

# WISSAHICKON PARK

## MASTER PLAN





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# WISSAHICKON PARK

## Master Plan

### PREPARED FOR:

Whitpain Township, Montgomery County, Pennsylvania



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SC#: 16012.40



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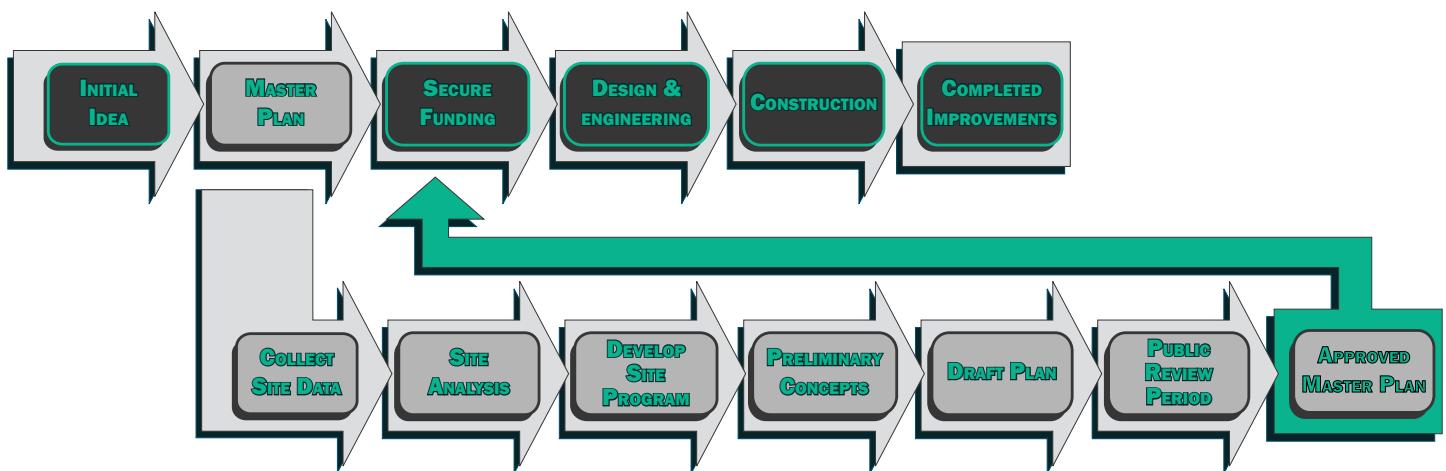
# 1

## PROJECT INTRODUCTION

### PURPOSE OF STUDY

Whitpain Township, Montgomery County, Pennsylvania, commissioned this Master Plan for Wissahickon Park. The property is a 11-acre park that was acquired by Whitpain Township in the 1960's but was closed in 1983 due to the site contamination of asbestos containing materials (ACM) (See chapter 2 for a brief history of the site). Additionally, the master plan study area includes the 15-acre Wissahickon Waterfowl Preserve (WWFP) and a 6-acre site known as "The Pile". The owner of the Pile site is delinquent on its' taxes and is no longer actively involved in the site's management or oversight. Without a new owner, it is likely that PA DEP will need to assume the responsibility for the stewardship of the site.

In 2009, the site and two adjoining parcels were declared a Superfund Site by the U.S. Environmental Protection Agency (EPA) and has undergone intensive remediation measures the last 8 Years. In 2016, the Township applied for and received a PA Department of Conservation and Natural Resources (DCNR) C2P2 grant to prepare a master site development plan according to DCNR



**Figure 1.1 Master Planning Process**

guidelines. The Township also successfully applied for a matching grant from the PA Department of Community and Economic Development (DCED) under their Commonwealth Finance Authority (CFA) and the Greenways, Trails and Recreation Grant Program.

This plan is the result of collaboration between the public, a project steering committee, Township staff, project consultants, the Whitpain Township Board of Supervisors and EPA. This document outlines the planning process and provides a vision for the future of the Park.

## MASTER PLANNING PROCESS

The master plan is an early step in the park improvement process (see figure 1.1). The master plan process is undertaken to develop a consensus for improvements and facilities to be included at Wissahickon Park. The master plan provides estimates of probable costs of development and outlines a strategy for phasing improvements and for funding from a variety of potential funding sources. This is a guidance document that is intended to be flexible enough to adapt to the future desires and needs of the community.

Following the completion of this master site development plan, the next step toward implementation is to identify and acquire funding for improvements. Once funding is established, detailed design and engineering will commence to develop construction documents.

Construction documents will be publicly bid on and a contract awarded for construction. A master plan is typically implemented through a series of phases, dependent on funding, over a period of years. In the case of Wissahickon Park, 3 to 5 phases spanning 5 to 10 years is a realistic time-frame for the complete implementation of park improvements.

## PROJECT TEAM

The Township selected Simone Collins Landscape Architecture to lead the project team. The project team also included the firm of Sere, Ltd. led by environmental artist Stacy Levy. A project steering committee comprised of residents; Township staff; representatives of the Wissahickon Waterfowl Preserve, representatives of the Wissahickon Valley Boys & Girls Club; and representatives of the Chemical Heritage Foundation and University of Pennsylvania faculty helped inform the process.

Simone Collins Landscape Architecture (SC) is a planning and design firm with a portfolio of award-winning projects in the areas of parks, trails, greenways and recreational facilities.

Sere, Ltd. is headed by Stacy Levy. She is an environmental artist, whose work tells the ecological story of sites in the built environment. Ms. Levy has installations across the nation about topics such as climate disturbance, rain, wind, tides, ecological remediation, waterways, and

natural growth and decay process in ecosystems.

## PUBLIC PARTICIPATION

Community input is a critical component of all successful master plans. The SC team worked with the project steering committee to tailor the public participation process to the project. It was important for the project team to hear citizens' observations, needs, and visions, and incorporate what was learned into the master plan.

The public participation process included four public meetings, and six steering committee meetings (see figure 1.2 for the project schedule). Meeting notes and attendance sheets for each meeting can be found in the appendix of this report.

### Steering Committee Meeting 1 - June 14, 2017

Steering committee meeting one focused on collecting background information for the site and discussing preliminary design ideas. The consultants led a brainstorming session that gathered committee goals,

facts, concepts, and potential partners associated with the new park.

### Public Meeting 1 - June 29, 2016

The first public meeting introduced the project team and provided an overview of the master plan process. The site inventory and analysis was presented that highlighted the sites elevation, steep slopes, and hydrology. The consultants led a brainstorming session that gathered public goals, facts, concepts, and potential partners associated with the park.

### Steering Committee Meeting 2 - July 11, 2017

Steering committee meeting two presented the public feedback, site constraint and opportunities, and conceptual program diagrams exploring the relationship of circulation, buildings, and open space on the site.

### Steering Committee Meeting 3 – September 13, 2017

Steering committee meeting three presented three site concepts. The steering committee discussed elements within the three concepts that were liked and disliked.

| Meeting                       | Location       | Description                                  |
|-------------------------------|----------------|--|
| Steering Committee Meeting #1 | Wed 6/14/2017  | Programming                                  |
| Public Meeting #1             | Thu 6/29/2017  | Programming                                  |
| Steering Committee Meeting #2 | Tue 7/11/2017  | Review Initial Site Studies                  |
| Steering Committee Meeting #3 | Wed 9/13/2017  | Present Site Concepts                        |
| Public Meeting #2             | Wed 9/27/2017  | Present Site Concepts                        |
| Steering Committee Meeting #4 | Mon 10/16/2017 | Pre Draft Plan Review                        |
| Steering Committee Meeting #5 | Mon 11/06/2017 | Draft Plan Refinement Review                 |
| Public Meeting #3             | Mon 11/20/2017 | Present Draft Plan                           |
| Steering Committee Meeting #6 | Wed 2/20/2019  | Present Revisions to Master Plan             |
| 60 Day Draft Plan Review      | April 2019     | 30+ Day Draft Plan Review                    |
| Public Meeting #4             | July 2019      | Final Plan Presented to Board of Supervisors |

Figure 1.2 Project Schedule



***Site reconnaissance visit to review existing conditions***

### ***Public Meeting 2 – September 27, 2017***

The second public meeting presented park goals and background, public feedback, art concepts for the park, and two site concept plans with supporting precedent images of proposed park facilities. The consultants led a discussion about the park concepts to gather public input on the design.

### ***Steering Committee Meeting 4 – October 16, 2017***

Steering committee meeting four reviewed draft plans recommendations and focused on the revised art approach framework.

### ***Steering Committee Meeting 5 – November 6, 2017***

A second supplemental committee meeting was held on November 6, 2017 to review refinements to the Draft Plan.

### ***Public Meeting 3 – November 20, 2017***

The draft plan was presented at the third public meeting. The consultants provided a brief overview of the site inventory and analysis, presented the draft park plan, and

discussed cost estimates and implementation strategies.

Following the third public meeting the project was put on hold while the Township negotiated the final details of the EPA Record of Decision.

### ***Steering Committee Meeting 6 – February 02, 2019***

In Early 2019, the Township was notified that they had received RACP State funding for the park and Wissahickon Valley Boys and Girls Club. With the negotiations with EPA and the notification of the Funding the Township directed the SC team to finalize the master plan. Steering Committee six reviewed revisions to the master plan.

### ***Public Meeting 4 – July, 2019***

The final plan was presented and approved at a Board of Supervisors Meeting in July 2019.

## PLAN GOALS

Throughout the public involvement process a series of Goals were identified for the site. They include:

1. Return the site back to a recreational use.
2. Engage in an open and transparent exchange of ideas where all ideas are considered and where everyone's voice can be heard throughout the design process.
3. Create a park and sustainable landscape improvements that can be maintained in perpetuity within EPA guidelines; create ecological landscape value on this site in the context of a low maintenance landscape.
4. Artfully interpret the strength of the West Ambler Community's hope and perseverance to offer inspiration to future generations to grow, explore, and thrive.

## DATA COLLECTION AND METHODOLOGY

Elements for this plan were compiled using the best available information. This information included Geographic Information System (GIS) mapping obtained from Whitpain Township, survey information provided by EPA, aerial photography, information gathered from previous and ongoing planning efforts, committee and public meetings, key person interviews, and site reconnaissance visits.

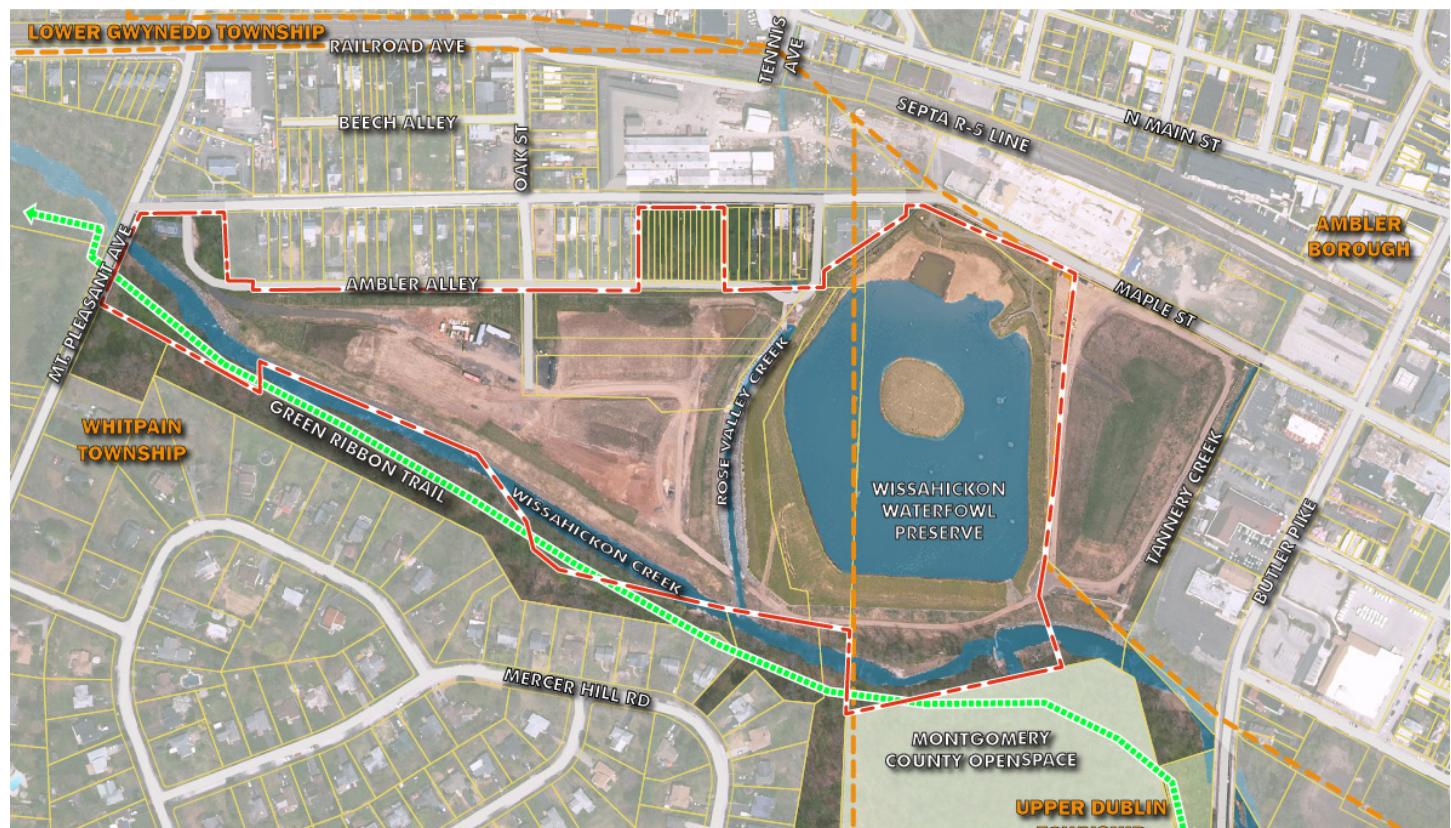


Figure 1.3 Site Base Map





# 2

## INVENTORY & SITE ANALYSIS

### GENERAL PARK DESCRIPTION

Wissahickon Park, a 11-acre site, was acquired by Whitpain Township in the 1960's for use as a park for the West Ambler neighborhood. The park is within the Wissahickon Creek watershed. The park is one portion of a three-parcel remediated brownfield Superfund Site referred to as the BoRit Site. The other portions of the BoRit site include the centrally located reservoir owned by the Wissahickon Waterfowl Association, and the 'Pile' site in private ownership (currently subject to Sheriff's sale). The BoRit site spans three municipalities including Whitpain Township, Upper Dublin Township, and Ambler Borough. Historically, the site was used by Keasby & Mattison to dispose of asbestos waste or "asbestos-containing material" (ACM), during the early and mid-twentieth century. All three sites are considered in this master plan.

The three parcel BoRit site is bounded by Ambler Alley and Maple Street to the northeast, Mt Pleasant Avenue to the northwest, the Wissahickon Creek and the Green Valley Trail to the southwest, and the rear lots lines of

properties that front onto Butler Pike. The master plan also considers 14 narrow lots that front on Maple Street that were the former locations of townhouses that burned down a few decades ago. After this fire, the township acquired these lots and they have remained open.

Wissahickon Park's wide-open flat topography, is well-suited for active and passive recreational activities that are compatible with the preservation of the site remediation. Other park activities, such as wildlife observation, and

environmental education will be harmonious with these recreational activities and will take place on the adjacent waterfowl preserve. The Pile is, as the name implies, is a large mound has potential for passive recreational opportunities.

There are interpretive opportunities on all three of the parcels that will make up this recreational complex. These opportunities range from literal translations of the complex history of the site, art that honors the legacy of the site and its residents, and interpretation that celebrates the successful clean up and adaptive reuse of these parcels for open space and recreation. It is also desirable to also provide for and convey the environmental stewardship of all three sites that must happen in perpetuity in order to protect the environmental cleanup that has been done over the last few years.

## REGIONAL CONTEXT

Wissahickon Park is located in the northeast corner of Whitpain Township, Montgomery County, Pennsylvania. The Township is approximately 13 square miles in size. The Township is primarily a suburban residential community located about 20 miles northwest of the Center City District of Philadelphia.

The Township is bisected by Skippack Pike (SR-73), which runs east to west for 62 miles connecting Leesport to Philadelphia and US-202, or Dekalb Pike runs north to south in the Township and connecting the Township to Montgomeryville to the north and Norristown to the South. The northeast extension of the Pennsylvania Turnpike runs through the western corner of the Township from North Wales Road to Township Line Road. Wissahickon Park is two blocks from the Ambler Train Station to the east which connects Ambler to Philadelphia via the Lansdale/ Doylestown SEPTA Line.

### *Whitpain Township Recreational System*

Whitpain Township currently has six (6) parks composed of sports fields, playgrounds, picnic areas and four (3) nature preserves. In addition to parks the Township has three existing trails.

Major trails in the Township include the Wissahickon Green Ribbon Trail, the Crossways Trail, and the Narcissa

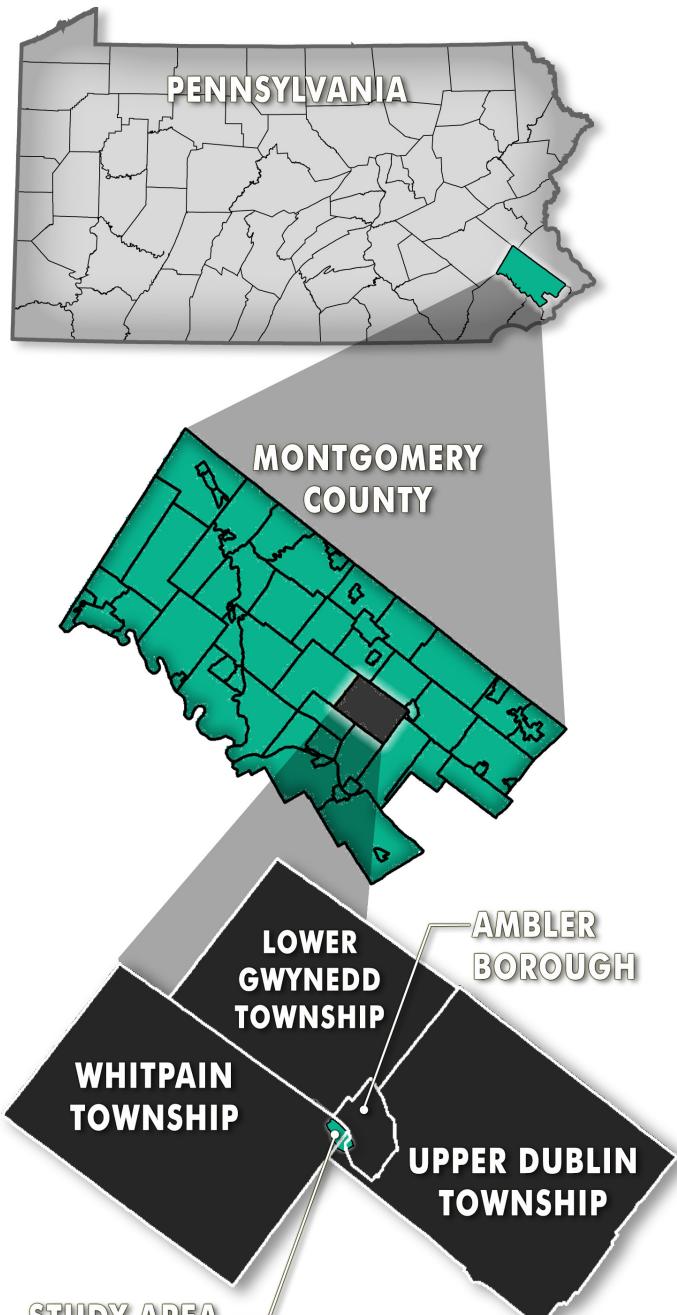


Figure 2.1 Project Location

| Park                               | Location   | Acres | Description               | Baseball / Softball | Multi Purpose Field | Basketball | Playground | Picnic Area | Pavilions / Gazebos | Trails |
|------------------------------------|--|-------|---------------------------|---------------------|---------------------|------------|------------|-------------|---------------------|--------|
| Prophecy Creek Park                | 205 W Skippack Pike, Blue Bell                     | 82    | Community Park            | ✓                   |                     |            |            |             |                     | ✓      |
| Centre Square Park                 | 1527 Yost Rd., Blue Bell                           | 50    | Community Park            |                     | ✓                   |            |            | ✓           |                     | ✓      |
| Wentz Run Park                     | 1000 Anvil Ln., Blue Bell                          | 50    | Community Park            | ✓                   | ✓                   | ✓          | ✓          |             | ✓                   | ✓      |
| Stony Creek Sports Park            | 500 N Wales Rd., Blue Bell                         | 11.6  | Neighborhood Park         |                     | ✓                   | ✓          | ✓          |             |                     |        |
| Erbs Mill Park                     | 1608 Erbs Mill Rd., Blue Bell                      | 2     | Neighborhood Park         |                     |                     | ✓          |            |             |                     |        |
| West Side Park & Basketball Courts | 280 Maple Ave., Ambler                             | .1    | Neighborhood Park         |                     |                     |            | ✓          |             |                     |        |
| Peco Field (Private Property)      | North Wales Rd., Blue Bell                         | .5    | Neighborhood Park         | ✓                   |                     |            |            |             |                     |        |
| Preserve                           | Location   | Miles | Description               | Picnic              | Pedestrian          | Equestrian |            |             |                     |        |
| Armentrout Preserve                | 540 Beale Rd., Blue Bell                           | 66    | WVVA / Preserve           | ✓                   |                     | ✓          |            |             |                     |        |
| Crossways Preserve                 | 359 Cathcart Rd., Blue Bell                        | 57    | WVVA / Preserve           |                     |                     | ✓          |            |             |                     |        |
| Briar Hill Preserve                | 400 Lewis Ln., Blue Bell                           | 33    | Preserve                  |                     |                     | ✓          |            |             |                     |        |
| Trail                              | Location   | Miles | Description               |                     |                     |            |            |             |                     |        |
| Wissahickon Green Ribbon Trail     | Fort Washington State Park to Parkside Place Park  | 12.6  | Hiking trail              |                     |                     |            |            |             |                     |        |
| Crossways Trail                    | Crossways Park to Pennlyn Woods                    | .5    | 8' wide asphalt trail     |                     |                     |            |            |             |                     |        |
| Narcissa Road Trail                | Narcissa Rd. (Stenton Ave. to Prophecy Creek Park) | .75   | 8'-10' wide asphalt trail |                     |                     |            |            |             |                     |        |



Figure 2.2 Whitpain Township Parks

Road Trail. The trail system is primarily located around the edges of the Township, and links to existing sidewalks. However, it lacks connections to area parks or other destinations in the Township.

#### Demographics

Whitpain Township is a suburban community in south-central Montgomery County, Pennsylvania. According to U.S. Census data, the population in 2010 was 18,875 residents. The population is projected to have increased to 19,111 residents in 2015 according to the U.S. Census American Community Survey (ACS) 5-year population estimate. The median age in 2010 was 44.8 years old and the projected median age in 2015 was 44.5 years old according to the ACS. There were 7,462 households in 2010. A breakdown of population in 2010 is found below:

- 0 - 9 years old: 2,056 (12%)
- 10 - 19 years old: 2,560 (14%)
- 20 - 29 years old: 1,598 (9%)
- 30 - 39 years old: 1,885 (11%)
- 40 – 49 years old: 2,899 (16%)
- 50 - 59 years old: 3,121 (17%)
- 60 - 69 years old: 1,256 (7%)
- 70 - 79 years old: 1,319 (7%)
- 80 - 89 years old: 921 (5%)
- Over 90 years old: 233 (1%)

These demographic numbers indicate that the Township's population is increasing, and median age is decreasing, which is consistent with Census data. The highest population cohorts are children ages 10 to 19, and adults ages 50 to 59.

The Master Site Development Plan for Wissahickon Park will develop a plan that is mindful of the Township's and County's demographic trends and future projections. The plan needs to appeal to all age groups. This will be accomplished through a mix of passive and active recreational facilities.



## HISTORY

Originally Wissahickon Park and the surrounding land were part of the Keasby & Mattison manufacturing company lands. Keasbey and Mattison pioneered the development of Asbestos based insulation. In 1881, they moved their manufacturing headquarters from Philadelphia to Ambler. The company rapidly expanded their products and by the early 1900's it was manufacturing asbestos insulated roofing tiles, papers, pipe coverings, millboard for electrical insulation and welding shields, and brake linings for automobiles and railway trains. The reservoir was developed to help keep a constant water supply for the manufacturing facilities. In 1920, it was estimated that the factory used 1,000,000 gallons water daily from the Wissahickon Creek. The park and Pile sites were used for disposal of manufactured materials. Historic aerials from 1942 and 1958 depict how rapidly this area grew and the proximity of the dump sites to company housing.

Keasbey and Mattison was purchased by the English company Turner & Newall in 1934 and sold a second time to CertainTeed Corporation and Nicolet Industries in 1962. By the end of the late 1960's disposal of material ceased in the area referred to as Wissahickon Park. The company housing was demolished, and a park was constructed on the land.

Over the next 15 years the park served as an important community asset. During this time the stream banks, reservoir banks, and Pile site started to revegetate into a forest canopy. In 1984, Pennsylvania Department of Environmental Protection (PA DEP) and Whitpain Township closed the park site due to the presence of asbestos contamination on the site. The park, reservoir, and Pile site sat vacant for over two decades fenced off from the community. By 2000, forest covered the stream banks and the Pile. To the uniformed eye the site looked like a remnant of an industrial past, vacant land waiting for redevelopment.

In 2003 Kane Core, a development company acquired the 6-acre Pile site and proposed developing a 17 story condominium building through the Pennsylvania brownfield redevelopment program. Community opposition to the project led to sampling and testing of the BoRit site and in 2009 the site was added to the EPA's

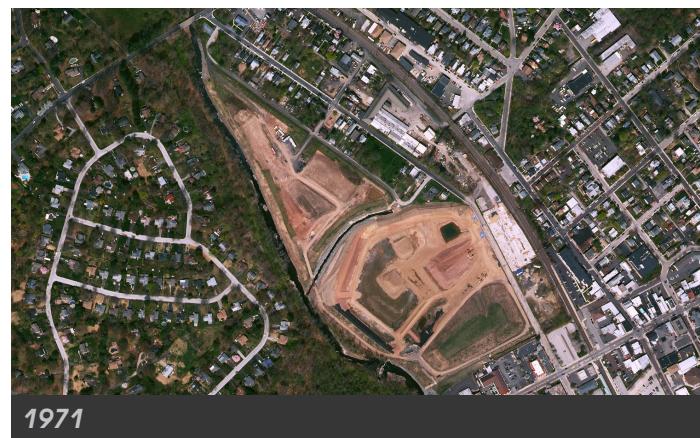
National Priorities List of the most hazardous waste sites making it eligible for cleanup using federal Superfund program. From 2009 to 2017 EPA concurrently performed an Emergency Response and Threat Removal cleanup and a Remedial Investigation / Feasibility Study to determine the final remediation action to be performed. The work proceeded according to this timeline.

| Milestone                                      | Date               |
|--|--------------------|
| Emergency Response and Threat Removal          | 2008-2017          |
| Registered on EPA's National Priorities List   | 2009               |
| EPA Remedial Investigation/Feasibility Study   | 2009-2017          |
| EPA Remedy Selected - Record of Decision (ROD) | July 2017          |
| Remedial Action                                | Sept 2017-Apr 2018 |
| Post Construction Sampling                     | April - July 2018  |
| Annual Testing                                 | 2019 - 2024        |

**Figure 2.3 EPA Milestones**

Through EPA investigations along with state and community input, the U.S. Environmental Protection Agency (EPA) issued the following Record of Decision regarding the site remediation:

The U.S. Environmental Protection Agency (EPA) selected the recommended cleanup option to address waste, soil and reservoir sediment at the BoRit Asbestos Superfund Site, located in Ambler, Montgomery County, Pennsylvania. The cleanup remedy incorporates the work that has already been completed at the Site. This work includes covering the asbestos-containing wastes, soils, and reservoir sediments with geotextile, and a minimum of 2 feet of clean material. The remedy will also require post-construction sampling, routine inspections, long term operations and maintenance, and land-use controls.



