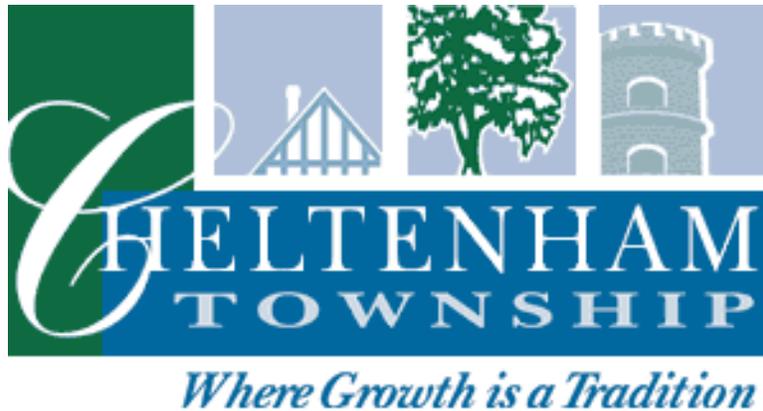


RICHARD WALL PARK

Master Plan



Cheltenham Township
Montgomery County
Pennsylvania

This project was funded in part by a grant from the Keystone Recreation, Park and Conservation Fund, Community Conservation Partnership Program, administered by the Bureau of Recreation and Conservation, Pennsylvania Department of Conservation and Natural Resources.



Cheltenham Township Board of Commissioners

Morton J. Simon, Jr., *President*
Michael J. Swavola, *Vice President*
Robert C. Gerhard, Jr.
Paul R. Greenwald
Charles D. McKeown
Jeffrey A. Muldawer
Harvey Portner

Wall Park Master Plan Committee Members

Stuart Appel, *Cheltenham Resident/Planner*
Alysa Canally, *Friends of Wall Park*
Alan Cohen, *Economic Development Task Force*
Barbara Duffy, *Open Space Committee*
Charles Farrington, Jr., *Ogontz Fire Chief*
Allan Gerson, *Cheltenham Resident*
Reynold Greenberg, *Historical Commission Chair*
Charles D. McKeown, *Township Commissioner*
Marvin Morganstein, *Cheltenham Jayvees*
Harvey Portner, *Township Commissioner*
Bruce Rangnow, *Cheltenham Athletic Association*
Jennifer Stackhouse, *Friends of Wall Park*
William Winneberger, *Planning Commission Chair*

Cheltenham Township Administration

David G. Kraynik, *Manager*
Bryan T. Havir, *Assistant Manager*
David M. Lynch, *Director – Engineering, Zoning & Inspections*
John Hoover, *Director – Parks & Recreation*

Prepared by:

Remington, Vernick & Beach Engineers, Inc.
922 Fayette Street
Conshohocken, Pennsylvania 19428

NAM Planning & Design, LLC
P.O. Box 86
Lahaska, Pennsylvania 18931

CONTENTS



| | |
|---------------------------------------|-------|
| Introduction | p. 1 |
| Master Plan Goals | p. 2 |
| Needs Assessment | p. 3 |
| Natural Resources | p. 9 |
| Culture and Heritage | p. 21 |
| Parking and Circulation | p. 27 |
| Maintenance and Security | p. 31 |
| Proposed Park Improvements | p. 34 |
| Financial Needs | p. 46 |
| Implementation Strategies | p. 49 |
| Appendix | p. 53 |
| List of Interviewees | p. 53 |
| Key Person Interview Questionnaire | p. 55 |
| Kick-Off Meeting Minutes | p. 56 |
| May Meeting Minutes | p. 60 |
| June Meeting Minutes | p. 65 |
| September Meeting Minutes | p. 69 |
| October Meeting Minutes | p. 74 |
| November Meeting Minutes | p. 77 |
| Existing Conditions Base Map | p. 81 |
| Existing Environmental Conditions Map | p. 82 |
| Existing Utilities Map | p. 83 |

INTRODUCTION



BACKGROUND

Cheltenham Township identified authorizing a Master Plan for Richard Wall Park as a goal during the preparation of its Open Space Plan which was completed in 2005. In 2004, a request for proposal (RFP) was issued by the Township for preparation of this Master Plan. The Richard Wall Park Master Plan was funded by Cheltenham Township and the Pennsylvania Department of Conservation and Natural Resources (DCNR). The partnership of Remington, Vernick & Beach Engineers and NAM Planning & Design, LLC was chosen by the Township to prepare this Master Plan.

RICHARD WALL PARK MASTER PLAN COMMITTEE

In early 2005, the Richard Wall Park Master Plan Committee was formed. Members included representatives of the Historical Commission, Open Space Committee, Park and Recreation Department, community groups and residents. Liaisons from the Township and the consultants also attended the committee meetings. The Richard Wall Park Master Plan Committee held six monthly to bi-monthly meetings to develop this Master Plan. The consultants in their proposal committed to a minimum of six meetings. The Master Plan Goals were established by the Committee early into the master planning process to act as a guide for the tone and direction of this document.

ADOPTION PROCESS

As the adoption process proceeds, this section will be revised. The Richard Wall Park Master Plan Committee will present a draft version of this plan to the Cheltenham Township Board of Commissioners during a regularly scheduled meeting, as well as to the community at a public hearing. Comments solicited from the public hearing will be incorporated into the final document. The Richard Wall Park Master Plan will also be reviewed and approved by the Pennsylvania Department of Conservation and Natural Resources (DCNR) prior to adoption by the Township. In addition to DCNR grants, grants from other agencies will be sought to implement many of the recommendations in this Master Plan. Upon completion of this plan, Cheltenham Township can commence implementing this Master Plan's recommendations by preparing proposals and applying for private organization and government agency grants.

EXISTING CONDITIONS

The Richard Wall House and Park were acquired by the Township in the 1930s. The Tookany Creek is the southern boundary and Church Road the northern boundary of the park. The majority of the park's acreage is used for active recreation. The Park has a regulation sized soccer field, three tennis courts, a basketball court, two playgrounds and a skate park. Wall Park is accessible by Wall Park Drive and a pedestrian bridge over the Tookany Creek. The Richard Wall House Museum lies in the 2.2 acre ellipse created by Wall Park Drive and Church Road. Three existing conditions maps (base, environmental and utilities) are provided in the Appendix.

MASTER PLAN GOALS



-  Maximize the use of Wall Park as a community resource.
-  Improve and balance Park facilities and programs to meet the current and future needs and interests of the community.
-  Afford a high level of protection and stewardship to Wall Park by identifying and protecting sensitive and important natural features most importantly, Tookany Creek and its riparian buffer.
-  Preserve the historic value of Wall Park to further educate the public of the Richard Wall House and its importance to the region.
-  Identify policies that will ensure the Park's safe operation, protect its historic, natural and recreational assets, and provide the greatest possible benefit to the public.

NEEDS ASSESSMENT



Key Person Interview and Survey Questionnaire Summary

The purpose of the *Key Person Interview* is to obtain information and determine the needs and interests of the community. Four groups of people within the Township were identified as having a vested interest and, or, could provide information or insights: Township Commissioners, Township Staff, Wall Park Steering Committee members and other community groups such as area businesses, Township task groups /committees and Park users.

Township officials were included in the key person interviews because they are the elected officials who represent their respective constituents in their ward. The Commissioners also are aware of the all the issues and upcoming plans of the Township and therefore have a broad perspective. Township staff are part of the key person interviews because they have professional expertise and experience into the issues at Wall Park and also understand the day to day issues in the Township. The Wall Park Steering Committee members are a mix of local businesses, Township task groups and committees and residents who have expressed an interest in partaking of the master planning process. Each of the key persons interviewed is listed in the appendix along with their position or relationship to the project. In addition, eight other people completed a key person form either verbally or in writing. Two people were randomly approached as they were sitting in Wall Park in May 2005. Three people responded to the survey placed on the Township website as did three people from the Historical Commission.

The two-page key person interview survey form was given to all requested key persons interviewed. They were emailed, sent a copy or had a copy dropped off to them. A total of 33 people responded out of the 36 *requested* interviews (91%). Six of the seven commissioners responded (86%). All eight of the Township staff responded (100%) as did all nine of the nine steering committee members (100%). Of the other twelve selected community people, ten responded (83%). (See appendix for the specific persons interviewed.) The other eight people who either were randomly contacted or voluntarily completed the survey, did not count in the 36 interviews. A total of 41 people (93%) completed the survey including random surveys and requested surveys.

Several school groups, Abington Friends High School and Penn State University Abington Campus had contacted the Township about volunteer opportunities to which they were referred to Wall Park. Fifteen freshman from Abington Friends and their teacher took a tour of the Park and the Creek area.

On September 9, 2005, Penn State University students came to Wall Park as part of their college class. Janet Starwood, Executive Director of Earth Force, provided an overview of environmental issues in general followed by a discussion and walk in the Park led by NAM staff. Earth Force, a national, non-profit educational organization, engages young people as active citizens to improve the environment and their communities now and in the future. They do so by training and supporting educators in programs that enable young people to lead community action projects focused on creating sustainable solutions to local environment issues in the

community. Earth Force encourages young people to look at the root cause of the issue and focus on creative solutions that address a public policy or community practice.

The students went on a tour of the Wall Park House and then conducted an extensive clean-up of the Tookany Creek and the Park. All nine students completed a modified survey. The nine students from Penn State University who filled out a survey form are counted separately since they do not have the familiarity with Wall Park and its issues. Subsequently, the survey was revised to address their one-time visit. Their responses are summarized separately on page six.

KEY PERSON INTERVIEW SUMMARY

Not everyone was able to respond to all the issues with full knowledge of the Park and its issues, so they answered to the best of their knowledge. The parking is the most significant and pivotal issue. Wall Park is largely a local park with only an occasional user from out of the area.

Parking

- General problem with insufficient parking. There are 44 spaces in the lot with an additional 12-15 spaces along Wall Park Drive.
- Problems especially during events - not enough parking.
- Parking deficiencies will increase as the first soccer season begins this fall.
- Wall Park House Museum should have adequate parking spaces when tourists come since the House is listed as a tourist attraction.
- The staff from the doctors' offices in the Yorktowne Professional Building and bank, park all day in the Township lot since their parking is limited. The owner of the professional building states that there is an unwritten agreement between the Township and the others on the opposite side of the Creek that they can park there.
- Old York Road Skating Rink patrons are a recognized issue. They park in the Township lot throughout the day and evening, taking up valuable public parking spaces.
- Workers from the office building on Bosler Road who park in the Township lot cross over the bridge to their offices.
- Two-way traffic is a problem. Many suggest a one-way street for safety as well as to provide for additional parking.
- The parking lot is unattractive and the landscape ineffective for screening and maintaining sight-lines.
- New ideas for parking were suggested:
 - a two-story garage
 - locate a new parking area at the undeveloped end of the Park near the Church Road bridge

Maintenance

- Mixed reviews. Some people felt the Park was well-maintained whereas others felt that trash could be better managed. Specific problems identified: forests are full of invasive plants and vines, the Creek is eroded, and the tennis courts full of leaves in fall.
- Old York Road skating rink trash receptacles are always overflowing and there is trash around them in the parking lot and in the Creek.

Usage and Future Programming

- Change existing Township ordinance that prohibits picnicking.
- Expand picnic area to include more tables.
- Remove the tot lot (older playground) or repair it, since it's currently unsafe, so younger kids have a place that is away from older kids and crowds.
- Need more shade around the new playground.
- Walking trail around the Park perimeter and connect with the Tookany Creek Trail system.
- More quiet areas for sitting/relaxing away from active recreation areas.
- Better coordination of programs to manage parking problem.
- Keep all the existing programs and facilities for teenagers since it will keep them out of trouble.

Historic /Recreation Balance

- The majority of people surveyed do not really know what is in the Wall House Museum or its historic importance. Some feel it is rarely open.
- It is underutilized, yet is an integral part of local history and focal point in the Park.
- Better signage and paths leading to the House would improve usage.
- Need more Township-wide community events to be held at Wall Park.

Environmental

- Tookany Creek is an important natural resource that is not visible at the Park.
- More access points along the Park to the Creek needed; greater connection to the actual Park.
- Some concerns about adding more impervious surface as a result of new facilities or programs recommended in this Master Plan.
- Creek is in bad shape - trash, debris, eroded and many feel the Township should put more emphasis on "fixing" the Creek.
- Forested areas need maintenance and invasive species removed.
- SEPTA's maintenance practices along the Creek need to be improved- dumping rock and parts.

Yorktown Development

- The majority of people claim they will cross the street to buy fast food and will most likely park there if there is no space at Wall Park.
- Biggest concerns expressed are about safely crossing Church Road from Wall Park.

Trends/Issues

- Community becoming more diverse ethnically and financially.

Other Issues

- Safety is not a major issue, but some claim to see illegal “deals” at the remote areas of the Park.
- Vandalism is a minor issue, but there are concerns that it may increase.
- Signage is not clear in the Park.
- Bathrooms need to be placed around the Wall Park House. Too far to go to the existing facilities.

PENN STATE STUDENT SURVEY SUMMARY

The student responses are summarized separately from the key person summaries since the students received a slightly modified survey to reflect the students’ one-time visit to the Park. They were given a brief discussion of the issues with which the Township must contend, unlike the other key persons who are more familiar with the issues in Wall Park over a longer period of time.

Parking and Vehicular Circulation

Many students thought that the parking lot was not sufficient for the use of the Park and the layout was not efficient use of the space. Carpooling and off-site parking was mentioned to keep the impervious surfaces to a minimum, knowing the impact of it to the Park’s appearance and the water quality. One incentive to carpool may be escalating gas prices.

Maintenance

The students all had a strong reaction to the large amount of trash in and around the Creek and parking lot. They noticed that a lot of the trash appears to come from the parking lot and gets blown or washed into the riparian buffer and Creek. They think that a more thorough and regular clean-up is needed considering the amount of trash they removed. They suggested that the Township “put out no littering signs, pick up after yourself.” They noticed that the construction workers from the Yorktown Development were sitting in their vehicles eating lunch. Some students suggested that the Township add more trash receptacles especially in the parking lot. Others felt that the Park is well-maintained but it is the public who disregards the Park by littering. Public education is necessary. Several students commented on how unattractive and unwelcoming the Park appears.

Usage and Future Programming

Many students are not familiar with the programs, but think that there needs to be more signage explaining the history and natural environments. More places to sit and view the Creek were suggested. Involve the community more to help with the clean-up of the Park.

Historic and Recreation Balance

There was not much of a response regarding this area. They do however think the historic aspect of the Park should be an attraction to more people.

Environmental

The students were quite knowledgeable about the larger picture of the environment especially the importance of clean water and how land use affects it. They stated that people need to see the direct result of their actions; if the Park remains dirty, it affects the whole community.

Yorktown Development

Not much of a response regarding this area. Some feel that in nice weather people will want to cross to the stores to get food.

Trends and Issues

Some stated that more traffic will bring more trash. The Park equipment seems to be up to date.

Top Issues

Trash and littering was the unanimous issue the students wrote about, followed by the lack of parking and water pollution/quality.

