

An aerial photograph of a large green area, likely a golf course or park, with a yellow-orange boundary line. The area includes several buildings, a swimming pool, and tennis courts. The surrounding area is residential with houses and trees. A road runs along the bottom of the image.

# *Mermaid Lake* Master Site Plan

WHITPAIN TOWNSHIP, MONTGOMERY TOWNSHIP

## Public Meeting 4

November 10, 2021

Thank you for your time!



# Agenda

- Introductions
- Project Scope & Project Schedule
- Final Plan Review
- Questions & Comments
- Final Steps

*Mermaid Lake*  
Master Site Plan  
WHITPAIN TOWNSHIP, MONTGOMERY TOWNSHIP

Public Meeting 4 – Nov 10, 2021  
Simone Collins Landscape Architecture





## 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

### Environmental Standards

- Joe Kraycik / Stephen Brower

### Comprehensive Land Services

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Master Site Plan

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## Steering Committee

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 Assistant 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
Lou Lozado	Resident
Margaret Phiambolis (Sibby)	Resident



# 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	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	6:00pm-8:00pm
<b>Public Meeting 3</b>	<b>Refined Concepts</b>	<b>Monday, June 7, 2021</b>	<b>7:00pm-9:00pm</b>
Committee Meeting 6	Pre Draft Plan	Wednesday, June 9, 2021	6:00pm-8:00pm
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	6:00pm-8:00pm
Committee Meeting 8	Revisions to Make Final Plan	Wednesday, October 13, 2021	6:00pm-8:00pm
<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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# Project Scope

\* PHASES COMPLETED \*

\* CURRENT PHASE \*

## PHASE 1 (NOV-FEB)

## PHASE 2 (FEB-AUG)

## PHASE 3 (AUG-NOV)

**[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.

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

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

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Master Site Plan

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# Meetings & Public Engagement

**Public Meeting 1**  
**January 25, 2021**  
150 Attendees  
*Brainstorming & Kickoff*



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**Public Meeting 2**  
**April 12, 2021**  
250 Attendees  
*Reviewed Concepts A, B, C*



**Public Feedback Survey**  
**April – June 2021**  
1,264 Responses

**Public Meeting 3**  
**June 7, 2021**  
90 Attendees  
*Reviewed Refined Concept*



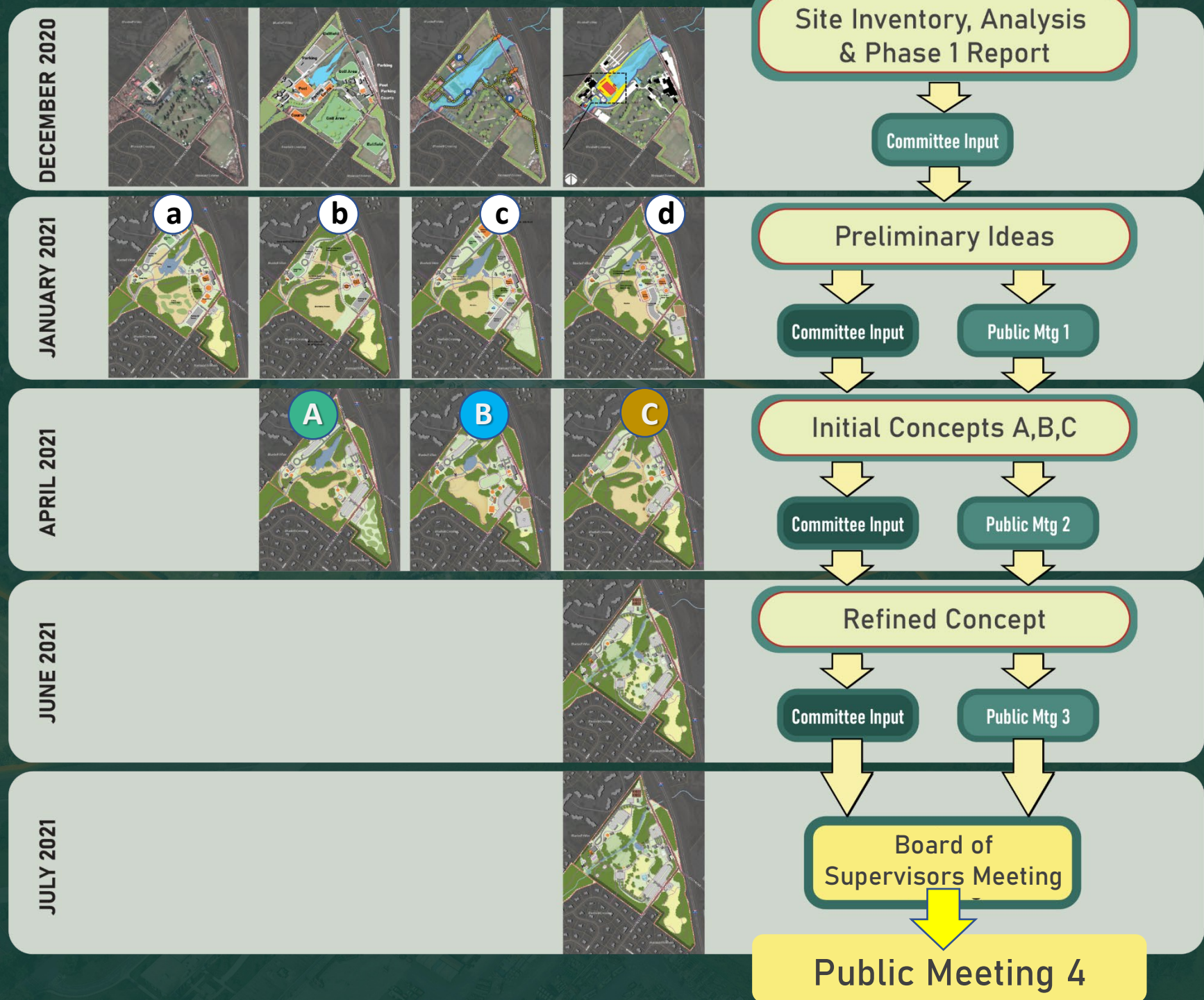


# Concept Refinement Process

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# Refined Concept

This refined concept included elements of previously-presented concepts A, B & C and was informed by public opinion survey results, committee meetings and conversations with Township staff.