## ON-SITE RECONNAISSANCE

The consultants conducted site reconnaissance of the Park multiple times. Initial site visits assisted with inventory and analysis and helped to inform the master plan. Follow-up site visits were conducted to verify the feasibility of proposed improvements.

## PLANNING DOCUMENTS

### *2013 Revitalization and Action Plan for the West Ambler Neighborhood, Whitpain Township*

The Revitalization and Action Plan for the West Ambler Neighborhood, adopted by Whitpain Township in 2013, outlines the history of the West Ambler neighborhood and provides recommendations to establish a safe, successful, and vibrant neighborhood. The study explored three major issues facing the community; flooding, superfund cleanup site, and the vitality of the neighborhood. Generally, community improvements would be accomplished through three broad steps:

1. Flood Mitigation and Stormwater Control
2. Brownfield / Superfund Site Reutilization, and
3. Neighborhood Revitalization

The master plan for Wissahickon Park and environs addresses each of these goals in the context of these sites.

### *2016 Whitpain Township Comprehensive Plan*

The 2016 Whitpain Township Comprehensive Plan analyzes existing County Conditions while defining goals and objectives for the future. The Township strives to ensure public safety and enhance the quality of life of its citizens. The goals of this plan were established under eight categories: transportation, land use, parks and open space, energy and resource conservation, economic development, community facilities and services, historic preservation, and compatibility with adjacent municipalities. The master plan seeks to respond to each of these categories in the plan for the park.

For more information, the plan can be found at: [http://www.whitpaintownship.net/pages/comp\\_plan.php](http://www.whitpaintownship.net/pages/comp_plan.php)

### *2013, Whitpain Township Trail System Master Plan / Core Connector Plan*

The Whitpain Township Master Trails Plan, adopted in 2013, has an overall, long-standing Township goal of a Township-wide trail network which will link neighborhoods to community facilities and open spaces. The plan designates a proposed Core Connector route through the center of the Township beginning at East Township Line Road and continuing along Union Meeting Road and along the edge of Montgomery County Community College, then terminating at Penllyn Woods park and the Green Ribbon Trail. The Green Ribbon Trail Connects to Wissahickon Park. A proposed trail through Briar Hill Preserve would connect the Green Ribbon Trail to the beginning of the proposed Core Connector trail.

In 2017, the Township commissioned a walkability study for the Township that will further develop recommendation for pedestrian and bicycle mobility and connections throughout the township.

### *2015, Montco 2040 Comprehensive Plan*

The Montgomery County 2040 Comprehensive Plan, adopted in 2015, establishes an overall vision for the County until 2040 and provides the foundation upon which to base recommendations for managing the County's built environment while protecting its natural resources. The plan is structured around three themes: Connected Communities, Sustainable Places, and Vibrant Economy.

The plan furthermore identifies strategies and action items for the County moving forward. Action items applicable to Wissahickon Park were considered by this master plan. Some of these strategies include:

- Expand and connect county trails, local trails, greenways, natural areas, and parks
- Support strong downtowns and community destinations, including mixed use areas, arts and culture focal points, libraries, and other gathering places
- Improve stormwater management and reduce the impact of flooding
- Conserve natural resources, environmentally-sensitive areas, and farmland

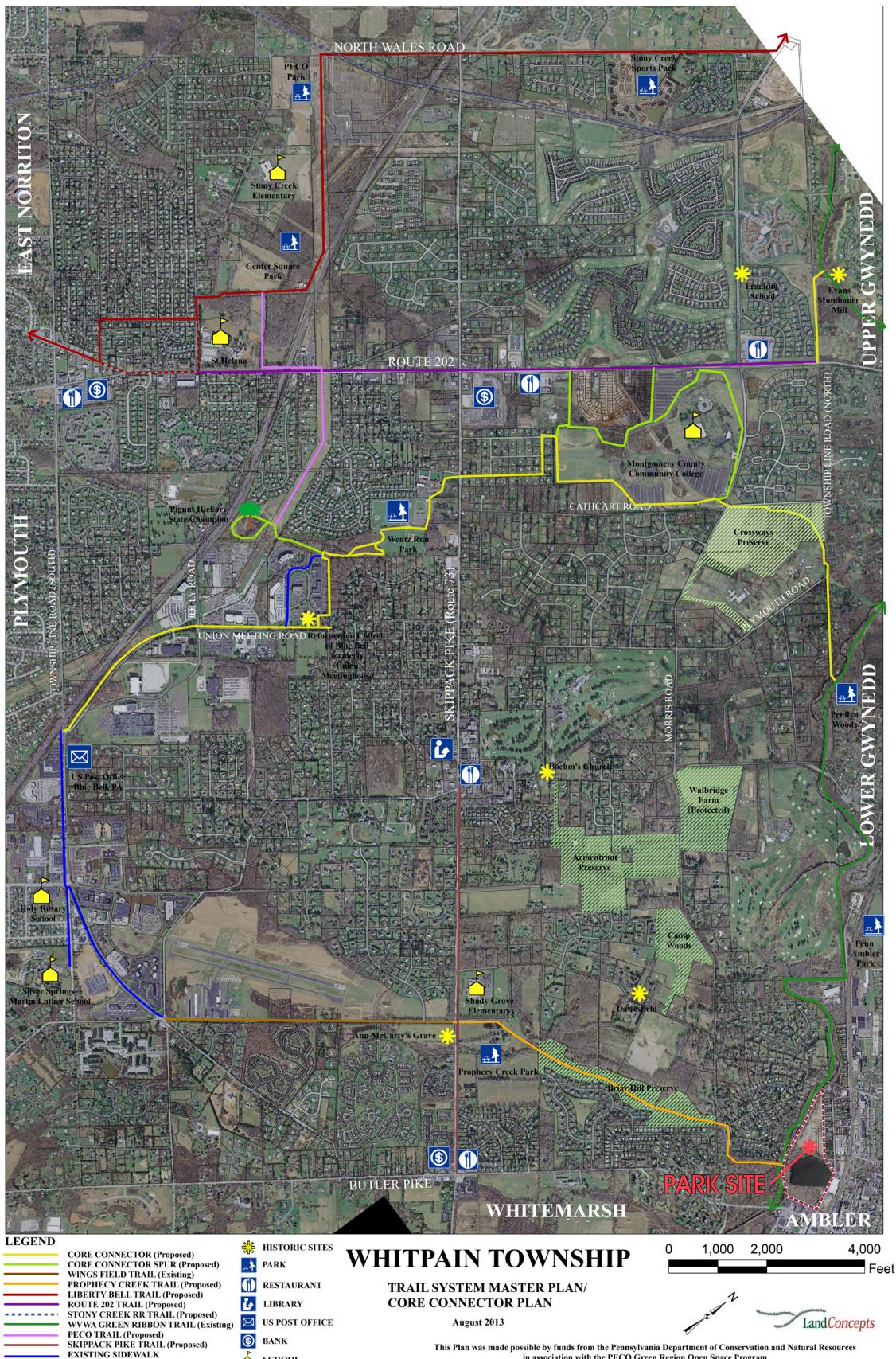


Figure 2.4 Whitpain Township Existing Trails Map

- Provide more opportunities for residents to exercise and have healthy lifestyles
- Enhance community character and protect neighborhoods
- Encourage development and transformative investment where infrastructure already exists

The plan can be found at: <http://www.montcopa.org/1579/Montco-2040-Comprehensive-Plan>

## ZONING

Wissahickon Park is zoned as (P-R) Park and Recreation. The West Ambler neighborhood, northeast of the park, in Whitpain Township is zoned as (R-4) Village Preservation. The neighborhood off Mt. Pleasant Avenue to the Southwest of the park is zoned as (R-3) Multi-family Residential. The portion of the Wissahickon Waterfowl Preserve (WWP), the Pile, and Maple Ave that fall in Ambler Borough are zoned RSC/RO, Retail and Service Commercial with a Redevelopment Overlay District. It should be noted though that the Preserve and Pile site, and the portion of the WWP that falls within Upper Dublin Township is zoned A-residential; however, these areas are not developable under exist zoning due to the underlying ACM and the restrictions imposed by EPA's Record of Decision (ROD) which governs use and stewardship of the site.

## LAND USE

Wissahickon Park, Wissahickon Waterfowl Preserve and the Pile site are a stabilized brownfield composed of meadow, lawn, and open water. The surrounding neighborhood is composed of moderate density residential housing. The Park is a quarter mile from Butler Pike, Ambler Borough's commercial corridor, and the Ambler SEPTA station. In the past decade Ambler has experienced a rebirth. Based in part on the regional rail connection to Philadelphia developers have focused on Transit Oriented Developments near the train station.

Located across the Wissahickon Creek in Upper Duplin is a 23-acre area open space area owned by Montgomery County PennDOT. It is primarily comprised of wooded wetlands. Directly adjacent to this open space across

Butler Pike is Four Mill Preserve. The 52.75 Preserve houses the headquarters for the Wissahickon Watershed Association.

## CIRCULATION AND ACCESS

Public Access to each site is currently limited and is controlled by fencing and signage. This is a remnant of the Superfund site clean-up and will be removed when the park and open space is opened.

Vehicles may access Wissahickon Park by a 25-foot-wide gated gravel driveway that runs from Oak Street and Ambler Alley to a small gravel parking lot inside the Park. A secondary construction access exists at Ambler Alley near Mt Pleasant Avenue in the form of a gravel pull off. A curb cut in this area would provide for future access at this point.

Located off Ambler Alley at the Rose Valley Creek is a maintenance access drive. The articulated concrete block area provides maintenance access to the Sewer Easement that runs along the western bank of the Rose Valley Creek. A 10-foot wide articulated concrete block construction access drive connects the Park site to the Preserve a ford of the Rose Valley Creek.

The Preserve site allows for pedestrian access along the Maple Ave edge of the site. A 5-foot-wide stone dust walkway connects to the Maple Ave sidewalk. The Preserve maintains a fence limiting access to the interior of the site. A curb cut along Maple Ave and gates within the fence allow for vehicular access into the site. Along the Eastern side of the reservoir earthen construction roads remain in place and provide maintenance access to the dam embankment and sewer line. A grass access ramp located at the southwestern corner of the reservoir provides maintenance access to the top of the dam breast. A boat launch provides access to the reservoir island, for both maintenance and emergency access.

At the Pile site additional curb cuts along Maple Ave and gates within the fence allow for vehicular access into the site. An earthen road around the base of the Pile connects into the Preserve construction access roads. A steep (greater than 12%) gravel access drive located at the western side of the Pile near Maple Ave allows for

maintenance access to the top of the Pile.

Located along the southern bank of the Wissahickon Creek is the Green Ribbon Trail. The 12.6-mile trail runs along the Wissahickon Creek corridor connecting Upper Gwynedd Township's Parkside Park, at its northern Terminus, to Fort Washington State Park, in Whitemarsh Township at the southern terminus. While the trail surface varies, much of the trail is earthen hiking trails.

## UTILITIES

The Park site currently has electrical service via overhead wires along the main Oak Street access drive. During the EPA work, conduits for future sewer and water connections were made along the main Oak Street access drive to the central portion of the Wissahickon Park site. This will remove the necessity to excavate into contaminated soils to bring utilities to the park site.



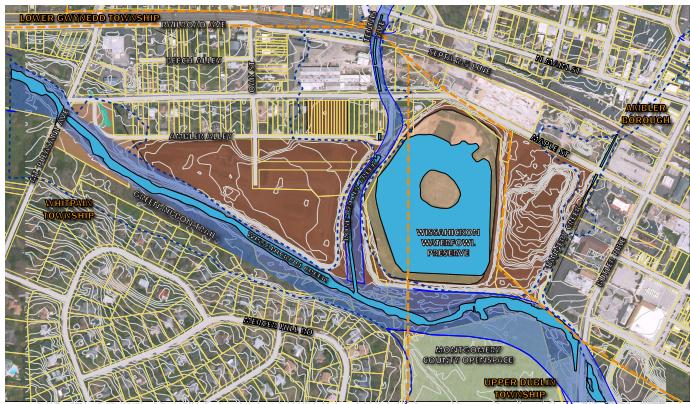
Existing driveway entrance



Existing gate at driveway



Existing driveway entrance at SR 252



## Legend

| Soils             |                                   |
|-------------------|-----------------------------------|
| — Township Line   | UrxB-Urban Land-Penn Complex      |
| — Parcel Boundary | Bo-Bowmansville-Knauers Silt Loam |
| Water             |                                   |
| — Floodplain      |                                   |
| — Floodway        |                                   |
| — Wetland         |                                   |

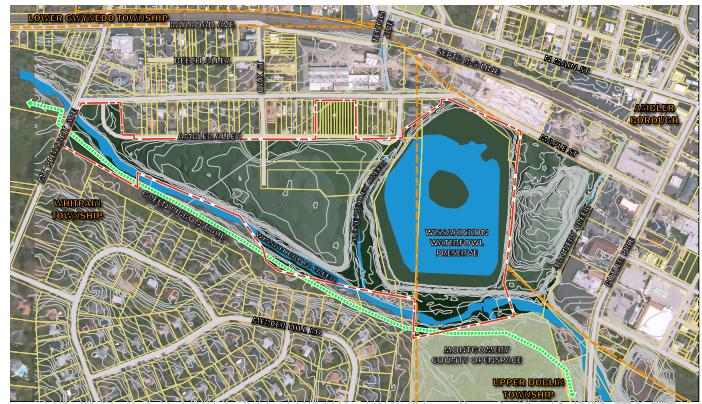
Figure 2.5 Soils and Hydrology Map

## GEOLOGY AND SOILS

All areas of the site have been greatly disturbed throughout the past century by dumping and Earth moving activities. Most recently in the past decade the entire site has been regraded and all ACM were covered with a 2' minimum depth imported clean fill soil cap. Although the site is mostly covered with a soil cap to contain contaminated material, the regional geology is important when considering underlying soil and drainage patterns.

The site is in the Gettysburg-Newark Lowland section of the Piedmont Province of Pennsylvania. This region is characterized by red sandstone, siltstone and shale sedimentary rocks, which make up most of the bedrock in this region. These sediments were accumulated during the rifting of Pangea in the Triassic Age. An erosion resistant basaltic igneous rock called diabase formed dikes and sills during the Jurassic Age, which can now be seen throughout the region as small hills and elevated areas. The drainage pattern in the area is generally dendritic, meaning small streams and creeks form the "branches" of a watershed which feed into a river, or the "trunk" of the system.

Underlying soils at Wissahickon Park and sister sites consist of mostly Urban land-Penn Complex of 0-8



## Legend

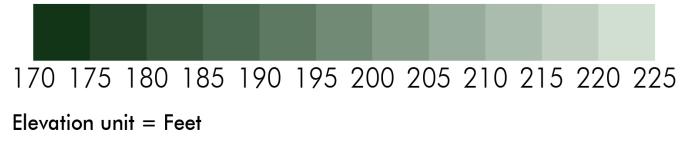
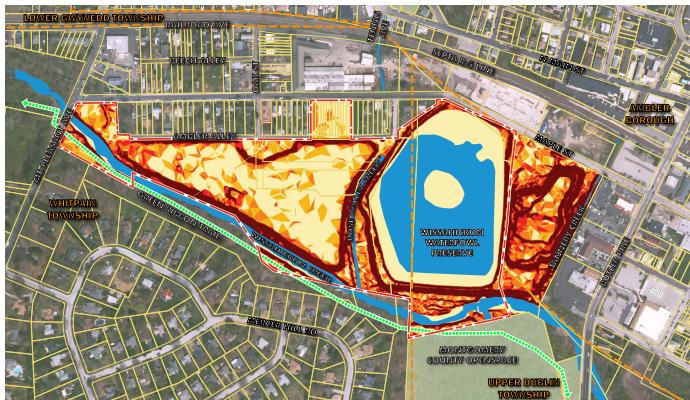


Figure 2.6 Elevation Map

percent slopes, a well-drained soil with a very low runoff class, and depth of up to 100 inches to bedrock. Soil in the northwest corner of the Park site is Bowmansville-Knauers Silt Loam, a poorly-drained, very high runoff class soil with a depth of up to 100 inches to bedrock.

## ELEVATION

Topography at Wissahickon Park is characterized by flat land with steep slopes on the edges, and the steep-sloped 25-foot tall mound known as the Pile. The top of the Pile is the highest point on the site, nearly 30 feet above street level at the park boundary. On the park site, the highest point is near the center of the site, to the south of the entrance driveway off Oak Street. The high point on the park site is about level with the street elevation on the boundary of the Pile site. The park is topographically separated by the steep streambeds of the Rose Valley Creek which runs between the park and the Wissahickon Waterfowl Preserve. The lowest point on the park site is on the banks and stream bed of the Rose Valley Creek, and at the northwest corner of the park along Ambler Alley.



## Legend

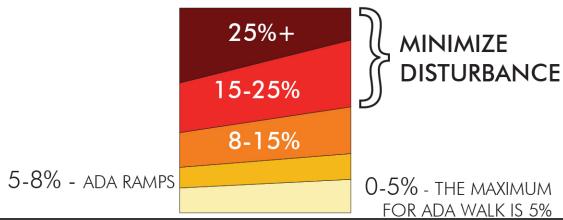


Figure 2.7 Slope Map

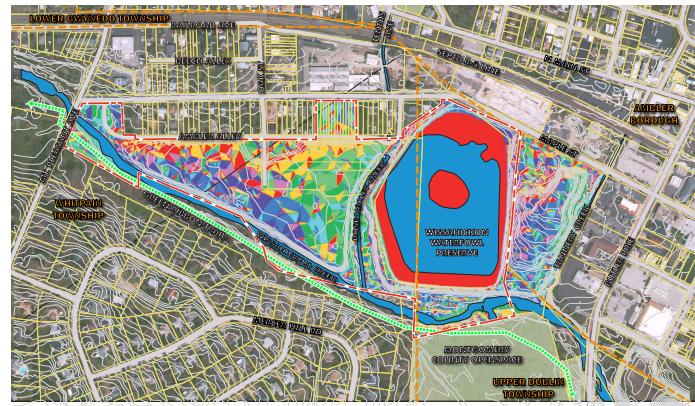
## SLOPE

The site slopes are dominated plateaus and escarpments created through its industrial past. The Wissahickon Park site is surrounded by slopes of 25 percent or greater on all three sides; Ambler Alley, the Rose Valley Creek and Wissahickon Creek. However, the plateau of the park is very gentle with slopes below three percent or less. As part of the emergency response and remediation process by EPA a series of 2' tall berms and shallow swales were constructed around the boundaries of the park site. These were created to carefully manage site runoff on the site. These controls have been in place for over 2 years and have managed stormwater runoff well.

The existing basketball courts on Maple Street and Ambler Alley are level before sloping into the Wissahickon creek with slopes of eight percent or less.

The slopes forming the Pile are 25 percent or greater. The top of the Pile, about 130-feet wide by 350-feet long plateau, is relatively level sloping at less than five percent. Around the base of the Pile, the site is fairly level with slopes three percent or less. At the south edge of the Pile site a steep slope (>15%) forms the bank of the Wissahickon Creek.

Along Maple Ave the Wissahickon Waterfowl Preserve



## Legend

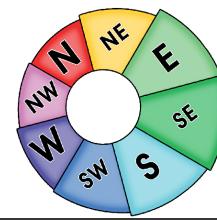


Figure 2.8 Slope Aspect Map

is level with slopes less than three percent. This area gently transitions into the reservoir. The remainder of the Waterfowl Preserve is comprised of embankment slopes 25% or greater. A level area along the breast of the embankments vary in width from 5-feet to 50-feet wide. At the south edge of the Preserve a steep slope (>15%) forms the bank of the Wissahickon Creek.

## SLOPE ASPECT

There are a variety of slope aspects (solar orientation) at the Wissahickon Park Complex. On the park site, slopes face three different general directions, each radiating from the central high point in the park. Slopes overlooking the Wissahickon Creek are west-facing; slopes overlooking the Rose Valley Creek and the Wissahickon Waterfowl Preserve are southeast-facing; and slopes overlooking the West Ambler neighborhood are northeast-facing.

The Pile site has slopes in all directions radiating off the central high point. Slopes overlooking the Waterfowl Preserve are northwest-facing, slopes above the Wissahickon Creek are southwest-facing, slopes above the Tannery Creek and Butler Pike are southeast facing, and slopes overlooking Maple Street are northeast and north-facing.



**Rose Valley Creek**

## HYDROLOGY

Rose Valley Creek runs through the site between Wissahickon Park and the Waterfowl Preserve. The headwaters of Rose Valley Creek are about 3 miles away to the northeast near the Temple University Ambler Campus, and it flows under Ambler Borough and West Ambler through a series of pipes and culverts. Rose Valley Creek merges with Wissahickon Creek at the boundary of Wissahickon Park. Tannery Run also flows into Wissahickon Creek, and runs on the property line of the Pile and the businesses located along Butler Pike. Wissahickon Creek runs along the southwest boundary of the site and flows through Fort Washington State Park and Wissahickon Valley Park in Philadelphia until it reaches the Schuylkill River. The Wissahickon Creek, the Rose Valley Creek, and Tannery Run are designated as trout stocking streams.

In the past, the portion of the Rose Valley Creek located directly north of the site was used as a mill race with the creek running through a concrete culvert, eleven (11) feet wide and four (4) feet deep. In recent years, during

significant flood events, the Rose Valley creek can breach its banks and the walls of the existing sluice way, flooding the neighborhood. Most recently, storms in 2009 and 2011 required evacuations and emergency rescue operations to protect residents.

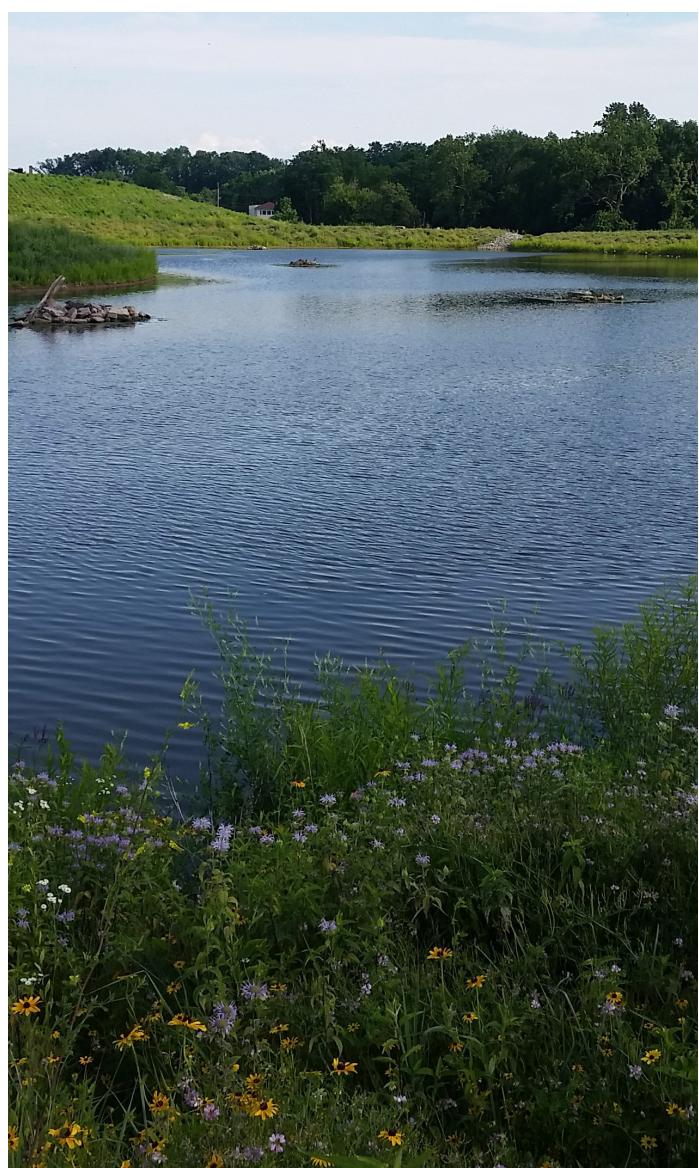
In conjunction with the West Ambler Revitalization Action Plan, Temple University's Center for Sustainable Communities conducted detailed study of the Rose Valley and Tannery Run watersheds that led to the remapping of the FEMA 100 floodplain in West Ambler. Their findings recommend the buyout of select homes located directly within the Rose Valley Creek Floodway and 100-year floodplain; and a daylighting of the Rose Valley Stream in this area to mitigate flooding in the West Ambler neighborhood. Generally, the site is located outside of the 100-year floodplain. The banks along the Rose Valley and Wissahickon Creek do fall within the floodway. Portions of the Township owned lots along Maple Ave and the northern portion of the Park at Maple and Mt Pleasant Road do fall within the 100-years floodplain.

## VEGETATION

The vegetation at Wissahickon Park was established by the EPA during recent mediation efforts. Meadow grasses and wildflower species were seeded to provide bank stabilization and a riparian buffer to the Wissahickon Creek and the Rose Valley Creek; and along the Pile. Groupings of shrubs provide slope stabilization and visual interest along the Ambler Alley Park boundary, and areas of the reservoir. Select areas of tree planting were done around the WWF were either clean soil conditions permitted the establishment of trees. EPA has provided each land owner with restrictions on the type of vegetation that can be established on site. In general slopes are to be maintained as meadow and tree planting is not permitted. In level areas trees of small stature (under 25-feet tall) will be permitted.



**Vegetation along Ambler Alley**



**Flowering perennials along the reservoir**

## WILDLIFE

The site currently has significant wildlife found at the Wissahickon Waterfowl Preserve. Wildlife and migratory waterfowl have been living and nesting along the banks of the preserve for years, undeterred by surrounding construction. The riparian zones provide some bird, small mammal, and amphibian habitats. Currently the Park and Pile site offer limited habitat for wildlife.

Animals naturally prone to digging should be monitored, trapped and removed from the site to prevent any future exposure of ACM. Issues regarding Groundhogs digging into the site cap were identified during the EPA cleanup process. The most effective process of dealing with this issue is monitoring, trapping, and removal of groundhogs from the site. This will become cyclical process. After a year or two of active removal, their presence will decline for 2-3 years until they try to re-establish along the creek banks again.

A Pennsylvania Natural Diversity Index (PNDI) was conducted for the site in 2013 during the revitalization action plan. PNDI records indicate that there is threatened species within the proximity of the site and that further information regarding the project should be submitted to PA Fish and Boat Commission to resolve any potential impacts. The PNDI receipt is found in the appendix.

## OPPORTUNITIES AND CONSTRAINTS

Wissahickon Park has multiple opportunities and constraints associated with the site's existing conditions. These are broken down into four categories: Community, Topography, Connections, and EPA Restrictions.

### Community

The park and open space complex is a central focus of the West Ambler neighborhood. The remediation work by EPA received area-wide participation and interaction with a regionally represented citizenry. Whitpain Township has taken great care to directly involve the West Ambler neighborhood in the overall process, starting in 2011 and 2012 with the West Ambler Revitalization and Action Plan. Community participation has been good since those early meetings and continued through the park and open space master plan.

### Topography

The large open grass plateau of the park offers a clean slate for both active and passive recreation. While the slopes around the edges of the site create access challenges they do provide opportunities for dramatic views to the creek corridors and surrounding area.

The most dramatic view can be found from the top of the Pile. To the west one can look out across Wissahickon Waterfowl Preserve, Wissahickon Park and West Ambler Neighborhood. To the east views look over Ambler with the Boiler House Office Complex smokestack in the distance.

Due to the wide-open condition and dramatic changes in topography, winds flow freely across the site. These prevailing winds will provide some difficulties in establishing ornamental plantings (due to rapid drying-out of plants).

### Connections

Wissahickon Park is located within of the primary community it is intended to serve. Additionally, it is within a quarter-mile of regional train service and bus lines. The park directly borders the Green Ribbon Trail that links the site to regional neighborhoods and recreational amenities. There is a great opportunity to connect the park to both public transportation and regional trails.