RECOMMENDATIONS

Parking and Vehicular Circulation

- Change Wall Park Drive to a one-way street to make the Park safer and provide additional parking spaces for parallel or angle parking.
- Reconfigure the parking lot to be more efficient in its interior circulation and to increase the parking capacity beyond the 45-46 spaces.
- Regrade the parking lot so the non-point source pollution does not run directly into storm drains and then into the Creek. Consider stormwater infiltration best management practices such as bioswales, infiltration strips, and porous paving.
- Improve the appearance of the parking lot through a new native landscape that is more in keeping with the native vegetation along the Tookany Creek.

Maintenance

- Develop a volunteer group to provide the more detailed maintenance of the forests, and athletic fields.
- Develop a preventive maintenance/management plan for all facilities and resources, as none currently exists. This also includes developing as-built plans for the entire Park as a major component of the park management plan.

Usage and Future Programming

- Change picnic ordinance to allow picnicking.
- Expand the picnic shelter area to allow for more overhead protection and picnic tables.

- Add more benches throughout the Park.
- Develop a trail system for walking within the Park and to connect with the other portions of the Township-wide Tookany Creek trail.
- Remove the old playground because the soccer boundaries fall inside the playground.

Historic Recreation Balance

Wall Park House Museum:

- Make it more visible and have a pronounced entrance.
- Have an interactive exhibits and signage.
- Connect a sitting area to it for passive interests, educational events.
- Develop a direct link to the Yorktown Development from the House.
- Sitting area for parents and caregivers needed adjacent to the new playground.

Environmental

- A major cleanup of the Creek is needed.
- Repair eroded banks, remove invasive species and employ the best management practices developed in the *Tookany Creek Watershed Management Plan*.
- Use pervious materials, techniques and train the public works staff how to do low impact maintenance.
- Highlight more about the Tookany Creek, but improve its appearance and provide educational information and signage.

Yorktown Development

- Everyone was interviewed before the Pennsylvania Department of Transportation decision: therefore, a definitive response could be not made. They felt they had to wait for PennDOT's response as to what is the acceptable way to safely cross Church Road.

Top Issues

- Parking.
- Better signage everywhere.
- Better use of Wall Park House Museum and property- signage, expand tours, hours.
- Walking path/trail.
- Creek improvements for a healthier Creek and an educated public.

NATURAL RESOURCES



TOPOGRAPHY

The topography of Wall Park is typical of the Piedmont landscape. The land is fairly level with gentle slopes with the exception of the steep slopes along the Tookany Creek. The Creek channel has been caused by the erosion of the bedrock geology primarily through the action of storm events and chemical breakdown. Elevations vary from a high point of approximately 190 feet in the northwestern area near the Church Road railroad bridge to the lowest point of 160 feet at Church Road in the northeastern area of Wall Park.

GEOLOGY & HYDROLOGY

The Park is underlain by the metamorphic and igneous geologic formations, predominately the Wissahickon Formation with small areas of gneiss and hornblende. The Wissahickon Formation is a phyllite comprised of quartz, feldspar, muscovite and chlorite. It is moderately resistant to weathering. This platy pattern can be seen along the exposed, weathered banks of the Tookany Creek.



Wissahickon Geology formation is exposed along the Tookany Creek.

SOILS

The soils in Wall Park are Urban Land/Urban Fill (Mb), man-made Land Schist and gneiss materials (MdB). Urban Land is created when native soils are disturbed by construction for homes or industry or active recreation. Soil conditions vary due to the amount of disturbance and or type of fill. There have been some reports that portions of Wall Park near the tennis courts

and new playground were used as a landfill at one time. Unconsolidated materials were seen when constructing the soccer fields and excavating for other facilities in the Park.

VEGETATION

Vegetation growing at the Richard Wall Park consists of the cultivated, ornamental planted vegetation and naturally growing plant communities. The estate-like, individually planted trees are in the vicinity of the House, along Wall Park Drive and the parking lot. The more naturalized, native and invasive species are found around the Tookany Creek and property boundaries.

The individual species of trees around the House are estimated to be at least one hundred years old. Their average caliper is two to three feet in diameter and their spacing appears to be random; however, the trees are sufficient to form a closed canopy around most of the House. There is an estimated 5.40 acres or 40 percent of closed canopy of the 13.47 total acres of the Park. The tree species include sugar maple (*Acer saccharinum*) beech (*Fagus sylvatica*), white ash (*Fraxinus americana*), slippery elm (*Ulmis rubra*), red and black oaks (*Quercus rubra* and *Q. velutina.*) and cherry (*Prunus spp.*).

The area under the trees is mowed and presents a nineteenth century English park-like quality. The landscape immediately around the House is largely a kitchen garden with other ornamental shrubs and plants that are maintained by the Wall Park House volunteers.

The front of the House is flanked by a grove of mature white pines (*Pinus strobus*) of about 75 to 100 feet, with recent plantings of ornamental trees such as cherry and dogwood (*Cornus kousa*). The back of the House facing out to Church Road has large trees with an average two to three foot caliper. Along the Wall Park Drive area are beech, hemlock (*Tsuga canadensis*), white spruce (*Picea glauca*) and a few large white ash (*Fraxinus americana*).



Mature trees around Wall House.

As of this report, several of these large trees lining Church Road on the property are to be removed as a result of the recently approved road re-alignment for the Yorktown Development, a shopping and office complex being built on the opposite side of Church Road from the Park. The Township's condition of this approval is that the trees be replaced. The Yorktown Development's consultant will be completing a final grading plan indicating the final elevations at the sidewalk along Church Road.

Across from the House in the vicinity of the mill remains near the Creek, there are coppers of 2 to 3 foot diameter sycamores (*Platanous occidentalis*) and white pines of the same size and age as pines near the House. Some of the white pines make up the riparian buffer, however they are declining due to the shade of the riparian buffer and the invasive vines climbing on and often overtaking them.

Several two to three inch caliper trees were planted along Wall Park Drive when the "Once upon a Playground" was built in 2004. In time they will provide shade; however, their small size provides insignificant shade especially when the sun is at its full intensity. Larger size shade trees or some overhead protection is needed.

Riparian buffers are areas of native plant communities that grow along the Creek banks. They serve as natural filters of pollutants in stormwater and runoff from the built environment and stabilize the banks and prevent erosion. Riparian buffers protect water quality by shading the water thus lowering the temperature, maintaining higher levels of oxygen for fish and other aquatic organisms. The tree roots along the Tookany Creek banks effectively hold the soil in place. The leaves that fall into the Creek provide food for aquatic life and increase the possibility of fish populations. Riparian areas also protect aquifer replenishment areas, the hydric and alluvial soils that are often found along streams.

The woodlands at Wall Park are the most significant natural amenity within the Creek corridor. The vegetation in the riparian buffer along the Tookany Creek is a mix of native and non-native or invasive vegetation characteristic of the disturbances often found in more urban and developed landscapes. A healthy woodland has a structure of canopy,



Concrete slabs line the Creek along many areas of the Wall Park.

understory, (i.e. redbud, dogwood and smaller canopy trees), shrub (viburnum, spicebush, dogwood) and ground or herbaceous layer (ferns, wildflowers - the “incubator” of the future forest). However, Wall Park is missing several of the woodland layers specifically the understory and ground layers due to invasive species and human disturbances namely trash and mowing close to the bank. Invasive plant species tend to dominate the composition. The opportunistic characteristic of invasive species, especially the Norway maple (*Acer platanoides*), knotweed (*Polygonium japonica*) and porcelain-berry vine (*Ampelopsis brevipedunculata*) will eventually overtake the future landscape if they are not eradicated. The riparian buffer will be in jeopardy long-term if a restoration plan is not instituted as the larger specimens are dying out and the native trees are not able to reproduce and compete with the invasive species.

In general, the composition of the estimated 118 feet long riparian buffer varies by Creek section and width. In the eastern section off Old York and Church Roads, the riparian buffer is highly disturbed and consists largely of only fragments of a woodland, large five inch to one foot caliper Norway maples, including the understory on both sides of the Creek. It appears that the parking lot of the professional office building off Old York Road has negatively impacted the health and stability of the riparian buffer and the Creek bank. There is no real sub-canopy or shrub layer to sustain the riparian buffer into the future. Many of the larger trees have been falling into the Creek as it widens to accommodate the upstream volume of stormwater. Poison ivy (*Toxicodendron radicans*) and annual herbaceous invasive species are the only existing ground layers.



Limited riparian buffer due to the closeness of the parking lot.

The parking lot is built up to the Creek bank, which has eliminated all but a few feet of the riparian buffer. Native one- foot caliper tulip trees (*Liriodendron tulipifera*) and red maples

(*Acer rubrum*) are interspersed among the invasive trees. The most dominant is the Norway Maples followed by the Tree-of-Heaven (*Alianthus*), knotweed (*Alianthus altissima*), bittersweet (*Cladrastris scandens*), porcelain-berry and Japanese honeysuckle (*Lonicera japonica*). These are all species that out-compete the native vegetation and thrive in this deprived environment. Extensive amounts of trash and old construction debris lie in the bank and in the riparian buffer. Not only does the trash create an unpleasant aesthetic for the Park, but also prevents the native vegetation from flourishing and functioning to protect the water quality.

Four (4) sycamores, with two to three foot diameters, can be found between the basketball court and the tennis courts. They appear to flank a former road or path that leads to old steps. The remains of the old stone steps, albeit hidden by dense vegetation, lead down the bank to the former water level. This area could be part of the interpretive history of the Creek and an access point to the Creek.



Remains of the old steps along the Tookany Creek.

The riparian buffer heading upstream near the SEPTA bridge becomes more diverse and less invasive, possibly due to less human activity. Red maple, beech, ash, tulip, and cherry are the representative natives, many of which are six inches to one foot caliper, along with old, scattered colonies of this association and smooth alders (*Alnus serrulata*). Other minor invasive species are wineberries (*ribes spp.*), Japanese honeysuckle and several escaped privet species (*Privet spp.*). Tree-of-Heaven has begun to form large colonies and weave itself into the wider areas of the riparian buffer in the upper reaches of the Creek channel. It needs to be eradicated.

Cheltenham Township has systematically undertaken restoration of the Tookany Creek banks and replanting the riparian buffer on the land it owns south of Wall Park. The riparian buffer within Wall Park needs to be restored to the ideal width of 75 feet on each bank. The concrete

slabs should be removed to restore the Creek's hydrological function and permit the native riparian vegetation to grow back and fulfill its major role in the Creek protection and filtration of non-point source pollution.

Several Cheltenham Township volunteers are participating in TreeVitalize, a program designed by Pennsylvania's Department of Conservation and Natural Resources (DCNR) to increase Southeastern Pennsylvania's tree cover and the benefits that trees offer. Nine hours of hands-on training will cover tree biology, identification, planting, proper care and working within the community. As part of the program, small grants are awarded to participating municipalities. The Township has secured a grant to purchase native trees to replant areas in Wall Park for spring 2006.

WILDLIFE

Habitat loss and landscape fragmentation are the limiting factors to a greater diversity of wildlife in Wall Park. The Creek and the surrounding woodlands are most likely hosting the main concentration of wildlife in the Park. The riparian area is the most important area for high ecological biodiversity. Wildlife in Wall Park is limited to urban species of squirrels, chipmunks and birds. An inventory of bird populations has not been conducted in the Park. Deer occasionally wander along the Tookany Creek corridor although there does not appear to be evidence of deer bedding down in the Park.

The northern water snake has been found abundantly in all areas of the Tookany Creek along with frogs and salamanders. There have also been reports of the box turtle and garter snake in the suburban-like habitats surrounding the Park.

WATER QUALITY

The Philadelphia Water Department (PWD) has conducted a biological assessment of the Tookany Creek in order to reduce its cost of treating the poor water quality in the upper reaches of the watershed, since it has combined sewer overflow (CSO). Combined sewers do not pose a threat to water quality during dry weather (when it is not raining), unless pipes are inadvertently leaking. However, during wet weather (when it is raining), combined sewers may fill and induce overflows through outfalls into the waterways. CSOs contain untreated sewage. Although the sewage is diluted with rainwater, it is nonetheless untreated sewage, which may contain bacteria such as fecal coliform from human and pet waste, and various other contaminants that wash off of lawns and streets. Initially, CSO outfalls were designed to protect the City when pipes became overloaded. The benefits of CSOs are preventing backups into homes and businesses, flooding in the streets, and pipes from bursting underground.

The PWD 2002 reports indicated that the areas that have limited riparian buffers have moderately to severely limited aquatic populations. PWD has launched an aggressive program to reduce the impairments in the entire watershed and has partnered with Cheltenham Township on several projects such as the Act 167 study and joint educational projects. The Tookany/Tacony-Frankford Watershed Partnership was formed several years ago and includes both Philadelphia and Montgomery County members and agencies.

“The Tookany/Tacony-Frankford Watershed Partnership is a consortium of proactive environmental groups, community groups, government agencies, businesses, residents and other stakeholders who have an interest in improving the Tookany/Tacony-Frankford Watershed.

“The goals of the initiative are to protect, enhance, and restore the beneficial uses of the Tookany/Tacony-Frankford waterways and riparian areas. Watershed management seeks to mitigate the adverse physical, biological, and chemical impacts of land uses as surface and ground waters are transported throughout the watershed to the waterways. The partnership seeks to achieve higher levels of environmental improvement by sharing information and resources.

There are no known Pennsylvania Natural Diversity Inventory (PNDI) or Montgomery County Natural Areas Inventory species within the Tookany Creek watershed. If the water quality and habitat along the Tookany Creek were improved, there could be a potential for extirpated species to return in the future.

HYDROLOGY

Wetlands

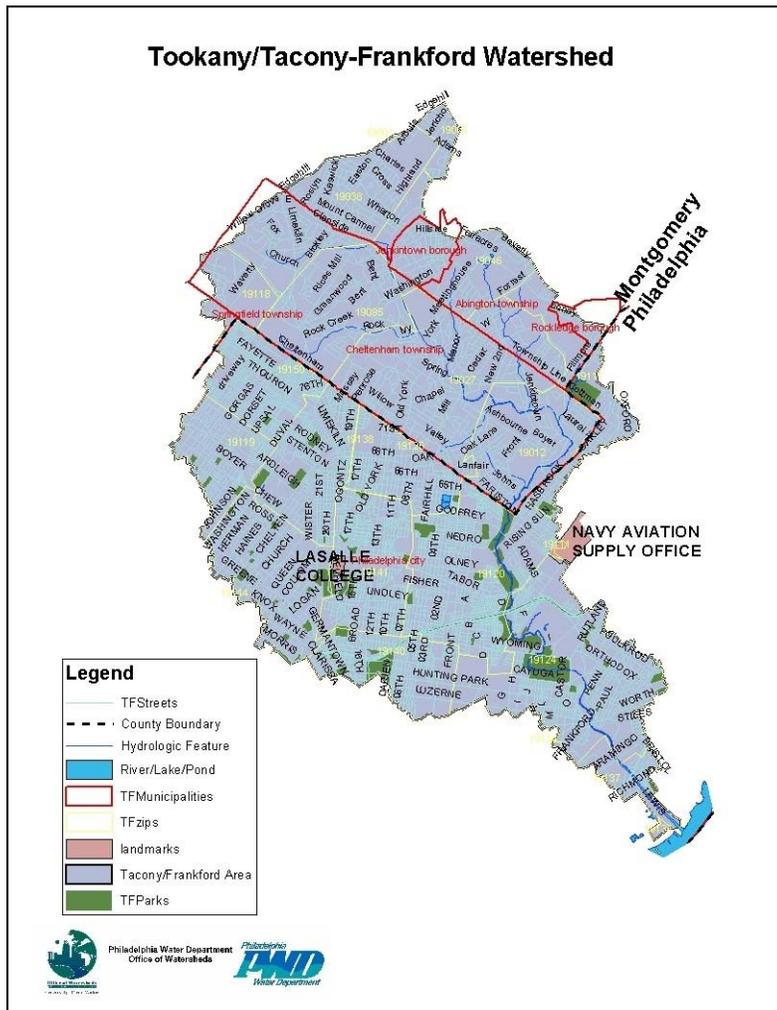
No wetlands exist in Wall Park according to the National Wetland Inventory (NWI), managed by the U.S. Fish & Wildlife Service. The NWI identifies wetlands from aerial photographs and is not field-verified. Any future site work at Wall Park will need site specific verification for regulatory purposes.

