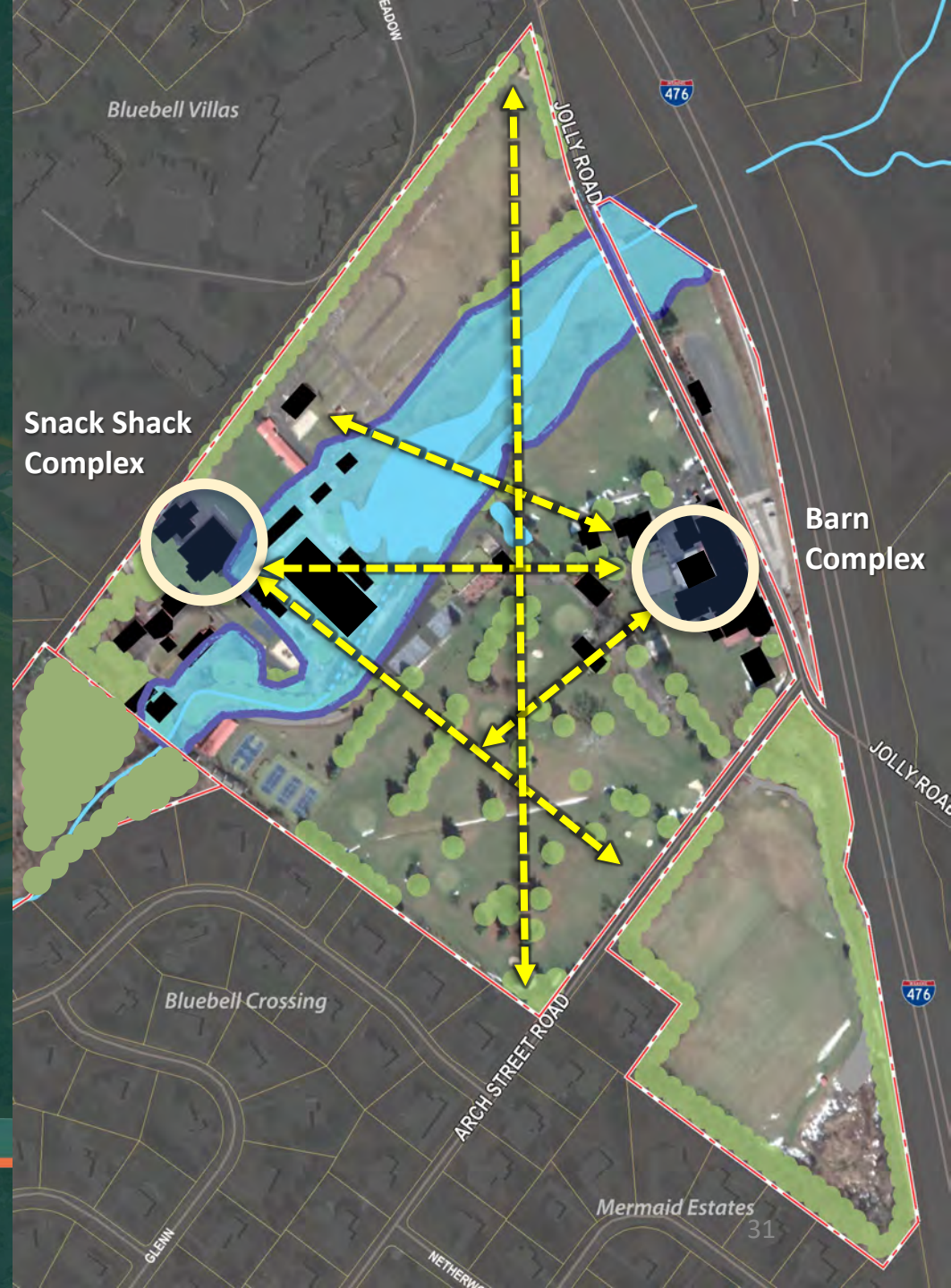


# Site Analysis & Design Approach

## 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.



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# 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*