### EPA Site Stewardship Standards

The EPA's Remediation Record of Decision (ROD) create a series of site constraints. The most important restriction is the requirement to maintain the integrity of the two-



*Looking across the reservoir to the west*



***Looking east towards The Pile***

foot soil cap that covers ACM. Many traditional park amenities such as hard surface courts, parking area, poured-in-place safety surface (for playgrounds) and even artificial turf will reinforce the integrity of the cap. However, the two-foot cap constricts the ability to develop traditional footings and foundations for amenities such as park buildings, play equipment, or lights poles that typically require a three-foot depth. During design and engineering, alternative solutions such as spread footings will need utilized to prevent going past this two-foot cap. If it is impossible to avoid going past the two-foot cap, there are EPA approved methods and procedures to do so. This includes excavating and removing any ACM that is excavated. Any ACM must be disposed of in a approved landfill. It should be noted that the volume of any ACM excavated for footings would be small.

Additionally, EPA has restraints on the type of vegetation that can be established on the site. Only trees of small stature trees less (than 25-feet in height) should be used. Larger shade trees have the potential to expose ACM when a tall, mature (80 year old) tree might fall and expose its roots, potentially unearthing ACM. For this reason, tree species selections will be in part based their mature sizes.





# 3

## RECOMMENDATIONS & DESIGN GUIDELINES

### ANTICIPATED LEVEL OF USE

Wissahickon Park, and the associated Wissahickon Wildlife Preserve and Pile will serve the West Ambler neighborhood and the surrounding community with active and passive recreational amenities. A balance in active and passive recreation will help fulfill the recreational needs of all user groups and all ages. Since this is one of the few Township parks in the neighborhood, it is anticipated that the park will receive a high level of use. Additionally, the park and open space will also act as a neighborhood trailhead for area trails and provide outdoor recreational opportunities to the adjacent Wissahickon Valley Boys & Girls Club.

## PUBLIC CONSENSUS

The public and Steering Committee meetings generated a community consensus that included the following themes:

- Create neighborhood recreational assets for the West Ambler community;
- Explore options to include a park community building with access to restrooms;
- Include a tot lot and playground;
- Provide ADA accessibility throughout the park;
- Provide physical and programmatic improvements that can be coordinated with programs and activities at the Wissahickon Valley Boys and Girls Club, and explore options for the permanent Boys and Girls Club building in the park;
- Minimize maintenance costs through smart design;
- Enhance site ecological systems and protect and preserve the integrity of the soil cap that covers ACMs; and
- Implement Stormwater Best Management Practices (BMPs) in ways that are sustainable, artful and beautiful.

## PRELIMINARY CONCEPT PLANS

A site analysis was completed, and concept studies were developed and presented to the Steering Committee at Committee Meeting 2. The consultants took ideas generated at Committee Meeting 2 and created concept plans. At Committee Meeting 3, three refined concepts were presented. The project team discussed the concepts and the various programmatic relationships within each design. Two concepts were agreed upon and presented at Public Meeting 2.

### Concept A

Concept A proposes the main vehicular access point at the centrally located Ambler Alley and Oak Street intersection. Forty parking spaces and a vehicular/passenger drop off area are located along the western north frontage of the park. Secondary emergency vehicular access is proposed in the northwestern corner of the site from Ambler Alley near Mt Pleasant Avenue.

The park is divided into active recreation courts and gathering areas in the wide northwestern portion of the site; and a passive recreation area and an art garden in the southeastern portion of the site. The community



Figure 3.1 Concept Plan A

center is centrally located between the two areas. The active recreation area features play courts, playgrounds, pavilions, a synthetic turf "free play" area, and a water spray pad that could be used as civic gathering space when the fountains are not in use. The passive recreation area features the Art Walk Trail with small sitting areas located along a central path. Observation areas are proposed on and around the Wildlife Preserve and the Pile sites. Trails are proposed throughout the site linking pedestrians from Park to Preserve to Pile.

Wissahickon Valley Boys and Girls Club is proposed on the adjacent Maple Ave Parcels, (the site of their current temporary building) and is connected to the park from the second floor of the Club with an elevated walkway.

### Concept B

Concept B proposes a main vehicular access point in the northwestern corner of the site from Ambler Alley near Mt Pleasant Avenue. The entrance terminates at a centrally located turnaround and vehicular/passenger drop-off area. Forty parking spaces located along the north park frontage of the park. Secondary Emergency vehicular access is proposed at the centrally located Ambler Alley and Oak Street intersection.

The proposed community center building is centrally located at the drop off loop with its primary facades facing east and west. The park plan proposes the location of more high use areas such as pavilions, lawn sports, and play courts within the western portion for the park. The playground areas are proposed in the eastern part of the park near the community building, creating a natural separation between older and younger children activity areas. The eastern portion of the park includes Art Walk trail, civic spaces, and bandstand pavilion located around a central synthetic turf 'green'. An observation area is proposed on and around the Preserve and Pile sites. Trails throughout the site link pedestrians from Park to Preserve to Pile.

The Wissahickon Valley Boys and Girls Club Building is divided into two sections; the classroom portion of the building is proposed on the adjacent Maple Ave Parcels (site of the Club's current temporary building) with an enclosed elevated walkway from the club's second floor connecting to the gym portion of the building located in the park. Observation areas are proposed on and around the Preserve and the Pile site.



Figure 3.2 Concept Plan B

## PRE-DRAFT MASTER PLAN

During Public Meeting 2 the benefits and constraints of each concept where discussed. Public feedback regarding the concepts where provided. Feedback from this meeting shaped the pre-draft master plan.

Program elements identified for inclusion of the park included:

- Full Basketball Court
- Half Basketball Court / Pickleball Court
- Lawn Volleyball Court
- Bocce Ball Court
- Horse Shoe Pits
- Playground ages 5-12
- Tot lot ages 0-5
- Water Play area
- Community Green / Open Lawn
- Picnic Pavilions
- Restrooms

In addition to park amenities the pre-draft plan also explored options for buildings within the Park site. A 5,000 square foot community building centrally located within the park on axis with Oak Street was proposed. The building was proposed to include a dividable multi-purpose room, catering kitchen, restrooms, and storage and park restrooms.

The plan explored the options of the Maple Ave. location as a permanent site for the Boys and Girls Club. The foot print of the building is approximately 200 x 150 feet. The proposed classroom section of the building was two-stories and had a 100 x 150-foot footprint offering 30,000 square foot of classroom and support space. The proposed gym portion of the building was single story with a 100 x 150 foot footprint housing a flexible dual gym space with both hardwood floors and an artificial turf surface. Parking was accommodated on site by elevating the classroom section of the building 1 story and parking cars below this part of the structure. Assuming the permanent Boys and Girls Club is feasible on Maple Street, a second story bridge from the building into the park is proposed.

Additional options for the final home of the Boys and Girls club were explored during the Master Plan process. One option is to locate the classroom portion of the building on Maple Ave. with a second story bridge connecting the main building to a gymnasium located in the park. Utilities to the gym could be provided from the classroom portion of the building from Maple Street. A second option is to locate the entire Boys and Girls Club facility in the park. This option was studied during the 2016 planning for the Boys and Girls Club. This plan requires additional studies into building foundation systems that would support a two-story structure while still meeting the



Figure 3.3 Pre-draft Master Plan

requirements of EPA to maintain the integrity of the site cap. As part of their due diligence the Township consulted with a structural engineer to explore foundation options in the park.

The pre-draft master plan proposed the main vehicular access into the park from the Mt Pleasant Avenue end of Ambler Alley in the northeast portion of the site. Improvements to this portion of Ambler Alley from Maple Street to the Park would include widening of the existing road, improvements to the existing culvert under the alleyway, a trail connection from the Park to the Maple Ave sidewalk, and sidewalk / crosswalk improvements along Maple Ave. Engineering of the improved road and park drives would accommodate anticipated bus traffic to the community building and gymnasium. The pre-draft plan proposed a total of 53 parking spaces to accommodate the need for both building and park amenities.

## MASTER PLAN

Following the presentation of the pre-draft plan to the public in the fall of 2017 the project was placed on hold for approximately one year. During this time the Township was engaged in final negotiations with EPA regarding the transfer of the operational and maintenance responsibilities of the Park site back to the Township. During this time the EPA permitted the township to undertake core samples within the park to determine the feasibility of placing a large structure in the Park.

Concurrent with the master plan process the Township pursued a Redevelopment Assistance Capital Program (RACP) Grant for the development of the Wissahickon Valley Boys and Girls building in the Park. The Township was successful in securing a portion of the requested grant.



Pre-draft Master Plan Rendering

With a better understanding of the complications of placing a large structure on the brownfield site and with only a portion of the required funding in hand, the Township decided to eliminate any major structures from the park master plan. Alternatively, the Township decided to focus the RACP funding and matching Township funds on improving the existing temporary Wissahickon Valley Boys and Girls Club into a more permanent structure and implementing phase one park improvements.

The draft master plan was developed to address the changes in site program. All the recreational amenities identified during the master plan process are included in the draft master plan. However, the community building and the option of a gym were removed from the plan. The removal of these elements from the plan allowed for site vehicular access to be reduced in size. Additionally, the proposed bridge crossing of the Rose Valley Creek was removed from the plan. After a period of public comment the final master plan was developed.

The master plan takes the highest priority park improvements developed during the public involvement process and includes them into the Park, the Preserve, and the Pile Master Plan. The existing topographic and hydrologic conditions, along with the ownership patterns, creates three distinct sites within the open space complex. The master plan works to seamlessly connect these areas to one another while meeting the goals of each project partner (as well as the anticipated goals of the future owner of the Pile site).

## DESIGN CONSIDERATIONS

Many elements were identified during the master plan process and have been considered for incorporation into the Park. Each of these facilities were assessed in terms of space requirements, orientation, and support needs.

### Buildings

Community Pavilion – A park pavilion is proposed to provide for large scale rentals and will house restroom facilities. It is proposed to be 24 x 64 feet. Pavilions will have electrical, water, and sewer access. The pavilion structures add an opportunity to create a park identity. The new pavilion design should be economical and durable while offering a level of design that helps to



***A pavilion with a fireplace could become an iconic park feature while also serving to vent a grill area.***

reinforce a cohesive park identity.

Small Pavilions and Trellises – Smaller pavilions and trellises provide opportunities to offer shade throughout the park. Additionally, they can act as key visual cues for major pedestrian activity areas or overlooks throughout the park. These structures may include park amenities such as benches, bike racks, park maps, and trash/recycling receptacle. Pavilions should have electrical and water access. The pavilion design should be economical and durable, while offering a level of design that helps to reinforce a cohesive park identity.

### Trails

Asphalt Surface – Asphalt surfaces provide the best life-cycle economic and environmental option for park walks and trails, and ensure easy and comfortable access for those with mobility issues or using strollers. Asphalt walkways will vary in widths from 5-feet wide to 12-feet, dependent on anticipated levels of use. Asphalt offers a stable surface that will not rut or erode due to heavy use and storm events, provided the trail base and adjacent surrounding drainage are properly constructed. Design of the walkways will include proper stormwater management BMPs, in accordance with current Township and federal standards. The initial installation costs are relatively higher compared to stone dust trail surface; however, long term maintenance costs are lower.

Asphalt walkways within the park will be open to walkers, runners, recreational biking, skating, and strollers. The park trail system is not intended to serve adult cyclists; however, trail width will accommodate bike traffic and it

is anticipated that children riding bicycles or tricycles will use the park trails. The wider portions of the trail should support maintenance and emergency access throughout the site.

**Mown Trail** – Mown trails are often used in naturalized meadow areas and are low cost to implement, but require regular maintenance in the form of mowing and repairs to rutting. Proposed mown trails will be 12-feet wide. Mown trails are not ADA compliant and heavy use can lead to rutting and erosion issues. The park plan integrates an existing mown and articulated reinforced concrete block sewer access area along the Rose Valley Creek.

**Hiking Trail** – Hiking trails will be 3-5 feet wide and composed of compacted earthen surfaces, or mulch material. Hiking trails are the least expensive to install, however they limit the types and number of trail users. Compacted earthen surfaces are primarily used for hiking and equestrian trail riding, and are often used to navigate the site in environmentally sensitive areas. Hiking trails do not meet strict ADA requirements; however, ADA trail guidelines should be referenced when setting final trail alignments. Final trail alignments should minimize impacts to slopes and limit erosion issues. The existing Green Ribbon Trail is an earthen hiking trail, the plan will explore hiking trail connections to the existing trail.

#### Recreation Facilities

**Basketball Court** – The basketball court should be 50 feet by 84 feet. A paved safety zone of 10 feet minimum

shall be maintained around the outside edges of the court. Courts should be oriented so the direction of play is north-south.

**Basketball Half-Court** – The basketball half court should be 50 feet by 52 feet. A paved safety zone of 10 feet minimum shall be maintained around the outside edges of the court. Courts should be oriented, so the direction of play is north-south. Lines for two pickleball courts should be overlaid on the area. Pickleball is a game involving 2 to 4 players that combines elements of badminton, tennis, and table tennis to hit a ball over a net.

**Synthetic Turf Volleyball Court** – Volleyball Courts should be 30 feet by 60 feet. Sidelines should be a minimum of 10 feet on all sides. Courts should be oriented so the direction of play is north-south.

**Bocce Court** – Bocce Courts should be sized at 13 feet by 90 feet. Backboards and side rails should be constructed to maintain the court dimensions. Walkways between courts should be a minimum 3- feet wide. Courts should be oriented so the direction of play is north-south. The court surface should be synthetic turf to minimize maintenance and damage often associated with clay courts.

**Horse Shoe Pits** – Horse Shoe Pits should be sized at 6 feet by 46 feet. Backboards should be included to maintain the court area. Walkways between courts should be a minimum 5- feet wide. The court surface should be synthetic turf to minimize maintenance with sand pit areas.



*Due to the varying intensity of play pickleball is a game enjoyed by both young and old.*



*Changes in elevation can add excitement and mystery to play areas.*

Synthetic Turf Community Green – The Community Green should be approximately one acre in size and be graded to create a gentle slope towards the pavilion/bandshell. The amphitheater should be generally oriented north-south. The area can easily offer space for community events of 500-1000 people. Additionally, the large field offers opportunities for pickup sports such as tag, soccer, baseball, football, field hockey, or lacrosse.

Pavilion / Bandshell - A slightly raised bandshell area is envisioned as a 22-feet by 16-foot pavilion with a ramp and stairs for access. The pavilion should have electrical service. The Township may consider purchasing a sound system and inflatable movie screen for community events.

#### Playgrounds

A range of playground structures should be implemented to appeal to children of all ages. Three typical age groups are toddlers (6 months to 2 years), pre-school age (2 to 5 years) and school age (5 to 12 years). Playgrounds require a safe surface to help prevent injury. Typical surface options include rubber matting, poured-in-place rubber, synthetic turf, engineered wood fiber mulch, and rubber mulch. Proper drainage should be installed under these surfaces to collect and remove storm drainage. Site furnishings such as benches, tables, and trash receptacles should be positioned around the playground. Incorporating both trees and ornamental plantings into the playground areas will provide shade and add depth to the play experience.

Proposed Playgrounds should incorporate provide



**Zero Depth Water Play Area can allow park users to cool off on hot summer days.**

“Inclusive play” opportunities. Inclusive play playgrounds enable children and families of all abilities to learn and play together with equipment that accommodates a range of mobility, sensory, and cognitive abilities to create an environment that is fun and challenging for all children. Key components of inclusive play are: full ADA surface; physical, social, and sensory play; creating cozy, quiet spaces to escape to; grouping together different difficulty levels of one type of play; addressing the varying abilities and needs of caregivers; and clear boundaries.

Zero Depth Water Play Area – A zero depth water play area is a plaza with water play elements that can be both artful and playful. Water does not pool or accumulate on the ground in zero depth water play features, but is collected via drain inlets, filtered, treated, and recirculated. Water chemistry is maintained to meet the safety standards for public pools. Systems can be user actuated and programmed to save on electricity and water. The plaza surface can be pavers or colored concrete installed in a range of colors and designs. The area can operate as a seating plaza in cool months. Zero depth play areas are an economical solution to providing non-fee and safe water play opportunities within communities. Area need to be served by electrical, water and sewer access.

#### Ecological Improvements

Native Plant Material The use of native plants supports the goal of honoring the natural environment and bringing it back into the Park. Native plant materials can create an attractive landscape that will help reduce long-term maintenance costs that are generally resistant to most pests and diseases. Once established native plants require little or no irrigation or fertilizers. In addition to the above benefits, native plants can provide food and habitat for indigenous fauna.

The planting design for the Park should include small stature trees; shrub and herbaceous plant understory; and meadow establishment. Disturbed lands often allow invasive plant materials to establish within site. The Township should seek to manage new plantings and implement invasion plant management plans.

Tree Plantings – Tree planting on the site is limited to small stature trees (less than 25-feet tall at maturity). Due to the lack of wind breaks on site and potential for deer

browsing deer populations, singular tree plantings have a difficult time getting established. Species selection should consider the difficult growing constraints and measures should be taken to provide routine care during establishment.

**Native Warm Season Meadows** – Native warm season grass meadow restoration and establishment is proposed for the open areas of the Park in place of mown lawn to reduce maintenance, stormwater runoff, erosion; and to enhance the ecological health at the Park. This form of habitat provides increased plant and animal biodiversity, specifically for birds, small mammals, and insect species such as butterflies. Native warm season grass meadows are often grass dominated, but can be planted with flowering annuals and perennials in key areas. Where walkways intersect meadow areas a mown edge of a minimum of 6-feet in width should be maintained.

**Wildlife Boxes** – Man-made fauna habitats in the form of wildlife boxes are proposed to encourage habitats for bats, native birds, and native bees. Wildlife boxes can be potential projects for local clubs, scout groups, and volunteer groups.

#### Site Structures

**Preserve Overlook** – At times it is not always possible or desirable to provide ADA-accessible trails into all areas of a park, particularly within areas of habitat restoration. Overlooks can provide the ability to create a window into the park visual experiences for all users. The Preserve overlooks would be slightly elevated timber deck structure. Railings should be designed to maintain views for children and wheelchair users. The 20 x20 open deck area should include areas of seating conforming to ADA standards.

**Stream Crossing** – A primitive stepper crossing of the Wissahickon Creek is Proposed. A line of approximately 2x2 ft boulders of concrete steppers will allow for low water crossing of the creek, without obstructing water flow. During flood events the crossing would be inaccessible. The crossing is located in an area of the stream forms more of a shallow riffle and the banks are gently sloped.

#### Site Amenities, Furnishings, and Signage

**Parking** – Parking areas should be developed as asphalt or permeable asphalt. Parking stalls are shown as 10'

wide and 20' long with two-way aisle widths of 24'. Curbing of the parking areas should be considered to help control stormwater and at vehicular drop-offs to safely define pedestrian – vehicular spaces; a drop curb adhering to ADA standards should be provided that will accommodate vehicular access for maintenance and emergencies.

**Removable Bollards** – In locations designated for vehicular access of maintenance and emergencies vehicles, removable bollards conforming to Township locking standards should be installed. Bollard placement should prohibit random vehicular entrance; while maintaining recommended clearances, 3-foot minimum, for cyclist and pedestrians.

**Site Furnishing** – Trash / recycling receptacles, picnic tables, park benches, sports benches, bike racks, water fountains, and park signage should meet ADA requirements and be selected for economy and durability, while conforming to a cohesive design standard for the Park.

**Fencing** – In accordance to the EPA requirements each property owner must be able to close access to their sites during extreme weather events and reopened upon inspection of the site. The existing fencing and vehicular gates along Ambler Alley will remain in place to provide for this control. The need for additional fencing along stream edges to control access should be explored. If required a no climb woven wire fence with timber post is recommended to allow for views into the stream valleys.

Along Maple Ave frontage of the Pile site and were it meets the Wissahickon Water Fowl Preserve the need to fence the site should be creatively addressed to allow for a more welcoming street frontage. Additionally, if the Pile site is incorporated into the open space area ideally a fence between the Preserve and the Pile should be eliminated.

**Trail signage** – Trail type/distance signage is recommended along the main multi-use loop walkway help trail users to measure distance.

## *Site Access and Circulation:*

### Wissahickon Park

Main vehicular access into the park is from the south end of Oak Street at Ambler Alley.

The Oak Street entrance also serves as a primary handicapped accessible pedestrian access to the park.

A second pedestrian access in the form of a stairway is proposed on the south side of Ambler Alley opposite the Boys and Girls Club. A sidewalk is also proposed on the south side of Ambler Alley for its entire length.

The existing sewer access point along Ambler Alley at the Rose Valley Creek will serve as another pedestrian entrance. This entrance will have steps leading up into the park and a trail providing access along the Rose Valley Creek.

The entrance driveway climbs a maximum 8% slope and curves around to a 27-car parking lot that formed around a loop turn-a-round. Five (5) additional parallel parking spaces are located on the entry drive in front of the playground and main pavilion. A total of five (5) handicapped parking spaces are included.

### Wissahickon Waterfowl Preserve

Pedestrian access will continue to be served by the stone dust walkway that connects to the existing Maple Ave. sidewalk. An additional paved trail will provide ADA access to the top of the reservoir embankment, follow along the northern side of the Preserve, and link into the existing Maple Ave walkway.

### The Pile

A small 4 car parking lot area (2 ADA spaces and 2 regular) accommodates parking for this portion of the park and open space complex. A plaza is proposed along the Maple Ave. frontage of the Pile and it would provide for the free flow of pedestrians from the existing streetscape into the site. The existing street curb cut, located at the southern end of the plaza would include removable bollards to maintain maintenance access into the pile site and the Sewer Line that runs along the Wissahickon Creek. Additionally, the existing Maple Avenue sidewalk will be widen by the two telephone poles between the parking lot area and Ambler Avenue for ADA accessibility.

Pedestrian access from the Pile to the existing Butler Pike sidewalk is also proposed. The proposed trail would follow the edge of the existing Italian-American Club parking lot before tying into the existing Butler Ave sidewalk. Improvements to the Butler Ave sidewalk would extend pedestrian access to the south side of the Butler Pike Bridge that spans the Wissahickon creek and link to the existing Green Ribbon Trail. An improved crossing of Butler Pike would include a crosswalk and signage providing safe access to the Four Mills Preserve segment of the Green Ribbon Trail. A preliminary conversation was held with the Italian-American Club to provide an access easement along the edge of their property. The club indicated that they are open to discussing the idea. These discussions may need to be revisited with the future owner of the Pile site.

## *Proposed Facilities*

The proposed site plan for Wissahickon Park divides the park into three separate use zones:

1. Community Core;
2. Northern Courts Area; and,
3. Southern Play Area.

Each of the three zones use areas is connected by a one-half mile perimeter trail that runs the circumference of the Park. Low level solar bollard lighting is proposed along the path; to extend the safe trail use when daylight is minimal during fall, winter and spring.

The park trail plan also provides for linking Wissahickon Park to the Wissahickon Waterfowl Preserve and the Pile site to each other, and to the existing Green Ribbon that is located on the south side of the Wissahickon Creek.

### *Community Core*

The Community Core is centrally located within the park just south of the Oak Street entrance. A 1,550 square foot pavilion will accommodate large group rentals and community events. A built-in grill area will serve as the 'hearth' of the gathering space. The grill area can be locked to control use. The eastern end of the structure will house park restrooms, storage room and includes drinking fountains.

Located to the east of the pavilion area is a circular garden-like sitting area. In the center of the garden is



## LEGEND

- 1 Pavilion
- 2 Volleyball court
- 3 Full-court basketball
- 4 Half-court basketball / pickleball
- 5 Plaza
- 6 Synthetic turf
- 7 Game court
- 8 Playground
- 9 Horseshoes
- 10 Drop-off
- 11 Bocce courts (2)
- 12 Pavilion with restrooms
- 13 Water play
- 14 Tot lot
- 15 Boys & Girls Club
- 16 Deck over swale
- 17 Children's garden
- 18 Bandstand pavilion
- 19 Boulder steps / bank restoration
- 20 Overlook plaza
- 21 Overlook plaza
- 22 Link to Green Ribbon Trail

- 1 Pavilion
- 2 Volleyball court
- 3 Full-court basketball
- 4 Half-court basketball / pickleball
- 5 Plaza
- 6 Synthetic turf
- 7 Game court
- 8 Playground
- 9 Horseshoes
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- 1 Pavilion
- 2 Volleyball court
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- 9 Horseshoes
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- 15 Boys & Girls Club
- 16 Deck over swale
- 17 Children's garden
- 18 Bandstand pavilion
- 19 Boulder steps / bank restoration
- 20 Overlook plaza
- 21 Overlook plaza
- 22 Link to Green Ribbon Trail

- Asphalt trail
- Asphalt road
- Lawn
- Turf
- Planting bed
- Plaza paving
- Meadow



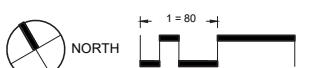
Figure 3.4 Master Plan



## LEGEND

- Accessible trail
- Ⓐ ADA parking
- Ⓑ Accessible benches (typ.)
- Ⓒ Accessible restrooms
- Ⓓ Accessible overlook plaza

① NOTE: FHWA standards allows for 8.3% grade or less for no more than 200 feet.



**SIMONE**  
LANDSCAPE  
COLLINS ARCHITECTURE

Figure 3.5 Accessibility Plan

a children's spray play fountain. This water feature will provide for warm weather use. When the fountain is not in use, this small area becomes a plaza with views out into the park. Both steps and an ADA ramp lead from the garden area up to a creek overlook located along the perimeter trail. To the rear of the pavilion are lawn game courts including two synthetic turf bocce courts and two horse shoe pits (22'x50'). Trellised walkways located at both ends of the bocce courts offer additional shade to the area.

The entire community core area is envisioned as an entry plaza into the park. The area is defined by special paving and generous walkway widths (five to ten-feet) to allow for easy movement through the space. Site furnishings in this area should provide for ample sitting both under the pavilion and in the surrounding spaces.

### *Northern Courts Area*

The Northern Court Area includes the majority of the active recreation elements of the plan. The area includes one full-size basketball court (84'x50'), one half court area (50'x60') (striped for basketball and two pickleball courts), one synthetic turf volleyball court (80'x50'), a 7,800 square foot playground and game court area targeted towards 5-12 year olds and an open 3,200 square foot synthetic play lawn.

The final playground design should incorporate inclusive play design principles; offer traditional play equipment such as swings and "fort" climbing feature with slides. Consideration should be given to including equipment such as adult sized swings to push the upper age limit of the play area. Poured in place rubber safety surface is proposed for the play area and would flow into the game court area. The game court should offer a mix of court games such as gaga ball pit, four square, and hopscotch.

The play courts are intended for recreational level play and include 10-foot wide safety areas surrounding the courts. A centrally located plaza with a small trellis (14x14 feet) provides a shaded sitting area for players and spectators. The plaza is envisioned as a flexible space where teens can socialize on the edges of a major activity spot. Elements such as charging stations, WIFI hotspot, movable seating, and active play features should be considered for this space.

A perimeter trail in the northern section of the park originates from the entry plaza and passes along the edge of the playground before skirting the park edge. At the northern limits of the park the trail turns towards the Wissahickon Creek, and loops around to run along the creek edge towards the south end of the park. In this location, the trail opens into a small plaza with a pavilion, overlooking the Wissahickon Creek, for smaller rental gatherings or an impromptu picnic. A series of internal pathways connect the courts to the perimeter trail, while serving as safety zones at the edges of the play courts. Along Wissahickon Creek the existing berm would be widened to accommodate the perimeter trail. Benches are located on the berm, allowing for views down into the creek valley. The slope between the elevated perimeter trail and the court area will allow for informal spectator seating for the court area. Additional soil fill in these areas will allow the planting of additional, small stature trees to provide shade. Post and rail fencing along the trail will prevent access to the slope toward the Wissahickon Creek.

### *Southern Play Area*

Located to the south of the Central Core is the Southern Play Area. Directly adjacent to the water garden area is a 6,000 square foot tot lot play area. The final playground design should incorporate inclusive play design principles; offer traditional play equipment such as swings; explore creative changes in elevation offering both balancing, climbing and sliding opportunities; and provide an exciting, colorful, tactile environment that engages children. Poured-in- place rubber safety surface is proposed for the play areas. A children's garden area is located east of the tot lot. The plantings in this area will provide color while attracting native pollinators such as butterflies. Playful mounds will create miniature rolling hills in the landscape allowing for creative free play in this area.