Floodplains

The floodplains are the land areas adjacent to the Tookany Creek channel that are subject to periodic inundation. The 100-year floodplain is the land area that has a one percent chance of flooding in a given year. The floodplain is important in minimizing erosion, storing floodwaters and filtering non-point source pollution. To date, the consulting team does not have the exact elevation of the 100 year floodplain. However, using the hydric soils, 4.09 acres or 31 percent of Wall Park are in the 100 year floodplain. The only building near the current floodplain is the bathroom facility.

The Army Corps of Engineers is in the process of developing a study to re-evaluate the watershed floodplain elevations due to the repeated and extensive flooding within the Tookany Creek Watershed. They were last delineated in the 1970s.

Map of the Tookany Creek Watershed



The Tookany Creek

The Tookany Creek is part of the larger Tookany/Tacony-Frankford Watershed. The Montgomery County portion represents 34.5 percent of the entire watershed, much of which lies in Cheltenham Township. The main branch of the Tookany Creek flows through Wall Park. It has varying widths of a riparian buffer, but it is not in good health. The EPA listed the entire watershed as impaired. In terms of water quality, the Tookany Creek is classified as warm water fisheries according to the Pennsylvania Code, Title 25, Chapter 93, “Water Quality Standards.” Non-point source pollution is the largest contributing factor and also the most difficult to control in any watershed.

The condition of the Tookany Creek channel at Wall Park is much like those found throughout the watershed. The banks are vertical and the Creek has been downcut over time. Most of the vegetation is growing inside the channel on steep or vertical banks since the riparian buffer is very small. Because of the downcutting, the Creek is disconnected from its floodplain. The

Creek is “flashy” and in its lower flowing summer months, its base flow is only two inches on average except in the few pools and riffles. The power of the Creek flow can be seen in the remnants of large articles such as cables, pipes and other debris that has been washed downstream and dropped out along the meanders of the Creek, or slowed at the narrow point near the pedestrian bridge.

The condition of the Creek channel varies within Wall Park. At the northwestern end of the Tookany Creek where it enters the Park under Church Road, the banks are armored with stone walls that were built by the Civilian Conservation Corps (CCC) in the 1930s. Parts of it have fallen into the Creek along with a pedestrian bridge. On the western bank slightly downstream from Church Road, a large culvert discharges the flow of the Rock Creek tributary of the Tookany from under the SEPTA tracks. Downstream from here, the stone walls on both sides of the Creek begin to disappear. Periodically, there is evidence of the stone walls, but for the most part, all that remains are small stone remnants.

Township efforts over time to stabilize the banks can be seen with broken concrete and non-indigenous rocks placed on eroded areas of the banks. The most serious destruction to the Tookany Creek was from the two tropical storms, Alison (2001) and Floyd (1999). These two 100-year flood events made it necessary for the Township to secure funding from Pennsylvania Emergency Management Association (PEMA) to make repairs to Creek structures such as the walls and gabions. Slightly downstream of the pedestrian bridge connecting to the skating rink, there is more evidence of repairs to the eroded bank and walls in the form of gabions and poured concrete. This is not effective in stabilizing the banks as it merely deflects the Creek’s energy downstream. Often, the Creek has unpleasant odors and is not a visually attractive feature.



View of the original wall, hand built rock wall and gabions used to hold the failing bank, looking downstream of the pedestrian bridge.

The Township's gravity-fed sanitary sewer runs parallel to much of the Tookany Creek. Some of the manholes are exposed as a result of the Creek eroding. The manholes are no longer parallel, but in the channel, as the Creek widened and became downcut in an attempt to accommodate the larger flows over time. An example is the manhole at the bottom of the remains of the steps. It is several feet above the present base flow of the Creek.

Wall Park bears the brunt of the Creek's force as stormwater exits the Church Road storm sewer, discharging a large volume with intense velocities at times from upstream. SEPTA believes the surge of stormwater entering the Creek at the upper end of the parking lot is jeopardizing the tracks as it washes out soil and gravel. (See map of the suburban section of the Tookany Creek watershed.) According to SEPTA a large part of the track undercutting problem is stormwater being transferred from upstream of the SEPTA Jenkintown train station. One proposal that SEPTA has investigated is using a portion of Wall Park as a regional detention basin to alleviate the downstream flooding and subsequent damage. However, the Township is not considering this concept since it would eliminate the multi-use fields which are integral parts of Wall Park.

Storm Sewers

The storm water at Wall Park flows into the Tookany Creek by means of overland flow and storm drains. Surveys and blueprints do not exist that show the exact locations of the stormwater conveyance system. It has been observed that there are numerous storm drain outlets discharging directly into the Creek from various areas of Wall Park. The pipes are from drain inlets along Wall Park Drive, the parking lot, the skate park, basketball, tennis, pavilion, carriage house and the Wall House roof drains. The roads and parking lots are major sources of non-point source pollution in the Tookany Creek. There should be some type of pre-treatment prior to discharging directly into the Creek as well as more on-site infiltration. The storm drains around the buildings run off and scour the grass lawn, creating eroded sediment and non-point source pollution that flows directly into the Tookany Creek. Although there is one rain barrel on the carriage house, it is not ample for the large volume of rain running off the roof. A cistern system or other infiltration system should be designed to recharge the ground water and prevent downstream flooding of the Tookany Creek.

RECOMMENDATIONS

Overall recommendations for the natural resources come out of the many studies performed in the Township including the draft *2005 Municipal Parks, Open Space and Recreation Plan*, *The Tookany Creek Watershed Management Plan*, Act 167 and also more in-depth inventory and analysis of the resources. They have been tailored to the site-specific needs of Wall Park.

The *Tookany Creek Watershed Management Plan* (2003) recommends several ways to mitigate the problems found in the Wall Park portion of the Tookany Creek. The most beneficial and cost-effective will be to alter the land management of the overall Park to allow for more infiltration prior to flowing into the Tookany Creek. This would be using a treatment training of stormwater best management practices, including mowing less of the Park, especially those areas not used for active recreation, and planting more of the riparian buffer where possible. Widening the riparian buffer to the ideal 75 feet on either side of the Creek would allow for greater

infiltration of stormwater as well as treatment of the non-point source pollution from paved areas of the Park and surrounding residential and business developments. In tandem with planting more large trees, adding more vertical plant stratification under the existing canopy trees would help in the stabilization of the banks and infiltration of stormwater. This will also allow for regeneration of the woodland and prevent further invasive species from encroaching into the remnants. Quality of life benefits will be an improved appearance of the Park and in an interest in, and education about the native vegetation and Creek. Wildlife habits will be also be enhanced, adding to the recreational opportunities of the Park.

The 2005 Municipal Parks, Open Space and Recreation Plan recommends similar options for Wall Park. One goal and action step is to connect the Tookany Creek Greenway by conducting a feasibility study from High School Park to Glenside. According to the recommendations, preserving the area for the Tookany Creek Trail is a high priority after protecting the flood prone properties.

Another goal is to protect the natural features of the Township, specifically “implement no mow zones as part of the riparian buffer corridor ordinance and also delineate no-mow zones in all public parks.” This must first be partnered with an aggressive invasive species removal program especially for the Norway Maples and Knotweed that are rapidly overtaking the native canopy. The Township has secured a Coastal Zone Management grant from Pennsylvania Department of Environmental Protection for Knotweed eradication for the entire length of the Tookany Creek. They also have an application pending for matching Department of Conservation and Natural Resources funds

If the bridge is to be repaired, it is suggested that in-channel work be done simultaneously. This is also an area that has extensive invasive species and would benefit from biotechnical restoration, specifically re-grading of the banks and replanting a healthy plant community that is functional and attractive. Currently, the invasive species dominate most of the riparian buffer. Educational exhibits should be developed about the Tookany Creek of its natural features of geology, hydrology, soils, and vegetation. This can be developed in conjunction with the greenway/trail network paralleling the Creek area and the historic/interpretive exhibits on Wall Park.

Specific planting areas:

- Large shade trees are needed at the new playground.
- Shade and visual and auditory buffering are needed along Church Road to attenuate the noise and visual impact of the continuous traffic. Native hedgerows will provide the densest screening, best filtering of non-point source pollution and offer the lowest maintenance along Church Road.
- Areas of ingress and egress to create more of a welcoming feeling at the road confluences.
- Parking lot screening from the Richard Wall House and Wall Park Drive.
- Dense visual and auditory buffering along the back area of the Wall Park House from the new Yorktown Development.

Other minor, but essential activities that need to be instituted are:

- Regular trash removal along the banks especially after a heavy storm; spring and fall clean-up is necessary to remove large objects washed downstream. Potential partners are the local schools such as Abington Friends and Penn State who have already offered their student volunteers to perform work in the Park.

FUNDING SOURCES

Funding is available from several environmental entities due to the high priority they place on improving water quality in impaired urban watersheds and restoration of riparian buffers. The Township has successfully implemented numerous grants and has also received several awards for their watershed stewardship. Building on these past achievements, specific projects within Wall Park may appear fundable to new and repeat funders.

A grant from the TreeVitalize program has been submitted to replant native trees at the Park possibly along Church Road or the riparian buffer in addition to the twenty replacement trees the Township has already ordered. Multiple year grants may be available to continue to fund this planting effort. The Montgomery County Extension service offers free tree saplings annually to non-profits and municipalities. The Township has utilized this opportunity in the past. The Pennsylvania Department of Environmental Protection's Growing Greener program supports watershed improvements that focus on water quality improvement projects in its identified impaired waterways. They are typically available annually and can often be turned over to the Coastal Zone Management Zone Grant program to improve water quality using innovative best management practices. Cheltenham Township was a recipient of The Five Star Challenge Restoration Grant in the biotechnical restoration of the Creek adjacent to the lower Tookany Creek parking area and in the design an educational sign and brochure about the watershed. The League of Women Voters offers small grants for water quality improvement projects and community education. The Township has also benefited from several years of funding small educational projects such as brochures and signage. PA DCNR may also fund implementation of this Master Plan's components especially the greenway and trail connection and restoration of the riparian areas.

Boy Scouts can develop and implement a riparian buffer project as part of their Eagle Scout Project. They will have to work on raising the funds to purchase the plants and oversee their troop in implementing the plan's recommendations.

Earthforce led a training session for Penn State students September 9. They can continue to foster this relationship at Wall Park as well as provide a thorough Creek and Park clean-up.

CULTURE AND HERITAGE

RICHARD WALL HOUSE

Existing Conditions

The *Cheltenham Township Master Plan* (2005) states that “the most important historic landmark in the Township is the Richard Wall House.” The original section of the House was most likely constructed in 1682. A portion of this building is still visible in the basement of the present-day Wall House. The House was expanded and remodeled number times, including in 1730, 1760, 1805, 1860 and 1927. Over the years, a number of structures laid on the House’s property including barns, tenant buildings, and mills. However, only the Wall House, its spring house and carriage house still remain.

The House was acquired by the Township in 1932 and the entire “Bosler Estate” (which now is Wall Park) was acquired in 1934. The site was placed on the National Register of Historic Places on June 28, 1979.

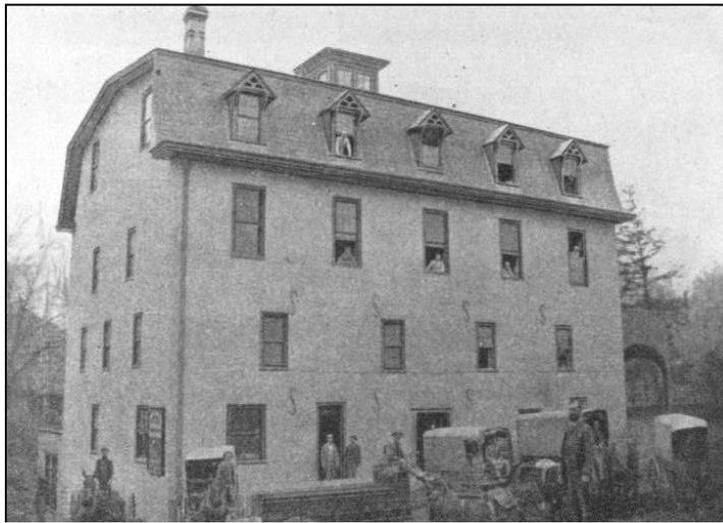
Richard Wall, the Park’s namesake, was the first owner of the property and house and is considered to be one of the Township’s Founding Fathers. Wall was one of the “First Purchasers” who was deeded a land grant by William Penn when the Commonwealth of Pennsylvania was founded. Wall was actively involved in the religious, political and social growth of the new colony. Quaker (The Society of Friends) services were held in the house until the Abington Friends Meeting House was completed in 1700.



The Richard Wall House

Over the years, the Wall estate passed through marriage and purchase to the Shoemaker and then the Bosler Families. During the Bosler's ownership the house was known as "The Ivy." The name of the house is recognized in the Pennsylvania Historic Marker along Wall Park Drive and "The Ivy" is carved into the stone gate posts at the end of the House's private driveway. After the House was purchased by the Township, the Township Manager and others lived there until 1968. This may make Wall House the longest continuously inhabited home in Pennsylvania.

Since at least the 1740s a grist mill operated on the estate at the Tookany Creek. A mill was located on the property until 1927 when the Cheltenham Flour Mills was demolished. The mill was powered by a mill race created by the damming of the Tookany Creek. The mill race was filled during the 1920s. Mill stones can be seen around the Wall House property today.



The Bosler Mill circa 1900

The Richard Wall House has been operated as a museum since the 1980s and is staffed by volunteers from the Historical Commission. The Museum is open to the public on Sundays from one o'clock p.m. to four o'clock p.m. The Township is currently applying to the American Association of Museums in order to become an accredited museum and is applying for grants from the Institute of Museum and Library Services to help promote the history of the Township.

The Museum has a large collection of articles reflecting the history of Pennsylvania, Cheltenham Township, and the estate itself. The Museum presents large exhibits throughout the House that reflect a theme chosen by the committee and smaller exhibits that are shown in display cases. The large exhibits are typically changed twice a year. Popular exhibits, such as the military-themed and wedding exhibits, have stayed up longer. The smaller case exhibits are changed more frequently. When the large exhibits are changed an opening day reception is held.