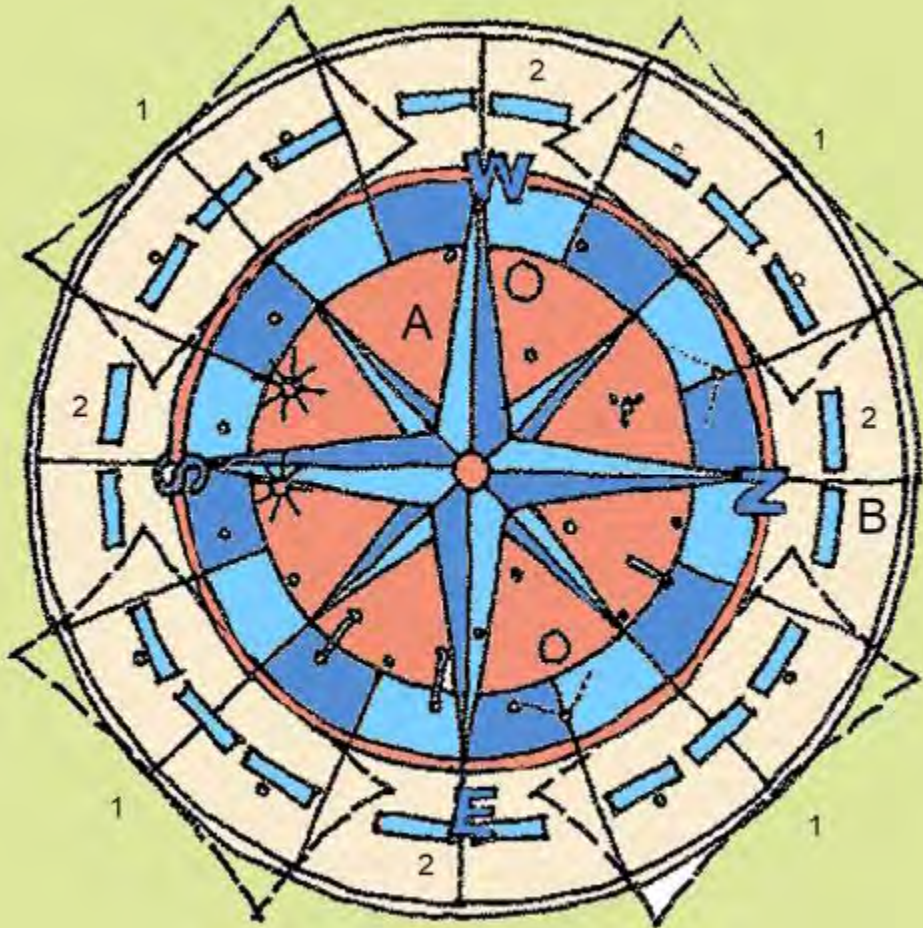
### Water Spray Play

- 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



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 Facility*