A network of secondary paths originating from the spray play fountain area connects both the playground and children's garden. The pathway terminates into a one-acre synthetic turf open play lawn. A secondary perimeter trail loops the play lawn and includes benches along the trail that will provide park users with views out over the

lawn. At the south end of the play lawn a raised pavilion/ bandstand serves as a stage area for community events and will also serve as a pavilion for small rentals or an impromptu picnic.

In the Southern Play Area, the perimeter trail transitions from the top of a small berm onto the level of the main park plateau. At the southern end of this area, a spur of the main perimeter trail leads down to the former construction access / ford across Rose Valley Creek. The reestablishment of riparian shrub and meadow vegetation on top of the existing articulated concrete block will be accomplished through a series of low boulder retaining walls and steps in combination with slope stabilization techniques. In conjunction with the slope stabilization, an informal arrangement of boulder steps will provide access down to the Wissahickon Creek and to the Rose Valley access area. The design of the area will discourage pedestrian use of access road that currently exists between the Park and the Wissahickon Water Fowl Preserve Reservoir.

### *Wissahickon Waterfowl Preserve*

Access to the Wissahickon Waterfowl Preserve would be achieved via sidewalk connections along the eastern edge of Ambler Alley joining the existing southern sidewalk along Maple Ave. The Preserve has developed

a restoration strategy for the site to promote the habitat and nesting for migratory waterfowl. The Master Plan recommendations for future viewing opportunities are dependent on the inclusion of the Pile site into the public open space infrastructure. The current peninsula viewing feature has become a problematic area for the Preserve. The requirement to fence the area creates an inhospitable and undefendable public space. The master plan recommends that this area take advantage of the clean fill and be revegetated to promote habitat. To offset the lost of this viewing area two viewing areas are proposed for along the western edge of the pile site. These areas would allow for people to safely stop and view the waterfowl preserve without encroaching on the habitat. The northern viewing area is located along the Pile Access Trail. The trail widens out and would provide a slightly elevated view over the adjacent reservoir. The second viewing platform is towards the southern edge of the pile site. Here a deck allows people to step out toward the water's edge.

### *Pile Site*

The Pile site backs up to Butler Ave businesses, which is the 'main street' of Ambler and is within 200' of the Ambler Septa Train station. Directly across Maple Street



*Rendering of the walkway along Wissahickon Creek*



**Figure 3.6 Section - The Waterfowl Preserve to The Pile**

from the Pile Site is a former industrial pad that has been explored for reuse as multifamily housing. Due to the Pile Site's relationship to park, preserve, and town it becomes an important link to the surrounding open space network. Currently the site is uninviting and acts as a divide. The master plan recommends working with partners at the local, and county level to identify a new owner/steward for the pile site. Proposed improvement to the pile site are minimal. A 12' wide community jogging track 1/3 of a mile in length is proposed around the base of the pile in the same location as the former construction access road. An ADA accessible trail is proposed along the southern face of the pile to allow access to the top of the site and its commanding 360-degree views. The trail is designed to maintain a slope under 5% and is constructed in fill with low boulder walls so not to disturb the existing pile cap.

## WISSAHICKON PARK ART MASTER PLAN CONCEPT

This master plan helps provides a blueprint for celebrating the opening of the park and the surrounding community with ongoing artworks created by local and regional artists and organizing temporary artworks and permanent artworks in the future. It outlines:

- Overall goals for the art program;
- Three projects to undertake immediately;
- Landscape and sculpture exhibitions that can be presented in the future on a yearly basis;

- Permanent projects related to entrance and gathering places that can be implemented over time; and,
- A strategy for managing the art initiative in the future.

### *Vision for Art in Wissahickon Park*

Art will explore and enhance the natural landscape; the community's culture, history and environmental character; and provide opportunities for artists in the community and beyond to create work that interacts with this unique park. Works of Art will in part be based on these principles:

- The art and the landscape are equal partners in the aesthetic experience.
- Utilize the surrounding "nature" as the experience not as the backdrop.
- Landscape is a physical experience. Capture the feeling of walking; create explorations for a tactile experience of moving through the landscape. (Not landscape at "arms' length".)

### *Goals for Art in Wissahickon Park*

#### Narratives:

Artworks should explore the community's culture and history, the industrial and environmental history of the site and the natural features on the present site (waterfowl preserve and possible a butterfly preserve).

#### Make the park recognizable:

Artworks should be a visual announcement of the park and to add interest to the experience within the park for people using the park on a daily basis.

Frame experiences along the walkways:

Artworks should register and frame the different experiences of being on the paths and in the park — artists should create spaces, not just signature artworks.

Draw people into destinations within the park:

Artworks should create a series of visual experiences that will encourage people to explore all sections of the park and to enjoy the topography of the park where they can look up at the pile and “down” at the park from the pile.

Expand opportunities for local artists:

The park art initiative should provide a diverse range of opportunities for local artists to work in the public realm.

### *The Narratives*

Part of the Wissahickon Park art goal is to reveal the stories of this place — the communities that have lived in area, as well as the industrial history of the site from mining to the processing of asbestos to the native geology and

hydrology of the site. Artists working in the park should be asked to investigate these multiple narratives and consider how they can inform the projects they create. Artworks may not always be literal or didactic, but all work in the park should be engaging and educational.

### *The Projects*

The plan divides the projects into three “layers” that are characterized by time — art projects to start immediately, projects to begin organizing as the park gets up and running, and projects to do later when the opportunity and funding is available. Time is part of recipe for meaningful placement and selection of public art in a park; artists who are being asked to work in this space should have time to learn it, understand it and consider how they can best bring enrich it with their vision.



**Riverine** by Stacy Levy



**Blue Stick Garden by Claude Cormier**

## Opportunities for New Artists and New Artworks

Most of the projects described in this plan can be commissioned from artists from the region. Moreover, many projects are structured so that artists who have not created public commissions, or do not work in media traditionally associated with public art, can participate.

### Moving the Art Plan Forward

In the short run, the park should develop a working task force to address funding, planning and selecting artists and artworks. The group may need to rely on a mix of township staff, consultants and partnerships with other organizations. In the long run, this task force would have three options:

1. To be folded into a larger county or regional arts organization
2. To use a public art planner to facilitate projects
3. To create the park's own art selection steering committee.

## Three Time-scales of Artworks:

### Temporary artworks

These can be implemented as the park opens to help celebrate the new park and also to be ongoing and ever-changing art happening that draws people in to the park over the course of a year. These artworks as short-term: a single afternoon parade, or an event, like kite flying, or a clothes-line gallery or a sidewalk painting event. This could also include weekend long constructions and take downs of artworks that last only two days.

- Budget: Temporary artworks can range from \$200-\$5,000 for an event.

### Year-long installations

These can be specifically made for the site. This site-specific style of installation entails more involvement with the community and the site, and often more satisfaction with the outcome since the community participates in the development of the work and watches it be installed. Temporary works can also be previously created works that are chosen and then shipped to the site and installed. Since the life of these works is only a year, then the community is likely to be more accepting of a wider

breadth of work, since it will be a lesser commitment in terms of time and expense. But it should be noted that a project that can weather an entire year will need to be made robustly and with great care: both the meaning and aesthetics of the project and the arts ability to stand up to the site conditions during wind and rain and being used by the community.

- Budget: Year-long installations can range from \$5,000 to \$25,000

#### Permanent commissioned work:

These projects should last for 25-50 years and be made of materials that can withstand weathering, UV degradation, vandalism and be engineered to last under the pressure of the public using it in unexpected ways. These projects require a lengthy process of selection and concept development since these permanent projects are typically more expensive and will be with the community over a long period of time.

- Budget: Permanent commissioned work can range from \$25,000 to \$200,000

#### Typical selection process

For all time scales of art, this is the outline of a typical selection process:

- Identifying the areas to be considered for artwork
- Ear marking /obtaining funding in advance.
- Sending out a call for artists. This can be a regional

or local call for artists using a local or regional arts organization(s) lists of artists

- Send out a Request for Qualifications (RFQ). Have artist send in images of their previous work plus a resume and description of the projects.
- Create a working Art Selection group made up of parks and recreation, artists and landscape architects, neighborhood representatives and other interested people. This group sees all the images and then selects three to five artists from RFQ application.
- Organize a site visit for artist to visit the park, see the site, meet with community and stake holders, and give artist an on-site experience so they can create a proposal.
- Artists prepare a proposal for an art project. They should be given four to six weeks to prepare a proposal. Artists should be given an honorarium (fee) to submit a proposal. The proposal would typically include a concept description, perspective drawings, images of the artwork in the site, and a budget; with an option to create a model or maquette (a scaled rough draft of an unfinished sculpture).
- Artists present their proposal and budgets to the selection group (which can expand to include more



*The Pool by Jen Lewin*

local artists and designers and more neighbors and government members including park maintenance personnel).

- Artist is selected and notified. Contract with artist is implemented.
- Artist revisits site and refines concepts and details and to meet with park users and park staff.
- The process from Call for Artist RFQ notification through artist first site visit and Selection is 1-4 months
- The process from Selection of the Artist to installation is 6-9 months for event-based projects and 6- 15 months for yearlong and permanent projects
- It is suggested that the Township names a project manager to oversee this art process and work with the artist during design process and the installation.

It is suggested that the Township works with an art planner or regional arts organization to initiate this process.

## SITE MAINTENANCE

### *Existing Maintenance Capacity*

The Whitpain Parks and Recreation Department currently oversees more than 400 acres of Township parks and develops and supervises recreational opportunities for all residents. In 2019 the township allocated \$661,737 for township park maintenance and \$382,484 for recreation programs. Whitpain Township officials are aware of the additional maintenance responsibilities that a new park represent as improvements are implemented. The master plan seeks to minimize landscape maintenance costs and responsibilities by implementing naturalized areas, such as forests and native meadows.

### *Maintenance Responsibilities*

The Township will develop and fund a formalized maintenance program based on information in this master plan, as well as from other sources. The Park designs seeks to minimize landscape maintenance costs while providing a beautiful and functional Park. Proposed meadows should be mowed twice a year in the fall and early spring. This level of care deters woody plant species from establishing, minimizes overall landscape

maintenance costs, and provides animal habitat. Where mowing of turf is required, it should be done on a regular basis throughout the growing season.

Trails should be regularly inspected and maintained to provide a safe user environment.

Maintenance of park structures and restrooms and regular removal of trash will be required. Structures should also be locked at night to deter vandalism. Periodic repairs may be necessary to maintain the quality of facilities. It is recommended that the bathroom be open year round.

Typical Park maintenance equipment may include:

- Riding or walk-behind mowers
- Pick up and dump trucks
- Hand Held blowers
- Weed Whackers
- Power tools

Most of this equipment is already owned by the Township.



**Trees outside Fourth Presbyterian Church, Chicago**

Currently, the Township does not remove snow from walkway within their parks. The master plan addressed these operations in the maintenance recommendations, this level of operations may be something to be considered as an undertaking as new park facilities that are geared toward year-round uses are constructed.

The following is an outline of basic monthly maintenance tasks that should be completed. The frequency (by month) of these maintenance tasks is indicated in parentheses. Refer to the appendix for the estimated yearly labor hours for maintenance and upkeep for the Park.

### January

- Inspect trails / make repairs (1)
- Clean restrooms weekly (4)
- Trash Removal weekly (4)
- Snow removal for driveway, parking area, and primary loop trails (as required).

### February

- Inspect trails / make repairs (1)
- Signage inspection and repairs (1)
- Inspect and mechanically remove invasive plants
- Clean restrooms weekly (4)
- Trash Removal weekly (4)
- Snow removal for driveway, parking area, and primary loop trails. (As required).

### March

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

### April

- Start water feature (1)
- Inspect trails / make repairs (1)
- Clean restroom twice weekly (8)
- Trash Removal weekly (4)
- Mow lawns, trails and shoulders (2)

### May

- Check Water Feature Filters Weekly (4)
- Inspect trails/make repairs (1)
- Clean restroom twice weekly (8)
- Trash Removal weekly (4)
- Mow lawns, trails and shoulders weekly (4)

### June

- Check Water Feature Filters Weekly (4)
- Inspect trails/make repairs (1)
- Clean restroom twice weekly (8)
- Trash Removal weekly (4)
- Mow lawns, trails and shoulders weekly (4)

### July

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

### August

- Check Water Feature Filters Weekly (4)
- Inspect trails/make repairs (1)
- Clean restroom twice weekly (8)
- Trash Removal weekly (4)
- Mow lawns, trails and shoulders weekly (4)

### September

- Check Water Feature Filters Weekly (4)
- Inspect trails/make repairs (1)
- Clean restroom twice weekly (8)
- Trash Removal weekly (4)
- Mow lawns, trails and shoulders weekly (4)

October

- Winterize water feature (1)
- Inspect trails/make repairs (1)
- Inspect BMPs remove debris as required (1)
- Clean restroom weekly (4)
- Trash Removal weekly (4)
- Mow lawns, trails and shoulders weekly (4)

November

- Inspect trees / prune as required (1)
- Inspect trails /make repairs (1)
- Clean restroom weekly (4)
- Trash Removal weekly (4)
- Fall planting bed/ leaf clean-up (1)
- Snow removal for driveway, parking area, and primary loop trails. (As required).

December

- Inspect trees / prune as required (1)
- Clean restroom weekly (4)
- Trash Removal weekly (4)
- Snow removal for driveway, parking area, and primary loop trails. (As required).

**MAINTENANCE COSTS**

Cost estimates for operations and maintenance are based on calculating maintenance costs per area or facility, based on unit costs. These costs were calculated incrementally based on the planned development schedule for the park and include the developed acres of the park with parking, trails, restrooms, active recreation facilities, playgrounds, community space, and plantings.

Per unit costs indicated incremental and cumulative annual maintenance costs (as park phases are built) as follows:

- Phase 1 = \$ 39,800
- Phase 1-2 = \$ 44,600
- Phase 1-3 (Full Build Out) = \$ 49,500

Once fully established, the park annual maintenance cost is estimated at \$49,500 (in 2018 dollars) This equates to approximately 1,414 staff hours, at \$35 per hour average rate. This equates to 68% of one (1) full time job (2080 hours is one full time job).

**OPERATIONS***Personnel*

Since the redevelopment of the Park will evolve over multiple years, there are no personnel increases anticipated for the first few years. Personnel will be required for:

- Maintenance Tracking - This includes scheduling maintenance at the Park
- Programming – Scheduling/conducting recreational programs and community events
- Rentals – Scheduling of pavilions
- Public Relations – Advertise programs and work with community businesses for event sponsors;
- Inspection – Periodic inspections of facilities (see chart on next page for inspection schedule);
- Liability – Whitpain Township's current Park Rules and Regulations will apply to Wissahickon Park. The Township should assess its current "dawn to dusk" public access policy to determine if Wissahickon Park will have any evening or early morning hours.

*Administration*

Whitpain Township parks' administrative needs are currently performed by its Parks and Recreation Department in cooperation with the Township Manager. The current department should be able to meet early stages of the growth demands for programming within the projected phasing of the Park improvements.

| Phase 1                                      |           |               |                     |                  |           |
|--|-----------|---------------|---------------------|------------------|-----------|
| Maintenance Task                             | Unit      | Cost per Unit | Total Cost of Phase | Accumulated Cost |           |
| Vehicular Paving                             | 22261 SF  | \$ 0.10       | \$ 2,226            | \$ 2,226         |           |
| Asphalt Pedestrian Walkways (Various Widths) | 30299 SF  | \$ 0.15       | \$ 4,545            | \$ 4,545         |           |
| Courts and Recreation Facilities             | 12443 SF  | \$ 0.20       | \$ 2,489            | \$ 2,489         |           |
| Synthetic Turf                               | 0 SF      | \$ 0.20       | \$ -                | \$ -             |           |
| Structures - Open air pavilions / Trellis    | 0 SF      | \$ 1.00       | \$ -                | \$ -             |           |
| Structures - Restroom                        | 1300 SF   | \$ 4.00       | \$ 5,200            | \$ 5,200         |           |
| Water Feature - Zero Depth Fountain Area     | 0 SF      | \$ 3.50       | \$ -                | \$ -             |           |
| Mown Lawn                                    | 78000 SF  | \$ 0.10       | \$ 7,800            | \$ 7,800         |           |
| Planting Beds                                | 25000 SF  | \$ 0.40       | \$ 10,000           | \$ 10,000        |           |
| Meadow Establishment Phase (1-5 yrs)         | 5 AC      | \$ 500.00     | \$ 2,500            | \$ 2,500         |           |
| Meadow Longterm Maintenance 6+ yrs           | 0 AC      | \$ 150.00     | \$ -                | \$ -             |           |
| Total Annual Maintenance Budget              |           |               |                     |                  | \$ 34,800 |
| Phase 2                                      |           |               |                     |                  |           |
| Maintenance Task                             | Unit      | Cost per Unit | Total Cost of Phase | Accumulated Cost |           |
| Vehicular Paving                             | SF        | \$ 0.10       | \$ -                | \$ 2,226         |           |
| Asphalt Pedestrian Walkways (Various Widths) | 28134 SF  | \$ 0.15       | \$ 4,220            | \$ 8,765         |           |
| Courts and Recreation Facilities             | 6290 SF   | \$ 0.20       | \$ 1,258            | \$ 3,747         |           |
| Synthetic Turf                               | 6020 SF   | \$ 0.20       | \$ 1,204            | \$ 1,204         |           |
| Structures - Open air pavilions / Trellis    | 700 SF    | \$ 1.00       | \$ 700              | \$ 700           |           |
| Structures - Restroom                        | SF        | \$ 4.00       | \$ -                | \$ 5,200         |           |
| Water Feature - Zero Depth Fountain Area     | 700 SF    | \$ 3.50       | \$ 2,450            | \$ 2,450         |           |
| Mown Lawn                                    | SF        | \$ 0.10       | \$ -                | \$ 7,800         |           |
| Planting Beds                                | SF        | \$ 0.40       | \$ -                | \$ 10,000        |           |
| Meadow Establishment Phase (1-5 yrs)         | AC        | \$ 500.00     | \$ -                | \$ 2,500         |           |
| Meadow Longterm Maintenance 6+ yrs           | AC        | \$ 150.00     | \$ -                | \$ -             |           |
| Total Annual Maintenance Budget              |           |               |                     |                  | \$ 44,600 |
| Phase 3                                      |           |               |                     |                  |           |
| Maintenance Task                             | Unit      | Cost per Unit | Total Cost of Phase | Accumulated Cost |           |
| Vehicular Paving                             | SF        | \$ 0.10       | \$ -                | \$ 2,226         |           |
| Asphalt Pedestrian Walkways (Various Widths) | 4640 SF   | \$ 0.15       | \$ 696              | \$ 9,461         |           |
| Courts and Recreation Facilities             | SF        | \$ 0.20       | \$ -                | \$ 3,747         |           |
| Synthetic Turf                               | 52377 SF  | \$ 0.20       | \$ 10,475           | \$ 11,679        |           |
| Structures - Open air pavilions / Trellis    | 700 SF    | \$ 1.00       | \$ 700              | \$ 1,400         |           |
| Structures - Restroom                        | SF        | \$ 4.00       | \$ -                | \$ 5,200         |           |
| Water Feature - Zero Depth Fountain Area     | SF        | \$ 3.50       | \$ -                | \$ 2,450         |           |
| Mown Lawn                                    | -52377 SF | \$ 0.10       | \$ (5,238)          | \$ 2,562         |           |
| Planting Beds                                | SF        | \$ 0.40       | \$ -                | \$ 10,000        |           |
| Meadow Establishment Phase (1-5 yrs)         | -5 AC     | \$ 500.00     | \$ (2,500)          | \$ -             |           |
| Meadow Longterm Maintenance 6+ yrs           | 5 AC      | \$ 150.00     | \$ 750              | \$ 750           |           |
| Total Annual Maintenance Budget              |           |               |                     |                  | \$ 49,500 |

Figure 3.7 Maintenance Cost

## SITE SECURITY

### *Risk Management and Safety Issues*

Park crime deterrence is a combination of good park rules, regular policing, and proactive community participation in park stewardship. Active observation by neighbors should be encouraged. Users are the “eyes and ears” of the Park and the “authorities” with cell phones. People who engage in negative activities do not wish to be seen and will typically go elsewhere if they are subject to observation.

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

Park visitors should be encouraged to help the Township maintain and operate proposed elements by notifying the Township about issues they perceive. It is important that municipal office phone numbers and email addresses be posted at the parking areas and park trail access points as a part of park signage.

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

### *Safety and Security Program*

A safety and security program for the Park should include a safety policy, a process for routine inspections and hazard abatement, a program to assist employees and visitors in reporting hazards, emergency procedures, accident reporting system, and an information management system for site safety and security.





# 4

## PROJECT IMPLEMENTATION

### COST OF CAPITAL IMPROVEMENTS

Probable cost for development of Wissahickon Park and the surrounding Open Space Areas were established based on unit cost from construction projects of similar scope and scale. The probable cost of development for the Master Plan is \$5,693,669 (see Figure 4.1). Included in the total estimated cost are: design and engineering fees of \$594,489 estimated at 15% of the total site improvements; and a construction contingency of \$594,489 estimated at 15% of the total site improvement. A detailed cost estimate of improvements is provided in the appendix of this report.

| Estimated Costs of Development - Park                   |                     |  |
|---|---------------------|--|
| Work Item   | Total Cost          |  |
| Total Proposed Site Improvements                        | \$ 3,963,262        |  |
| Site Fill Allowance 8800 CY (approx 8" over whole site) | \$ 264,000          |  |
| Mobilization (3%)                                       | \$ 118,898          |  |
| Construction Surveying (2%)                             | \$ 79,265           |  |
| Erosion and Sedimentation Control (2%)                  | \$ 79,265           |  |
| Construction Contingency (15%)                          | \$ 594,489          |  |
| Design and Engineering (15%)                            | \$ 594,489          |  |
| <b>Total Estimated Project Costs</b>                    | <b>\$ 5,693,669</b> |  |
| Wissahickon Park Phase 1                                | \$ 1,440,324        |  |
| Wissahickon Park Phase 2                                | \$ 1,062,924        |  |
| Wissahickon Park Phase 3                                | \$ 717,315          |  |
| Wissahickon Waterfowl Preserve                          | \$ 249,792          |  |
| The Pile  | \$ 492,907          |  |

Figure 4.1 Project Cost Summary

## PROJECT PHASING

Improvements to Wissahickon park will be implemented in phases as funding becomes available. Recommendations for project priorities resulted in the phasing plans (see figure 4.2-4.3). The phasing plan is a strategic approach toward implementation; however, if funding opportunities for specific projects become available before others, the phasing plan can be revised to direct funds that align with grant opportunities.

### Phase 1

Phase One focuses on providing safe vehicular access and parking to the site. Recreation facilities in phase one look to offer amenities to a wide range of ages while replacing neighborhood facilities that have outlived their useful lives. These include:

- Picnic pavilion with restrooms
- Multi-use perimeter trail
- Basketball court
- Pickleball court
- Tot Lot / Playground
- Access driveway and parking

While technically not a part of the park master plan, the Township is suggesting improvements to the Boys and Girls Club facility on Maple Avenue that are coordinated

with phase one park improvements. These improvements include:

- Township purchase of building(s)
- An additional building module to create a multi-purpose room
- New roof
- Improved building entrances
- Sidewalk and stairway connections into the Park.

### Phase 2:

Phase Two focuses on the completion of the western recreation facilities and neighborhood sidewalk facilities. These include:

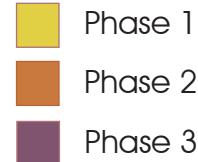
- Volleyball court
- Basketball plaza and shade structure
- Playground and play court area
- Horseshoe pits
- Bocce ball courts
- Water play area
- Children's garden
- Sidewalk connections to Mt Pleasant Ave & Green Ribbon Trail
- Sidewalk connections to Maple Ave (from rear of boys and girls club)



Figure 4.2 Wissahickon Park Phasing Diagram

## LEGEND

|  |                                       |         |
|--|---------------------------------------|---------|
| (1) Pavilion                           | (11) Bocci courts (2)                 | Phase 1 |
| (2) Volleyball court                   | (12) Pavilion with restrooms          | Phase 2 |
| (3) Full-court basketball              | (13) Water play                       | Phase 3 |
| (4) Half-court basketball / pickleball | (14) Tot lot                          |         |
| (5) Plaza                              | (15) Boys & Girls Club                |         |
| (6) Synthetic turf                     | (16) Deck over swale                  |         |
| (7) Game court                         | (17) Children's garden                |         |
| (8) Playground                         | (18) Bandstand pavilion               |         |
| (9) Horseshoes                         | (19) Boulder steps / bank restoration |         |
| (10) Drop-off                          |                                       |         |



### Phase 3:

Phase Three focuses on the completion of remaining park amenities and includes:

- Community open lawn and bandshell pavilion
- Western Wissahickon Creek overlook pavilion
- Wissahickon stream access and crossing

### Wissahickon Waterfowl Preserve

The proposed improvements to the Wissahickon Water Fowl Preserve depend on the ability to obtain public access to the Pile Site and are included as their own phase.

These recommended improvements include closing access to and revegetation of the peninsula area. Access to this area has been problematic for WWF Association. However, before it can be closed, new observation areas need to be created. These include:

- New deck overlook area at reservoir edge
- New overlook area at base of pile

### The Pile Site

In its current condition, without a public owner, it is impossible to determine when the Pile site can be open for public access. Accordingly, it has been identified as its own phase. However, the importance of the Pile site as a publicly accessible open space should not be minimized. Public access to the strategic success of the park and open space complex. Recommended improvements to the pile site include:

- Sidewalk plaza
- Parking
- Running / Walking Loop Trail
- ADA trail access to the overlook area
- Overlook Area
- Connections to Butler Pike and Green Ribbon Trail



Figure 4.3 Wissahickon Water Fowl Preserve and The Pile Site

## FUNDING SOURCES

There are many funding public sources that could be considered for improvements.

### *Pennsylvania Department of Conservation and Natural Resources (PA DCNR)*

#### *Community Conservation Partnership Program (C2P2)*

The Community Recreation and Conservation Program through the PA DCNR Community Conservation Partnership Program (C2P2) provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail and conservation projects. These include planning for feasibility studies, trail studies, conservation plans, master site development plans, and comprehensive recreation park and open space and greenway plans. In addition to planning efforts, the program provides funding for land acquisition for active or passive parks, trails and conservation purposes, and construction and rehabilitation of parks, trails, and recreation facilities. Most of these projects require a 50% match, which can include a combination of cash and/or non-cash values. This master plan was funded via a C2P2 grant from DCNR. An implementation or construction grant is the next stage grant from DCNR. An application to DCNR was submitted on April 10, 2019 for phase 1 construction. Grant applications for the C2P2 program are accepted annually—usually in April. More information can be found at: <http://www.dcnr.state.pa.us/brc/grants/grantpolicies/index.htm>

### *Pennsylvania Department of Environmental Protection (PA DEP)*

#### *DEP Growing Greener Watershed Protection Program*

Funded through the state Growing Greener Environment Stewardship Funds applications should be targeted towards clean up of non-point source pollution. The grant will fund local watershed-based conservation projects with the average award is \$150,000 and requires a 15% match from a non-DEP fund source. The next application period is due January 2020.

More information on this program can be found at the DEP website: <http://www.dep.pa.gov/Citizens/GrantsLoansRebates/Growing-Greener/Pages/default.aspx>

### *DEP Non-Point Source Implementation Programs Grant*

Provides funding assistance for projects aimed at implementing Pennsylvania's Non-point Source Management Program. Targeted projects include control of urban runoff, and natural channel design/stream bank stabilization projects. The grant will fund local projects with the average award is \$200,000. The next application period is in July 2019.

More information on this program can be found at the DEP website: <http://www.dep.pa.gov/Business/Water/PlanningConservation/NonpointSource/Pages/default.aspx>

### *Department of Community and Economic Development (DCED)*

#### *Commonwealth Financing Agency (CFA) - Greenways, Trails and Recreation Program (GTRP)*

The Greenways, Trails, and Recreation Program (GTRP) provides funding for: public park and recreation area projects, greenway and trail projects, and river or creek conservation projects. The program requires a 15% local cash match of the total project cost and projects must not exceed \$250,000. An application to DCED was submitted on May 30, 2019 for phase 1 construction.