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### Legend

#### Existing

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

#### Proposed

- Driveway
- Parking
- Pedestrian / Bicycle Bridge
- Primary Trail
- Secondary Trail
- Trail / Maintenance Access
- Pavilion
- Reforested Areas
- Planted Buffer
- Meadow
- Wetland Area / BMP
- Riparian Buffer
- Waterway





# Final Plan

This Final Plan builds upon the previously-presented refined concept plan. The plan evolved from a concept level plan to incorporate the following site improvements which provide a more realistic representation of the park plan.

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# Plan - Environmental Enhancements

The Plan incorporates **Environmental Uplift** into the park design. Enhancements are organized by 3 major categories:

## Waterway Improvements:

- ① Floodplain & Stream Restoration
- ② Riparian Buffer Reforestation
- ③ Enhanced Farm Pond / Spring Daylighting
- ④ Daylighted Dry Streambed

## Habitat Improvements:

- ⑤ Upland Reforestation Area
- ⑥ Meadow Habitat Area

## Site Improvement Stormwater Mitigation:

- ⑦ Stormwater Best Management Practices

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# Plan - Circulation

## Vehicular Circulation

— Roadways

— Site Driveways

Ⓐ Conceptual Roundabout with Pedestrian Crosswalks

## Pedestrian Circulations

— Multi Use Park Trail – 1.1-mile Outer Loop

— Multi Use Park Trail – 0.6-mile Inner Loop

— Mown Trail – 0.4 Mile Loop

— Secondary Walkways / Trails

## Regional Connections

① Sidewalk Connection to Wentz Run Park

② Sidewalk Connection to Blue Bell Villas / Planned Trail  
Connection to Center Square Park

③ Multi Use Trail Connection to Wentz Run Park

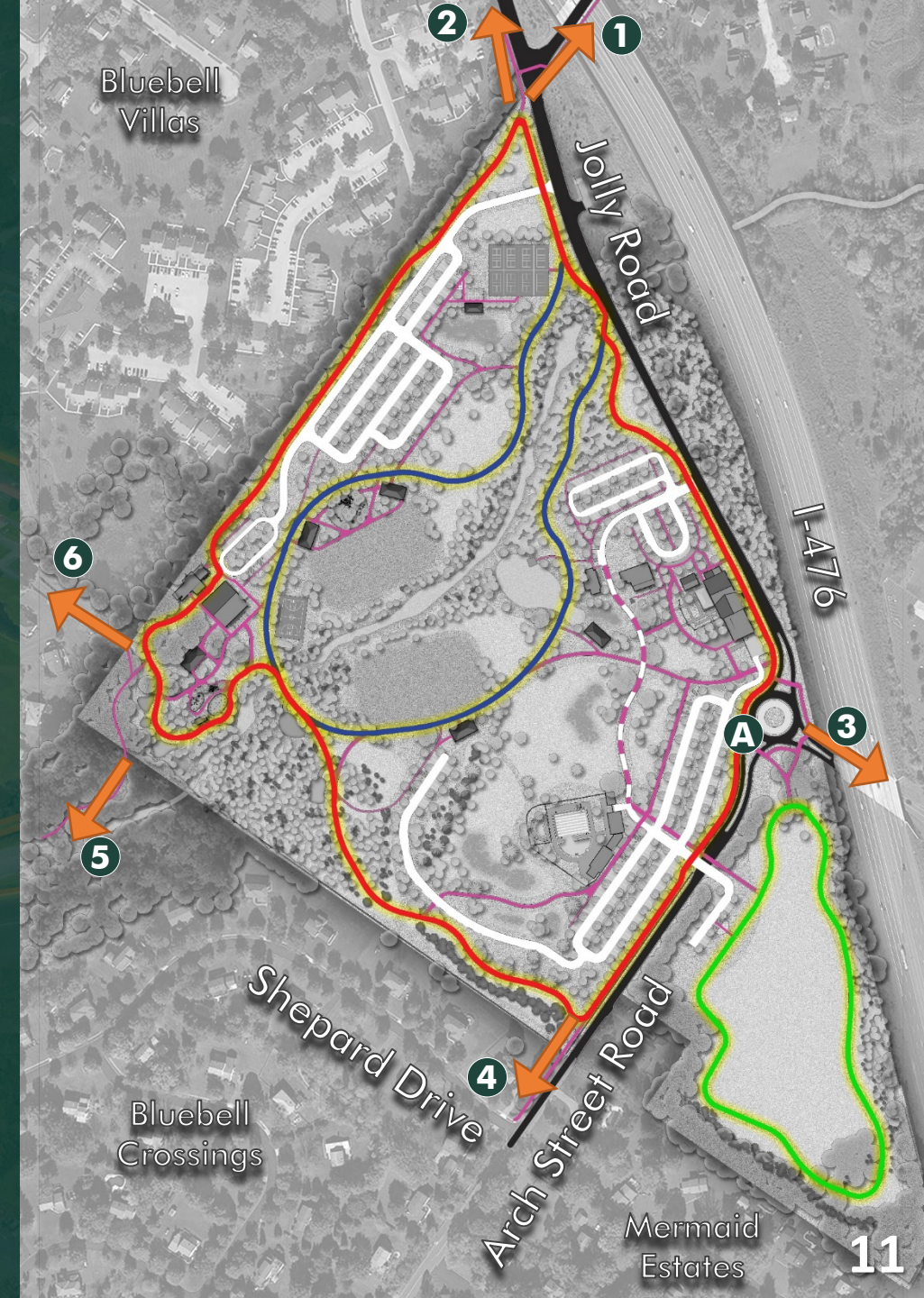
④ Sidewalk Connections to Shepherds Drive

⑤ Hiking Trail Connection to Township Line Road

⑥ Hiking Trail Connection to Blue Bell Villas

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**Master Site Plan**

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# Master Plan - Overall Plan

- ① Barn Complex
- ② Pool Complex
- ③ Inclusive Nature Base Play Area
- ④ Camp Complex
- ⑤ Pickleball Complex
- ⑥ Arch Street Road Parcel

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# Barn Complex

## Buildings

- A** Barn
- B** Offices
- C** Manor House
- D** Spring House - Nature Center
- E** Existing Pavilion

## Site Improvements

- 1** Rear Terrace / Tent
- 2** Food Services / Patio
- 3** Service Yard / Deliveries
- 4** Dropoff (2)
- 5** Enhanced Farm Pond
- 6** ADA Fishing Pier
- 7** Controlled Service/Access Drive
- 8** Main Entrance Plaza