During the Sunday open house hours the amount of visitors often depends on whether the House and its exhibits have received recent press. The number of visitors varies from none to perhaps as high as ten. The House also hosts occasional walking or bus tours. A candlelight tour of the House has been held in the past to coincide with Halloween. Questers Clubs once visited the House quite frequently, but as most of the clubs in the area have already visited the House, they

no longer visit. Questers are an international group that promote the preservation and appreciation of antiques and historic buildings. Questers often provide funding for places they visit.

In addition to tours, the Museum's volunteers try to have speakers at the House, such as for Black History Month. Education programs are also available at the House and are detailed in the Community Involvement section of this chapter. The carriage house also occasionally hosts community meetings, such as for the Cheltenham Multi-Faith Council.

Market Day is an annual fundraiser held for the benefit of the Richard Wall House Museum. Crafts, collectibles, and memorabilia vendors set up stalls in Wall Park. The lack of parking at Wall Park has been an issue at previous Market Days.

The Historical Commission used to operate another annual fundraiser for the Museum, an antiques show. The antiques show was held at Cheltenham High School. However, the volunteer who organized the event found that it was increasingly difficult to attract vendors and to coordinate the event with the high school.

Receiving adequate funding to operate the Wall House Museum and its programs has been difficult over the past few years. The Township has funded capital improvements to the House from its capital budget and from the financial assistance of state grants. The Township in the past has annually provided a \$4,000 contribution to the Commission's operating and program expenses. A budget from the Township was received by the Historical Commission for the 2006 fiscal year.

The following comments were made by the survey respondents regarding the Wall House Museum:

- The majority of people surveyed do not really know what is in the Wall House Museum or its importance. Some feel it is rarely open.
- It is underutilized, yet is an integral part of local history and focal point in the Park.
- Better signage and paths leading to the House would improve usage.

Survey respondents recommended that awareness of the House could be improved by:

- Making it more visible and having a pronounced entrance.
- Having interactive exhibits and signage.
- Connecting a sitting area to the House for passive interests, educational events.
- Developing a direct link to the Yorktown Development from the House.
- Providing a sitting area for parents and caregivers needed adjacent to the new playground.

Recommendations

Although the Wall House was placed on the National Register of Historic Places in 1979, the application made the boundaries of the property unclear. The boundaries of the National

Register nomination should be revised to include at least the ellipse within Wall Park Dive where the House is located (2.2 acres) and evaluate the appropriateness of incorporating the area where the Cheltenham Flour Mill once stood.

The exact location of the mill foundation is unknown, but its general location is north of the Creek near the eastern entrance to Wall Park. The Township and the Historic Commission may one day wish to pursue the archeological excavation of the site. In the meantime, the Township should restrict building in the general area of the mill foundation. An infrared scan of the Park (using metal, magnetic and ground penetrating radar) would be able to locate not only the location of underground utilities, but also buried stone foundations. Before any additional construction occurs in Wall Park, the Township should consider using an infrared scan to create a detailed underground map. For the time being, the mill foundation area should become part of the “no-mow” riparian buffer area.

The *Richard Wall House Historic Structure Report*, was conducted by Cope & Lippencott Architects in 1981. The Township undertook a major restoration of the House per the *Historic Structure Report*'s recommendations. In 1999 the *Richard Wall House Architectural Conservation Assessment* was prepared by the Preservation Design Partnership. The *Architectural Conservation Assessment* includes an appraisal of the existing conditions and recommendations on how best to restore and preserve the Museum and its collection. The Township and the Historical Commission should continue to implement the recommendations set forth in 1999 report. One major issue highlighted in the *Architectural Conservation Assessment* is the importance of having a climate-controlled room to house documents and important collection pieces. Currently, one climate-controlled room is available in the basement of the Wall House. Expanding the amount of climate-controlled space should be a priority.

Greater publicity is key to attracting more visitors and possible donors to the Museum. The Township and its Parks and Recreation Department should highlight events and programs at the House more frequently in their newsletters, brochures, annual calendar and website. The Historical Commission should hold more special events, such as tours, receptions, and speakers at the Museum. The Commission may also wish to reach out to other historic properties in the Township and the County to promote multi-site tours and cross-promotions. The addition of a garden seating area around the Wall House and new signage (detailed in the Proposed Park Improvements Chapter) will bring more attention and activity to the Museum by general park users.

However, funding and manpower are large obstacles to promoting and up-keeping the Museum. The Historical Commission and the Township should work together to create a consistent source of funding for the Museum. The profits made from Market Day and donations raised from other events should be held in a fund for the Wall House. The fund would help pay for improvements to the Museum, expanding and caring for its collections, and marketing. If enough money is available the Historical Commission may consider hiring a consultant or part-time employee to help with their marketing and organizational needs.

COMMUNITY INVOLVEMENT

Existing Conditions

The Cheltenham Township Department of Parks and Recreation runs several programs at Wall Park including the playground program day camp, tennis lessons, equestrian lessons and Carnival Night. All of these programs occur during the summer. The programs are open to Cheltenham Township residents. In addition to the Township's involvement in Wall Park, there are three community groups that are highly active with the Park. They are the Historical Commission, Friends of Wall Park and the Cheltenham Jayvees.

The Historical Commission volunteers at the Richard Wall House run a number of educational programs at the Museum in addition to tours and special events. Fourth grade students from the Cheltenham School District come once a year, usually in the spring, for a tour of the House. Students learn about general Pennsylvania and Cheltenham history. Additionally, the students are told about life during colonial times and are given a tour of the House's special exhibits. Typically, four classrooms of children come every year to the House from the Myers Elementary School. The children from the Myers School walk over to the Park for a tour of the House and later play in the Park as part of the field trip. Other district elementary schools have also come to the House for school trips. However, funding for school buses has been limited and typically the other three elementary schools, Cheltenham, Glenside and Wyncote Elementary Schools, do not participate in the program.

As part of Cheltenham High School's honors history class, students are trained as docents by the Historical Commission volunteers at the Richard Wall House. Students learn about the history of the Wall House and its collections. Often students become interested in particular aspects of the House's collection, such as tools or costumes, and pursue specialized studies in these areas.

It is anticipated that the University of the Arts in Philadelphia will also have a costuming class visit the House. An internship program may come out of this class trip.

The Friends of Wall Park is a volunteer group that raised the money to build the new playground facility, "Once upon a Playground." The community-built playground was completed in May 2004. The Friends of Wall Park raised money through a variety of fundraising events and by selling personalized pickets for the fencing around the playground.

The Cheltenham Jayvees have been active for over 70 years. This volunteer group provides youth soccer, basketball and hockey programs. At Wall Park the Jayvees spearheaded the athletic fields change from two softball fields to a regulation-size soccer field. The Jayvees also provided the funding for the field's lighting installation which was completed in early 2005.

Recommendations

The Township should continue to run various programs at the Park and highlight these programs in their park programs brochures. The brochures should also highlight any programs and events occurring at the Wall House. Respondents to the survey also felt that more community events

should occur at the Park. While Carnival Night was held in 2004, one was not held in 2005. The Township should hold more events at the Park in cooperation with the community groups that are highly active in the Park (the Historical Commission, Friends of Wall Park, and the Cheltenham Jayvees).

It is important that the educational programs should be taken advantage of at the Wall House. Securing funding for bus transportation would ensure that all the fourth grade students in Cheltenham will have the opportunity to learn hands-on about the history of Pennsylvania and Cheltenham. The Wall House gives children the chance to see how their predecessors lived in the 18th, 19th and 20th centuries. The parking lot areas and driveways in all of the concepts are configured to allow school buses to access the Park.

The Township should encourage the Friends of Wall Park and the Cheltenham Jayvees to continue remaining active in the Park. These two community groups have shown that major improvements can be achieved when there is strong community support. Their support in implementing the recommendations set forth in this Master Plan is crucial to its success. The Friends of Wall Park and the Jayvees could be particularly effective in fundraising for the proposed equipment storage building, food stand, pavilions, shade structure and new playground surface which are discussed further in the Proposed Park Improvements Chapter. Their organizational abilities could also be effective in addressing Park maintenance issues.

PARKING AND CIRCULATION



PARKING

Existing Conditions

The lack of parking was found by the key person survey to be the leading problem facing Wall Park. The current lot has 45 spaces, two of which are handicap accessible. Often parking overflows illegally onto Wall Park Drive. Parking issues are exacerbated by the use of non-park patrons using the Township parking lot. The Township lot is easily accessible by the pedestrian footbridge that crosses Tookany Creek to commercial uses located on Bosler Road. The Old York Road Ice Skating Rink has an agreement that allows their patrons to use the Wall Park lot. However, employees from offices on Bosler Road also use the Township parking lot. Parking demand is highest during events, especially soccer games.

Recommendations

Concept 1 proposes a total of 57 parking spaces. Thirty-nine are located in the reconfigured parking lot. Eighteen angled parking spaces are proposed along Wall Park Drive.

Concept 2 proposes a total of 83 parking spaces. Thirty-nine are located in the reconfigured parking lot, 28 in the new parking lot. Sixteen parallel parking stalls are proposed along Wall Park Drive.

Concept 3 proposes a total of 98 parking spaces. Forty-seven near ninety degree parking spaces are located along Wall Park Drive and 52 parking spaces are located in the main parking lot.

Further, the Township should pursue more formalized parking agreements, such as parking permits, with the Yorktowne Office Building and the Old York Road Skating Rink. However, this may be difficult to enforce. Therefore, the Township may wish to remove the pedestrian bridge over the Tookany Creek. The entire length of the bridge lays on Township property; only the steps leading to the Wall Park side of the bridge lies on the skating rink's property. However, if removing the bridge is not feasible, the bridge should be improved. Currently the bridge is poorly maintained and lit. Additionally, there are worsening gaps between the guide rails and floor of the bridge. The Township should work with the skating rink to repair or replace the existing bridge. Any work to the bridge must take into consideration the sewer line that runs beneath it.

VEHICULAR CIRCULATION

Existing Conditions

Currently Wall Park Drive allows two-way circulation. However, this circulation pattern causes issues with traffic flow within the Park and from Church Road. Additionally, due to the frequent

lack of parking available in the parking lot, vehicles are often parked along Wall Park Drive; thereby hindering two-way traffic flow. The curvature of Church Road and the speed of traffic makes entering and exiting the Park difficult. Specifically making a left turn to enter and exit via the eastern end of Wall Park Drive to or from Church Road is extremely dangerous. With the completion of the Yorktown Development and its access driveway onto Church Road, left hand turns will become even more dangerous at the Drive's eastern access point.

Recommendations

Concepts 1 and 2 propose one-way traffic along Wall Park Drive in order to create safer driving and parking conditions. The entrance to the one-way drive would be the western end of the Drive. Exiting would occur at the eastern end of Wall Park Drive where left hand turns would be prohibited.

Concept 3 recommends that the eastern access point to the Park be removed entirely. This would allow for two-way traffic at the remaining western access point. The traffic pattern within the parking lot would allow vehicles to circulate internally. In order to have the driveway removed, a HOP, Highway Occupancy Permit, from the Pennsylvania Department of Transportation (PennDOT) will be necessary since Church Road is a state road. This application should be done in conjunction with the pedestrian crossing improvements which are discussed below.

PEDESTRIAN CIRCULATION

Existing Conditions

The *Tookany Creek Watershed Management Plan* and Cheltenham Township's *Open Space Plan* (2005) both recommended that a pedestrian trail system be implemented along the length of the Tookany Creek through Cheltenham Township. The plans recommend that Wall Park's portion of the trail should be located internally. No trail now exists in the Park. Currently, sidewalks line Wall Park Drive.

There are no pedestrian crosswalks provided at the intersections of Wall Park Drive and Church Road. Additionally, there are no designated pedestrian crosswalks across Wall Park Drive within the Park. Overall, handicap access is hindered in the Park by a lack of handicap ramps and accessible paths.

A pedestrian bridge connects Wall Park to the commercial developments across the Tookany Creek, especially the Old York Road Ice Skating Rink. The Township, per a zoning board agreement in the 1950s, permitted the skating rink to use the Township parking lot located in Wall Park. At that time, the ice skating rink was a seasonal outdoor facility. Since then the ice skating facility has expanded and is now a year-round enclosed facility. Many patrons and employees of the skating rink and the office buildings located on the opposite side of the Tookany Creek also use the Township lot to park their cars.



Pedestrian Bridge connecting to the Ice Skating Rink

The realignment of Church Road due to the Yorktown Development located directly across Church Road from the Park will cause the edge of the Park from the western end of Wall Park Drive to its eastern end to be realigned. At the apex of this curve approximately 20 feet of the Park will be lost. This portion of the Park is within the right-of-way. The realignment of this segment of Church Road will cause the sidewalk to be reconfigured, the Park to be regraded, and several mature trees to be removed. The extent to which the Park will be cut into, the regrading, and the number of trees to be removed has not yet been finalized. The Township, as a condition of the Yorktown Development approval, has stipulated that the developer will finance the replacement of the sidewalk, the regrading, the removal of the trees and the replacement landscaping.

Recommendations

Trails are proposed to include Wall Park as part of an overall Tookany Creek trail system throughout the Township. It is recommended that the pedestrian bridge be reconstructed at the western end of the Park to allow the trail to tie in as close as possible to the trail at the Bird Sanctuary. Trails have already been constructed along southern portions of the Creek. The construction of trails proposed for Wall Park should be modeled after existing Tookany Creek trails. In addition to a trail running along the Tookany Creek, a trail is proposed around the soccer field to provide more exercise opportunities within the Park.

To promote pedestrian safety and handicap accessibility, clearly marked pedestrian crosswalks and handicap ramps should be provided at intersections and throughout the Park.

The construction of the Yorktown Development across Church Road from Wall Park raises concerns that park patrons will cross Church Road to access the shops at the Yorktown Development. Currently there is no safe way to cross Church Road directly from the Park. The conditions along Church Road, such as the speed of traffic, the curve of road, the slope of the

road downwards towards Route 611, and the high volume of traffic (which typically back up from the light at 611 past this the eastern entrance to Wall Park), are highly unsafe for pedestrian crossings from Wall Park. However, the Wall Park Master Plan Committee felt that as pedestrians are likely to cross regardless, the Township and the Yorktown Development should provide a method for pedestrian crossings.

If a traffic signal were considered for this area, the access driveway into the Yorktown Development would have to be realigned with the Wall Park access drive to a make straight (typical) intersection. However, due to this intersection's relatively low volume of traffic and proximity to the Church Road and Route 611 intersection, the installation of a traffic signal is not necessary. Additionally, traffic heading towards Route 611 on Church Road would need to be warned of the red light due to the curve and slope of the road if a red light were installed.

One area considered for a crosswalk and/or traffic signal is at the intersection of Church Road and the York Road Spur. However, since the shortest distance to the Yorktown Development is at the eastern intersection of Church Road and Wall Park Drive, it is likely that pedestrians will continue to cross at this location even if a crosswalk is provided in the traffic island area.

A pedestrian bridge was not considered appropriate for the site. Pedestrian bridges are extremely expensive and are highly underutilized especially for sidewalk to sidewalk crossings (as compared to building to building crossings). It is likely that pedestrians would continue to cross Church Road at grade.