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

### *Watershed Restoration and Protection Program (WRPP)*

DCED Watershed Restoration and Protection Program is a funding program to restore, and maintain restored stream reaches impaired by the uncontrolled discharge of nonpoint source polluted runoff. Funds may be used for construction, improvement, expansion, repair, maintenance or rehabilitation of new or existing watershed protection BMPs; stream bank bio-engineering; and design services. Grant applications cannot exceed \$300,000 and require a 15% matching funds. Applications are due in June for consideration in September.

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

## *PennVEST (Pennsylvania Infrastructure Investment Authority)*

PennVEST offers both grants and low interest loans for projects that help to manage stormwater and improve water quality. Several of the proposed recommendations will be of interest to PennVEST since they include stormwater BMPs.

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

## *Montgomery County 2040 Implementation Grant Program*

The Montco 2040 Implementation Grant Program is intended to assist municipalities in making targeted physical improvements that achieve real progress toward the goals of the plan. The program focuses on supporting local projects that specifically further the goals of the county comprehensive plan and the plan's themes of Connected Communities, Sustainable Places, and Vibrant Economy.

While the program is open to a wide array of projects fitting within the comprehensive plan, specific Focus Categories that highlight recent county planning initiatives are announced prior to each funding year. Projects that fall under a Focus Category receive greater consideration during the application review. Grant amounts are available between \$10,000 and \$200,000, but a realistic average award is around \$100,000. The grant program has awarded over \$3.7 million to 41 projects in 35 municipalities in Montgomery County.

For further information on the grant program, contact Scott France at 610-278-3747.

<https://www.montcopa.org/2453/Montco-2040-Implementation-Grant-Program>

## *Environmental Education*

The Pennsylvania Environmental Education Grants Program awards funding to schools, nonprofit groups and county conservation districts to develop new or expanded current environmental education programming. The funds are administered through the Pennsylvania Department of Environmental Protection for projects ranging from creative, hands-on lessons for students and

teacher training programs to ecological education for community residents. Educational Resources, including exhibits, educational signage, and demonstration projects, also qualify for funding. Grant applications cannot exceed \$3,000 and require no match, however it is recommended. Applications are due in December and awarded in April.

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

## *Legislative Funding*

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

## *Private Foundations*

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

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

## *Schools and Local Organizations*

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

## ARTWORK FUNDING SOURCES

### *The Kresge Foundation*

#### Civic Commons

#### Arts and Culture: Place-Based Initiatives

The Kresge Foundation considers proposals from organizations that contribute to comprehensive community development through creative placemaking by:

- Infuse creativity (arts, culture and community-



**Cloudstones by Stacy Levy**

empowered by activities.

Award amounts in 2017 ranged from \$50,000 to \$3 Million

Grant applications for the Arts and Culture program are accepted year-round, with no submission deadlines. More information can be found at: <https://kresge.org/>  
Email Olivia for information: [inquiryarts-culture@kresge.org](mailto:inquiryarts-culture@kresge.org)

### *Pew Charitable Trust*

The Pew Charitable Trust is a Philadelphia-based non-profit organization that invests locally, state-based, and globally in projects with a disciplined, fact-based approach to serve the public good. The Trust selects projects with:

- A clear need for action
- Solid evidence about the primary cause of the problem
- At least one feasible option for addressing the issue
- A willingness by important constituencies to act
- A way for Pew to add unique value, and
- A reasonable opportunity for meaningful and tangible progress.

For more information about the Pew Charitable Trust, please visit: <http://www.pewtrusts.org/en>

Call the Philly office at 215-575-9050 for the name of the right person to contact with questions

engaged design) into comprehensive community development and urban planning practices.

- Build on a community's assets and distinctive attributes, recognizing and highlighting narratives of place.
- Are cross-sector and cross-disciplinary – collaborations of multiple partners from different sectors (public/private) and disciplines (arts, health, environment, human services).
- Take root in economically distressed communities and ensures that residents with low incomes contribute to, engage in, benefit from, and are

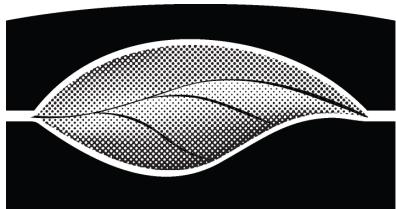




## APPENDIX

|                                      |     |
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| Meeting Notes .....                  | 57  |
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**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W . S I M O N E C O L L I N S . C O M

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## MEETING AGENDA

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Project: **Wissahickon Park Master Site Development Plan** Project No.: **16012.40**  
  
Location: **Daniel W Dowling Legion Post** Meeting Date **6.29.2017**  
**351 Maple Ave** Date **7:00 – 9:00 PM**  
**Ambler, PA 19002** Time:  
  
Re: **Public Meeting #1**

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### ITEMS:

#### 1. Introductions

##### Project Team

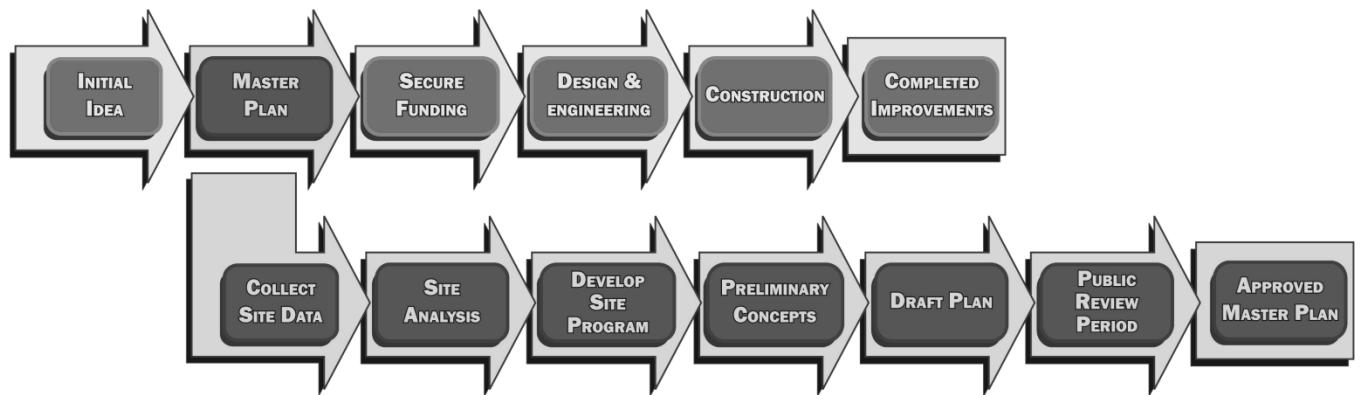
Simone Collins Landscape Architecture  
Peter Simone, RLA, FASLA – Project Principal  
Sarah Leeper – Project Manager  
Melissa Barley - Staff

Stacy Levy – Environmental Artist

##### Steering Committee:

|                         |  |  |
|-------------------------|--|--|
| Kurt Baker              | Whitpain Township Parks and Recreation     | <a href="mailto:kbaker@whitpaintownship.org">kbaker@whitpaintownship.org</a>     |
| Fred Conner             | Whitpain Township Board of Supervisors     | <a href="mailto:fconner@whitpaintownship.org">fconner@whitpaintownship.org</a>   |
| Susan Mudambi           | Park and Open Space Board                  | <a href="mailto:smudambi@temple.edu">smudambi@temple.edu</a>                     |
| Elizabeth Schoendorfer  | Park and Open Space Board                  | <a href="mailto:schoendorfere@gmail.com">schoendorfere@gmail.com</a>             |
| Doctor James Chrisfield | Wissahickon School District Superintendent | <a href="mailto:jcrisfield@wsdweb.org">jcrisfield@wsdweb.org</a>                 |
| David Froehlich         | Wissahickon Water Fowl Preserve            | <a href="mailto:davidfroehlich@verizon.net">davidfroehlich@verizon.net</a>       |
| Donna Kraemer           | Boys and Girls Club                        | <a href="mailto:DKraemer@npvclub.org">DKraemer@npvclub.org</a>                   |
| Bob Kraemer             | Boys and Girls Club                        | <a href="mailto:RKraemer@npvclub.org">RKraemer@npvclub.org</a>                   |
| Pat Walsh               | Whitpain Recreation Association            | <a href="mailto:Patrick.Walsh@millercoors.com">Patrick.Walsh@millercoors.com</a> |
| Brit Dahlberg           | Chemical Heritage Foundation               | <a href="mailto:BDahlberg@chemheritage.org">BDahlberg@chemheritage.org</a>       |

## 2. Master Plan Process



## 3. Project Schedule

| Meeting                           | Date & Time               | Meeting Subject                               |
|-----------------------------------|---------------------------|---|
| <u>Study Committee Meeting #1</u> | <u>Wednesday, June 14</u> | <u>Programming</u>                            |
| <b>Public Meeting #1</b>          | <b>Thursday, June 29</b>  | <b>Programming</b>                            |
| Study Committee Meeting #2        | Tuesday, July 11          | Review Initial concepts                       |
| Study Committee Meeting #3        | Wednesday, Sept 13        | Present Site Concepts                         |
| <b>Public Meeting #2</b>          | <b>Wednesday, Sept 27</b> | <b>Present Site Concepts</b>                  |
| Study Committee Meeting #4        | Monday, Oct 16            | Pre Draft Plan Preview                        |
| <b>Public Meeting #3</b>          | <b>Monday, Nov 20</b>     | <b>Present Draft Plan</b>                     |
| Draft Plan Issued                 | Nov 20 – Jan 15           | 45+ day draft plan review                     |
| Study Committee Meeting #5        | Monday, Jan 16th          | Review Draft Plan Comments / Review Revisions |
| <b>Public Meeting #4</b>          | <b>Monday, Feb 12</b>     | <b>Present Final Plan</b>                     |
| Committee Meeting #6              | Monday, March 19th        | Begin Implementation                          |

4. Project Goals (Expand and Revise throughout the Process)

- Return this site back to a recreational use that benefits both the human and ecological communities.
- Engage in an open and transparent exchange of ideas where all ideas are considered and where everyone's voice can be heard throughout the design process.
- Create park and landscape improvements that work with the EPA remedial process; will create ecological landscape value; and are low maintenance.
- Artfully interpret the existence of the contamination below grade so future generations understand the impact that it has had on the West Ambler community.

5. Project Background

6. Brain Storming Session: Your Ideas, Suggestions and Recommendations

7. Next Steps

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**Next Meeting:**

Public Meeting #2: Monday, Nov 20, 2017 7:00–9:00 PM

Daniel W. Dowling American Legion Post #769

351 West Maple Street  
Ambler, PA 19002

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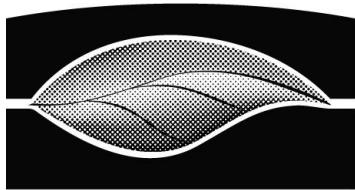
**Contact Info:** Please Copy all Parties

Peter Simone  
Simone Collins Landscape Architecture  
Phone: (610) 239-7601  
E-Mail: [psimone@simonecollins.com](mailto:psimone@simonecollins.com)

Kurt Baker  
Whitpain Township Parks and Recreation  
Phone: (610) 277-2400  
E-Mail: [kbaker@whitpaitownship.org](mailto:kbaker@whitpaitownship.org)

Sarah Leeper  
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Phone: (610) 239-7601  
E-Mail: [sleeper@simonecollins.com](mailto:sleeper@simonecollins.com)

Melissa Barley  
Simone Collins Landscape Architecture  
Phone: (610) 239-7601  
E-Mail: [mbarley@simonecollins.com](mailto:mbarley@simonecollins.com)



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## MEETING NOTES

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|           |  |                        |                               |
|-----------|--|------------------------|-------------------------------|
| Project:  | <b>Wissahickon Park Master Site Development Plan</b>                   | Project No.:           | <b>17010.10</b>               |
| Location: | <b>Whitpain Township Building<br/>960 Wentz Road<br/>Blue Bell, PA</b> | Meeting Date/Ti<br>me: | <b>06.14.2017<br/>7- 9 pm</b> |
| Topic:    | <b>Committee #1- Project Background &amp; Brainstorming</b>            | Issue Date:            | <b>4/3/2019</b>               |

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### ATTENDEES:

See Sign-In Sheet

### MEETING NOTES:

#### Wissahickon Park Committee Meeting #1

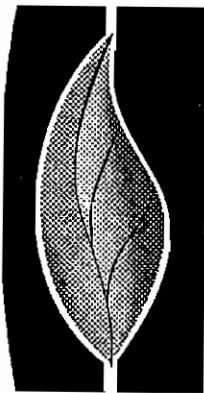
1. There are case studies with asbestos caps in parks. We don't have an exact parallel situation. Sarah Leeper (SL) said that the purpose of the case studies are to show that there have been contaminated sites that now are safe to use as parks.
2. The water at the Waterfowl Preserve is supposed to settle at a certain point, and it hasn't done that yet. We were hoping for the Waterfowl Preserve water to be 2 feet higher. The water is a few inches deep to 6 feet deep. Not much wheat growth on the bottom. There are some management problems.
3. Architects were requesting permission from the EPA to test the soil, EPA wanted to wait until the rod was issued before testing.
4. Peter Simone (PS) said that there are pluses and minuses for each location for the Boys and Girls Club.
5. Residents were encouraged that the boiler house was being renovated. The warehouse area will have to be investigated.
6. Adjacent properties have qualified for FEMA funding. SL said rose valley creek goes under a duplex home. Daylighting Rose Valley Creek to Tennis Ave would bring the floodplain back towards the Waterfowl Preserve, posing less threat to the houses. Could do a land bridge into the park.
7. The lifespan of the temporary Boys and Girls Club building is 10 years.
8. The resident right next to the reservoir is frustrated by living next to the construction site for 8 years.

9. Want to keep the Preserve water elevation stable. The Waterfowl Preserve was not designed in to store water.
10. A well would go way below contamination. There is concern about wells contaminated with other heavy metals in test borings in other locations, but existence of problematic contaminates in those wells may or may not have been proven.
11. The Boys and Girls Club will be built on soil piles on temporary modular buildings. It would be possible to move the temporary buildings on to the park if decided that the permanent building will go in the place of the temporary buildings. The EPA has brought utilities into the site already.
12. Benches and platforms around waterfowl preserve would provide a place for people to observe the Waterfowl Preserve. Would like to add plants on the soil slope along the pond. Originally, this slope was underwater, but the levels probably won't rise to those levels again. The soil looks pretty bad right now. The public has no access into that area right now and we are reluctant to have people roaming around the creek because it is hard to patrol. Would be open to providing more water edge access for viewing.
13. Asbestos was covered, not moved. The pond does not have a liner because they did not want to disrupt the ecological aspect of the pond. It was lined with a soil fill. Aerating pumps turn materials over in the pond.
14. The Waterfowl Preserve island has started to out-grow the geese grazing.
15. The pile is the biggest unknown and requires the most creativity.
16. PS said the perception of risk is a factor in the project, getting people to want to come to the park.
17. The interpretation of the site should be a way to embrace the site as a new history moving forward. Maggie Daley Park in Chicago.
18. The people who own the pile will take on the risk. The township took the risk on this park because the wildlife and the good things compelled them. The vision needs to be compelling enough.
19. The Wissahickon Historical Society. The town was metaphorically and literally built on asbestos. The park is the optimistic view of what could be vs. what was. Include history of the town and the plant. Keep it simple.
20. A concept for the pile is a linear detention facility that encircles the pile. Maybe we could investigate a way to put a hard cap on the pile with some type of use. If the Boys and Girls Club building was across the street from the park it would be a way to avoid community push back because it is away from contaminates. PS said if the building is on the park site, then it is less of a park. The most important thing for the Boys and Girls Club is to be in that neighborhood.
21. Renter/owner properties are varied in the neighborhood.
22. **\*Maybe do an after school session with kids on September 27 before the public meeting. Or before the study committee.**
23. **\*Send pdf of the flyer to Pat**
24. Summer programs have been attempted but not successful because of the cost.
25. Maybe try again to get a representative of Ambler Borough on the committee.

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

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

[Name]



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MEETING SIGN IN SHEET

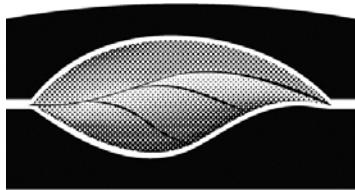
Project: Wissahickon Park Master Site Development Plan

Whitpain Township Building,  
960 Wentz Rd  
Blue Bell, PA

Topic: Committee Meeting 1

Please put a check by your name.

| Here | Last Name    | First Name | Email   |
|------|--------------|------------|---|
|      | Baker        | Kurt       | <u>kbaker@whitpaintownship.org</u>                |
|      | Conner       | Fred       | <u>fconner@whitpaintownship.org</u>               |
|      | Mudambi      | Susan      | <u>smudambi@temple.edu</u>                        |
|      | Schoendorfer | Elizabeth  | <u>NJ</u><br><u>schoendorfere@gmail.com</u>       |
|      | Chrisfield   | James      | <u>NJ</u><br><u>icrisfield@wsdweb.org</u>         |
|      | Froehlich    | David      | <u>NJ</u><br><u>davidfroehlich@verizon.net</u>    |
|      | Kraemer      | Donna      | <u>NJ</u><br><u>DKraemer@novyclub.org</u>         |
|      | Kraemer      | Bob        | <u>NJ</u><br><u>RKraemer@novyclub.org</u>         |
|      | Walsh        | Pat        | <u>NJ</u><br><u>Patrick.Walsh@millercoors.com</u> |
|      | Dahlberg     | Brit       | <u>NJ</u><br><u>BDahlberg@chemheritage.org</u>    |



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## MEETING NOTES

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|           |  |                     |                               |
|-----------|--|---------------------|-------------------------------|
| Project:  | <b>Wissahickon Park Master Site Development Plan</b>             | Project No.:        | <b>16012.40</b>               |
| Location: | <b>Daniel W Dowling American Legion Post Ambler, PA 19002</b>    | Meeting Date/ Time: | <b>06.29.2017<br/>7- 9 pm</b> |
| Topic:    | <b>Public Meeting #1- Project Background &amp; Brainstorming</b> | Issue Date:         | <b>7/7/2017</b>               |

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### ATTENDEES:

See Sign-In Sheet

### MEETING NOTES:

1. Fred Connor gave an introduction to the project site; explained the project mission to develop a master plan for the park; and gave an overview of the current plan for the temporary Boys and Girls Club. When asked if it had been considered to use a school for the Boys and Girls Club, Fred C. explained that the option was attempted but it was not successful due to challenges with transportation logistics and overlapping time demands. He announced that there will be an open house for the Boys and Girls Club at their new temporary home on Maple Ave. on August 18th 2017.
2. It was inquired who would be buying out the floodplain properties. Fred Connor stated that the Federal Emergency Management Agency (FEMA) and Pennsylvania Emergency Management Agency (PEMA) are working with owners of the properties in the Rose Valley Creek floodplain providing them with options to sell their properties to the federal government for site remediation purposes.
3. Peter Simone (PS) discussed the project background, master plan process, and goals, and reviewed the park site. He then opened up the meeting to public comment, requesting attendees to brainstorm about goals, facts, concepts, and partners.
4. It was stated that residents are not aware that there is a significantly established bird watching area open to the public. It was suggested that a sign be added noting the facility is open.
5. Fred Connor reviewed the background of the onsite asbestos containing materials (ACM) noting that the majority of capped materials are comprised of soils mixed with ACM tiles and pipes; he reviewed the soil cap that covers the site stating that there is a first layer of geotextile fabric, then a minimum two foot of clean soil on top of the asbestos containing materials.
6. It was noted that a community building would be great addition in the park.
7. It was stated that residents are not aware of what it feels like to be in the park. It was suggested that the park should be opened up to the public so they can experience the site, prior to buildings being constructed, to get an idea of the space and determine how best to use it. Peter S. stated that

this is a good idea and suggested there be park open house on one or two Saturdays early in September to allow residents to tour the park. He warned against delaying the public master planning process for any great period of time because it would have a ripple effect on obtaining funding, and construction of improvements in the park.

8. It was asked where funding for the park would come from; Pete S. stated that the Township could pursue funding from PADEP, DCNR, DCED, PennVEST, noting that the park has '*all the bells and whistles*' or fits into many of the categories that the funding agencies consider priorities. He stated that the Master Plan is required to apply for and obtain funding grants.
9. It was suggested that a large central pavilion to serve as a key destination be considered; noting that the site could take on the natural feel similar to Penllyn Woods. It was noted that having a place where you can go to in the winter should be considered. In addition it was noted that there is a large senior citizens group in the area and they would be a key user of the park and potential community facilities.
10. It was stated that the park should have restroom facilities in addition to pavilions, and grills to accommodate large gatherings.
11. It was stated that having the Boys and Girls Club facility in the Park would be great for the community.
12. It was suggested that benches or other amenities could be used to memorialize people from the area who died from asbestos-caused sicknesses. Fred C. noted that there are records memorializing those affected that could be used for such a project.
13. It was suggested that the Township and its partners should hold a fundraiser gala for the Boys and Girls Club and other park facilities.
14. It was noted that a dog park facility be considered in the park. It was stated that Whitpain Dog Park located in Center Park is well used.
15. Concern regarding the recent Zoning Board approval of five new townhouses was expressed; noting that the increase of development in the neighborhood is accelerating too quickly. Peter S. stated improvement of any neighborhood has its pluses and minuses, however the night's meeting needed to focus on how to improve the park.
16. It was suggested that the Boys and Girls Club facility include an indoor fitness facility open to the community and that a banquet room be available for community rentals.
17. It was noted that Fischer's Park in Towamencin Township is a well-organized natural park including both walking trail and facilities for kids.
18. Bob K. from the Boys and Girls Club noted that Souderton Borough purchased a contaminated site that was improved for the North Penn Valley Boys & Girls Club. He explained how the Boys and Girls Club building serves as more than just an after school program but that the facility and site serves many groups and purposes; noting that it is a community center in every sense of the word. He stated that the temporary Boys and Girls Club on Maple Ave will be opening in September and that the school district will be bussing 60 kids every day for after school programs.
19. Fred C. noted that the Whitpain Recreation Association (WRA) currently rents facilities to host programs and is interested in partnering with the Township and Boys and Girls Club to create an indoor facility for their programs within the park; he noted that WRA is represented on the master plan committee.

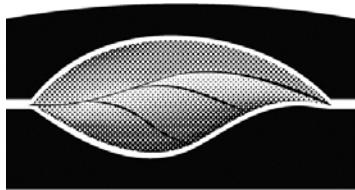
20. It was noted that the neighborhood children need local free activities and that facilities for children should include a sand play area; a spray pad area; a large climbing / slide play structure such as a wood castle or jungle gym; and an indoor basketball facility.
21. It was stated that the Boys and Girls Club runs a camp program in the summer for 10 weeks for \$110 a week; and that scholarships are provided for qualifying households.
22. Kurt Baker stated that when the park is built, the existing neighborhood basketball court and tot lot would be incorporated into the new park facilities. Fred Connor noted that a basketball court will be installed at the temporary Boys and Girls Club site.
23. Stacy Levy stated that she is interested in how people want to be in the park, she will be exploring answers to many questions such as: Do they want to be in buildings or a natural area? Is it more about connection to nature or more about space for activity and indoor space? She noted that her art installation often happen in many different spaces of a park sometimes acting like bread crumbs along a pathway; or drawing attention to a key view or destination.
24. Bob Kraemer suggested that play facilities be designed for inclusion considering use by children of all ability levels. He noted that project partnerships are already forming and that Dave Froehlich of Wissahickon Waterfowl Preserve (WWP) is offering a program to the Boys and Girls Club kids at the Waterfowl Preserve to teach them about wildlife. In addition the Wissahickon Valley Watershed Preserve (WVWP) will be bussing the kids to a local WVWP preserve so the kids can play in and learn about creek ecosystems.
25. Fred Connor said that the West Ambler community has always been multi-cultural and multi-racial since its beginning. Noting that the community served as the workers that handled the hardest jobs such as cleaning the asbestos manufacturing equipment; but that it was their hard work that kept the whole operation running. He noted that the housing in the park near the manufacturing dump was the least desirable location but it housed some of the most crucial workers. It is important that the park design provide a sense of this cultural legacy.
26. Peter S. stated that the project team would work with the Township to set up times for a site tour to talk with the public about the site. Fred C. recommended a full day may work best.