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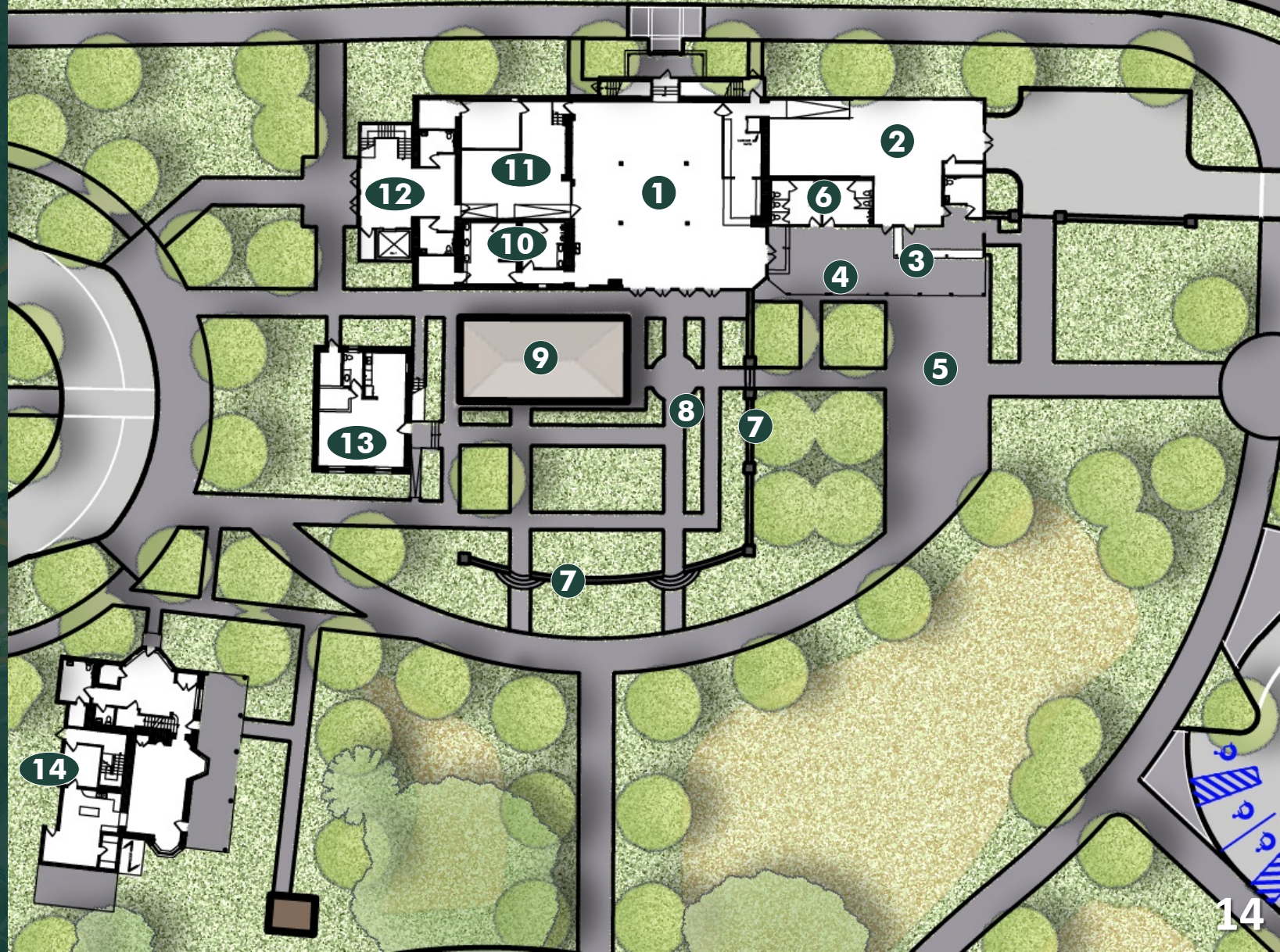


# Barn Complex Reuse - 1<sup>st</sup> Floor

## Barn

- ① Banquet Space / Bar (125 Seated)
- ② Refurbished Kitchen
- ③ Public Food Service / Bar
- ④ Covered Outdoor Space
- ⑤ Open Terrace Seating Area
- ⑥ Park Restrooms
- ⑦ Garden Wall & Steps
- ⑧ Tent Plaza
- ⑨ Terrace Garden
- ⑩ Banquet Restrooms
- ⑪ Storage Space
- ⑫ Entrance Lobby – Stairs / Elevator
- ⑬ Office Building
- ⑭ Manor House

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# Barn Complex Reuse - 2<sup>nd</sup> Floor

## Barn

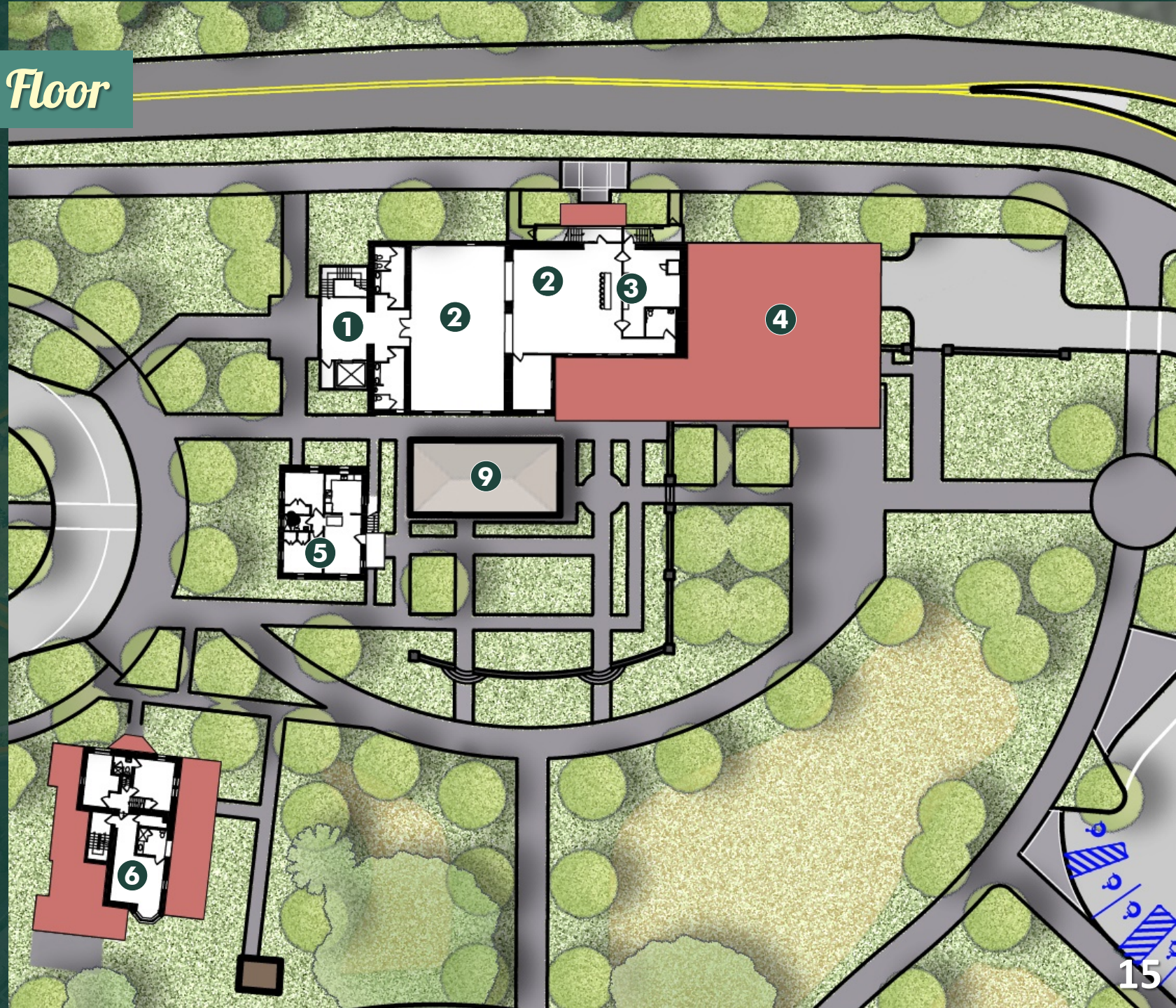
- ① Second Floor Lobby – Stairs / Elevator
- ② Banquet Space
- ③ Bar / Demonstration Kitchen
- ④ Roof - Typical