Should a crosswalk be installed, the best location would be from the eastern end of Wall Park Drive to the Yorktown Development. A vehicular warning system would need to be installed to allow for reasonable vehicular and pedestrian safety. A vehicular warning system would consist of pedestrian crossing warning signs and flashing lights. Consideration should be given for the pedestrian crosswalk to be raised and patterned. The raised pedestrian crosswalk would act as a traffic table, a traffic calming device. The pedestrian warning system including signs and lights, as well as the traffic table will require an HOP, Highway Occupancy Permit, from PennDOT. This HOP application should include any and all proposed changes to Church Road including the removal of the eastern end of Wall Park Drive.

MAINTENANCE AND SECURITY

PARK MAINTENANCE

Existing Conditions

Primarily the park maintenance is handled by Cheltenham Township. Occasionally individual residents and organized clean-up groups also provide park maintenance. The Township removes trash, mows lawns, trims shrubs, removes leaves off the tennis and basketball courts, cleans and supplies the bathrooms, and provides general maintenance of the Park's amenities.

The trash cans are emptied three times a week by the refuse department. Trash is emptied more frequently during the summer when the Park is used for the Township-run day camp for a period of about six weeks. In addition to the emptying the Township trash cans, the refuse department also empties the Old York Road Skating Rink trash cans. Litter issues are the greatest around the basketball courts and the skate park.

The Township's parks maintenance crew mows the lawns, trims the shrubs, picks up litter, blows leaves and performs general maintenance. The Park is typically mowed and blown once a week during the warmer seasons. The maintenance crew also trims the bushes around Wall House Museum, provides leaf mulch for the Museum's garden, and ensures that there are enough chips for the playground. Once a day the bathrooms are cleaned and stocked. The bathrooms are opened every morning and locked every night by guards.

The following comments were made by the survey respondents regarding park maintenance:

- Park maintenance received mixed reviews. Some people felt it was well-maintained whereas others felt that trash could be better managed. Specific problems identified were the forests are full of invasive plants and vines, the Creek is eroded, and the tennis courts are full of leaves in the fall.
- Old York Road Skating Rink trash receptacles are always overflowing and there is trash around them in the parking lot and in the Creek.

Survey respondents felt that the park maintenance could be improved by:

- Developing a volunteer group to provide the more detailed maintenance of the forests and the athletic field.
- Developing a preventive maintenance/management plan for all facilities and resources, as none currently exists. This also includes developing as-built plans for the entire Park as a major component of the park management plan.

Recommendations

Litter is the most apparent and persistent park maintenance issue. The level of trash removal does not seem to be the reason litter is an issue, but rather caused by the disregard of park rules by patrons. The Township may wish to consider posting park rules prominently in the Park and

“Do Not Litter” signs near the skate park and the basketball courts where the litter problem is greatest.

The Township should also consider removing the Old York Road Skating Rink trash cans and replacing them with Township trash cans if the skating rink is not providing funding for park maintenance. In addition to the Township entering into a maintenance agreement with the Old York Road Skating Rink regarding the pedestrian bridge, the maintenance agreement should include trash removal from the Tookany Creek’s banks and streambed near the bridge and trash removal in the shared parking lot.

The facilities at Wall Park are by and large well maintained. However, the wooded areas and the Tookany Creek face major maintenance issues (as detailed in the Natural Resources Chapter) that the Township maintenance crew does not have the training or capacity to handle. Nevertheless, during the riparian buffer restoration, the parks maintenance crew should be trained in how to recognize invasive species and remove them, as well as how to upkeep the restoration. Additionally, community groups should be organized to help clean and maintain the Tookany Creek. The Township should also continue to work with groups such as Earth Force, an environmental group that provides educational programs for young people, to bring groups (such as Penn State students) to help clean and repair the riparian buffer. Community group involvement would be particularly valuable after major storms when large volumes of debris and trash are deposited in the Creek’s bed and along its banks.

A park maintenance schedule, if not already in place, should be implemented. The Cheltenham Jayvees care for the soccer field area by maintaining and repairing turf. The installation of an irrigation system is essential to keep the field’s turf healthy.

Exact utility locations are unknown throughout the Park. The Township should survey the Park to ensure that any new improvement projects do not create safety issues. A sewer line runs under the pedestrian bridge. Because of the pipe’s exposed location and proximity to the Creek, there is a danger that the pipe may leak contamination into the Creek. If there is any damage to the pipe it should either be repaired or, preferably, relocated. If the sewer line is running from the Wall House or the Old York Road Skating Rink, the line may be tied into the sewer line running along Church Road instead of running over the Tookany Creek.

SECURITY

Existing Conditions

Safety has not been a major issue at Wall Park. However, there have been some minor issues with vandalism. Vandalism has been centered around the skate park and the bathrooms. At the skate park there have been problems with graffiti, the skate park modules being moved and benches being damaged. The bathrooms are opened every morning and locked every night by the park guards. However, when the bathrooms have been left unlocked at night due to an oversight, the bathrooms have been damaged and used as a hang-out.

In addition to locking the bathrooms, the park guards help enforce park rules such as the Park hours and that dogs are kept on leashes. The park guards also ensure that the Wall House Museum is locked and secured. The Richard Wall House Museum has fire and security systems. There have been no safety or vandalism issues at the Wall House.

Emergency access is provided by Wall Park Drive. The Drive and the parking lot drive aisles as configured in all of the concept plans are sufficiently wide (25 feet) to provide easy maneuverability for emergency vehicles. Richard Wall House Museum is also serviced by a private driveway off of Church Road. Emergency vehicle have access the Park before when there have been injuries either from Wall Park Drive or Church Road itself. There have been no emergency access issues posed by the Park.

The survey findings on security are:

- Safety is not a major issue, but some claim to see illegal “deals” at the remote areas of the Park.
- Vandalism is a minor issue, but there are concerns that it may increase.
- Signage is not clear in the Park.

Recommendations

Currently, the Township has two park guards. The Township may wish to hire a part-time park guard to increase monitoring of the park system and improve park rule enforcement. An additional park guard would also be able to fill-in when a full-time guard takes time off. The park rules and “Do Not Litter” signs should be clearly posted.

By providing trails along the Creek and throughout the Park, increased park usage should help deter illegal activities in the Park. Additional lighting in the parking lot area could also help deter any illegal activities.

In Concept 3, the removal of the eastern entrance to Wall Park is proposed. Semi-impervious grass pavers are proposed to replace the existing eastern part of Wall Park Drive. Grass pavers will allow emergency access, grass to grow through and water to drain into the soil. The former entrance will remain open with no fencing or hedges. These precautions will allow further emergency access to the Park. The Township Fire prefers the retention of the eastern driveway. However, the Township Police Department favors the removal of the eastern access point of Wall Park Drive. All of the concepts propose a 24 foot wide drive aisle along the Wall Park Drive and with in the parking lots. This width drive aisle provides sufficient a turning radius for emergency vehicles.

PROPOSED PARK IMPROVEMENTS

RICHARD WALL PARK

Existing Conditions

Natural, historic and recreational resources are all offered at Wall Park. The Tookany Creek provides the southern boundary of the Park and is lined with trees. The Richard Wall House, a National Historic Site, lies within the Wall Park Drive ellipse and operates as a museum. A soccer field, two playgrounds, three tennis courts, a basketball court and a skate park are all located within the Park. A 45 space parking lot serves all these amenities.

Currently, the recreational uses overwhelm the historic and natural aspects of the Park. The quality of the Creek and its riparian buffer has been badly degraded. Meanwhile, the Richard Wall House remains a largely unknown and underutilized community asset. It is important that the proposed improvements to the Park reflect that a balance of these natural, historic and recreational resources needs to be struck.

Listed below are the major issues facing Wall Park as reported by the survey participants:

- Parking.
- Better signage everywhere.
- Better use of Wall Park House Museum and property: signage, expanded tours, and hours.
- Walking path/trail.
- Creek improvements for a healthier Creek and a greater educated public.

These concerns are reflected in the survey participant's list of usage and future programming recommendations:

- Change the picnic ordinance to allow picnicking.
- Expand the picnic shelter area to allow for more overhead protection and picnic tables.
- Add more benches throughout the Park.
- Develop a trail system for walking within the Park and to connect with the other portions of the Township-wide Tookany Creek trail.
- Develop the old playground in another location and upgrade the equipment that is outdated.
- The old playground needs to be moved because the soccer boundaries fall inside the playground.

In addition to the expertise of the professionals involved, the findings of the survey were the primary source used to site the proposed park improvements.

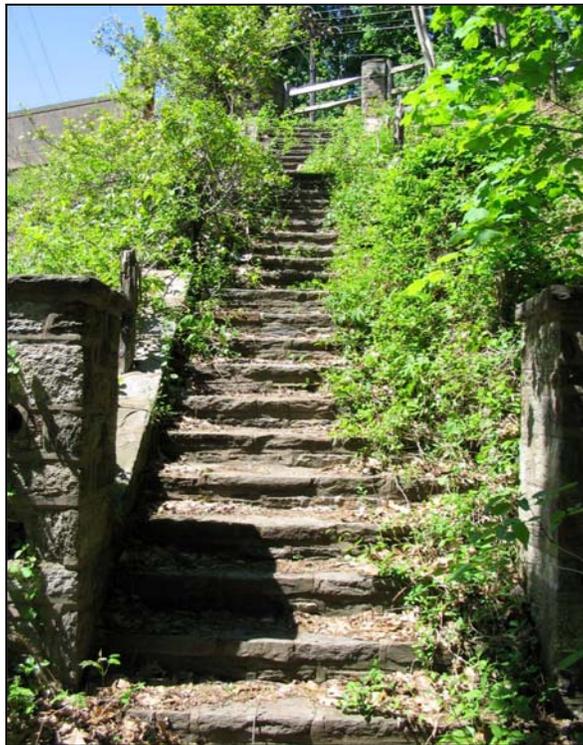
Recommendations

Three concept plans for Wall Park have been created for the Richard Wall Park Master Plan. The concepts were created using the base map and a collaborative process of site analysis involving landscape architects, planners and a GIS specialist. Each of the concept plans offers an alternative park design. The concepts and their cost estimates (outlined in the following chapter) should be viewed as a menu of options. A number of the proposed improvements to the Park are included on both concept plans. As parking and circulation have been identified as the most pressing issue facing the Park, the concepts differ the most regarding parking configuration. Additionally, the concepts differ regarding retaining the pedestrian bridge.

The following recommendations are common to all of the concept plans:

Trails

Each of the concept plans proposes a trail that differs slightly with the various parking configurations. However, on each plan the trail runs the length of the Park with connections to the Wall House and to the stairs at the far western end of the Park. In order to access these stairs the former pedestrian bridge over the Tookany Creek will need to be reconstructed. This will allow the trail to continue longer within the Park and to connect more easily to the Bird Sanctuary and Ralph Morgan Park. The trail will also loop around the soccer field to provide an internal exercise path. Signage and benches will be located along the trail.



Stairs to Church Road

Signage

New identification, directional and interpretive signage should be provided throughout the Park. Currently, the sign for the Old York Road Skating Rink is larger than the identification sign for Wall Park. Since the skating rink is not located within the Park and the level of skating rink patrons parking in the lot has become an issue, it is recommended that the sign for the skating rink be removed. However, if the Township continues to allow off-site signage on Township property, the signs should be replaced by the skating rink to conform to the Township's signage design standards. The Township should also be compensated for this advertising space. Additionally, the sign identifying Wall Park should be larger and easier to read. The main identification sign should also mention the Richard Wall House. A posting area should also be provided in the Park to inform visitors of community activities in the Park. An ideal location for this information area would be between the parking lot and "Once upon a Playground."



Identification Signage at the Park Entrance

Directional signs will allow visitors to the Park navigate and learn about the Tookany Creek trail system. The directional signs would show the location of the viewer on a map of the entire trail system and should be located throughout the Park and along the entire length of the trail system.

Interpretive signs should be located along the Creek, at the House and at the former site of the Cheltenham Flour Mill. Interpretive signs provide a short history or description accompanied by illustrations. The signs would illuminate the significance of the House as a historic house museum, the importance of the Creek and natural areas, and the history of the former mill. The sign for the mill would be located at the site of the mill foundation. In the future, if an archeological excavation of the mill foundation is undertaken, signage should illustrate the history, finds and scientific discovery process.



An Example of Interpretive Signage

All the signage should be coordinated and have a theme identifiable to the Park. The mill stones that surround the Wall House Museum would be a theme that recalls the history of the House, its inhabitants and the industrial past of the Tookany Creek.



The Mill Stones



Signage Example

Landscaping

New landscaping is recommended throughout the Park. As discussed in the Natural Resources Chapter, the riparian buffer along the Tookany Creek needs to be restored. The restoration of the riparian buffer will include increasing the “no-mow” areas at the far eastern and western ends of the Park, removing invasive species, improving the grading along the Creek banks and replanting the area. Landscaping is also needed to provide more shade throughout the Park and buffering from Church Road. Additional shade is especially important around the new “Once upon a Playground” project. Also new buffer plantings will be necessary with the removal of a number of trees along Church Road.

It is recommended that native plant species be used throughout the Park. A list of recommended plant species is listed below.

Native Plant List

Trees

| | |
|-----------------------------|------------------|
| Acer saccharum | Sugar Maple |
| Alnus glutinosa | Common Alder |
| Betula nigra | River Birch |
| Celtis occidentalis | Common Hackberry |
| Cercis canadensis | Eastern Redbud |
| Fraxinus americana | White Ash |
| Fraxinus pennsylvanica | Green Ash |
| Hamamelis virginiana common | Witch Hazel |
| Plantus occidentalis | Sycamore |
| Quercus alba | White Oak |
| Quercus bicolor | Swamp White Oak |
| Quercus phellos | Willow Oak |
| Quercus rubra | Red Oak |
| Quercus velutina | Black Oak |

Shrubs

| | |
|-------------------------|--------------------------|
| Aronia arbutifolia | Red Chokeberry |
| Aronia melanocarpa | Black Chokeberry |
| Clethra alnifolia | Summersweet Clethra |
| Cornus sanguinea | Common Dogwood |
| Ilex glabra | Inkberry |
| Ilex verticillata | Common Winterberry |
| Myrica pennsylvanica | Northern Bayberry |
| Rhus aromatica | Fragrant Sumac |
| Rosa virginiana | Virginia Rose |
| Spiraea latifolia | Broad-Leaved Meadowsweet |
| Vaccinium angustifolium | Lowbush Blueberry |
| Vaccinium corymbosum | Highbush Blueberry |
| Viburnum dentatum | Arrowwood Viburnum |

Seating Area

A garden seating area is proposed around the Wall House Museum on all of the concepts. By providing visitors a quiet place to enjoy the Park, more people will be drawn to the Museum and enjoy its architecture, history and gardens.



Examples of Garden Seating Areas

Pavilions, Food Stand, and Equipment Storage

It is recommended that the existing pavilion in the Park be removed. It is undersized and awkwardly located. New pavilions should be located near “Once upon a Playground,” the bathrooms and to the west of the tennis courts. Since picnicking is common in the Park, the prohibition on eating in the Cheltenham Park System should be lifted.