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

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Sarah Leeper, RLA  
Project Manager



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## PUBLIC MEETING BRAINSTORMING SESSION:

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### GOALS:

- Develop a Master Site Plan
- Return the site to recreational use
- Habitat creation
- Interim park design

### FACTS:

- 32 acres
- 2' Soil cap
- Long Views
- Green Ribbon Trails
- North Penn Valley Boys and Girls Club in Souderton as a model
- *"We don't know what's there"*
- Natural setting
- West Ambler Development *"is happening too quickly"*

### CONCEPTS:

- Community Space
- Playground
- Bridge to Green Ribbon Trail
- Publicize Waterfowl Preserve
- "Park is Open" signage
- Community building
- Make the park open to the public
- Picnic area
- Grills
- Wait to build: let public decide what to build after site is open
- Trails
- No buildings
- Viewing pavilion
- Restroom
- Activities for senior citizens
- Movie night
- Fischer Park in Towamencin Township as model
- Sand play area

- Sand digging area
- Wooden playground climbing structures
- Water spray pad area
- Slides
- Basketball courts
- Activities that allow kids to get messy / play in the creek
- Memorial benches or other memorial pieces
- Dog park
- Honor the factory workers
- Indoor fitness facility
- Rental hall for events
- Get kids outside
- Usable space during winter
- Free activities
- Handicap accessible playground equipment – inclusive playground design
- Environmental / ecological education for kids
- “Work with what we have”
- Hold a Fundraising Gala

## PARTNERS:

- United States Environment Protection Agency (EPA)
- Pennsylvania Department of Community and Economic Development (DCED)
- Pennsylvania Department of Conservation and Natural Resources (DCNR)
- Pennsylvania Department of Environmental Protection (PaDEP)
- PENNVEST
- Upper Dublin Township
- Ambler Borough
- Whitpain Recreation Association (WRA)
- Wissahickon Waterfowl Preserve (WWP)
- Wissahickon Valley Watershed Association (WVWA)
- Wissahickon Valley Boys and Girls Club (WVB&G)



## MEETING SIGN IN SHEET

Project: Wissahickon Park Master Site Development Plan

Location: Daniel W. Dowling, American Legion Post #769

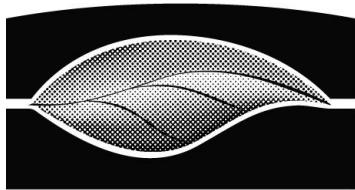
Topic: Public Meeting #1 – Project Brainstorming

Project: 16012.40

Date: 06.29.2017

Time: 7:00 – 9:00 PM

| NAME                          | ADDRESS                        | EMAIL                                  |
|-------------------------------|--------------------------------|--|
| 1. <u>Natina Mays</u>         | 326 W. Maple St. #102 Ambler   | <u>Natiny23@yahoo.com</u>              |
| 2. <u>Vanessa Williams</u>    | 342 W. Maple St. Ambler        | <u>vwilliams275@gmail.com</u>          |
| 3. <u>Susay Mudam</u>         | 680 Cedar Dr. Blue Bell        | <u>susymudam@gmail.com</u>             |
| 4. <u>Pat Lormo</u>           | 330 W. Maple St.               | <u>lormo.patricia@yahoo.com</u>        |
| 5. <u>Chester W. Thompson</u> | 300 W. Maple St. Apt #D (dead) | <u>aceithompson330@gmail.com</u>       |
| 6. <u>Erica Conner</u>        | 14-17 Main Street              | <u>conner.elephantfamily@gmail.com</u> |
| 7. <u>Mark Stephenson</u>     | 630 Bedford Dr. Blue Bell      | <u>MCSTEPHENSON39@GMAIL.COM</u>        |
| 8. <u>Elton Stephenson</u>    | 630 Maple Hill Dr. Blue Bell   |  |
| 9. <u>Bob Kreamer</u>         | 149 Race St. Ambler, PA        | <u>rkreamer@pyxclub.org</u>            |
| 10. <u>Donna Kreamer</u>      | 149 Race St. Ambler, PA        | <u>dkreamer@pyxclub.org</u>            |
| 25. <u>Garland Sims</u>       | 226 Maple St. Ambler, PA 19002 | <u>funwheels@gmail.com</u>             |
| 26. <u>Anne Gibbs</u>         | 236 Railroad Ave               | <u>agibbs.2@verizon.net</u>            |



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## PUBLIC MEETING BRAINSTORMING SESSION:

---

### GOALS:

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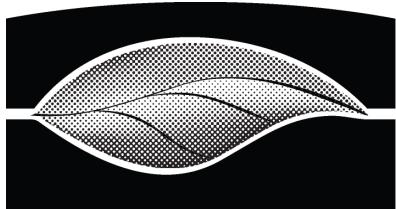
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- Wissahickon Valley Watershed Association (WVWA)
- Wissahickon Valley Boys and Girls Club (WVB&G)



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## MEETING AGENDA

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|           |  |              |                |
|-----------|--|--------------|----------------|
| Project:  | Wissahickon Park Master Site Development Plan          | Project No.: | 16012.40       |
| Location: | Township Building<br>960 Wentz Rd, Blue Bell, PA 19422 | Meeting Date | 7.11.2017      |
|           |  | Time:        | 7:00 – 9:00 PM |
| Re:       | Committee Meeting #2                                   |              |                |

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### ITEMS:

- 1. Introductions**
  - **Public Meeting #1 Feedback**
- 2. Site Analysis**
- 3. Site Concept Studies**
  - **Access**
  - **Open Fields**
  - **Buildings**
  - **Internal Pedestrian Circulation**
- 4. Potential Site Facilities**
- 5. Next Steps**

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### Next Meeting:

Committee Meeting #3: Wednesday, Sep 13, 2017 7:00–9:00 PM

Township Building  
960 Wentz Rd  
Blue Bell, PA 19422

Public Meeting #2: Wednesday, Sep 27, 2017 7:00–9:00 PM

Daniel W. Dowling American Legion Post #769  
351 West Maple Street  
Ambler, PA 19002

---

**Steering Committee:**

|                         |  |  |
|-------------------------|--|--|
| Kurt Baker              | Whitpain Township Parks and Recreation     | <a href="mailto:kbaker@whitpaintownship.org">kbaker@whitpaintownship.org</a>     |
| Fred Conner             | Whitpain Township Board of Supervisors     | <a href="mailto:fconner@whitpaintownship.org">fconner@whitpaintownship.org</a>   |
| Susan Mudambi           | Park and Open Space Board                  | <a href="mailto:smudambi@temple.edu">smudambi@temple.edu</a>                     |
| Elizabeth Schoendorfer  | Park and Open Space Board                  | <a href="mailto:schoendorfere@gmail.com">schoendorfere@gmail.com</a>             |
| Doctor James Chrisfield | Wissahickon School District Superintendent | <a href="mailto:jcrisfield@wsdweb.org">jcrisfield@wsdweb.org</a>                 |
| David Froehlich         | Wissahickon Water Fowl Preserve            | <a href="mailto:davidfroehlich@verizon.net">davidfroehlich@verizon.net</a>       |
| Donna Kraemer           | Boys and Girls Club                        | <a href="mailto:DKreamer@npvclub.org">DKreamer@npvclub.org</a>                   |
| Bob Kraemer             | Boys and Girls Club                        | <a href="mailto:RKreamer@npvclub.org">RKreamer@npvclub.org</a>                   |
| Pat Walsh               | Whitpain Recreation Association            | <a href="mailto:Patrick.Walsh@millercoors.com">Patrick.Walsh@millercoors.com</a> |
| Brit Dahlberg           | Chemical Heritage Foundation               | <a href="mailto:BDahlberg@chemheritage.org">BDahlberg@chemheritage.org</a>       |
| Ashely Thompson         | West Ambler Resident                       | <a href="mailto:Alicethompson330@gmail.com">Alicethompson330@gmail.com</a>       |

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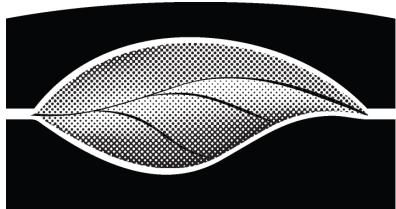
**Project Team Contact Info: Please Copy all Parties**

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## MEETING AGENDA

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|           |  |              |                |
|-----------|--|--------------|----------------|
| Project:  | Wissahickon Park Master Site Development Plan          | Project No.: | 16012.40       |
| Location: | Township Building<br>960 Wentz Rd, Blue Bell, PA 19422 | Meeting Date | 9.13.2017      |
|           |  | Time:        | 7:00 – 9:00 PM |
| Re:       | Committee Meeting #3                                   |              |                |

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### ITEMS:

- 1. Introductions**
- 2. Review Project to Date**
- 3. Site Concept Plan**
- 4. Next Steps**

---

### Next Meeting:

Public Meeting #2: Wednesday, Sep 27, 2017, 7:00–9:00 PM

    Daniel W. Dowling American Legion Post #769  
    351 West Maple Street  
    Ambler, PA 19002

Committee Meeting #4: Monday, Oct 16, 2017, 7:00–9:00 PM

    Township Building  
    960 Wentz Rd  
    Blue Bell, PA 19422

---

**Steering Committee:**

|                         |  |  |
|-------------------------|--|--|
| Kurt Baker              | Whitpain Township Parks and Recreation     | <a href="mailto:kbaker@whitpaintownship.org">kbaker@whitpaintownship.org</a>     |
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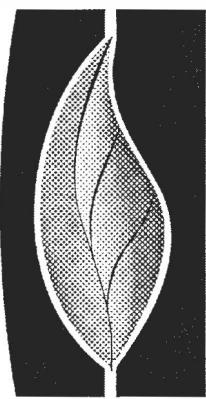
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Sarah Leeper  
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## MEETING SIGN IN SHEET

Project: **Wissahickon Park Master Site Development Plan**      Projec **16012.40**

Location : **Whitpain Township Building,  
960 Wentz Rd  
Blue Bell, PA**

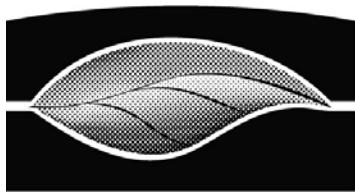
Topic: **Committee Meeting #3**

Please put a check by your name.

| Here | Last Name    | First Name | Email                         |
|------|--------------|------------|-------------------------------|
| ✓    | Baker        | Kurt       | kbaker@whitpainttownship.org  |
| ✗    | Conner       | Fred       | fconner@whitpainttownship.org |
|      | Mudambi      | Susan      | smudambi@temple.edu           |
| ✓    | Schoendorfer | Elizabeth  | schoendorfer@gmail.com        |
|      | Chrisfield   | James      | jcrisfield@wsdweb.org         |
| ✓    | Froehlich    | David      | davidfroehlich@verizon.net    |
|      | Kraemer      | Donna      | DKraemer@npvclub.org          |
|      | Kraemer      | Bob        | RKraemer@npvclub.org          |
|      | Walsh        | Pat        | Patrick.Walsh@millercoors.com |
|      | Dahlberg     | Brit       | BDahlberg@chemheritage.org    |
|      | Thompson     | Ashely     | Alicethompson330@gmail.com    |

**Zach**  
**Divo**

**2010@chemheritage.org**



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## MEETING NOTES

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|           |   |                     |                               |
|-----------|---|---------------------|-------------------------------|
| Project:  | <b>Wissahickon Park Master Site Development Plan</b>  | Project No.:        | <b>16012.40</b>               |
| Location: | <b>Daniel W Dowling<br/>American Legion Post 769<br/>351 West Maple St<br/>Ambler, PA 19002</b> | Meeting Date/ Time: | <b>09.27.2017<br/>7- 9 pm</b> |
| Topic:    | <b>Public Meeting #2</b>  | Issue Date:         | <b>10/5/2017</b>              |

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### ATTENDEES:

See separate Sign In sheet

### MEETING NOTES:

1. Peter Simone of Simone Collins (SC) introduced the project and provided a project update. Sarah Leeper reviewed the two concept plans and art concept; and Peter S opened the meeting up for questions and comments.
2. A meeting attendee stated that the art should not focus so much on asbestos.
3. There was a comment that a baseball diamond would serve the neighborhood well, as baseball is a popular sport in the area. Peter S replied that a baseball diamond could be a good addition, noting if included in the park, its size would limit opportunity for other recreational activities.
4. There was a comment that there are too many activities proposed in the park concept plans. Peter S reviewed the proposed primary facilities listing trails, a community meeting space, open lawn, playground, play courts, pavilions and parking. He stated that this program was developed through prior public input sessions during both the current master planning effort and the neighborhood revitalization planning effort.
5. There was a question about how the two-foot soil cap would be maintained during construction of park improvements. Peter S said the Township and Wissahickon Waterfowl Preserve (WWP) have the responsibility as owners to maintain the integrity of the cap and that EPA will continue to monitor the site every five years to assure this happens. He stated that park elements will be designed so that they do not interfere with the limits of the two-foot cap; and that any spread footing structures for buildings and pavements will only fortify the permanence of the soil cap. Regarding planting Pete S. stated that EPA has provided guidelines for tree planting; noting in areas where we plant trees they will be limited to short stature trees less than 20' in height and additional soil can be added to increase the depth of the cap in the areas of tree planting.
6. It was suggested that green technology should be included in the park, such as solar power to provide an example of environmental stewardship for the community. Peter S agreed with the

statement and added that in addition passive green technology, and stormwater Best Management Practices (BMPs) such as rain cisterns should all be explored.

7. It was suggested that a bandshell / stage area be considered for the park. Peter S replied that a small amphitheater or performance space is present in both concepts. He noted that this park would serve as a neighborhood park and not a central community park, so a smaller stage / civic area is more fitting in this scale park.
8. It was asked to clarify the number of proposed pickleball courts. Sarah L replied that during prior meetings it had been recommended that a full and half basketball court be proposed to allow for multiple games at a time. The half basketball court would be lined so that the surface could also serve as two pickleball courts.
9. It was stated that the art concept dominates a large part of the park and questioned if we were giving up to much space for art; it was suggested that the top of the pile should be considered as a place for art and a calm observation area. Peter S replied that this can be explored. He stated that in the park concepts the art walkway is intended to be a part of the greater park trail system and not “take up” space. He stated that integration of the art could be accomplished along the trail so that it offers opportunities for both walking/running and/or reflection.
10. There was extensive discussion regarding the subject of the art and its focus on asbestos:
  - a. It was stated that as a community of Ambler needs to put the past behind them and that the park and art should focus on creating a positive space;
  - b. It was stated that interpreting the history of asbestos in ambler will throw the community back into questioning what went wrong and who turned a blind eye to the problems;
  - c. It was suggested that the art should focus on history of the people of west ambler;
  - d. It was suggested that the art should focus on the future and our children;
  - e. It was stated the art should not memorialize asbestos;
  - f. It was suggested to simply tell the history of the site with a plaque(s)
  - g. The memorials at the Smithsonian in Washington D.C. were referenced as good examples of similar art pieces that invite people to stop, study, and reflect on information.
  - h. It was suggested that the art concept only have one “room” that acknowledges asbestos, the others should focus on the workers, the history, and the future.
  - i. It was proposed that another type of art be considered, because words can be interpreted differently. (Pete mentioned that good art stimulated discussion)
  - j. It was suggested that the Ambler art community be included in the art process moving forward.

Peter S stated that vision for the proposed art concept was to recognize and celebrate that this site is now safe; stating that this concept is meant to provoke discussion and thought. He stated the history of this site is important for future generations to understand. The concept is supposed to tell a story of success, and to remember the lives affected by the legacy of the site and asbestos. Peter S said the art concept is meant to be interpretive - not a museum exhibit about the exact history. He noted that the history of the site is important and opportunities for historical interpretation should be considered for the site separate from the art; such as a display within the community building and an interpretive panel or plaque in the park. Peter S noted that the master plan could just identify opportunities a framework for future art. The history or asbestos contamination is important since the Township has to maintain the integrity of the soil cap in perpetuity.

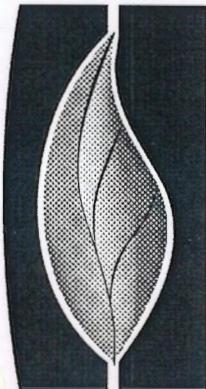
11. It was asked how the residence have been reached out to provide input; was a survey performed. Peter S said that SC did a neighborhood survey during the revitalization plan which revealed that people want activities such as trails, play courts, and playgrounds. Kurt Baker noted that the concept also strives to provide the amenities back to the neighborhood that were lost when the park was closed in the 1980's.
12. An attendee asked if there would be a park attendant to provide equipment for the court / yard games. Kurt B replied that typical Township policy is for park users to bring their own equipment; Township authorized day camps in the park would provide equipment to camp goers during a period in the summer.
13. It was asked of the park would have lighting. Peter S stated that often parks operate dawn to dusk. However, lighting of the basketball courts or trails can extend park use for the community. Court lights can be designed to limit light pollution and be placed on a timer to go off at a set time such as 10:00 pm. Low level bollard lighting along trails can, allow for trail use in the early mornings and at dusk extending the use of the park during the shorter winter days. It was noted that neighbors should be considered when determine night hours for the park, specifically the court areas since it can create noise.
14. It was asked if the pavilions would have grills. Kurt B stated that the pavilions should include lockable grills for permitted / rental use. The largest pavilion(s) would be about 30 feet by 40 feet with electricity and water access.
15. Pete asked for input regarding the two circulation options. Kurt B said he preferred the vehicle entrance in Concept B because it allows for a safe pedestrian entrance from Oak Street.

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

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Melissa Barley". The signature is fluid and cursive, with "Melissa" on the top line and "Barley" on the bottom line.

Melissa Barley,  
Staff Landscape Architect



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## MEETING SIGN IN SHEET

Project: Wissahickon Park Master Site Development Plan

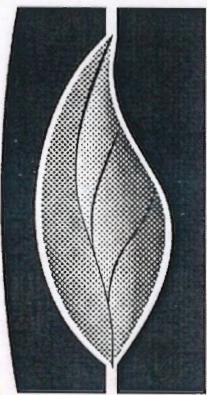
Location Daniel W. Dowling, American Legion Post #769

Topic: Public Meeting #2 – Concept Review

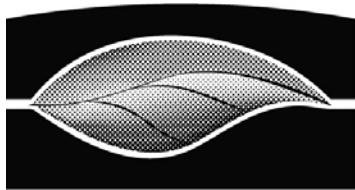
Projec 16012.40  
Date: 09.27.2017  
Time: 7:00 – 9:00 PM

| NAME                | ADDRESS                      | EMAIL                    |
|---------------------|------------------------------|--------------------------|
| 1. Henry Wright     | 200 Long Meadow<br>327 Maple | tigerhawk3@rcn.com       |
| 2. Rob Lurie        | Bethel Dr, Blue Bell, PA     |                          |
| 3. Karen Baker      | Whit Two                     | kbaker@whitehantship.org |
| 4. Zack Bio         | CHF                          |                          |
| 5. Roman Proczek    | West Penn Town Square        |                          |
| 6. Joe McDowell     | EPA                          |                          |
| 7. Nancy Thillot    |                              |                          |
| 8. Michael Anderson | UPENN                        |                          |
| 9. Jessica Meeker   |                              |                          |
| 10. Martin Lentz    | WHTSH                        |                          |

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| NAME                       | ADDRESS                | EMAIL                              |
|----------------------------|------------------------|------------------------------------|
| 11. <u>Habekosch</u>       | <u>1000 Hill Creek</u> | <u>Habekosch@housegeeks.com</u>    |
| 12. <u>Connie Pribby</u>   | <u>336 Railroad</u>    | <u>Agelby2@verizon.net</u>         |
| 13. <u>Tule Hatchell</u>   | <u>203 Oak St</u>      | <u>JTHatc10716@Aol.com</u>         |
| 14. <u>David Foothills</u> |                        | <u>David.Foothills@verizon.net</u> |
| 15. <u>Norien Hatchell</u> | <u>203 Oak St</u>      |                                    |
| 16.                        |                        |                                    |
| 17.                        |                        |                                    |
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| 24.                        |                        |                                    |



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## MEETING NOTES

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|           |   |                        |                               |
|-----------|---|------------------------|-------------------------------|
| Project:  | <b>Wissahickon Park Master Site Development Plan</b>                | Project No.:           | <b>16012.40</b>               |
| Location: | <b>Township Building<br/>906 Wentz Road<br/>Blue Bell, PA 19422</b> | Meeting Date/<br>Time: | <b>10.16.2017<br/>7- 9 pm</b> |
| Topic:    | <b>Committee Meeting #4</b>   | Issue                  | <b>10/25/2017</b>             |

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### ATTENDEES:

Bob Kraemer  
Donna Kraemer  
Elizabeth Schoendorfer  
Peter Simone, Simone Collins (SC)  
Sarah Leeper  
Melissa Barley

### MEETING NOTES:

1. Peter Simone and Sarah Leeper presented project updates and the preliminary draft plan.
2. Peter S asked if the attendees liked the artificial turf. They replied that turf seemed like a good low-maintenance solution, that could serve for play and large gatherings.
3. It was said that seating is probably not needed around the pavilion/civic stage because event attendees may prefer to bring their own blankets or sit on the turf. Sarah L. agreed, noting that adding benches to the out space would allow for accessible seating in the area.
4. Peter S asked if park lighting was something the committee wanted to consider. Attendees replied it seemed like a good safety measure. Peter S said lighting could be basic low bollard lights to provide safety and wayfinding for park users as it gets dark. Lights in the building area would also provide a measure of security.
5. An attendee asked about the possibility of emergency police call boxes or cameras. Peter S said SC would look into these features. He noted that only a few cameras would be needed to monitor the park.
6. Peter S said the next step for this draft plan is to develop a conceptual planting plan including areas of small trees, shrubs, or meadow plantings.
7. There was a comment that the Waterfowl Preserve looks like a beautiful place from the trail along Maple Avenue, and it is a shame that the fence prevents trail users from accessing more land around the Preserve. There is a dry area just inside the current fence that will probably never be submerged under water. An observation deck could be nice in this area. Sarah L. noted that the fence is there to limit the owner's liability; they do not wish to encourage fishing or water access on this site. Peter replied, that a deck, or another feature would be nice to allow residents to appreciate the beautiful area without negatively impacting

the wildlife, or increasing the owners liability. Sarah L said that SC is proposing the removal of the portion of the trail that extends to the peninsula on the preserve noting that the area becomes remote and is not a defensible space. A water's edge observation area could be developed from the pile side of the preserve site.

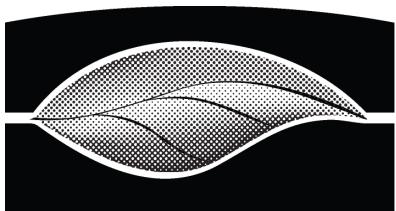
8. There was a question about the status of the ownership of the Pile site. Peter S replied that there is currently no owner. Montgomery County is interested in starting a dialogue with potential partners including Whitemarsh Township, Ambler Borough, and the Pennsylvania Department of Environmental Protection (PA DEP) about finding an appropriate owner. This site will require maintenance and monitoring which may deter many potential candidates, but appropriate ownership is critical to the success of the space. He noted that one option may be for a future owner to lease the area to an organization that would take over maintenance and monitoring.
9. Bob K said a meeting with EPA, PA DEP and local elective officials was held at the Boys and Girls Club last week. He noted that it was very helpful in understanding the environmental history of the site. He said Eduardo from EPA has many old historical shots of the site.
10. Peter S. noted that the art approach required additional refinement and will focus on the framework of how art is pursued in the park – not what the art in the park will be. He noted that the last public meeting, it was unanimous that the art should focus on a message of hope and celebration and we will adjust the approach to reflect this, however it is still important to keep in mind that future inhabitants of this site (50 or 100 years from now) will not know the history of the area and a warning about the asbestos containing material buried on site should be incorporated into the park design. This warning can be done in an artful way without being the focus of the art in the park.
11. Regarding the art in the park Bob K stated that there is a talented iron worker located near the site who has worked on projects for the township, and he may be interested in working on an art installation for the park if asked.
12. It was suggested that an art piece such as a mural or mosaic be created by children or residents from the community, similar to a mural by students at Sandy Run Elementary School.
13. Another attendee suggested recreating the mural once featured at West Side Park, and placing it at Wissahickon Park.

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

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Melissa Barley,  
Staff Landscape Architect



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W W W . S I M O N E C O L L I N S . C O M

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## MEETING AGENDA

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|           |  |              |                |
|-----------|--|--------------|----------------|
| Project:  | Wissahickon Park Master Site Development Plan          | Project No.: | 16012.40       |
| Location: | Township Building<br>960 Wentz Rd, Blue Bell, PA 19422 | Meeting Date | 10.16.2017     |
|           |  | Time:        | 7:00 – 9:00 PM |
| Re:       | Committee Meeting #4                                   |              |                |

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### ITEMS:

- 1. Review Public Meeting 2 Feedback**
- 2. Review Draft Plan Recommendation**
- 3. Review Art Framework**
- 4. Next Steps**

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### Next Meeting:

Public Meeting #3: November Monday 20, 2017, 7:00–9:00 PM

Daniel W. Dowling American Legion Post #769

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### Art Framework:

The master plan will establish a framework for art and interpretation that will be funded, commissioned and installed over a period of years. The object of the art is to:

- Celebrate the successful rebirth and future use of the park / community place
- Communicate the need to protect and preserve the integrity of the site.
- Honor the unique history of the site and the people of the neighborhood.

The master plan recommends locations for the art and general themes for each location.

## Art is warranted in the park, because of the site's unique history.

### **Site History**

1900's -1960's

- Housing Site
- Manufacturing Waste Dump

1960's - 1984

- Park

2009

- Listed on EPA's National Priorities List of the most hazardous waste sites
- 2010-Today
- EPA Site Remediation

Site's Future

- Neighborhood Park
- Wildlife Preserve
- Community Asset



However, the art should be more than a documentation of the industrial past.

Art can take a more personal route – building on the oral histories of the community.

### Potential for Different Time Scales for Art

#### **Short term:**

- Kite Festival, Make your own and kite fights
- Bird Watching, drawing and making bird habitat art
- Creating illustrated nature journals
- Community movie night
- Art "clothes line" show of work made by kids art classes

#### **Middle term:**

- Art installations: different themes each year
- Art banners hung in park: artists make new temporary banner

#### **Long Term**

- Permanent Installation

### **Concept: Art is a Walking experience**

- Not about a specific site but an overall connection throughout the park.
- Follow a path of art...
- Art activates the space:
  - Keeps you walking or gathering,
  - Giving new vantages to the park.
  - Art is the lens for seeing new views in the park

### **Concept: Art as part of Artful Warning:**

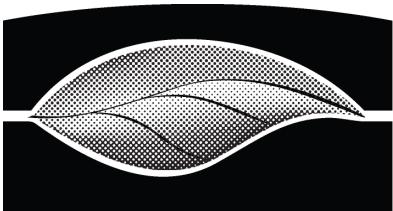
- Not a yellow and black “No dig” sign make people think and consider the underground that needs to be undisturbed.
- Make a liability into an asset.
  - The park has its own issue and is solving it artfully.
  - Design as a problem solver.
  - Conversation starter.
  - Don’t forget the past... let me tell you about how I remember it...

### **Concept: Develop Community Art Activities in Addition to Built Artwork**

- Art making as the Activity
- Ongoing/ changing art events
- Community interaction many times a year (not just on the install of one single piece)
- Art budget invested into human resources rather than materials;
  - Potential to be more lasting and meaningful in the community.
- Create art activities
  - Weekend activities for kids and adults
  - Staging area for art making activities / park gazebo as an ongoing artmaking space
  - Portable craft center.

### **Physical Ideas:**

- Light house / Beacon
- Lookout /observatory - Low-lying platform with subtle lighting
- Meadow and lighting “constellation” lights that softly light the meadow’s slope
- Grove of trees with up lighting
- Words carved in stone
- Statue
- Garden Interpretation
- Water Play Area Interpretation



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## MEETING AGENDA

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|           |  |              |            |
|-----------|--|--------------|------------|
| Project:  | Wissahickon Park Master Site Development Plan          | Project No.: | 16012.40   |
| Location: | Township Building<br>960 Wentz Rd, Blue Bell, PA 19422 | Meeting Date | 02.04.2019 |
|           |  | Time:        | 7:00 PM    |
| Re:       | Committee Meeting #5                                   |              |            |

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### ITEMS:

#### 1. Project Update

##### 1. RACP Funding:

- The Township Has received \$1.0 million if RACP funding from the state, that will be matched by \$1.0 million of local funds
- The Township will be using approximately \$0.5 M of the funds to Improve on the existing Boys & Girls Club and Implement phase 1 Park Improvements with the remaining \$1.5M.
- The Township Plans to pursue additional Phase one Funding for the Park

\$0.25 M – DCNR

\$0.25 M – DCED

\$0.10 M – County (Montco 2020 grant)

\$0.60 M – Total Additional Funding (potential)

\$1.50 M – RCAP

\$2.10 M – Park Improvements & Design and Engineering

##### 2. Boys & Girls Club Improvements (\$0.50 M):

- Purchase modular Units
- Add additional modular building to increase programming space
- Cover structures with a roof system.
- Create a permanent, safe, and welcoming building entrances.

#### 2. Review of Site Studies

1. 2013 West Ambler Revitalization Plan
2. 2016 Boys & Girls Club Concept Plan
3. 2017 Master Plan Concept A
4. 2017 Master Plan Concept B

5. 2017 Draft Master Plan

**3. 2019 Draft Plan Revisions (CURRENT PLAN)**

1. Proposed Access Improvements:

- Vehicular Access Drive / Dropoff Area
- 29 Parking Spaces (5 ADA / 24 regular)
- Pedestrian Sidewalk at Oak Street Entrance (7.2% Slope)
- Stairway connection at Boys & Girls Club
- Pedestrian Trail / Emergency Access from Western Ambler Alley (6% Slope)
- ½ Mile Perimeter Loop Trail
- Wissahickon Stepping Stone Crossing to Green Ribbon Trail

2. Proposed Park Improvements (East to West):

- 1 Pavilion Overlook (300 sf)
- 1 Volleyball Court (Synthetic Turf)
- 1 Full Basketball Court
- 1 Half Court Basketball / 2 Pickleball Courts
- Open Play Lawn (Synthetic Turf, 3,200 sf)
- Playground & Game Court Area (7,800 sf)
- 2 Horseshoe Pits (Synthetic Turf)
- 2 Bocce Courts (Synthetic Turf)
- 1 Picnic Pavilion w /Restrooms (1,500 sf)
- 1 Plaza and Water Play Area (2,800 sf)
- 1 Tot Lot Area 1-5 (5,600sf)
- Community Lawn (Synthetic Turf 49,000 sf)
- 1 Pavilion Stage (300 sf)
- Stream Overlook / Access Area

**4. Next Steps**

1. Finalize Draft Plan Report
2. Draft Plan Review
3. Final Public Meeting
4. Submit DCNR & DCED Grant Applications Spring 2019

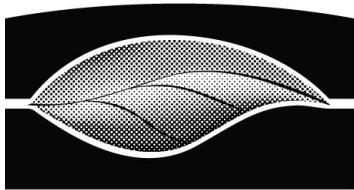
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**Next Meeting:**

Public Meeting #4 Optional Dates

Tuesday 3/19 Board of Supervisors Meeting

Wednesday 3/20 Park and Recreation Board Meeting



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## MEETING NOTES

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|           |   |                     |                               |
|-----------|---|---------------------|-------------------------------|
| Project:  | <b>Wissahickon Park Master Site Development Plan</b>  | Project No.:        | <b>16012.40</b>               |
| Location: | <b>Daniel W Dowling<br/>American Legion Post 769<br/>351 West Maple St<br/>Ambler, PA 19002</b> | Meeting Date/ Time: | <b>11.20.2017<br/>7- 9 pm</b> |
| Topic:    | <b>Public Meeting #3</b>  | Issue Date:         | <b>4/3/2019</b>               |

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### ATTENDEES:

See separate Sign In sheet

### MEETING NOTES:

1. Peter Simone of Simone Collins (SC) introduced the project and provided a project update. Sarah Leeper reviewed the draft master plan; and Peter S opened the meeting up for questions and comments.
2. A resident said they would like the park to be well connected to the Mercer Hill neighborhood, and asked if it would be possible to build a bridge rather than a stepping stone crossing across Wissahickon Creek. Sarah L responded that this area is in the floodway, and it would be difficult to get a permit for bridge over Wissahickon Creek, but a stepping stone crossing is feasible.
3. An attendee noted that the dam on Wissahickon Creek near the park is being taken out by PennDOT, which may result in a slightly lower water level.
4. An attendee said there seemed to be many trees proposed for the park. Could this disturb the soil cap if the tree is uprooted by a storm? Peter S said the only trees proposed would be small stature trees 15-20 feet tall such as dogwoods, amelanchier, redbud, etc. which have small rootballs that would not cause problems if uprooted. SC also suggests areas where soil cover will be increased to accommodate trees.
5. Regarding a question about cost, Peter S said the Community building would be about \$1 million, the Wissahickon Park site would cost \$5 million, improvements to the Wissahickon Waterfowl Preserve would cost \$600,000, and improvements to the Pile would be \$1 million. Peter S noted that because of the history of site, and the ecological benefits of the plan, the project is a candidate to obtain state funding. He said funding should be sought over a period of 5-10 years.
6. An attendee asked about the benefits of owning the Pile. Peter S said that the future owner would have to be a civic-minded partner such as township or borough, Montgomery County, or a non-profit organization. He noted that the Wissahickon Waterfowl Preserve, owned by the

Wissahickon Valley Watershed Association, was purchased to protect wildlifeOwnership of the pile would provide the community access to a beautiful location in West Ambler.