## Office Building

- ⑤ Second Floor - 1 Bedroom Apartment

## Manor House

- ⑥ Second Floor Bridal Suite



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# Pool Complex

## Buildings

- (A) Pool House
- (B) Pump House

## Site Improvements

- ① Park Entrance
- ② Dropoff Plaza
- ③ Controlled Service/Access Drive
- ④ Pool
- ⑤ Fence
- ⑥ Berm & Buffer Planting
- ⑦ Sidewalk Connection to Shepard Drive Sidewalk

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# Pool Area

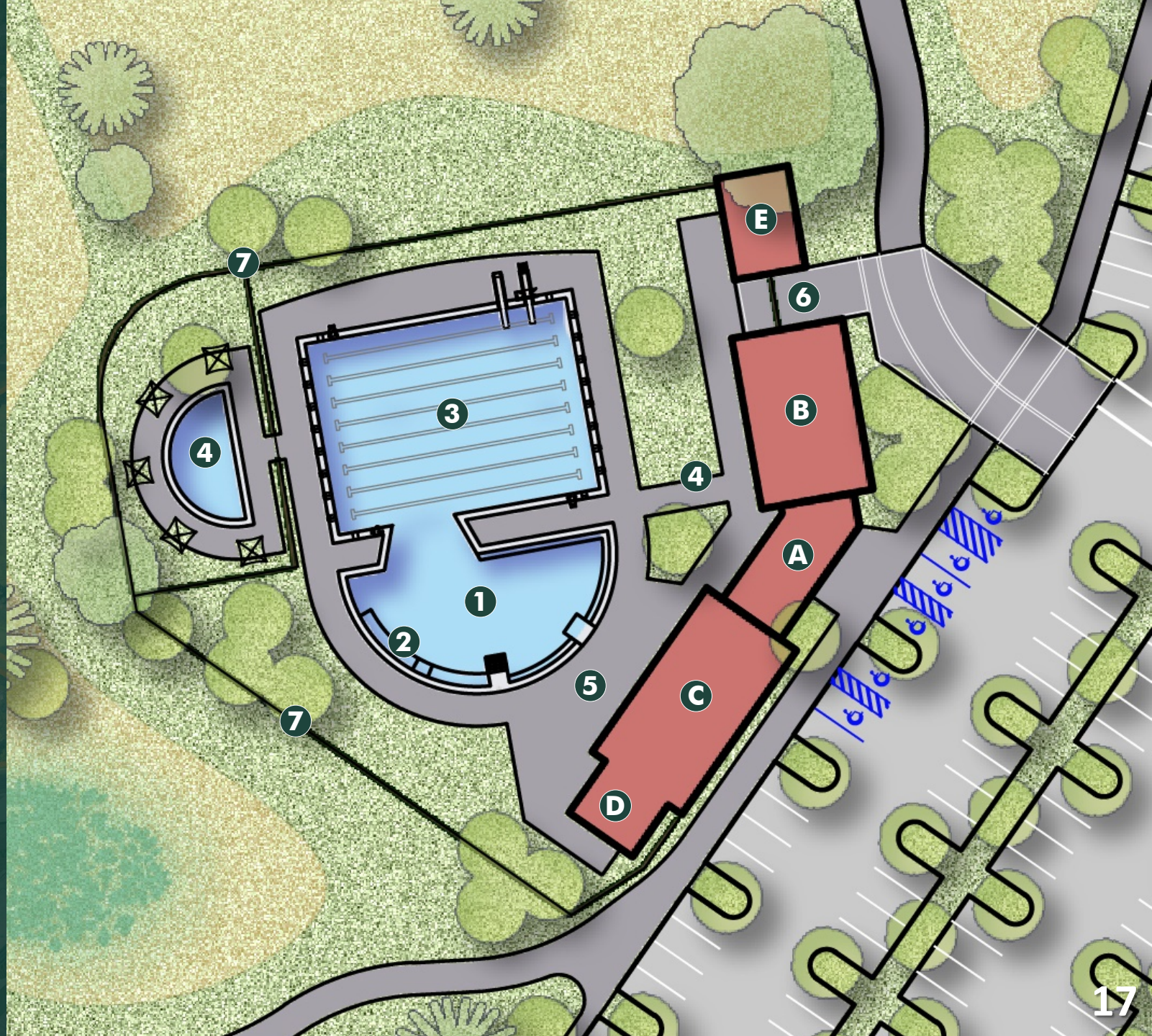
## Buildings

- Ⓐ Check-in House / Entrance
- Ⓑ Locker Rooms / Staff Area
- Ⓒ Locker Rooms
- Ⓓ Snack Bar
- Ⓔ Pump House