Picnicking is controlled by General Regulation Ordinance 1431, the Township should either repeal this ban from the entire park system or make an exception for Wall Park. The Township should also allow the pavilions to reserved or rented out for parties. The construction of a food stand or an area for vending machines should also be considered. By providing a place for food and drink to be purchased within the Park, park patrons may be less likely to cross over Church Road to the Yorktown Development. The food stand could be operated by the Township or by community groups when the Park is the busiest such as during the summer day camp and soccer games. An equipment storage area should also be constructed in the Park to allow storage of sports and park maintenance equipment. The style of any proposed structures should match or emulate the style of the historic structures with the Park.

Soccer Field Improvements

In addition to providing a storage structure for athletic and maintenance equipment, team benches and spectator benches should be provided. In order to ensure that the field is adequately maintained an irrigation system should be installed. Also, the Jayvees, who run the soccer program and maintain the field, should enter an agreement with the Township to allow the Jayvees to use the basketball court as hard surface practice area. Hard surface practice areas allow players to practice without damaging the field, which is particularly important if the field is wet.

Playgrounds

The fencing and some the playground equipment near the bathrooms has been removed to allow the new soccer field to be used. It is recommended that the remainder of the playground equipment and the water feature also be removed. Much of the remaining playground equipment is older and duplicates the new equipment at “Once upon a Playground.” Also the location of the equipment hinders the restoration of the riparian buffer in that area. The water feature, a shallow concrete bowl, may also not be up to current playground safety standards.

Further improvements can also be made to the new “Once upon a Playground” feature including a rubber surface, such as Pour and Play, instead of wood chips and the installation of a shade structure or canopy for this particularly sunny location.

Fencing

Fencing should be provided along the length of Church Road. The fencing will prevent children from running out into the road (chasing soccer balls, crossing at unmarked intersections) and provide a visual buffer. If a retaining wall needs to be built where the

Park is being regraded due to the Church Road improvement project, it is recommended that the wall be stone and ornamental with wrought iron fencing atop.

Paving

The private driveway to the Wall House needs to be repaved. In order to maintain the historic character of the House, stamped and colored concrete can give the driveway the effect of stone paving. Textured and color paving may also be used in other areas of the Park to reproduce an older, more historic look throughout the Park.

CONCEPT 1

The central lot is reconfigured to allow easier vehicular movement; this reduces the number of spots from 45 to 39 spots. The center entrance to the main parking lot is removed. Wall Park Drive is reconfigured for one way traffic entering at the western end and exiting at the eastern end. Additional parking is provided by 18 angled parking spaces along Wall Park Drive. The total number of parking spaces in this concept is 57.

The garden seating area is located to the east of the Wall House. The proposed food stand and storage area is accommodated by a westward expansion of the new playground. The food stand and storage area is flanked by outdoor seating areas.

This concept also shows the elimination of the two tennis courts nearest the Creek. Since the tennis courts are the most underutilized recreation facility in the Park, the Township may wish to consider removing these courts to reduce the amount of impervious coverage and increase the riparian buffer.

CONCEPT 2

The main parking lot and Wall Park Drive is reconfigured the same as it is in Concept 1. However, a new 28 parking space lot is proposed to the north of the tennis and basketball courts and an additional 18 parallel parking spaces along Wall Park Drive. The total number of parking stalls in Concept 2 is 85.

The garden seating area is located to the north of the Wall House Museum. The food stand and storage area is located to the south of "Once upon a Playground."

CONCEPT 3

Concept 3 retains only the western end of Wall Park Drive. The eastern end of Wall Park Drive is eliminated. This arrangement allows two-way traffic in and out of the Park at only one point along Church Road. By eliminating the eastern end of Wall Park Drive the dangerous traffic pattern caused by the configuration of Church Road, Wall Park Drive and the driveway for the Yorktown Development is also eliminated. Additionally, the removal of this intersection may discourage park patrons from crossing Church Road to the Yorktown Development. Concept 3 proposes 47 near ninety degree parking spaces along Wall Park Drive and 57 parking spaces in

the reconfigured main parking lot for a total of 98 parking spaces within the Park. The portion of Wall Park Drive from the end of the main parking lot to Church Road would be removed. The driveway would be replaced with grass pavers that would allow emergency vehicle access while allowing grass to grow through and water to drain into the soil. No hedging or fencing would be placed at the former driveway entrance; however, there would be no indication to the typical motorist that this is an entrance to or exit from Wall Park. Removal of a portion of Wall Park Drive offsets the increase in impervious surface created by the additional parking spaces. This concept also shows a separate food stand and equipment storage area. A shade structure is provided on the southern end of "Once upon a Playground." This is the Master Plan Committee's preferred concept.

CONCEPT 4

Concept 4 is identical to Concept 3 except that the eastern exit is retained. To accommodate the new parking lot design in Concept 3, the driveway will need to be reconfigured southward. This reconfiguration requires the tree line to be cut back and that some plantings may be lost. The driveway will also then be closer to the location of the mill foundation. The parking traffic flow will remain one way in and out as proposed in Concepts 1 and 2.

The cost estimates are identical for Concepts 3 and 4. The roadway replacement/ install parking lot line item covers the cost of the expanded parking lot and driveway removal/grass pavers (Concept 3) or the realignment of the driveway (Concept 4).

FINANCIAL NEEDS



A cost estimate has been prepared for each of the concept plans. The cost estimates include the price of the product and installation at union wage going rates. Prices for the proposed amenities (such as pavilions and benches) are averages and will vary by manufacturer and quality. As discussed in the Proposed Park Improvements Chapter, the concept plans and their cost estimates should be viewed as a menu of options.

CONCEPT 1

| COST ESTIMATE | | | | |
|--------------------|----------|--|--------------|----------------|
| QTY | UNIT | ITEM | UNIT COST | PRICE |
| 8 | UNIT | Pavilions | \$10,000.00 | \$80,000.00 |
| 11 | UNIT | Signage | \$1,500.00 | \$16,500.00 |
| 1 | Lump Sum | Riparian Restoration | \$54,000.00 | \$54,000.00 |
| 1 | UNIT | Food Stand & Equipment Storage | \$16,000.00 | \$16,000.00 |
| 2 | UNIT | Patio/ Eating Area | \$20,000.00 | \$40,000.00 |
| 850 | LF | Ornamental Fencing | \$60.00 | \$51,000.00 |
| 175 | SY | Sidewalk | \$50.00 | \$8,750.00 |
| 3730 | SY | Roadway Replacement/ Install Parking Lot | \$45.00 | \$167,850.00 |
| 3900 | SY | Roadway/ Equipment Removal | \$20.00 | \$78,000.00 |
| 2550 | SY | Parking Lot | \$30.00 | \$76,500.00 |
| 16100 | SF | Trail | \$15.00 | \$241,500.00 |
| 4200 | SY | Tennis Court Removal | \$5.00 | \$21,000.00 |
| 450 | LF | Removal of Tennis Court Fence | \$10.00 | \$4,500.00 |
| 60 | UNIT | Shade Trees | \$500.00 | \$30,000.00 |
| 45 | UNIT | Shrubs for Parking Lot Buffers | \$45.00 | \$2,025.00 |
| 1300 | SF | Paved Garden | \$15.00 | \$19,500.00 |
| 1 | Lump Sum | Soccer Field Irrigation | \$50,000.00 | \$50,000.00 |
| 1 | Lump Sum | Soft Surface for Entire Playground Area | \$120,000.00 | \$120,000.00 |
| 2 | UNIT | Bleacher/Players Bench Set | \$10,000.00 | \$20,000.00 |
| TOTALS | | | | |
| CONSTRUCTION COST: | | | | \$1,097,125.00 |

CONCEPT 2

| COST ESTIMATE | | | | |
|----------------------|-------------|--|------------------|--------------|
| QTY | UNIT | ITEM | UNIT COST | PRICE |
| 4 | UNIT | Pavilions | \$10,000.00 | \$40,000.00 |
| 11 | UNIT | Signage | \$1,500.00 | \$16,500.00 |
| 1 | Lump Sum | Riparian Restoration | \$54,000.00 | \$54,000.00 |
| 1 | UNIT | Food Stand & Equipment Storage | \$16,000.00 | \$16,000.00 |
| 850 | LF | Ornamental Fencing | \$60.00 | \$51,000.00 |
| 260 | SY | Sidewalk | \$50.00 | \$13,000.00 |
| 3070 | SY | Roadway Replacement/ Install Parking Lot | \$45.00 | \$138,150.00 |
| 3900 | SY | Roadway/ Equipment Removal | \$20.00 | \$78,000.00 |
| 3750 | SY | Parking Lot | \$30.00 | \$112,500.00 |
| 13250 | SF | Trail | \$15.00 | \$198,750.00 |
| 75 | UNIT | Shade Trees | \$500.00 | \$37,500.00 |
| 150 | UNIT | Shrubs for Parking Lot Buffers | \$45.00 | \$6,750.00 |
| 52 | UNIT | Hedge Buffers | \$250.00 | \$13,000.00 |
| 1950 | SF | Paved Garden | \$15.00 | \$29,250.00 |
| 1 | Lump Sum | Soccer Field Irrigation | \$50,000.00 | \$50,000.00 |
| 1 | Lump Sum | Soft Surface for Entire Playground Area | \$120,000.00 | \$120,000.00 |
| 2 | UNIT | Bleacher/Players Bench Set | \$10,000.00 | \$20,000.00 |
| TOTALS | | | | |
| CONSTRUCTION COST: | | | | \$994,400.00 |

CONCEPTS 3 & 4

| COST ESTIMATE | | | | |
|----------------------|-------------|--|------------------|--|
| QTY | UNIT | ITEM | UNIT COST | PRICE |
| 5 | UNIT | Pavilions | \$10,000.00 | \$50,000.00 |
| 1 | UNIT | Shade Structure | \$20,000.00 | \$20,000.00 |
| 9 | UNIT | Signage | \$1,500.00 | \$13,500.00 |
| 1 | Lump Sum | Riparian Restoration | \$54,000.00 | \$54,000.00 |
| 2 | UNIT | Food Stand & Equipment Storage | \$16,000.00 | \$32,000.00 |
| 910 | LF | Ornamental Fencing | \$60.00 | \$54,600.00 |
| 730 | SY | Sidewalk | \$50.00 | \$36,500.00 |
| 3950 | SY | Roadway Replacement/ Install Parking Lot | \$45.00 | \$177,750.00 |
| 4100 | SY | Roadway/ Equipment Removal | \$20.00 | \$82,000.00 |
| 13575 | SF | Trail | \$15.00 | \$203,625.00 |
| 84 | UNIT | Shade Trees | \$500.00 | \$42,000.00 |
| 58 | UNIT | Shrubs for Parking Lot Buffers | \$45.00 | \$2,610.00 |
| 58 | UNIT | Hedge Buffer | \$250.00 | \$14,500.00 |
| 1950 | SF | Paved Garden | \$15.00 | \$29,250.00 |
| 1 | Lump Sum | Soccer Field Irrigation | \$50,000.00 | \$50,000.00 |
| 1 | Lump Sum | Soft Surface for Entire Playground Area | \$120,000.00 | \$120,000.00 |
| 2 | UNIT | Bleacher/Players Bench Set | \$10,000.00 | \$20,000.00 |
| TOTALS | | | | |
| | | | | CONSTRUCTION COST: \$1,002,335.00 |

IMPLEMENTATION STRATEGIES



The Implementation Strategies Chapter compiles the recommendations from the previous chapters of the Master Plan and includes possible funding sources and programs. Recommendations and funding sources/programs are organized by chapter. However, recommendations and funding sources are not broken out for the Proposed Park Improvements and the Financial Needs Chapter because proposed improvements enumerated in these two chapters are based upon the recommendations in the other chapters which are discussed below.

In order to implement the policies outlined in the Richard Wall Park Master Plan, the Township should consider the following actions or policies.

NATURAL RESOURCES

Recommendations

Restore the riparian buffer.

Add landscaped buffers along Church Road and the parking lot.

Plant additional shade trees.

Provide routine maintenance of the Creek.

Develop a site-specific invasive species removal program and restore the native woodland structure.

Develop a land management plan that allows for more stormwater infiltration prior to flowing into the Tookany Creek

Design stormwater best management practices that reduce non-point source pollution and recharge groundwater around the parking lot and buildings in lieu of flowing into the Creek.

Funding Sources/Programs

The following sources provide funding and resources for urban forestry programs including parks and riparian and water source protection areas:

TreeVitalize

Penn State Cooperative Extension in Montgomery County

Pennsylvania Department of Environmental Protection's Growing Greener and Coastal Zone Management Programs

The United States Environmental Protection Agency's Five Star Restoration Grant Program

The League of Women Voters

The *Boy Scouts* and *Earth Force* are organizations that can organize and provide volunteers for park improvement programs.

CULTURE AND HERITAGE

Recommendations

Revise the National Register description of the Wall House.

Use surveying to identify the exact location of the mill foundation.

Implement the recommendations of the Richard Wall House Museum Architectural Conservation Assessment.

Increase events at the Wall House Museum and within Wall Park.

Increase publicity for the Wall House and its events.

Install additional identification and interpretive signage around the Wall House Museum and the foundation of the former mill.

Create an outdoor garden seating area for passive activities around Wall House Museum.

Create a dedicated fund for the Wall House Museum for maintenance and operations.

Examine ways to expand the Museum's hours to include weekday and Saturday hours.

Hire a consultant or part-time employee to aid with marketing and organizational needs.

Ensure bus transportation for educational field trips to the Wall House.

Continue to involve and utilize key community groups in the Park.

Further enhance the Park and its amenities by installing an equipment storage area, food stand or vending machine area, pavilions, a playground shade structure and an improved playground surface.

Funding Sources/Programs

The *American Association of Museums* and the *Institute of Museum and Library Services* provide funding and support for museums, their collections and educational programs.

The *Pennsylvania Historical and Museum Commission* provides aid for historic resources through a number of programs including the *Certified Local Government*, the *Keystone Historic Preservation* and the *Pennsylvania History and Museum* grant programs.

Additionally, the Township should aid the Historical Commission, the Friends of Wall Park and the Cheltenham Jayvees in their fundraising efforts and community events.

PARKING AND CIRCULATION

Recommendations

Formalize parking agreements with the Yorktowne Office Building and the Old York Road Skating Rink.

Repair or replace the pedestrian bridge. A maintenance agreement should be entered into with the Old York Road Skating Rink regarding maintenance of the pedestrian bridge.

Eliminate the east end of Wall Park Drive or create a one-way traffic pattern.

Increase parking.

Create a trail through the Park with signage and benches. The trail should connect to the existing stairs at the far western end of the Park using a new pedestrian bridge.

Ensure handicap accessible walkways.

Provide a safe crossing for pedestrians across Church Road.

Apply for a Highway Occupancy Permit from the Pennsylvania Department of Transportation to make the recommended improvements along Church Road, including pedestrian safety measures and the elimination of the east end of Wall Park Drive.

Funding Sources/Programs

Pennsylvania Department of Transportation and the *Highland Yorktown Association* developers should provide funding for the creation of a safe pedestrian crossing from Wall Park to the Yorktown Development.

The Township should formalize a parking agreement with the Yorktowne Office Building and the Old York Road Skating Rink that will include a financial arrangement that will offset the cost of maintain the Park and its facilities.

The *Pennsylvania Department of Conservation and Natural Resources*, as well as, the sources listed for the Natural Resources Chapter may provide funding for the trails as part of the riparian restoration.