## 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.

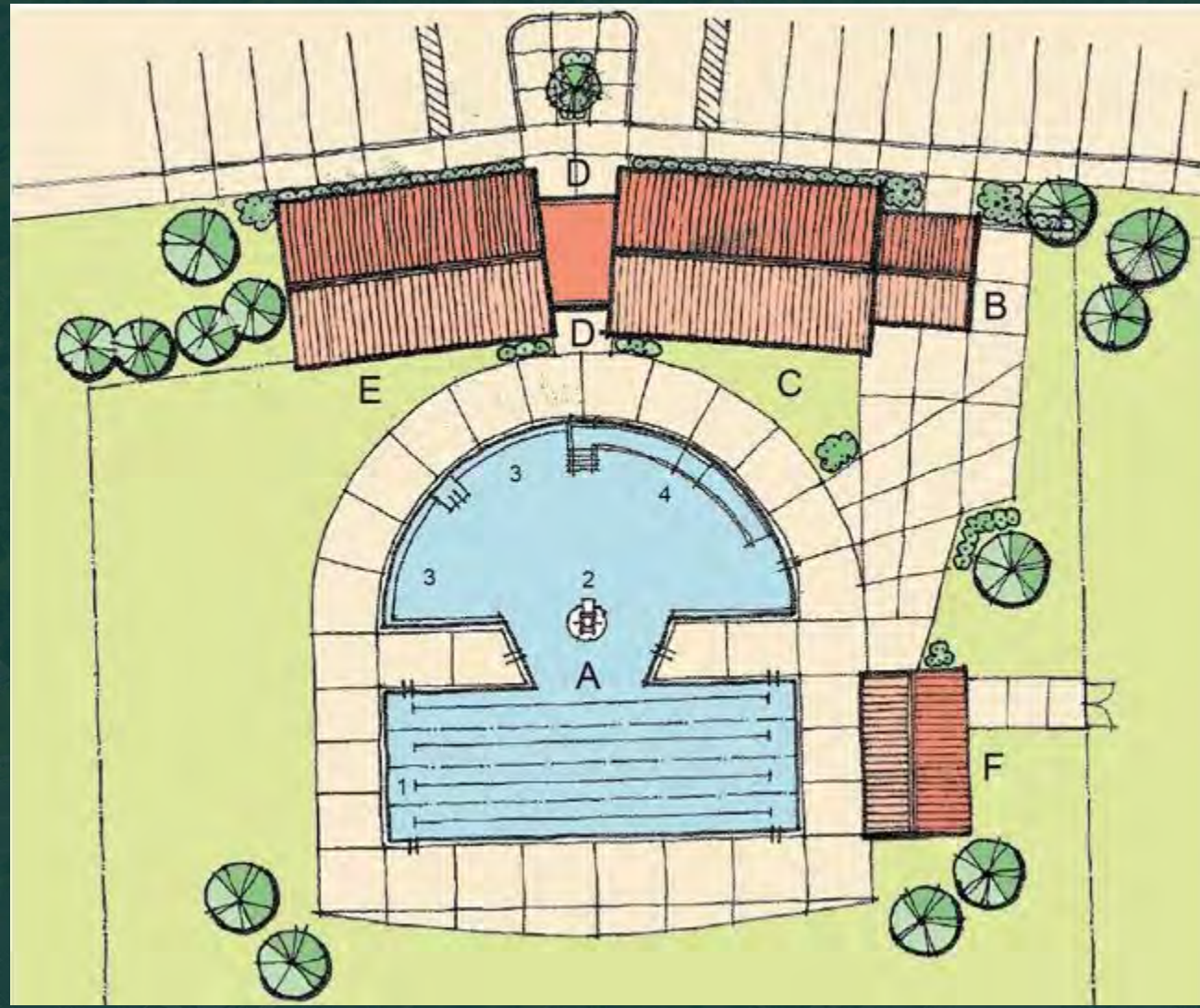
AAU (Amateur Athletic Union) / FINA (International Swimming Federation) standard competitive sizes:

- 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**



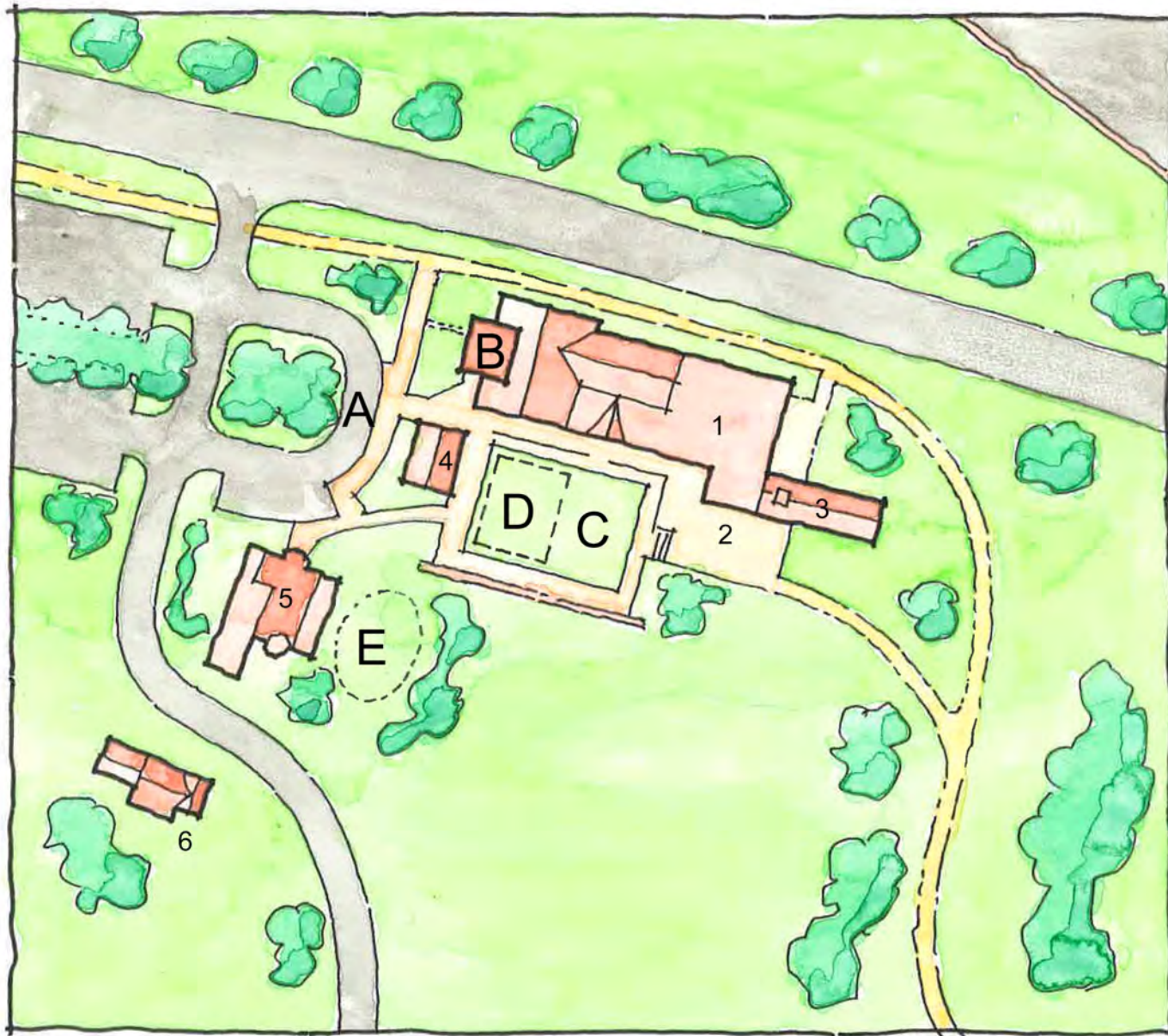
# Barn Complex - Inventory / Analysis



- Structures Identified for Potential Removal:
- Structures Identified to Remain:



# Barn Complex - Preliminary Concept




- A DROP-OFF
- B EVENT ENTRANCE
- C OUTDOOR PLAZA
- D TENT
- E LAWN
- 1 EVENT LARGE SPACE
- 2 FOOD/ SNACK BAR
- 3 SMALL PAVILION
- 4 OFFICES
- 5 RECEPTION/ SMALL EVENTS
- 6 KID'S SPACE





# Snack Shack Complex - Inventory / Analysis



• Structures Identified for Potential Removal: 

• Structures Identified to Remain: 



# Snack Shack Complex - Preliminary Concept





## 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

## Legend

### Existing

- Project Area
- Parcel Lines
- Waterway
- Floodplain
- Building / Structure
- Road

### Proposed

- Driveway
- Parking
- Pedestrian / Bicycle Bridge
- Primary Trail
- Secondary Trail
- Trail / Maintenance Access
- Facility Area
- Pavilion
- Forested Area / Buffer
- Meadow
- Floodplain Restoration & Enhancement
- Waterway





# Concept

# A

# Passive Recreation Concept

## Main Parcel



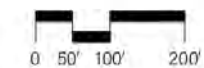
## Legend

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- Primary Trail
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- Waterway



## Facilities & Recreation

- Outdoor court
- Camp play field
- Ice skating / event space
- Manor house outdoor receptions
- Outdoor event plaza

## Buildings & Structures

- Large pavilion
- 4-Season studio / classroom
- 3-Season event space
- Nature center
- Reception / small events (first floor)
- Offices
- Event entrance
- Large event space
- Food / snack bar
- Small pavilion

## Habitat & Natural Areas

- Daylight streams
- Dam / pond removed. Floodplain enhancement / restoration
- Small pond
- Bird habitat & shrubland meadow
- Reforested buffer

## Parking

- Number of spaces per parking area
- Vehicular dropoff





Concept

A

# Passive Recreation Concept

## Arch Street Road Parcel

4 Bird habitat & shrubland meadow

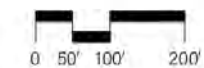
### Legend

#### Existing

- Project Area
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#### Proposed

- Driveway
- Parking
- Pedestrian / Bicycle Bridge
- Primary Trail
- Secondary Trail
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- Forested Area / Buffer
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- Waterway





# Concept **B**

## Mix Passive / Active Concept





Concept

B

# Mix Passive / Active Concept

## Main Parcel



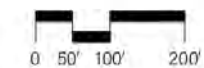
## Legend

### Existing

- Project Area
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- Building / Structure
- Road

### Proposed

- Driveway
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- Pedestrian / Bicycle Bridge
- Primary Trail
- Secondary Trail
- Trail / Maintenance Access
- Facility Area
- Pavilion
- Forested Area / Buffer
- Meadow
- Floodplain Restoration & Enhancement
- Waterway