## Site Improvements

- ① Recreational Pool
- ② Ramp Access
- ③ Competition Pool - 8 Lanes & Dive well
- ④ Kiddy Pool
- ⑤ Deck Area (Typical)
- ⑥ Service Access (Gated)
- ⑦ Fence (Typical)

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# Inclusive Nature Based Play Area

## Buildings

- (A) Proposed Pavilion
- (B) Existing Pavilion
- (C) Snack Shack – Community Space
- (D) Restrooms / Park Office
- (E) Pump House

## Site Improvements

- (1) Play Pod 1
- (2) Play Pod 2
- (3) Spray Ground Inclusive Play Area & Ice-skating (Play Pod 3)
- (4) Play Pod 4
- (5) Play Pod 5
- (6) Boardwalk
- (7) Streamside ADA Fishing Pier
- (8) Daylighted Dry Stream Bed
- (9) Nature Trail

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# *Spray Ground Inclusive Play Area & Ice-skating*

- ① Zone 1: Vertical Spray Features & Winter Ice Sheet
- ② Zone 2: Interactive Above Grade Water Toys and Features
- ③ Zone 3: Deck Level Rivers, Streams, Dams & Ponds
- ④ Pump House
- ⑤ Seating Area



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# *Spray Ground Inclusive Play Area & Ice-skating*

Zone 3: Deck Level Rivers,  
Streams, Dams & Ponds

Zone 1: Vertical Spray Features & Winter Ice Sheet



Zone 2: Interactive Above  
Grade Water Toys and Features



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# Camp Complex

## Buildings

- (A) Snack Shack – Community Space
- (B) Camp Office – Park Restrooms
- (C) Dropoff / Pickup Pavilion
- (D) Existing Pavilion (2)
- (E) Proposed Pavilion (3)

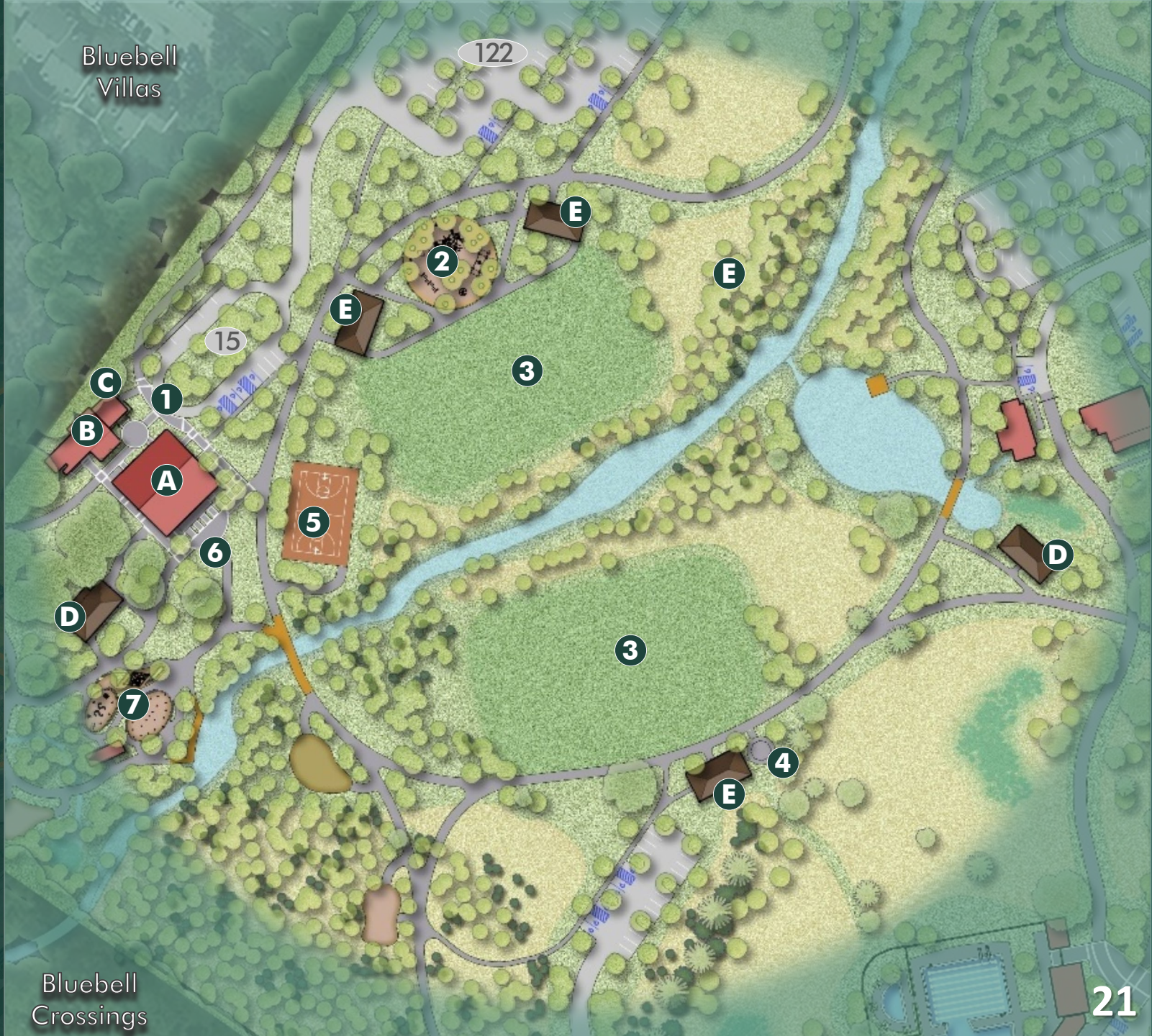
## Site Improvements

- (1) Dropoff
- (2) Camp Playground
- (3) Open Play Field
- (4) Gaga Ball Pit
- (5) Game Court
- (6) Seating Terrace
- (7) Spray Ground Inclusive Play Area & Ice-skating