The federal *Transportation Enhancement Program* provides funding for “non-traditional” transportation programs such as trails.

MAINTENANCE AND SECURITY

Recommendations

Post park rules and “Do Not Litter” signs within the Park.

Repeal General Regulations Ordinance 1431 from Chapter 12 of the Cheltenham Code which prohibits picnicking in the Park.

Reach an agreement with the Old York Road Skating Rink regarding park maintenance issues.

Improve park identification signage.

Encourage community groups to help maintain the Park.

Train the parks maintenance crew on riparian buffer management issues.

Install an irrigation system for the soccer field.

Provide additional lighting for the parking lot.

Hire an additional park guard part-time.

Funding Sources/Programs

The park maintenance agreement with the Old York Road Skating Rink should include a financial arrangement.

Funding for training the park maintenance crew may be available from the sources listed for the Natural Resources Chapter.

APPENDIX



LIST OF PEOPLE INVOLVED IN THE KEY PERSON INTERVIEWS

Elected Officials 6 of 7 responded

Robert C. Gerhard, Jr
Paul R. Greenwald (President)
Harvey Portner
Jeffrey A. Muldower
Michael J. Swavola*
Morton J. Simon
Charles D. McKeown, Chair of Parks & Recreation Committee

Township Staff 8 of 8 responded

David G. Kraynik, Township Manager
Bryan T. Havir, Assistant Twp Manager
John Hoover, Director of Parks and Recreation
Rudy Kastenhuber, Public Works Coordinator
John J. Norris, Police Chief
Sgt. Joe Gruver, Highway Safety Unit
Jack Washington, Sr., Ogontz Fire Co.
Joseph Baxter, Superintendent, Parks Maintenance

Steering Committee 9 of 9 responded

Bruce Rangnow, Cheltenham Athletic Association
Marvin Morganstein, Cheltenham Jayvees
Alan Cohen, Economic Development Task Force
Barbara Duffy, Open Space Committee
William Winneberger, Planning Commission Chair
Reynold Greenberg, Historical Commission Chair
Jennifer Stackhouse, Friends of Wall Park
Alysa Canally, Friends of Wall Park
Allan Gerson, abutting neighbor/citizen at large

Other Community 10 of 12 responded

Bernie Panzak, Chair, Shade Tree Commission, Cheltenham Township
Hal Lichtman, Chair, Economic Development Task Force
Tony Bohara, SEPTA
Fred Levine, Highland Development Corporation (Yorktown Plaza)
Dr. Bobiak, Yorktown Professional Building
Phillip Pulley, Old York Skating Rink*
Chef Lo, Marco Polo Restaurant
Bob Haaz, Sousan Pharmacy*
Peter Cook, neighbor on Cheltenham Drive who voluntarily weeds and cleans up the Park

Random Users: 2

5/31/05, 6-7 pm Doug Brier, Elkins Park
 Vanessa Gantt, Elkins Park

** People who were contacted several times, and, or, a survey dropped off, but did not complete the interview or form.*

Web site survey: 3 people responded

Surveys from the Historical Commission

Louis Cohen, Reynold Greenberg, Dorothy Spruill

10 students from Abington Friends School, Jenkintown, September 8

9 Penn State, Abington Campus, on September 9; students responded to the survey through Earth Force

KEY PERSON INTERVIEW QUESTIONNAIRE

Parking

- What are the parking issues?
- Ways to alleviate?

Maintenance

- What are the obvious maintenance issues?
- Has the routine maintenance been sufficient?
- Have capital improvements been made as planned?

Current usage of the Park and possible future programming

- Who are the main users by sport/activity: day, evenings, and weekends?

Historic /Recreation Balance

- How can the opportunities associated with the Wall House Museum be linked to the recreational opportunities?

Environmental

- Are you familiar with the recommendations of the Tookany Creek Watershed Management Plan?
- How important is the health of the Tookany Creek and the watershed in general to the Park?

Are you likely to cross Church Road to patronize the Yorktown Development businesses while using Wall Park?

Are there issues/trends, etc, we should be aware of in the future?

List and rank three (3) issues in order of importance *to you* pertaining to *Wall Park*.

Other issues not covered on this list?

KICK-OFF MEETING MINUTES

Township Administration Building
March 31, 2005, 7:00 P.M.

The kick-off meeting of the Richard Wall Park Master Site Plan was held tonight. Members present were Alyssa Canally, Al Cohen, Barbara Duffy, Allan Gerson, Marvin Morganstein, Bruce Rangnow, Jen Stackhouse, and Commissioner Harvey Portner. Also present were Tom Beach and George Stevenson of Remington, Vernick & Beach; Nancy Minich and Cathy Gauthier of NAM Planning & Design. Staff members present were Bryan T. Havir, Assistant Township Manager and John O. Hoover, Jr., Director of Parks and Recreation. An attendance sheet is attached.

1. Mr. Havir called the kick-off meeting to order at 7 PM. and welcomed everyone.

A quorum was present.

2. Mr. Havir made introductory remarks regarding the Pennsylvania Department of Conservation and Natural Resources (DCNR) grant guidelines and discussed the master site plan grant the Township received. He introduced the Remington, Vernick, & Beach and NAM Planning & Design Consultant Team that was hired last month by the Commissioners to prepare the Master Site Plan for the Wall Park. He indicated that there would be five (5) more meetings of the Steering Committee and that a draft preliminary plan should be ready for review by the Commissioners in the month of September with a final plan adoption occurring by year's end.

3. Mr. Havir opened the floor for nominations for chairperson. Mr. Portner was nominated to serve as chairperson. There being no further nominations, Mr. Portner was unanimously elected chairperson of the Steering Committee. Mr. Portner assumed the chair.

4. Mr. Portner opened the floor for nominations for vice-chairperson. Upon motion of Mr. Portner, Ms. Barbara Duffy was nominated for vice-chairperson. There being no further

nominations at this time, the nominations for vice-chairperson were closed. Ms. Duffy was unanimously elected as vice-chairperson.

5. Materials to assist the consultants were delivered by Mr. Havir. These materials included: Draft Cheltenham Township Open Space Plan, dated March 2005, prepared by the Montgomery County Planning Commission; Cheltenham Township Commercial District Enhancement Plan, dated October 23, 2000, prepared by Carter van Dyke Associates; Cheltenham Township Open Space Plan, dated 1995, prepared by Carter van Dyke Associates; and Roadway Improvement Plans for Yorktown Development, prepared by McMahon Associates, Inc., Sheets 3, 5, & 7 of 18, dated January 12, 2005.

6. Various issues were discussed as identified on the prepared agenda, as follows:

A. Parking. Most immediately, a lack of sufficient on-site parking was identified as a major issue impacting enjoyment of the park with various suggestions being put forth for study relating to providing parking across Church Road and a safe means for pedestrians to cross including the introduction of cross walks from the Yorktown site. Mr. Gerson, a resident living next to the park suggested the possibility of constructing a low parking garage structure.

The Committee reviewed the plans that were prepared by McMahon Associates, Inc., mentioned above and the consultant team was requested to examine the possibility of a pedestrian crossing and footbridge over Church Road.

B. Historic/Recreation Balance. Another parking issue identified as a major issue impacting the historical nature of the area with the Wall House Museum was related to the green space overlooking the southeast side of the Tookany Creek where the former Shoemaker/Bosler Mill once stood. Mr. Stevenson suggested that the site of the Bosler Mill foundation be considered for excavation. It was noted that the consultant team would need to look at the overall

environmental, historic and recreation balance of the Wall Park. Everyone agreed there needs to be some parking but not at the cost of losing Township history, open space, and adverse environmental impacts on the Tookany Creek.

C. Maintenance. Mr. Portner observed the importance of identifying the means by which future improvements to the park would be maintained, and also indicated that part of the aspect of the master site plan study should address the hours of operation of the park and activities including the public restrooms.

D. Future Usage. Various members of the committee submitted advanced ideas as to future improvements and amenities that should be considered. These included:

- Provision of a semi-hard surface at the west end of the field for use as a soccer practice area.
- Provision of a practice wall for tennis to enable practice without having a partner.
- Provision of an irrigation system for the field.
- Provision of a walking path.
- Provision of a post and rail fence with wire backing to keep soccer balls from going into the street.

Messrs. Morganstein and Rangnow shared a “wish-list” of improvements for consideration that was prepared by the Cheltenham Jayvees (*see attached list*). The Committee then discussed certain areas not to be touched, which are the “sacred cows” in the park, such as Wall House, playground structure, and ball fields.

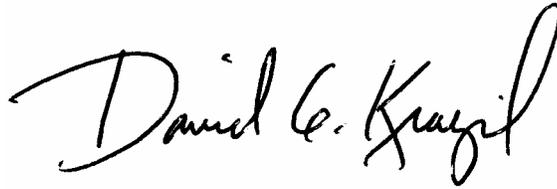
E. Future Programming. Mr. Portner requested that Mr. Hoover develop a comprehensive list of future recreational programming needs that should be considered for the park. The Historical Commission should also submit a list of heritage preservation/tourism programs that it would like to see for future programming at the Wall House.

7. Actions to be undertaken by the consultants by time of the next meeting: (a) identify and interview key persons, (b) prepare a survey to obtain comments from the public,

these being the initial steps in the development of a needs assessment, and (c) preparation of a base map of existing conditions.

8. A tentative meeting date of May 5, 2005, at 7:00 P.M. was agreed upon. Mr. Havir proposed that the Committee hold its next meeting in the Carriage House of the Richard Wall House Museum. Mr. Havir will follow up with an email notice and agenda.

9. There being no other business, the meeting was adjourned at 8:15 P.M.



David G. Kraynik
Township Manager

Per Bryan T. Havir
Assistant Township Manager

MAY MEETING MINUTES

Richard Wall Museum Carriage House
May 5, 2005, 7:00 P.M.

The **second** meeting of the **Richard Wall Park Master Site Plan** was held tonight. Members present were Barbara Duffy, Allan Gerson, Marvin Morganstein, Jen Stackhouse, and Jack Washington, Sr. representing the Ogontz Fire Company. Also present were George Stevenson and Jennifer Barr of Remington, Vernick & Beach, and Nancy Minich of NAM Planning & Design. Staff members present were Bryan T. Havir, Assistant Township Manager, John O. Hoover, Jr., Director of Parks and Recreation, and Kevin Roberts, Parks and Recreation Superintendent. An attendance sheet is attached.

1. **Call to Order.**

Vice-chairperson Duffy called the meeting to order at 7 P.M., as Mr. Portner was already committed to another meeting.

2. **Approval of Minutes.**

Ms. Duffy asked if there were any additions, corrections or comments to the meeting minutes of March 31, 2005. A correction on page 2 and 3 was noted with respect to Considering Environmental Balance. It was the consensus of the Steering Committee to accept the minutes as amended.

3. **Site walk of park.**

General comments about the DCNR Master Plan process were made by Mr. Havir. The consultant team also made some comments about the project. At 7:30 P.M., the committee took a site tour of the parkland and its surrounding area to examine the existing conditions to provide an opportunity for the development of suggested improvements. Several improvements were offered for consideration for inclusion in the Master Plan:

A. Excavation of Bosler Mill site for historic and educational purposes. It was also mentioned that the open green space area at this location would serve as a good place for a picnic grove. The consultant team requested the Historical Commission to provide historical information on the exact location of the former building that served as the Shoemaker/Bosler Mill site.

B. Bioengineering and stabilization of the Tookany Creek streambank. Removal of Japanese Knotweed, which is an invasive plant.

C. Develop a transition from historic uses to recreational uses.

D. Add more shade trees and covered seating in the playground area to provide shade from the sunlight.

E. Establishment of a concession area.

F. Establishment of one-way circulation for Wall Park Drive. Consider the feasibility of angle parking.

G. Additional Security lighting for the public comfort stations (restroom areas).

H. Removal of the old playground and fence.

I. Incorporate an exercise area at the rear of the park.

J. Add a new pedestrian footbridge in the location where the former bridge was washed out near Church Road. Consider rehabilitation of the existing footbridge near the parking lot and skating rinks if necessary.

K. Include a flagpole.

L. Proposed 6-foot ADA compliant pedestrian walking trail should be designed to connect to the comfort stations.

M. Re-establish the riparian buffer along the entire length on both sides of Tookany Creek and increase the “no-mow zones.

N. Install split rail type fencing to keep soccer balls within the playing area and out of the park.

O. Removal of white fencing encroaching into the soccer area, and removal of equipment within the fenced area.

The meeting reconvened in the Carriage House at 8:30 P.M.

4. The presentation of base maps was tabled. The consultant will have them available at the next meeting.

5. **Continued Discussion on Major Issues and Feedback from Consultants.**

The Steering Committee continued its discussion on the various issues identified at last month’s meeting, as follows:

A. Parking. Insufficient parking concerns were noted again.

B. Maintenance. The consultant will develop a maintenance plan and options for the recommendations in the master plan.

C. Current Usage of Park and Possible future Programming. Mr. Roberts distributed a park usage survey, which was prepared by the Parks and Recreation Department for April (*see attached*).

D. Historic/Recreation/Environmental Issues. It was agreed that there must be a balance and that environmental issues should be addressed.

E. Improvements to Church Road and its potential impact on Wall Park. Mr. Stevens indicated that the Steering Committee at the last meeting had discussions regarding a footbridge across Church Road. Since that time, he has reviewed the traffic feasibility

improvements study prepared in 2002 by Orth-Rodgers, Inc., and also spoke to Mr. Frank Tavani. According to this study PennDOT would not permit a pedestrian footbridge.

F. Mr. Stevenson reviewed the traffic plan for the Yorktown Development prepared by McMahon Associates for its impact on Wall Park. He noted that crosswalks from Church Road to Wall Park might be too dangerous per PennDOT standards. He will continue to look at the pedestrian crossing and an advance warning light for Church Road to give notice to motorists and pedestrians. Mr. Gerson suggested the consultants explore the feasibility of constructing over the existing municipal parking lot to provide for additional parking.

6. Identify Key Persons for Interview.

A copy of a draft list of persons to be interviewed and possible interview questions, prepared by Ms. Minich, was circulated for the public outreach portion (*see attached*). The committee amended the draft list of names and interview questions. In addition to the list of stakeholders, the committee felt this effort would be more beneficial if a physically handicapped person is also contacted. Ms. Minich will make revisions and email the questions to everyone on the interview list. She will email this to everyone by May 13 and anticipates completing the interviews by mid June.

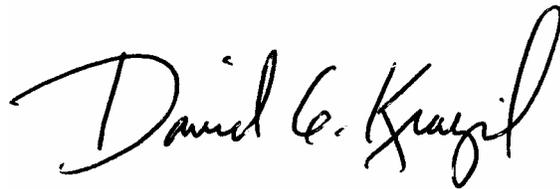
7. Next Meeting Date.

A tentative meeting date of Wednesday, June 22, 2005, at 7:00 P.M. was agreed upon. Agenda topics will be additional pedestrian circulation improvements, presentation of base map and future design ideas, preliminary analysis of key persons interviews, and consider the results of the public outreach survey as well as consider an overall project schedule to ensure preparation of a draft document not later than September. Mr. Havir will follow up with an email notice and agenda.