7. Joe McDowell said the Pile is currently “owned” by the Pennsylvania Department of Environmental Protection (DEP) as a state superfund project. The current access agreements to the Pile site under DEP ownership do not extend to the community.
8. An attendee asked for information regarding the 2-foot value of clean soil to cap the asbestos containing material (ACM). Joe M said the regulation for ACM containment includes three options:
  1. Construct a fence and post signage around the contaminated area to prohibit access
  2. Cover the area with six inches of clean soil fill and plant vegetation
  3. Cover the area with two feet of clean soil fill, no vegetation needed

Joe M said that the EPA agreed that the third option since it would offer the most protection for park use, and added that in the areas where re-use as a park was likely, the EPA added an additional six inches of soil on top of the two feet of required fill. Two feet of cover is safe in this location because the area is flat and the soil is not highly erodible. The goal is to prevent direct contact with ACM and prevent ACM from being airborne. Peter S added that there a value in the park cost estimate for additional cover to raised plantings, and other areas where needed. He said the synthetic turf area was intended to provide a lawn space able to accommodate heavy use.

9. Fred C said the premise of the park is to add productive use while minimizing maintenance cost.
10. Regarding the future of the Pile site, Peter S said if no new owner was chosen the site would likely be fenced off. He said the maintenance for the proposed changes are entirely manageable for the future owner.
11. Peter S said specific improvements for design engineering details such as stormwater management details will be worked out in final engineering.
12. What is the percentage of impervious space for the park? Peter S said approximately 40% of the park would be impervious surface. An attendee noted that impervious surface could be a positive element in this case to further “cap” the park.
13. Is it necessary to keep warning future park users? Peter S said future generations may appreciate a marker intended as a message or a warning against digging on the site.
14. Peter S mentioned the Chemical Heritage Foundation play at Act II Playhouse in Ambler on April 6 on the topic of assessing risk.
15. An attendee emphasized the importance of markers to communicate risk, because not long after ACM dumping stopped, developers were interested in the site for apartments which would not be feasible on the site.
16. Joe M said EPA is required to inspect the site every 5 years to ensure deed restrictions have been followed. They will be sampling the air and soil because the site is a recreational facility. The new EPA administrator feels strongly about the superfund statute because it puts contaminated property back in use.
17. Peter S said the plan displays lights for the basketball courts, and solar bollard lights around path.
18. An attendee said the evolution of plan is extraordinary. There are tremendous benefits of containing ACM because the land can be used again.
19. An attendee said the park could be a township attraction to bring the community together. They suggested trees with color to enhance a feeling of celebration.
20. The park will be great amenity for many communities with passive and active recreation. Peter S said it seemed important to consider the Park, the Preserve, and the Pile as a cohesive site. He noted that the park will likely take several years to complete because of funding.

21. An attendee said the park offers 50 acres of new open space in an otherwise dense area and it connects to another large open space through the Prophesy Creek trail to Briar Hill Preserve and Prophesy Creek Park.
22. An attendee asked if video surveillance had been considered. **Peter S said it had not been added to the cost, but could be investigated.** Kurt B said camera surveillance is standard in all township parks.
23. An attendee asked if Wissahickon Park is meant to be a community park for West Ambler? It would be beneficial to the Mercer Hill neighborhood to have convenient access to the park. Peter S said that while it is a community park, it will also attract folks from a slightly greater area.

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

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Melissa Barley". The signature is fluid and cursive, with "Melissa" on the top line and "Barley" on the bottom line.

Melissa Barley,  
Staff Landscape Architect

**WHITPAIN TOWNSHIP**  
**BOARD OF SUPERVISORS' AGENDA #12-2019**  
**July 16, 2019**  
**8:00 PM**

1. Salute to the Flag.
2. Mission Moment      Proclamation - St. Helena's Church – 100<sup>th</sup> Anniversary
3. Presentations      Wissahickon Park Master Site Development Plan  
Inclusive Nature-Based Playground at Center Square Park  
Erbs Mill Park Improvement Plan
4. Consent Agenda:
  - a. Motion to approve the minutes of the Board of Supervisors' meeting of June 18, 2019
  - b. Motion to approve the minutes of the joint meeting of the Board of Supervisors and Elected Auditors of June 16, 2019.
  - c. Motion to approve the June Voucher List in the amount of \$499,632.97, check sequence #67377 through #67611.
  - d. Motion to approve the May Treasurer's Report.
  - e. Motion to pass Resolution No. 1293 authorizing the Chairman and Secretary to execute a Cooperative Agreement between Whitpain Township and the PA Department of Transportation regarding the Intelligent Transportation Systems (ITS) along the Rt. 202 Corridor.
  - f. Motion to pass Resolution No. 1294 authorizing the Township Manager and Parks and Recreation Director to execute all documents and agreements between Whitpain Township and the Commonwealth Financing Authority to facilitate and assist in obtaining a Greenways, Trails and Recreation Program Grant in the amount of \$250,000 to be used for the PECO Line Trail Project.
  - g. Motion to approve the Wissahickon Park Master Site Plan as presented.
  - h. Motion to pass Resolution No. 1295 closing out Community Conservation Partnerships Grant Project (BRC-TAG-22-85) titled Wissahickon Park Master Site Plan.
  - i. Motion to approve the Centre Square Park Master Site Plan for an Inclusive, Accessible Nature-Based Playground as presented.

- j. Motion to pass Resolution No. 1296 closing out Community Conservation Partnerships Grant Project (BRC-TAG-21-131) titled Centre Square Park Master Site Plan for an inclusive, accessible, nature-based playground
- k. Motion to approve the Erbs Mill Park Improvement Plan as presented.
- l. Motion to advertise Ordinance No. 4-255, an Ordinance amending the Township's Zoning Ordinance by (1) adding Definitions of "Advertising Vehicle"; "Individual Establishment"; "Sign"; "Sign, Official Traffic and Highway"; "Sign, Outdoor Advertising"; "Sign, Roof; and "Source Light" to Article II, Section 167-7(B) [Definitions/Word Usage and Definitions]; (2) deleting Article XXVI, Section 160-182(B) [Signs/Definitions]; (3) amending Article XXVI, Section 160-187(G) [Signs/Prohibited Signs/Advertising Vehicles]; (4) adding "CSCOD" (Community Shopping Center Overlay District) to Article XXVI, Section 160-188(13) and (14) [Signs/Permitted Signs/On-Premises Advertising and Grand Opening Signs] and 160-191(D) [Signs/Schedule of Sign Regulations/Commercial Districts]; (5) amending Article XXVI Section 160-188(B) [Signs/General Regulations]; (6) replacing the Article XXVI Section 160-191(B) Residential Districts Schedule of Sign Regulations Table; and (7) replacing the Article XXVI Section 160-191 (E) Institutional District Schedule of Sign Regulations Table.
- m. Motion to advertise Ordinance No. 376, an Ordinance amending Chapter 83 [Disturbing the Peace] of the Township's Code to add a new Part 2 [Commercial Generator Noise Ordinance] to limit the noise created by electrical power generators on commercial properties to 5 decibels at the property boundary of neighboring residential properties and 10 decibels at the property boundary of neighboring commercial properties and further providing definitions, measurement procedures, exemptions, inspections and penalties for violation.
- n. Supervisors to consider a request from St. Dunstan's Episcopal Church for a waiver from the requirement of preparing a land development plan to install a 20 ft. x 40 ft. pavilion at St. Dunstan's Church located at 750 Skippack Pike. The waiver from land development is conditioned upon the review and approval of the site plan by the Township Engineer.
- o. Motion to authorize the final release of all remaining funds from the escrow fund for the Scarlet Fox (Snowden Tract) subdivision project located at 683-711 Cathcart Road (S-03-14). A maintenance bond to guarantee the public improvements will be posted for a period of 18 months.
- p. Confirming motion to release \$2,150.00 (Release #3) from the escrow fund for the 637 Cathcart Road subdivision located at 637 Cathcart Road.

- q. Motion to authorize the Township Manager to advertise for bids for the milling and paving of Township Line Road (north) from DeKalb Pike to Wood Spring Drive.
- r. Motion to extend the current energy contract with Constellation Energy for a period of 65 months ending December 31, 2024, to reflect the current market price of \$0.05025/KWH. The current contract price is \$0.05814/KWH.

5. Motion to appoint \_\_\_\_\_ to fill the vacancy for the Elected Auditor position.

6. Does the Board of Supervisors wish to take any action on the following Zoning Hearing Board cases scheduled to be heard July 18<sup>th</sup>?

**NO. 2187-19: LUIGI COLELLA, LLC (FIVE POINTS GULF SERVICES CENTER)** requests variances from Article V, Sections 160-13 relating to Use Regulations, Article XXVII, Section 160-197 relating to Parking Setback from Ultimate Right of Way and Article XXIX, Section 160-225 relating to Extension of Non-Conforming Use to allow Applicant to repair, park and store motor vehicles within 5 feet of the ultimate right of way line of the street on its property located at 298 Norristown Rd. and a portion of its property located at 1626 Narcissa Rd., both in the Township's R-1 Residential District. In the alternative, Applicant appeals from the determination of the zoning officer and from the Zoning Enforcement Notice that the Applicant may not store and/or repair motor vehicles on its aforesaid properties. Applicant's requested relief, if granted, will permit the Applicant to store and repair motor vehicles on its properties within 5 feet of the ultimate right of way line of the street when the Ordinance prohibits same and/or will permit the storage and repair of motor vehicles on Applicants property as a lawful continuation and/or expansion of an existing non-conforming use.

**Note: The following has been continued to August 15, 2019:**

**NO. 2197-19: LMT REAL ESTATE, LLC (PANACHE RESTAURANT)** requests a modification of the third "Additional Condition" to the Whitpain Township Zoning Hearing Board's Decision No. 2072-16 which prohibits the Applicant from playing amplified music outdoors after 9 p.m. at its facility located at 602 Skippack Pike, Blue Bell, PA in the Township's C-Commercial District. Applicant's requested relief, if granted, will permit the Applicant to play amplified music outdoors until 11 p.m. every Friday and Saturday as well as on the following days: December 31<sup>st</sup>; Memorial Day and the day immediately preceding Memorial Day; July 3<sup>rd</sup> and July 4<sup>th</sup>; and Labor Day as well as the day immediately preceding Labor Day regardless of which day of the week those dates fall when the previous Zoning Hearing Board Decision prohibited same.

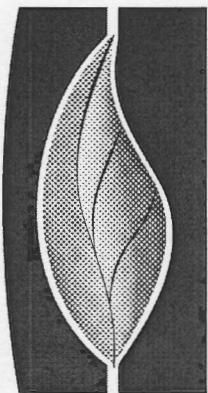
Agenda #12-2019

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7. Public Comment

8. Old Business/New Business/Closing Comments (Supervisors).



**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W. SIMONECOLLINS.COM

## MEETING SIGN IN SHEET

Project:

Wissahickon Park Master Site Development Plan

Location:

Daniel W. Dowling, American Legion Post #769

Topic:

Public Meeting #3 – Draft Plan Review

Project: 16012.40  
Date: 11.20.2017  
Time: 7:00 – 9:00 PM

| NAME                 | ADDRESS                         | EMAIL                      |
|----------------------|---------------------------------|----------------------------|
| 1. Ken Wollman       | 293 Twp Tree ct.                | 1KFwollman@gmail.com       |
| 2. Michele Minick    | 1602 Pennlyn Blue Bell Pk       | SeamentaVerizon.net        |
| 3. Elizent Stephens  | 63 Maple Hill Dr.               | elizent@hhmail.com         |
| 4. Kurt Boker        | Whi Thp.                        |                            |
| 5. Bonne Kreamer     | 149 Rue St Ambre                | dkreamer@mpc1b.org         |
| 6. Arthur Herling    | 23 center st Ambler             | Herling3@msf.com           |
| 7. Mark Stephenson   | 630 Maple Hill Dr. Blue Bell PA |                            |
| 8. BRIAN M. WEISSER  | 28 MERCER Hill Road, Ambler PA  | HoffmanWeisser@gmail.com   |
| 9. Joe McJewell      | EPA Region III                  | McJewell.Joseph@epa.gov    |
| 10. Ted Emmett       | 212A Glenn Rd                   | edwardemmett@hotmail.com   |
| 11. Michael Anderson | u Penn, Philadelphia            | michael.anderson@upenn.edu |

### Estimated Costs of Development - Park

| Estimated Costs of Development - Park                |          |               |                     |
|--|----------|---------------|---------------------|
| Work Item  | Quantity | Sub Total     | Total Cost          |
| <b>Wissahickon Park Phase 1</b>                      |          |               | <b>\$ 1,440,324</b> |
| Driveway and Parking Area Paving                     | 22261 SF | \$ 139,756.30 |                     |
| Asphalt Walkways                                     | 23800 SF | \$ 108,687    |                     |
| Plaza Paving   | 5138 SF  | \$ 69,078     |                     |
| Playground - Tot Lot                                 | 5621 SF  | \$ 399,225    |                     |
| Basketball Courts                                    | 6822 SF  | \$ 75,416     |                     |
| Site Furnishings                                     |          | \$ 422,270    |                     |
| Ambler Alley Sidewalk                                | 1041 SF  | \$ 14,844     |                     |
| Ambler Alley Steps Connections                       |          | \$ 28,000     |                     |
| Planting   |          | \$ 182,749    |                     |
| BMP Plantings  | 5081 SF  | \$ 300        |                     |
| <b>Wissahickon Park Phase 2</b>                      |          |               | <b>\$ 1,062,924</b> |
| Asphalt Walkways                                     | 12600 SF | \$ 57,540     |                     |
| Plaza Paving   | 11954 SF | \$ 160,715    |                     |
| Volleyball Court                                     | 3848 SF  | \$ 44,464     |                     |
| Bocce Ball Court                                     | 1620 SF  | \$ 21,239     |                     |
| Horseshoe Pits                                       | 552 SF   | \$ 14,337     |                     |
| Playground   | 6290 SF  | \$ 516,986    |                     |
| Site Furnishings                                     |          | \$ 205,500    |                     |
| Ambler Alley Sidewalk                                | 3580 SF  | \$ 42,143     |                     |
| <b>Wissahickon Park Phase 3</b>                      |          |               | <b>\$ 717,315</b>   |
| Asphalt Walkways                                     | 4640 SF  | \$ 21,189     |                     |
| Site Furnishings                                     |          | \$ 152,400    |                     |
| Wissahickon Creekside Improvements                   |          | \$ 40,000     |                     |
| Synthetic Turf                                       | 52377 SF | \$ 503,726    |                     |
| <b>Wissahickon Waterfowl Preserve</b>                |          |               | <b>\$ 249,792</b>   |
| Asphalt Walkways                                     | 3793 SF  | \$ 17,821.37  |                     |
| Plaza Paving   | 901 SF   | \$ 12,113     |                     |
| Site Furnishings                                     |          | \$ 107,790    |                     |
| Ambler Alley Improvements                            | 5406 SF  | \$ 60,467     |                     |
| Planting   |          | \$ 47,625     |                     |
| BMP Plantings  | 5081 SF  | \$ 3,975      |                     |
| <b>The Pile</b>                                      |          |               | <b>\$ 492,907</b>   |
| Driveway and Parking Area Paving                     | 3542 SF  | \$ 31,603     |                     |
| Asphalt Walkways                                     | 36492 SF | \$ 167,147    |                     |
| Concrete Sidewalk (Connection to Green Ribbon Trail) | 1165 SF  | \$ 13,333     |                     |
| Plaza Paving   | 1280 SF  | \$ 17,209     |                     |
| Site Furnishings                                     |          | \$ 192,100    |                     |
| Planting   |          | \$ 34,881     |                     |
| Synthetic Turf                                       | 3848 SF  | \$ 36,634     |                     |

| Estimated Costs of Development - Park Phase 1     |                  |                  |                 |                     |  |
|---|------------------|------------------|-----------------|---------------------|--|
| Total Proposed Site Improvements                  |                  |                  |                 | \$ 1,440,324        |  |
| Mobilization (3%)                                 |                  |                  |                 | \$ 43,210           |  |
| Construction Surveying (2%)                       |                  |                  |                 | \$ 28,806           |  |
| Erosion and Sedimentation Control (2%)            |                  |                  |                 | \$ 28,806           |  |
| Construction Contingency (15%)                    |                  |                  |                 | \$ 216,049          |  |
| Design and Engineering (15%)                      |                  |                  |                 | \$ 216,049          |  |
| <b>Total Estimated Project Costs</b>              |                  |                  |                 | <b>\$ 1,973,245</b> |  |
| Work Item   | Quantity         | Unit Cost        | Total Item Cost | Total Cost          |  |
| <b>Driveway and Parking Area Paving</b>           | <b>22,261 SF</b> | <b>Sub Total</b> |                 | <b>\$ 139,756</b>   |  |
| Grade Subgrade                                    | 2,473 SY         | \$ 2.00          | \$ 4,946        |                     |  |
| 6" PADOT 2A Aggregate Subbase                     | 2,473 SY         | \$ 11.00         | \$ 27,203       |                     |  |
| 4" Asphalt Base Course                            | 2,473 SY         | \$ 32.00         | \$ 79,136       |                     |  |
| 1.5" Wearing Course                               | 2,473 SY         | \$ 8.10          | \$ 20,031       |                     |  |
| Precast Concrete Parking Bumpers *8" x13" x 6'-0" | 27 EA            | \$ 125.00        | \$ 3,375        |                     |  |
| Handicap Symbol                                   | 5 EA             | \$ 60.00         | \$ 300          |                     |  |
| Handicap Parking Sign                             | 5 EA             | \$ 285.00        | \$ 1,425        |                     |  |
| Handicap Stall Striping (4" wide, blue)           | 230 LF           | \$ 10.00         | \$ 2,300        |                     |  |
| Parking Stall Striping (4" wide, white)           | 29 EA            | \$ 10.00         | \$ 290          |                     |  |
| Tactile Warning Surfaces at all crosswalks        | 30 SF            | \$ 25.00         | \$ 750          |                     |  |
| <b>Asphalt Walkways</b>                           | <b>23,800 SF</b> | <b>Sub Total</b> |                 | <b>\$ 108,687</b>   |  |
| Grade Subgrade                                    | 2,644 SY         | \$ 2.00          | \$ 5,289        |                     |  |
| 6" PADOT 2A Aggregate Subbase                     | 2,644 SY         | \$ 11.00         | \$ 29,089       |                     |  |
| 2.5" Asphalt Base Course                          | 2,644 SY         | \$ 20.00         | \$ 52,889       |                     |  |
| 1.5" Wearing Course                               | 2,644 SY         | \$ 8.10          | \$ 21,420       |                     |  |
| <b>Plaza Paving</b>                               | <b>5,138 SF</b>  | <b>Sub Total</b> |                 | <b>\$ 69,078</b>    |  |
| Grade Subgrade                                    | 571 SY           | \$ 2.00          | \$ 1,142        |                     |  |
| 6" 2A Aggregate Subbase                           | 571 SY           | \$ 11.00         | \$ 6,280        |                     |  |
| Colored Concrete                                  | 5,138 SF         | \$ 12.00         | \$ 61,656       |                     |  |
| <b>Playground - Tot Lot</b>                       | <b>5,621 SF</b>  |                  |                 | <b>\$ 399,225</b>   |  |
| Grade Subgrade                                    | 625 SY           | \$ 2.00          | \$ 1,249        |                     |  |
| 6" PADOT 2A Aggregate Subbase                     | 625 CY           | \$ 11.00         | \$ 6,870        |                     |  |
| Grade and Compact Aggregate Subbase               | 625 SY           | \$ 0.93          | \$ 581          |                     |  |
| 4" PIP Play Surface                               | 5,621 SF         | \$ 25.00         | \$ 140,525      |                     |  |
| Playground Equipment (Allowance)                  | 1 LS             | \$ 250,000.00    | \$ 250,000      |                     |  |
| <b>Basketball Courts</b>                          | <b>6,822 SF</b>  |                  |                 | <b>\$ 75,416</b>    |  |
| Grade Subgrade                                    | 758 SY           | \$ 2.00          | \$ 1,516        |                     |  |
| Basketball Goals                                  | 3 EA             | \$ 2,000.00      | \$ 6,000        |                     |  |
| Court Lighting                                    | 6 EA             | \$ 5,000.00      | \$ 30,000       |                     |  |
| Court Surfacing (3 coats; 2 colors)               | 758 SY           | \$ 10.90         | \$ 8,262        |                     |  |
| 6" PADOT 2A Aggregate Subbase                     | 758 SY           | \$ 11.00         | \$ 8,338        |                     |  |
| 2" Asphalt Base Course                            | 758 SY           | \$ 20.00         | \$ 15,160       |                     |  |
| 1.5" Wearing Course                               | 758 SY           | \$ 8.10          | \$ 6,140        |                     |  |
| <b>Site Furnishings</b>                           |                  |                  |                 | <b>\$ 422,270</b>   |  |
| Benches   | 16 EA            | \$ 1,500.00      | \$ 24,000       |                     |  |
| Litter & Recycling Receptacles                    | 6 EA             | \$ 1,500.00      | \$ 9,000        |                     |  |
| Pavilion with Restrooms                           | 1 EA             | \$ 300,000.00    | \$ 300,000      |                     |  |
| Picnic Tables                                     | 16 EA            | \$ 2,450.00      | \$ 39,200       |                     |  |
| Post and Rail Fencing                             | 1,669 LF         | \$ 30.00         | \$ 50,070       |                     |  |

| Work Item                             | Quantity        | Unit Cost   | Total Item Cost | Total Cost        |
|---------------------------------------|-----------------|-------------|-----------------|-------------------|
| <b>Ambler Alley Sidewalk</b>          | <b>1,041 SF</b> |             |                 | <b>\$ 14,844</b>  |
| Excavation (off site)                 | 193 CY          | \$ 1.18     | \$ 227          |                   |
| Grade Subgrade                        | 116 SY          | \$ 2.00     | \$ 231          |                   |
| 6" PADOT 2A Aggregate Subbase         | 116 SY          | \$ 6.70     | \$ 775          |                   |
| 6" Concrete with WWM                  | 1,041 SF        | \$ 10.00    | \$ 10,410       |                   |
| Tactile Warning Surface               | 40 SF           | \$ 25.00    | \$ 1,000        |                   |
| Crosswalk Striping                    | 2 EA            | \$ 1,100.00 | \$ 2,200        |                   |
| <b>Ambler Alley Steps Connections</b> |                 |             |                 | <b>\$ 28,000</b>  |
| Stair Foundations                     | 6 EA            | \$ 1,000.00 | \$ 6,000        |                   |
| Precast Steps                         | 1 LS            | \$ 6,000.00 | \$ 6,000        |                   |
| Boardwalk                             | 320 SF          | \$ 50.00    | \$ 16,000       |                   |
| <b>Planting</b>                       |                 |             |                 | <b>\$ 182,749</b> |
| Deciduous Trees                       | 100 EA          | \$ 370.00   | \$ 37,000       |                   |
| Shrub / Herbaceous Plantings          | 25,000 SF       | \$ 5.00     | \$ 125,000      |                   |
| Meadow Seeding                        | 9 AC            | \$ 150.00   | \$ 1,350        |                   |
| Open Lawn / Sod                       | 26 MSF          | \$ 390.00   | \$ 10,140       |                   |
| Mulch                                 | 231 CY          | \$ 40.00    | \$ 9,259        |                   |
| <b>BMP Plantings</b>                  | <b>5,081 SF</b> |             |                 | <b>\$ 300</b>     |
| 6" Soil Supplements                   | 94 CY           | \$ 2.39     | \$ 225          |                   |
| Meadow Seeding                        | 1 AC            | \$ 150.00   | \$ 75           |                   |

| Estimated Costs of Development - Park Phase 2 |                  |  |                 |              |  |
|---|------------------|--|-----------------|--------------|--|
|   |                  | Total Proposed Site Improvements       |                 | \$ 1,062,924 |  |
|   |                  | Mobilization (3%)                      |                 | \$ 31,888    |  |
|   |                  | Construction Surveying (2%)            |                 | \$ 21,258    |  |
|   |                  | Erosion and Sedimentation Control (2%) |                 | \$ 21,258    |  |
|   |                  | Construction Contingency (15%)         |                 | \$ 159,439   |  |
|   |                  | Design and Engineering (15%)           |                 | \$ 159,439   |  |
|   |                  | Total Estimated Project Costs          |                 | \$ 1,456,206 |  |
| Work Item                                     | Quantity         | Unit Cost                              | Total Item Cost | Total Cost   |  |
| <i>Asphalt Walkways</i>                       | <i>12,600 SF</i> | <i>Sub Total</i>                       |                 | \$ 57,540    |  |
| Grade Subgrade                                | 1,400 SY         | \$ 2.00                                | \$ 2,800        |              |  |
| 6" PADOT 2A Aggregate Subbase                 | 1,400 SY         | \$ 11.00                               | \$ 15,400       |              |  |
| 2.5" Asphalt Base Course                      | 1,400 SY         | \$ 20.00                               | \$ 28,000       |              |  |
| 1.5" Wearing Course                           | 1,400 SY         | \$ 8.10                                | \$ 11,340       |              |  |
| <i>Plaza Paving</i>                           | <i>11,954 SF</i> | <i>Sub Total</i>                       |                 | \$ 160,715   |  |
| Grade Subgrade                                | 1,328 SY         | \$ 2.00                                | \$ 2,656        |              |  |
| 6" 2A Aggregate Subbase                       | 1,328 SY         | \$ 11.00                               | \$ 14,610       |              |  |
| Colored Concrete                              | 11,954 SF        | \$ 12.00                               | \$ 143,448      |              |  |
| <i>Volleyball Court</i>                       | <i>3,848 SF</i>  | <i>Sub Total</i>                       |                 | \$ 44,464    |  |
| Grade Subgrade                                | 428 SY           | \$ 2.00                                | \$ 855          |              |  |
| Concrete Flush Curb                           | 219 LF           | \$ 25.00                               | \$ 5,475        |              |  |
| Non Woven Geotextile Fabric                   | 428 SY           | \$ 3.00                                | \$ 1,283        |              |  |
| 4" No. 57 Clean Aggregate Subbase             | 48 CY            | \$ 50.00                               | \$ 2,375        |              |  |
| 2" No. 8 Clean Aggregate Subbase              | 24 CY            | \$ 50.00                               | \$ 1,188        |              |  |
| Grade and Compact Aggregate Subbase           | 428 SY           | \$ 1.00                                | \$ 428          |              |  |
| Synthetic Turf                                | 3,848 SF         | \$ 8.15                                | \$ 31,361       |              |  |
| Volleyball Net                                | 1 LS             | \$ 1,500.00                            | \$ 1,500        |              |  |
| <i>Bocce Ball Court</i>                       | <i>1,620 SF</i>  | <i>Sub Total</i>                       |                 | \$ 21,239    |  |
| Grade Subgrade                                | 180 SY           | \$ 2.00                                | \$ 360          |              |  |
| Concrete Flush Curb                           | 176 LF           | \$ 25.00                               | \$ 4,400        |              |  |
| 6" PADOT 2A Aggregate Subbase                 | 180 SY           | \$ 8.00                                | \$ 1,440        |              |  |
| Grade and Compact Aggregate Subbase           | 180 SY           | \$ 4.00                                | \$ 720          |              |  |
| 6" Concrete with WWM                          | 180 SF           | \$ 6.20                                | \$ 1,116        |              |  |
| Synthetic Turf w/ cushion pad                 | 1,620 SF         | \$ 8.15                                | \$ 13,203       |              |  |
| <i>Horseshoe Pits</i>                         | <i>552 SF</i>    | <i>Sub Total</i>                       |                 | \$ 14,337    |  |
| Grade Subgrade                                | 61 SY            | \$ 2.00                                | \$ 123          |              |  |
| Non Woven Geotextile Fabric                   | 61 SY            | \$ 3.00                                | \$ 184          |              |  |
| Clay for around the stakes (48 SF)            | 16 SY            | \$ 57.50                               | \$ 920          |              |  |
| Grade and Compact Aggregate Subbase           | 184 SY           | \$ 1.00                                | \$ 184          |              |  |
| Synthetic Turf                                | 552 SF           | \$ 8.15                                | \$ 4,499        |              |  |
| 4" No. 57 Clean Aggregate Subbase             | 7 CY             | \$ 41.00                               | \$ 279          |              |  |
| 2" No. 8 Clean Aggregate Subbase              | 3 CY             | \$ 43.50                               | \$ 148          |              |  |
| Back Boards / pins / accessories              | 4 EA             | \$ 2,000.00                            | \$ 8,000        |              |  |
| <i>Playground</i>                             | <i>6,290 SF</i>  |  |                 | \$ 516,986   |  |
| Grade Subgrade                                | 699 SY           | \$ 2.00                                | \$ 1,398        |              |  |
| 6" PADOT 2A Aggregate Subbase                 | 699 CY           | \$ 11.00                               | \$ 7,688        |              |  |
| Grade and Compact Aggregate Subbase           | 699 SY           | \$ 0.93                                | \$ 650          |              |  |
| 4" PIP Play Surface                           | 6,290 SF         | \$ 25.00                               | \$ 157,250      |              |  |
| Playground Equipment (Allowance)              | 1 LS             | \$ 350,000.00                          | \$ 350,000      |              |  |