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# Camp Complex Reuse

## Snack Shack

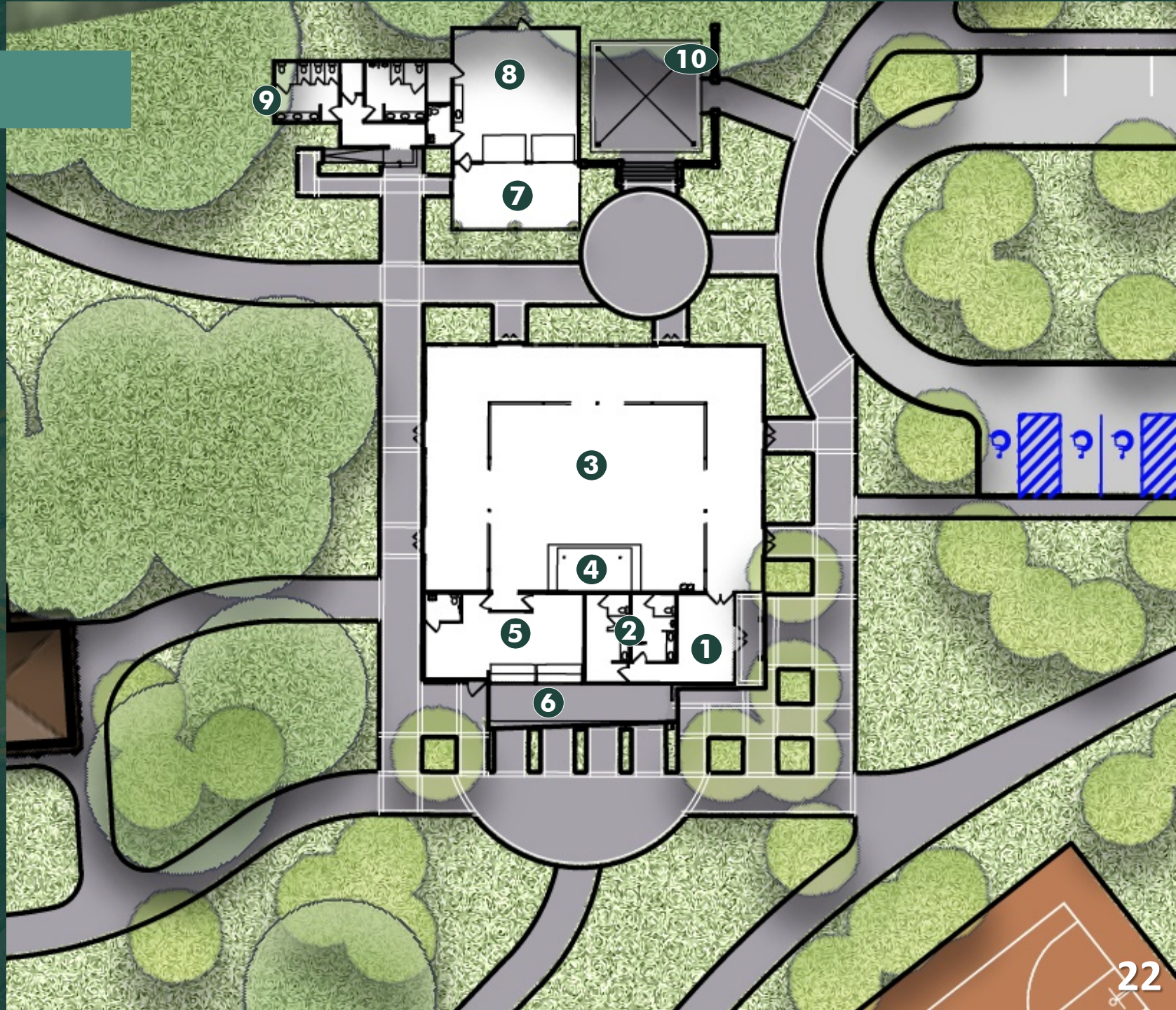
- ① Lobby
- ② Restrooms
- ③ Banquet Room
- ④ Stage
- ⑤ Warming Kitchen
- ⑥ Outdoor Food Pickup / Covered

## Camp Office Building

- ⑦ Covered Porch
- ⑧ Office with Restroom and Storage Closet
- ⑨ Park Restrooms
- ⑩ Open Air Pavilion

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# Pickleball Complex

## Buildings

- A Restroom & Pavilion

## Site Improvements

- 1 New Park Entrance w N-Bound Jolly Road Left Turn Lane
- 2 Pickleball Courts (8)
- 3 Plaza
- 4 Park Multi-use Trail Crossing on Road Bridge
- 5 Stormwater Management Area
- 6 Improved Pedestrian Crosswalk

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## Arch Street Road Parcel - Alternatives

The master plan identified **four potential alternatives** for the Arch Street Road. Each option should be explored moving forward to determine the best use for the area.



1. Open Meadow



2. Dog Park



3. 9-Hole Chip & Putt



4. Indoor Facility



# Arch Street Road Parcel

The final plan and cost estimate depicts the open meadow option.

## Site Improvements

- ① Conceptual Roundabout with Pedestrian Crosswalks
- ② New Park Entrance
- ③ Pedestrian Crosswalk
- ④ Mown Walking Trail
- ⑤ Evergreen Buffer
- ⑥ Regional Trail Connection

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# Market Study Proforma Findings

Based on the Phase 2 findings - 4Ward Planning proceeded with Proforma Studies for three Site Uses:

- ① Barn and Manor House Rental
- ② Pool Facility
- ③ Pitch and Putt Facility

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## Proforma - Barn and Manor

- The Barn and Manor House will offer opportunities for social and corporate functions on a year-round basis. The Barn will be suitable for larger indoor and outdoor gatherings, such as wedding receptions, reunions, birthday parties, corporate picnics and organizational banquets. The Manor House is particularly suitable for smaller wedding receptions, corporate retreats and business meetings.
- Facilities to be managed as a concession by a third-party vendor.
- The selected concessionaire will cover the upfront capital improvement costs associated with restoring the Barn and Manor House to satisfactory operating conditions.
- The selected concessionaire will be responsible for all operating expenses, inclusive of utilities, maintenance, insurance and snow removal.

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## Proforma - Barn and Manor

- Whitpain Township could realize between \$250,000 and \$350,000 per year in concession payments, before any capital reserve payments (e.g., capital reserves associated with systems replacement).
- Any large capital expenses are assumed to be the responsibility of the Township, consistent with the arrangement at Manor House at Prophecy Lake.
- Long term, Whitpain Township may enter a public-private partnership to share in on the capital improvement costs of the properties.
- A minimum 15 to 20-year concession agreement is typically required to appropriately amortize any capital improvement costs made in support of operating facilities (this practice is standard for many concessionaire agreements).