### 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
- A Vehicular dropoff





# Concept **B** Mix Passive / Active Concept

## Arch Street Road Parcel

**9** 9-hole chipp & putt

**Legend**

Existing	Proposed
Project Area	Driveway
Parcel Lines	Parking
Waterway	Pedestrian / Bicycle Bridge
Floodplain	Primary Trail
Building / Structure	Secondary Trail
Road	Trail / Maintenance Access
	Facility Area
	Pavilion
	Forested Area / Buffer
	Meadow
	Floodplain Restoration & Enhancement
	Waterway

0 50' 100' 200'

North





# Active Recreation Concept





# Concept



# Active Recreation Concept

## Main Parcel



### 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

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

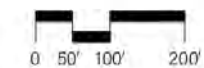
## Legend

### Existing

- Project Area
- Parcel Lines
- Waterway
- Floodplain
- Building / Structure
- Road

### Proposed

- Driveway
- Parking
- Pedestrian / Bicycle Bridge
- Primary Trail
- Secondary Trail
- Trail / Maintenance Access
- Facility Area
- Pavilion
- Forested Area / Buffer
- Meadow
- Floodplain Restoration & Enhancement
- Waterway



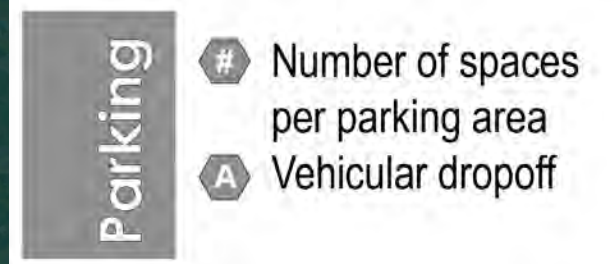


# Concept **C** Active Recreation Concept

## 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*



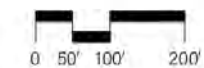
### Legend

#### Existing

- Project Area
- Parcel Lines
- Waterway
- Floodplain
- Building / Structure
- Road

#### Proposed

- Driveway
- Parking
- Pedestrian / Bicycle Bridge
- Primary Trail
- Secondary Trail
- Trail / Maintenance Access
- Facility Area
- Pavilion
- Forested Area / Buffer
- Meadow
- Floodplain Restoration & Enhancement
- Waterway





# Public Opinion Survey

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

(survey opens April 14<sup>th</sup>, 2021 runs to May 5<sup>th</sup> 2021)



## 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
<b>Public Meeting 1</b>	<b>Brainstorming and Programming</b>	<b>Monday, January 25, 2021</b>	<b>7:00pm-9:00pm</b>
Committee Meeting 3	Analysis and Program for Phase 2 Work	Monday, February 8, 2021	5:30pm-7:00pm
<b>Phase 2</b>			
Committee Meeting 4	Concept Options	Thursday, March 11, 2021	5:30pm-7:00pm
<b>Public Meeting 2</b>	<b>Initial Concepts</b>	<b>Monday, April 12, 2021</b>	<b>7:00pm-9:00pm</b>
Committee Meeting 5	Options Refinement	Thursday, May 6, 2021	5:30pm-7:00pm
<b>Public Meeting 3</b>	<b>Refined Concepts &amp; Preliminary Market Study</b>	<b>Monday, June 7, 2021</b>	<b>7:00pm-9:00pm</b>
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
<b>Phase 3</b>			
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
<b>Public Meeting 4</b>	<b>Present Final Plan</b>	<b>Wednesday, November 10, 2021</b>	<b>7:00pm-9:00pm</b>

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



# Mermaid Lake Master Site Plan

WHITPAIN TOWNSHIP, MONTGOMERY TOWNSHIP

## Discussion / Q & A

A

Passive  
Concept



B

Mix Passive  
/Active Concept



C

Active  
Concept







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

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





## Mix Passive /Active Concept



### 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

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





## 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

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



## Contact Information

### Simone Collins Landscape Architecture

- **610.239.7601**
- Peter Simone: [psimone@simonecollins.com](mailto:psimone@simonecollins.com)
- Sarah Leeper: [sleeper@simonecollins.com](mailto:sleeper@simonecollins.com)
- Joe Wallace: [jwallace@simonecollins.com](mailto:jwallace@simonecollins.com)