| Work Item                              | Quantity        | Unit Cost    | Total Item Cost | Total Cost        |
|--|-----------------|--------------|-----------------|-------------------|
| <b><i>Site Furnishings</i></b>         |                 |              |                 | <b>\$ 205,500</b> |
| Benches                                | 6 EA            | \$ 1,500.00  | \$ 9,000        |                   |
| Litter & Recycling Receptacles         | 6 EA            | \$ 1,500.00  | \$ 9,000        |                   |
| Water Play Area                        | 1 LS            | \$ 75,000.00 | \$ 75,000       |                   |
| Pavilion (14' Square w/ Trellis Wings) | 1 LS            | 52,500       | \$ 52,500       |                   |
| Trellis (15'x15')                      | 4 LS            | \$ 15,000.00 | \$ 60,000       |                   |
| <b><i>Ambler Alley Sidewalk</i></b>    | <b>3,580 SF</b> |              |                 | <b>\$ 42,143</b>  |
| Excavation (off site)                  | 663 CY          | \$ 1.18      | \$ 782          |                   |
| Grade Subgrade                         | 398 SY          | \$ 2.00      | \$ 796          |                   |
| 6" PADOT 2A Aggregate Subbase          | 398 SY          | \$ 6.70      | \$ 2,665        |                   |
| 6" Concrete with WWM                   | 3,580 SF        | \$ 10.00     | \$ 35,800       |                   |
| Tactile Warning Surface                | 40 SF           | \$ 25.00     | \$ 1,000        |                   |
| Crosswalk Striping                     | 1 EA            | \$ 1,100.00  | \$ 1,100        |                   |

| Estimated Costs of Development - Park Phase 3 |                  |                  |                 |                   |  |
|---|------------------|------------------|-----------------|-------------------|--|
| Work Item                                     | Quantity         | Unit Cost        | Total Item Cost | Total Cost        |  |
| <b>Asphalt Walkways</b>                       | <b>4,640 SF</b>  | <b>Sub Total</b> |                 | <b>\$ 21,189</b>  |  |
| Grade Subgrade                                | 516 SY           | \$ 2.00          | \$ 1,031        |                   |  |
| 6" PADOT 2A Aggregate Subbase                 | 516 SY           | \$ 11.00         | \$ 5,671        |                   |  |
| 2.5" Asphalt Base Course                      | 516 SY           | \$ 20.00         | \$ 10,311       |                   |  |
| 1.5" Wearing Course                           | 516 SY           | \$ 8.10          | \$ 4,176        |                   |  |
| <b>Site Furnishings</b>                       |                  |                  |                 | <b>\$ 152,400</b> |  |
| Benches                                       | 8 EA             | \$ 1,500.00      | \$ 12,000       |                   |  |
| Litter & Recycling Receptacles                | 6 EA             | \$ 1,500.00      | \$ 9,000        |                   |  |
| Solar LED Bollard Light (50' OC along walks)  | 33 EA            | \$ 1,800.00      | \$ 59,400       |                   |  |
| Pavilion (16x22')                             | 2 LS             | \$ 36,000.00     | \$ 72,000       |                   |  |
| <b>Wissahickon Creekside Improvements</b>     |                  |                  |                 | <b>\$ 40,000</b>  |  |
| Boulder Steps / Walls                         | 2,000 LF         | \$ 4,020.00      | \$ 40,000       |                   |  |
| <b>Synthetic Turf</b>                         | <b>52,377 SF</b> |                  |                 | <b>\$ 503,726</b> |  |
| Turf Surfacing and Infill Material            | 53,000 SF        | \$ 8.15          | \$ 431,950      |                   |  |
| Non Woven Geotextile Fabric                   | 5,820 SY         | \$ 3.00          | \$ 17,459       |                   |  |
| 4" No. 57 Clean Aggregate Subbase             | 647 CY           | \$ 50.00         | \$ 32,331       |                   |  |
| 2" No. 8 Clean Aggregate Subbase              | 323 CY           | \$ 50.00         | \$ 16,166       |                   |  |
| Grade and Compact Aggregate Subbase           | 5,819.67 SY      | \$ 1.00          | \$ 5,820        |                   |  |

| Estimated Costs of Development - Waterfowl Preserve |                 |                  |                 |                   |  |
|---|-----------------|------------------|-----------------|-------------------|--|
| Work Item   | Quantity        | Unit Cost        | Total Item Cost | Total Cost        |  |
| <i>Asphalt Walkways</i>                             | <i>3,793 SF</i> | <i>Sub Total</i> |                 | <i>\$ 17,821</i>  |  |
| Grade Subgrade                                      | 421 SY          | \$ 2.00          | \$ 843          |                   |  |
| 6" PADOT 2A Aggregate Subbase                       | 421 SY          | \$ 11.00         | \$ 4,636        |                   |  |
| 2.5" Asphalt Base Course                            | 421 SY          | \$ 20.00         | \$ 8,429        |                   |  |
| 1.5" Wearing Course                                 | 421 SY          | \$ 8.10          | \$ 3,414        |                   |  |
| Tactile Warning Surfaces at all crosswalks          | 20 SF           | \$ 25.00         | \$ 500          |                   |  |
| <i>Plaza Paving</i>                                 | <i>901 SF</i>   | <i>Sub Total</i> |                 | <i>\$ 12,113</i>  |  |
| Grade Subgrade                                      | 100 SY          | \$ 2.00          | \$ 200          |                   |  |
| 6" 2A Aggregate Subbase                             | 100 SY          | \$ 11.00         | \$ 1,101        |                   |  |
| Colored Concrete                                    | 901 SF          | \$ 12.00         | \$ 10,812       |                   |  |
| <i>Site Furnishings</i>                             |                 |                  |                 | <i>\$ 107,790</i> |  |
| Post and Rail Fencing                               | 3,593 LF        | \$ 30.00         | \$ 107,790      |                   |  |
| <i>Ambler Alley Improvements</i>                    | <i>5,406 SF</i> |                  |                 | <i>\$ 60,467</i>  |  |
| Excavation (off site)                               | 1,001 CY        | \$ 1.18          | \$ 1,181        |                   |  |
| Grade Subgrade                                      | 601 SY          | \$ 2.00          | \$ 1,201        |                   |  |
| 6" PADOT 2A Aggregate Subbase                       | 601 SY          | \$ 6.70          | \$ 4,024        |                   |  |
| 6" Concrete with WWM                                | 5,406 SF        | \$ 10.00         | \$ 54,060       |                   |  |
| <i>Planting</i>                                     |                 |                  |                 | <i>\$ 47,625</i>  |  |
| Deciduous Trees                                     | 20 EA           | \$ 370.00        | \$ 7,400        |                   |  |
| Shrub / Herbaceous Plantings                        | 7,130 SF        | \$ 5.00          | \$ 35,650       |                   |  |
| Meadow Seeding                                      | 4 AC            | \$ 150.00        | \$ 600          |                   |  |
| Mulch   | CY              | \$ 40.00         | \$ -            |                   |  |
| <i>BMP Plantings</i>                                | <i>5,081 SF</i> |                  |                 | <i>\$ 3,975</i>   |  |
| 6" Soil Supplements                                 | 94 CY           | \$ 2.39          | \$ 225          |                   |  |
| Meadow Seeding                                      | 50 AC           | \$ 75.00         | \$ 3,750        |                   |  |

| Estimated Costs of Development - Pile                       |                  |                  |                 |                   |  |
|---|------------------|------------------|-----------------|-------------------|--|
| Work Item   | Quantity         | Unit Cost        | Total Item Cost | Total Cost        |  |
| <i>Driveway and Parking Area Paving</i>                     | <i>3,542 SF</i>  | <i>Sub Total</i> |                 | <i>\$ 31,603</i>  |  |
| Grade Subgrade  | 394 SY           | \$ 2.00          | \$ 787          |                   |  |
| 6" PADOT 2A Aggregate Subbase                               | 394 SY           | \$ 11.00         | \$ 4,329        |                   |  |
| 4" Asphalt Base Course                                      | 394 SY           | \$ 32.00         | \$ 12,594       |                   |  |
| 1.5" Wearing Course   | 394 SY           | \$ 8.10          | \$ 3,188        |                   |  |
| Precast Concrete Parking Bumpers *8" x13" x 6'-0"           | 52 EA            | \$ 125.00        | \$ 6,500        |                   |  |
| Handicap Symbol   | 6 EA             | \$ 60.00         | \$ 360          |                   |  |
| Handicap Parking Sign                                       | 6 EA             | \$ 285.00        | \$ 1,710        |                   |  |
| Handicap Stall Striping (4" wide, blue)                     | 8 LF             | \$ 10.00         | \$ 80           |                   |  |
| Crosswalk Striping  | 494 LF           | \$ 2.50          | \$ 1,235        |                   |  |
| Parking Stall Striping (4" wide, white)                     | 57 EA            | \$ 10.00         | \$ 570          |                   |  |
| Tactile Warning Surfaces at all crosswalks                  | 10 SF            | \$ 25.00         | \$ 250          |                   |  |
| <i>Asphalt Walkways</i>                                     | <i>36,492 SF</i> | <i>Sub Total</i> |                 | <i>\$ 167,147</i> |  |
| Grade Subgrade  | 4,055 SY         | \$ 2.00          | \$ 8,109        |                   |  |
| 6" PADOT 2A Aggregate Subbase                               | 4,055 SY         | \$ 11.00         | \$ 44,601       |                   |  |
| 2.5" Asphalt Base Course                                    | 4,055 SY         | \$ 20.00         | \$ 81,093       |                   |  |
| 1.5" Wearing Course   | 4,055 SY         | \$ 8.10          | \$ 32,843       |                   |  |
| Tactile Warning Surfaces at all crosswalks                  | 20 SF            | \$ 25.00         | \$ 500          |                   |  |
| <i>Concrete Sidewalk (Connection to Green Ribbon Trail)</i> | <i>1,165 SF</i>  | <i>Sub Total</i> |                 | <i>\$ 13,333</i>  |  |
| Grade Subgrade  | 129 SY           | \$ 2.00          | \$ 259          |                   |  |
| 6" PADOT 2A Aggregate Subbase                               | 129 SY           | \$ 11.00         | \$ 1,424        |                   |  |
| 6" Concrete with WWM  | 1,165 SF         | \$ 10.00         | \$ 11,650       |                   |  |
| <i>Plaza Paving</i>   | <i>1,280 SF</i>  | <i>Sub Total</i> |                 | <i>\$ 17,209</i>  |  |
| Grade Subgrade  | 142 SY           | \$ 2.00          | \$ 284          |                   |  |
| 6" 2A Aggregate Subbase                                     | 142 SY           | \$ 11.00         | \$ 1,564        |                   |  |
| Colored Concrete  | 1,280 SF         | \$ 12.00         | \$ 15,360       |                   |  |
| <i>Site Furnishings</i>                                     |                  |                  |                 | <i>\$ 192,100</i> |  |
| Benches   | 36 EA            | \$ 1,500.00      | \$ 54,000       |                   |  |
| Litter & Recycling Receptacles                              | 10 EA            | \$ 1,500.00      | \$ 15,000       |                   |  |
| LED Pole Lights (Parking Lots)                              | 2 EA             | \$ 3,500.00      | \$ 7,000        |                   |  |
| Post and Rail Fencing                                       | 3,870 LF         | \$ 30.00         | \$ 116,100      |                   |  |
| <i>Planting</i>   |                  |                  |                 | <i>\$ 34,881</i>  |  |
| Deciduous Trees   | 6 EA             | \$ 370.00        | \$ 2,220        |                   |  |
| Shrub / Herbaceous Plantings                                | 200 SF           | \$ 5.00          | \$ 1,000        |                   |  |
| Meadow Seeding  | 5 AC             | \$ 60.00         | \$ 300          |                   |  |
| Perennials  | MSF              | \$ 390.00        | \$ -            |                   |  |
| Mulch   | CY               | \$ 40.00         | \$ -            |                   |  |
| <i>Synthetic Turf</i>                                       | <i>3,848 SF</i>  |                  |                 | <i>\$ 36,634</i>  |  |
| Synthetic Turf  | 3,848 SF         | \$ 8.15          | \$ 31,361       |                   |  |
| Non Woven Geotextile Fabric                                 | 428 SY           | \$ 3.00          | \$ 1,283        |                   |  |
| 4" No. 57 Clean Aggregate Subbase                           | 48 CY            | \$ 50.00         | \$ 2,375        |                   |  |
| 2" No. 8 Clean Aggregate Subbase                            | 24 CY            | \$ 50.00         | \$ 1,188        |                   |  |
| Grade and Compact Aggregate Subbase                         | 428 SY           | \$ 1.00          | \$ 428          |                   |  |

## Introduction

This Conservation Planning Report compiles names, descriptions, maps, locations, measurements, links and references for Natural Heritage Areas (core and supporting habitats), Important Bird Areas, State Lands, and agency designated water resources that are coincident with an area of interest defined by the user of the Pennsylvania Conservation Explorer tool. For an overview and additional details, please be sure to visit the website at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us) and download the applicable County Natural Heritage Inventory report(s).

**Site Area:** 43.78 acres

**County(s):** Montgomery

**Township/Municipality(s):** AMBLER; UPPER DUBLIN; WHITPAIN

**Quadrangle Name(s):** AMBLER

**Watersheds HUC 8:** Schuylkill

**Watersheds HUC 12:** Upper Wissahickon Creek

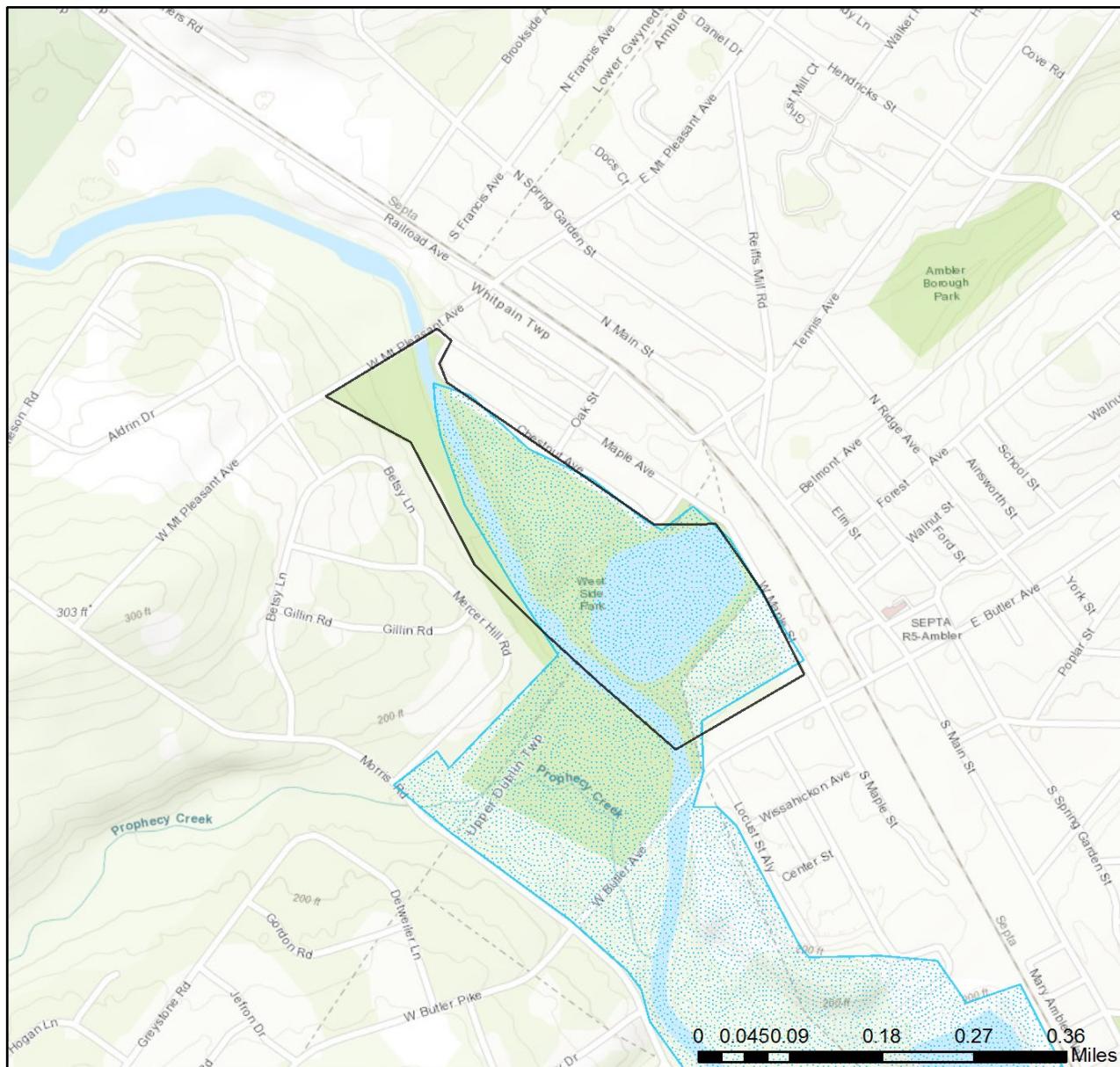
**Decimal Degrees:** 40.155361 N, -75.229757 W

**Degrees Minutes Seconds:** 40° 9' 19.3009" N, 75° 13' 47.1252" W

## SEARCH RESULT SUMMARY

| Conservation Planning Category | Detected Area Summary |
|--------------------------------|-----------------------|
| Important Bird Areas           | 1 area                |

## Wissahickon Park



- Project Boundary
- Important Bird Areas



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo,

**Important Bird Areas (IBAs)**

These are areas recognized as being globally important habitat for the conservation of bird populations. Currently there are about 10,000 IBAs worldwide. The program was developed and sites are identified by BirdLife International.

| IBA Site Number | Name  | Reference            |
|-----------------|---|----------------------|
| 2135            | Fairmount Park and Benjamin Rush State Park | <a href="#">Link</a> |

For additional information about the Pennsylvania Natural Heritage Program, visit the website at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us) or you can email your questions and comments to [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov).



## U.S. ENVIRONMENTAL PROTECTION AGENCY—REGION 3

DELAWARE, MARYLAND, PENNSYLVANIA, VIRGINIA, WEST VIRGINIA, AND THE DISTRICT OF COLUMBIA



# BORIT ASBESTOS SUPERFUND SITE Record of Decision (ROD) and Responsiveness Summary Completed

After considering input from the community and from the State, the U.S. Environmental Protection Agency (EPA) selected the recommended cleanup option to address waste, soil and reservoir sediment at the BoRit Asbestos Superfund Site, located in Ambler, Montgomery County, Pennsylvania.

The cleanup remedy incorporates the work that has already been completed at the Site. This work includes covering the asbestos-containing wastes, soils, and reservoir sediments with geotextile, and a minimum of 2 feet of clean material. The remedy will also require post-construction sampling, routine inspections, long term operations and maintenance, and land-use controls.

The BoRit Asbestos Superfund Site ROD (and Responsiveness Summary with submitted comments) is available for review at: <https://semspub.epa.gov/src/document/03/2244733>

Or visit:  
**BoRit Information Repository**  
Wissahickon Valley Library  
Ambler Branch  
209 Race Street  
Ambler, PA 19002

### Please Contact Us!

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## U.S. ENVIRONMENTAL PROTECTION AGENCY MID-ATLANTIC REGION

DELAWARE, MARYLAND, PENNSYLVANIA, VIRGINIA, WEST VIRGINIA, AND THE DISTRICT OF COLUMBIA



Ambler, Pennsylvania

August 2018

### AMBLER ASBESTOS PILES SITE: SITE UPDATE

In June 2017, a remedy optimization project began at the Ambler Asbestos Piles site. The project, which is now completed, included repairs to the soil cap and the drainage systems on the site, which were originally installed in the early 1990s. Air monitoring did not show any exceedances of EPA's action level for asbestos in air during the work. EPA continues to perform quarterly inspections to monitor the site.

Work will continue, through Spring 2019, on the site to remove 15,000 cubic yards of fill material, unrelated to the site, that was previously placed near the site cap. Additional truck traffic may be expected on Butler Pike, S. Chestnut, Locust, and S. Maple Streets. Controls to minimize construction traffic will be coordinated with Ambler Borough.

For more information about EPA's work in Ambler, visit:  
[www.epa.gov/ambler](http://www.epa.gov/ambler)

### Contact us

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## News

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[http://www.montgomerynews.com/amblergazette/news/new-boys-girls-club-location-opens-in-west-ambler/article\\_84eed1ee-c6b8-531e-baa2-ead67d7b3514.html](http://www.montgomerynews.com/amblergazette/news/new-boys-girls-club-location-opens-in-west-ambler/article_84eed1ee-c6b8-531e-baa2-ead67d7b3514.html)

[EDITOR'S PICK](#) [FEATURED](#)

### New Boys & Girls Club location opens in West Ambler

Nearly a decade in the works, new branch in West Ambler holds grand opening, welcomes students

By Thomas Celona tcelona@21st-centurymedia.com @thomascelona on Twitter Sep 12, 2017



Whitpain Supervisor Fred Conner and local children cut the ribbon at the grand opening celebration for the new Wissahickon Valley Boys & Girls Club Sept. 6.

Thomas Celona — Digital First Media

WHITPAIN >> When the school buses rolled through the West Ambler neighborhood on Monday, there was one new stop: the brand new Wissahickon Valley Boys & Girls Club.

And as the 60 students entered the new facility for their first day, club officials finally saw all their planning come to fruition — planning that had been going on for longer than many of the children have been alive.

The North Penn Valley Boys & Girls Club, which also operates clubs in Lansdale and Souderton, has officially launched its Wissahickon Valley branch in a new facility at 250 Maple St. in the West Ambler section of Whitpain Township. The organization held a ribbon-cutting ceremony Sept. 6, with the 60 students from the Wissahickon School District being bused to the club for the first time Sept. 11.

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The new Wissahickon Valley Boys & Girls Club is located at 250 Maple St. in the West Ambler section of Whitpain Township.

Thomas Celona — Digital First Media

The idea for a new club in West Ambler dates back to 2008, when officials from the Boys & Girls Club and partner organizations began looking for a potential home in the Wissahickon Valley.

Plans took a major step forward in the fall of 2015, when club and township officials announced an agreement of sale had been reached for a property at 350 Railroad Ave., with plans for a three-story club in the works. That sale did not come to fruition, with the focus then switching to developing an interim facility at the 250 Maple St. site.

Work at the new site began this summer, taking approximately 2½ months to complete, according to North Penn Valley Boys & Girls Club CEO Bob Kreamer.



Local children and officials walk down Maple Avenue with a police escort to the new Wissahickon Valley Boys & Girls Club as part of the grand opening celebration Sept. 6. At center are Whitpain police Chief Ken Lawson and township Supervisor Adam Zucker.

Thomas Celona — Digital First Media

Officials stressed the interim nature of the current modular building, noting there are larger things to come for the club. Whitpain Township has repeatedly expressed its interest in reopening the nearby Whitpain Park — which is part of the BoRit Asbestos site — with plans for a permanent Boys & Girls Club facility being a focal point of those plans.

"This is almost overwhelming," Kreamer said at the ribbon-cutting. "Trust me, this has been 10 long years."

"We are beyond excited to be in this community," he said. "This is where we wanted to be. There was never any question about that for us. We felt like we needed to be here."

Organizers narrowed in on the West Ambler neighborhood as an ideal location for the new club because of its proximity to neighborhoods that would yield students for the program.



CEO Robert Kreamer, second from left, and Donna Kreamer, director of development, greet visitors at the grand opening of the Wissahickon Valley Boys & Girls Club Sept. 6. Bob Raines — Digital First Media

"We knew coming in from the school district and the township that there are 90 kids within a six-block radius who fit our mold," Kreamer said, also noting the club's proximity to South Ambler and Penllyn.

The 7,000-square-foot facility features a total of seven classrooms, one of which has a kitchen.

"Primarily it's a school setting," Kreamer said. "We'll be working with them to help them with their homework each and every day."

At the present time, 60 students in grades one to five selected by the Wissahickon School District will participate in the after-school programming.

"The kids who are having the most difficulty academically, they're going to be the first kids selected," Kreamer said. "They also have to be low-income and on the free and reduced lunch program."

Students will receive assistance with their homework from 3 to 6 p.m. every day. Instructors at the club — there will be one teacher per grade, plus an aide in each classroom and additional staff for activities — are in contact with students' teachers each day, according to Kreamer.



Area residents mingle at the grand opening of the Wissahickon Valley Boys & Girls Club on Maple Street in West Ambler Sept. 6.  
Bob Raines — Digital First Media

After the homework period, students will participate in activities, such as arts and crafts, basketball, cooking, flag football, and soccer, according to Kreamer.

"We'll be offering other things because it's mind and body," he said. "We want to encourage them to be physically active and take care of themselves."

Kreamer stressed the club will be more about just helping students ace tests or excel at sports, with the main emphasis being on preparing students for future success and supporting their families.

"That's what makes a community something special — when we're all looking out for each other, and that's what this building will stand for," he said.

The creation of a Boys & Girls Club is the latest and perhaps most noticeable effort to revitalize the West Ambler community. In the past several years, Whitpain Township has placed an emphasis on the three-block neighborhood nestled between the Wissahickon Creek and the SEPTA railroad tracks. After decades of significant flooding and ongoing impact from former asbestos facilities, the township created a revitalization plan in 2013. Actions implemented from the plan already include stormwater management and streetscape improvements, while the creation of the Boys & Girls Club also featured prominently into the plan.

Throughout the ribbon-cutting ceremony, officials emphasized the importance of building community and the capacity of the new club to help transform the future of West Ambler.