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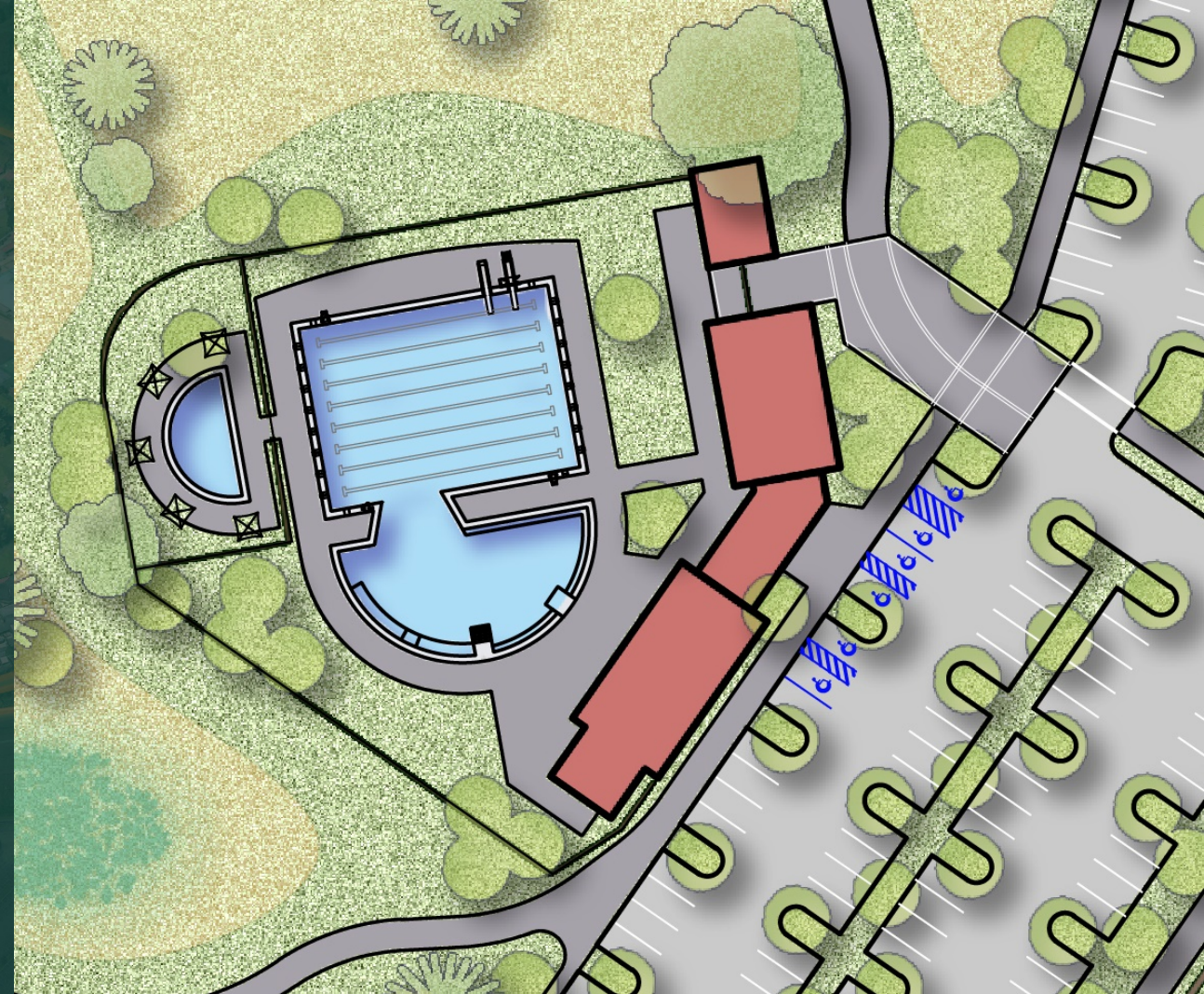
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## Proforma - Pool Facility

- The pool will principally serve as a recreational facility for local residents and residents from the surrounding area. It will also accommodate competitive swim teams, parties and instructional swim needs.
- It is assumed the Whitpain Township Parks and Recreation Department will operate the facility and be responsible for all operating expenses, marketing, and personnel management.
- The facility is anticipated to operate from Memorial Day through Labor Day, seven days a week, eight hours per day.





## Proforma - Pool Facility

- The projected average membership fee is \$116 per resident and \$174 per non-resident
- Estimated profit would not be realized until the debt service of \$ 8,480,000 (\$ 424,000 a year over 20 years) on the pool construction is repaid.
- Based on the pro forma analysis, this facility's financial performance is projected to generate an annual operating revenue surplus of approximately \$14,500 after debt service is paid off in full.

### Mermaid Lake Master Site Plan

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### ANNUAL REVENUES

<b>Memberships</b>			
Resident	\$	139,440	
Non-Resident	\$	104,580	
Total	\$	244,020	51%
<b>Daily Fees</b>			
Resident	\$	83,664	
Non-Resident	\$	62,748	
Total	\$	146,412	30%
<b>Special Use Fees</b>			
Competitive Swim	\$	18,302	
Swim Instruction	\$	7,321	
Parties	\$	7,321	
Total	\$	32,943	7%
<b>Concessions</b>			
Snack Bar	\$	58,565	12%
<b>TOTAL ANNUAL REVENUE</b>		<b>\$ 481,940</b>	

### ANNUAL EXPENSES

Wages and Salaries	\$289,164.00	60%
Supplies and Maintenance	\$120,485.00	25%
Services	\$24,097.00	5%
Utilities	\$19,278.00	4%
Benefits	\$14,458.00	3%
<b>TOTAL ANNUAL EXPENSES</b>		<b>\$467,481.00</b>
<b>TOTAL ANNUAL SURPLUS/(DEFICIT)</b>		<b>\$14,458.00</b>



## Proforma - Pitch and Putt

- The pitch and putt golf facility will be the equivalent of a small par three golf-course and be open for public play.
- Whitpain Township Parks and Recreation Department will operate the facility and be responsible for all operating expenses, marketing and personnel costs.
- The facility is anticipated to operate daily, year-round, save for major holidays.

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## Proforma - Pitch and Putt

- An average of 800 rounds per month, with an estimated high of 1,860 rounds played in August and an estimated low of 75 rounds played in February.
- An average fee of \$8.00 per round, which considers discounts for seniors and youth under the age of 12.
- Based on the pro forma analysis, this facility's financial performance is projected to generate an annual operating revenue loss of approximately \$28,000.

### Annual Revenue

Operating Months	12
Potential Operating Days	357
Likely Operating Days	348
Average Rounds per Day	
Average Total Monthly Rounds	800
Average Fee per Round	\$8
Average Monthly Fee Revenue	\$6,398
<b>Annual Fee Revenue</b>	<b>\$76,776</b>

### Operating Expenses

Salaries and Wages	\$39,000
Benefits	\$11,700
Buildings and Grounds	\$40,000
Supplies	\$5,000
Utilities	\$2,500
Insurance	\$2,000
Reserves	\$5,000

**Total Operating Expenses** **\$105,200**

**Net Operating Income** **-\$28,424**



# Plan Cost

## Mermaid Lake Master Plan Cost Summary

<b>Stream &amp; Floodplain Restoration and Reforestation</b>	<b>\$</b>	<b>3,854,200</b>
Total Proposed Site Improvements	\$	2,854,800
Mobilization, E&S, Stormwater Allowances	\$	142,800
Construction Contingency	\$	428,300
Design & Engineering (15%)	\$	428,300
<b>Site Improvements &amp; Supporting Utilities</b>	<b>\$</b>	<b>9,434,400</b>
Total Proposed Site Improvements	\$	7,108,500
Mobilization, E&S, Stormwater Allowances	\$	548,800
Construction Contingency	\$	710,800
Design & Engineering (15%)	\$	1,066,300
<b>Architecture &amp; Supporting Utilities</b>	<b>\$</b>	<b>10,988,700</b>
Total Proposed Site Improvements	\$	8,346,700
Mobilization, E&S, Stormwater Allowances	\$	554,700
Construction Contingency	\$	835,000
Design & Engineering (15%)	\$	1,252,300
<b>Pool Complex &amp; Supporting Parking</b>	<b>\$</b>	<b>6,045,000</b>
Total Proposed Site Improvements	\$	4,579,400
Mobilization, E&S, Stormwater Allowances	\$	320,600
Construction Contingency	\$	458,000
Design & Engineering (15%)	\$	687,000
<b>Total Estimated Project Costs</b>	<b>\$</b>	<b>30,322,300</b>

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# Phasing

## Early Range: 2-5 Years

- Phase 1 Nature Based Inclusive Playground
- Pickleball Courts
- Dam Removal / Riparian Stream and Floodplain Restoration
- Nature Center Area
- Jolly Rd Access Improvements

## Mid Range: 6-10 Years

- Universally Accessible Trails Network
- Camp Architecture and Site Improvements
- Arch Street Access Improvements

## Long Range: 10+ Years

- Barn and Manor Improvements
- Pool Complex





# Phasing Cost

## Early Range: 2-5 Years

- Phase 1 Nature Based Inclusive Playground
- Pickleball Courts
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## Mid Range: 6-10 Years

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## Long Range: 10+ Years

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- Pool Complex

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## Mermaid Lake Master Plan Phasing Summary

<b>Site Early Range: 2-5 Years</b>	<b>\$ 5,012,900</b>
Total Proposed Site Improvements	\$ 3,732,600
Mobilization, E&S, Stormwater Allowances	\$ 221,200
Construction Contingency	\$ 499,000
Design & Engineering (15%)	\$ 560,100
<b>Architecture Early Range: 2-5 Years</b>	<b>\$ 834,900</b>
Total Proposed Site Improvements	\$ 635,400
Mobilization, E&S, Stormwater Allowances	\$ 40,400
Construction Contingency	\$ 63,600
Design & Engineering (15%)	\$ 95,500
<b>Site Mid Range: 6-10 Years</b>	<b>\$ 6,657,600</b>
Total Proposed Site Improvements	\$ 5,004,800
Mobilization, E&S, Stormwater Allowances	\$ 384,500
Construction Contingency	\$ 517,600
Design & Engineering (15%)	\$ 750,700
<b>Architecture Mid Range: 6-10 Years</b>	<b>\$ 4,057,200</b>
Total Proposed Site Improvements	\$ 3,079,800
Mobilization, E&S, Stormwater Allowances	\$ 207,200
Construction Contingency	\$ 308,100
Design & Engineering (15%)	\$ 462,100
<b>Site Long Range: 10+ Years</b>	<b>\$ 7,663,100</b>
Total Proposed Site Improvements	\$ 5,805,300
Mobilization, E&S, Stormwater Allowances	\$ 406,500
Construction Contingency	\$ 580,500
Design & Engineering (15%)	\$ 870,800
<b>Architecture Long Range: 10+ Years</b>	<b>\$ 6,096,600</b>
Total Proposed Site Improvements	\$ 4,631,500
Mobilization, E&S, Stormwater Allowances	\$ 307,100
Construction Contingency	\$ 463,300
Design & Engineering (15%)	\$ 694,700
<b>Total Estimated Project Costs</b>	<b>\$ 30,322,300</b>

**\$ 16,562,600**  
over 10 Years

**\$ 13,759,700**



# Questions & Comments

## Buildings

- (A) Barn
- (B) Manor House
- (C) Pool house
- (D) Snack Shack
- (E) Park Office / Restrooms

## Site Improvements

- (1) Pond Fishing
- (2) Nature Based Inclusive Play Area
- (3) Camp Court Area
- (4) Camp Field
- (5) Camp Playground
- (6) Pickleball

*Mermaid Lake*  
Master Site Plan

WHITPAIN TOWNSHIP, MONTGOMERY TOWNSHIP

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# Questions & Comments

## Buildings

- (A) Barn Complex
- (B) Nature Center
- (C) Snack Shack
- (D) Existing Park Pavilion (2)
- (E) Park Office / Restrooms
- (F) Restroom & Pavilion

## Site Improvements

- (1) Improved Crosswalk
- (2) New Entrance Drive w/ Left Turn Lane
- (3) Pickleball Courts (8)
- (4) Playground & Pavilions (2)
- (5) Open Play Field (2)
- (6) Play Court Area
- (7) Boardwalk Stream Crossing
- (8) ADA Pond Fishing Pier

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# Questions & Comments

## Buildings

- (A) Barn Complex
- (B) Nature Center
- (C) Snack Shack & Park Office / Restrooms
- (D) Existing Park Pavilion (2)
- (E) Pool Complex

## Site Improvements

- (1) Conceptual Roundabout
- (2) New Park Entrances (2)
- (3) Controlled Service/Access Drive
- (4) Playground & Pavilions (2)
- (5) Open Play Field (2)
- (6) Pavilion & Gaga Ball Pit
- (7) Play Court Area
- (8) Inclusive Play Pods (4)
- (9) Spray Ground Inclusive Play & Ice-skating

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## Contact Information

The master plan report is being finalized and reviewed by Township Staff. The final plan will be posted online after Township review is complete.

### Simone Collins Landscape Architecture

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