Mr. Havir agreed to check with Museum Curator, Dorothy Spruill to schedule a tour at the Wall House Museum for the consultant team at 6:00 P.M. on June 22, prior to the next meeting.

7. **Adjourn.**

There being no other business, the meeting was adjourned at 8:55 P.M.

A handwritten signature in black ink that reads "David G. Kraynik". The signature is written in a cursive style with a large, looping initial "D".

David G. Kraynik
Township Manager
Per Bryan T. Havir
Assistant Township Manager

JUNE MEETING MINUTES

Richard Wall Museum Carriage House
June 22, 2005, 7:00 P.M.

The **third** meeting of the **Richard Wall Park Master Site Plan** was held tonight. Members present were Alan Cohen, Barbara Duffy, Marvin Morganstein, and Bruce Rangnow. Also present were Tom Beach and Jennifer Barr of Remington, Vernick & Beach, and Nancy Minich of NAM Planning & Design. Staff members present were Bryan T. Havir, Assistant Township Manager, John O. Hoover, Jr., Director of Parks and Recreation. Also present were Historical Commission Members Stephen Banks, Louise Cohen, Dorothy Spruill, and Raymond Rudofsky, a member of both the Economic Development Task Force and the Historical Commission. An attendance sheet is attached.

6. **Call to Order.**

Vice-chairperson Duffy called the meeting to order at 7 P.M. The steering committee and guest attendees introduced themselves.

7. **Approval of Minutes.**

Ms. Duffy asked if there were any additions, corrections or comments to the meeting minutes of May 5, 2005. It was the consensus of the Steering Committee to accept the minutes as submitted.

8. **Preliminary Report and Key Person Interviews.**

Ms. Minich distributed a draft summary (*see attached*) and indicated 38 responses received out of 41 contacts made. Ms. Minich summarized the results. General comments about the survey results were made. It appears that the Township is at its carrying capacity for recreational uses, and we need to examine the relationship of the historic resources to that of the recreational programs for inclusion into the Wall Park Master Site Plan. Mr. Havir noted that the

survey was on the Township's website and three additional responses to date were received. He noted that the Township will keep the survey on its website until August 15, 2005.

9. **Discussion of Goals for Wall Park Master Site Plan.** Ms. Minich led a discussion of the five proposed goals as outlined and presented (*see attached draft dated June 22, 2005*).

10. **Presentation of Mapping.**

Ms. Barr reviewed the list of mapping deliverables from the Richard Wall Park Master Plan RFP (Request for Proposals) *see attached*. Mr. Havir noted that he would provide RVB with copies of the ortho-photography data acquired by Carter van Dyke Associates (under the Commercial District Enhancement Plan contract for Elkins Park West) for RVB's use in developing the base mapping for the site plan. There was discussion about the need for additional survey work in order to prepare the site plan accurately and in accordance with Pennsylvania Department of Conservation and Natural Resources (DCNR) requirements since it now appeared that not all of the data currently exists. Mr. Havir noted Heritage Conservancy was preparing the meta data for the GIS files of the Township maps used in the Rivers Conservation Plan. The Wall Park parcel is included in this additional data. Mr. Havir anticipated that the data would be completed by the end of the month. He also offered to RVB the use of a summer college student employed by the Township for 1-2 days to help RVB's staff collect survey and field data at the Wall Park site in order to avoid a request from the consultant for additional services. Mr. Beach will contact Mr. Havir with the particulars.

Mr. Havir also noted that the Historical Commission agreed to defer the resurfacing of the driveway, which has been earmarked in the 2005 Capital Budget until the Master Plan was

completed to consider the use of an alternative resurfacing material that might be suggested in the plan. This was subsequently endorsed by the steering committee.

The Steering Committee discussed PADOT's Highway Occupancy Permit application that was submitted for the Township's review by the Highland Group, developers for the Yorktown Development. The impact to the Wall Park property and the trees along Church Road were discussed in detail. The steering committee agreed to support the Historical Commission's recommendation made at its May 12, 2005 meeting to the Public Affairs Committee. Mr. Havar noted the recommendation included the following: "If the trees along Church Road are in poor health, then the Commission concurred with the analysis of the developers' landscape architect that they should be removed. It was also noted that at the southeastern corner of the property (at the intersection of Wall Park Drive and Church Road), there might be the remains of the foundation of the former barn that stood on the property and requested consideration of a Phase I Archeological Survey be done to delineate the exact location of the foundations because of the concern that the road widening and relocation of the sidewalk may impact on the archeological remains."

6. **Schedule of Deliverables.** It was noted that the project is behind schedule by two months because of the problems collecting the data for the base map. Mr. Havar also noted that since DCNR moved the deadline up by three weeks to September 30, 2005 for submitting the next round of implementation grants under the Community Conservation Partnership Program, it no longer appears doable in having a draft preliminary plan endorsed by the Township Commissioners in time for filing of a grant application. Therefore, the project schedule could be modified to accommodate the delay in getting the data for the base map and the Township would

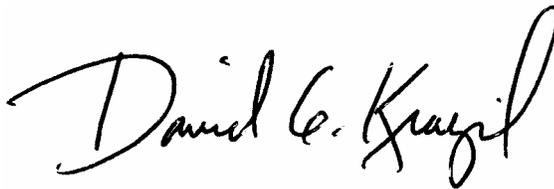
then look at September 2006 for filing an implementation grant proposal. He then asked the consultant team for a revised project schedule for review by the Township and the DCNR.

8. **Next Meeting Date.**

A tentative meeting date of Monday, September 12, 2005, at 7:00 PM was agreed upon to be held at the Richard Wall House Museum. The agenda topics will include the review of the first two draft chapters of the plan. The consultant team will follow up with submitting the first two draft chapters by next meeting. Mr. Havir will follow up with an email notice and agenda.

9. **Adjourn.**

There being no other business, the meeting was adjourned at 8:45 P.M.



David G. Kraynik
Township Manager
Per Bryan T. Havir
Assistant Township Manager

SEPTEMBER MEETING MINUTES

Richard Wall Museum Carriage House
September 12, 2005, 7:00 P.M.

The **fourth** meeting of the **Richard Wall Park Master Site Plan** was held tonight. Members present were Alan Cohen, Barbara Duffy, Reynold H. Greenberg, Jr., Bruce Rangnow, and Jen Stackhouse. Also present were George Stevenson and Jennifer Barr of Remington, Vernick & Beach and Nancy Minich of NAM Planning & Design. Staff members present were Bryan T. Havir, Assistant Township Manager, John O. Hoover, Jr., Director of Parks and Recreation. Also present were Historical Commission Members Bill Donnelly, Dorothy Spruill, and Raymond Rudofsky.

11. **Call to Order.**

Vice-chairperson Duffy called the meeting to order at 7 P.M.

12. **Approval of Minutes.**

Ms. Duffy asked if there were any additions, corrections or comments to the meeting minutes of June 22, 2005. It was the consensus of the Steering Committee to accept the minutes as submitted.

13. **Report on Public Survey Activities to Date for Master Site Plan.**

Ms. Minich reported that 40 personal interviews were completed, based on the list of key person interviews finalized in June. Four (4) additional residents responded to the survey, which was posted on the Township's website over the summer. She also reported that 25 students from Penn State Abington Campus and 35 students from Abington-Friends visited Wall Park and participated in a clean up effort of the park and streambank on September 8 and 9. All the students were given copies of the survey and encouraged to complete it. General comments about the survey results were made by Ms. Minich. She said it appears that there is usually a lot

of trash in the municipal parking lot in the park near the pedestrian footbridge for ice skating rink patrons and park users, and that the trash cans were overflowing on the adjacent skating rink property. There was a recommendation for the Township to consider a maintenance agreement with Old York Road Skating Rink for refuse and recyclables and cleaning up the municipal parking lot and Tookany Creek streambank on a routine basis. Other key issues identified were a) parking, b) signage, c) passive recreation needs, 4) desire for a healthier Creek, and 5) educational programs.

At this point, copies of the Master Plan were distributed to the Steering Committee (see attached).

14. **Review Environmental Map.** Ms. Minich reviewed the Natural Features/Resources Chapter of the master site plan. She noted many problems exist such as invasive plants and non-point source pollution. She recommended increasing the width of the riparian buffers along the Creek where they already existed and reintroduce new buffers using native plants where they no longer exist.

5. **Review of Base Map.** Ms. Barr discussed the base map noting the consultants did their best to capture what was being proposed by the adjacent Yorktown development with respect to the off-site roadway improvements that will impact the Wall Park. She noted that the RVB consultant team did not receive 100% data from the Yorktown developers. However, she said it appears that 20 feet of the park would be taken for the relocation of the sidewalk and curb planned as part of the roadway improvements at Church Road and the Old York Road Spur intersection. Along the Wall Park frontage, there will be at least 17 trees estimated for removal. All utility poles and overhead aerial electric lines will now be relocated from the existing PennDOT right-of-way to inside of Wall Park. A concern was raised about the location of old

foundations of the outbuildings, which may still be present in the area where the roadway improvements will take place.

6. **Discuss Preliminary Park Designs.**

The committee reviewed two conceptual plans depicted on pages 26 & 27 of the draft plan:

Concept 1:

A. To reconfigure the existing parking lot and close off one of the entrances, install angle parking off Wall Park Drive near the new playground, add trees, add 18 spaces off Wall Park Drive. This proposal yields a total of 57 parking spaces. It also proposes:

- B. To develop a pedestrian walking trail with benches, and improved signage.
- C. To plant additional trees within the park area.
- D. To remove the old playground equipment and water feature.
- E. To construct storage area and food stand.
- F. Add pavilions near the Richard Wall House.

Concept 2 recommends the same improvements noted in Concept 1 except for installing parallel parking off Wall Park Drive, which yields 87 parking spaces.

The Committee offered the following recommendations:

- A. Incorporate a copy of the Key person interview survey with the Need Assessment Chapter.
- B. Consider developing and constructing a crosswalk to align with the new driveway into Yorktown Development to enable easier pedestrian access from Wall Park Drive to the Yorktown Development.

C. To add a stone retaining wall to be aesthetically pleasing to the significance of the area along Church Road to hold back the 2:1 slope that will be created by the developers when the sidewalk is relocated.

D. That any new construction of outbuildings would be architecturally pleasing in keep with the historic architectural significance of the Richard Wall House.

E. Define boundaries for placement of signage around the Wall House.

F. Consider new materials and design for the existing black asphalt driveway adjacent to the Wall House.

G. Consider outdoor seating around the Wall House.

H. Include programmatic needs of the Wall House dealing with operations and administrative issues that need to be included with recommendations to increase tourism, and educational and interpretative programs.

I. Review the National Register nomination for the Richard Wall House property and consider recommendations for amending the boundary descriptions.

7. Next Meeting Date.

A meeting date of Monday, October 17, 2005, at 7:00 PM was agreed upon to be held at the Richard Wall House Museum to complete the review of the preliminary draft plan. The consultant team will follow up with submitting a revised draft of the chapters discussed this evening incorporating the Committee's recommendations discussed tonight. Mr. Havir will follow up with an email notice and agenda.

8. Meeting Schedule.

A projected meeting schedule for review of the draft plan by the Board of Commissioners was offered: Tuesday, November 1, 2005 for review by the Public Affairs Committee. The

Steering Committee will need to present the preliminary draft plan to the public for comment before the end of the year. The consultant team noted their availability to meet on either November 28 or November 29; however, the 29th was the preferred date.

9. **Adjourn.**

There being no other business, the meeting was adjourned at 9:15 P.M.

David G. Kraynik
Township Manager
Per Bryan T. Havir
Assistant Township Manager

OCTOBER MEETING MINUTES

Richard Wall Museum Carriage House
October 24, 2005, 7:00 P.M.

The **fifth** meeting of the **Richard Wall Park Master Site Plan** was held tonight. Members present were Barb Duffy, Allen Gerson, Reynold Greenberg, Marvin Morganstein, Bruce Rangnow, Jen Stackhouse. Also present were Tom Beach, Adrienne Scheicle, and Jennifer Barr of Remington, Vernick & Beach (RVB), and Nancy Minich of NAM Planning & Design. Staff members present were Bryan T. Havir, Assistant Township Manager, and John O. Hoover, Jr., Director of Parks and Recreation.

15. **Call to Order.**

Vice-chairperson Duffy called the meeting to order at 7 P.M.

16. **Approval of Minutes.**

Ms. Duffy asked if there were any additions, corrections or comments to the meeting minutes of September 12, 2005. It was the consensus of the Steering Committee to accept the minutes as submitted.

17. **Status Report of Additional Survey Results.**

Ms. Minich said that although no additional surveys were received, several student groups from Abington Friends and Abington Penn State University volunteered for clean-up activities of the Tookany Creek on September 8 and 9 respectively. She gave out the surveys to the students to fill out and return. Nothing has been returned to date.

18. **Review of Additional Chapters.** Some committee members expressed concern about several issues not addressed in the draft plan, such as none of the wish list items submitted by the Cheltenham JayVees for enhancing playfields, underground irrigation system on the soccer fields, practice area, bleachers, and practice benches. Mr. Morganstein said the list was

submitted to the consultant team last May. Another concern was the parking issues, which still remain a major issue.

Ms. Barr reviewed with the committee three (3) conceptual plans. The committee preferred Concept 3 for the following reason:

It recommends reconfiguring the existing parking lot and installing 90°-angle parking off Wall Park Drive near the new playground, allowing for 98 parking spaces, instead of the current 45 parking spaces, and closing off Wall Park Drive to the east of the Wall House. In essence, Wall Park Drive would become a cul-de-sac with ingress and egress from the west side of the Wall House. Ms. Barr also presented recommendations in the plan that suggest constructing a speed table along Church Road near the new entrance drive to the Yorktown Development, which could also serve as a pedestrian crosswalk. The plan also calls for advanced warning signs for a “pedestrian crossing” to be located along Church Road, west of the Old York Road Spur. Ms. Barr said the traffic engineers from RBV discussed this concept in principal with PennDOT District 6, and if the Township was in support of this, it should consider incorporating these elements in the Yorktown Development Highway Occupancy Permit Application.

A question was raised about the location of replacement trees shown on the plan. Mr. Havir asked the consultants to investigate the exact placement of the proposed replacement trees to ensure that they are not directly underneath the overhead utility lines.

19. DCNR Comments. Mr. Havir noted that he did not receive any comments from DCNR. He will submit this latest draft distributed for this evening’s review to DCNR for review and comment.

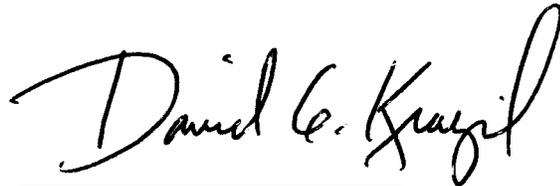
20. Mr. Havir said he would submit a copy of the utility plan and floodplain map from the Yorktown site.

21. **Next Meeting Date.**

A tentative meeting date of Monday, November 21, 2005, at 7:00 PM was agreed upon to be held at the Richard Wall House Museum to complete the review of the final draft plan. The consultant team will follow up with submitting a revised draft of the chapters discussed this evening incorporating the Committee's recommendations. Mr. Havir will follow up with an email notice and agenda and provide the final draft on CDROMs.

8. **Adjourn.**

There being no other business, the meeting was adjourned at 8:55 P.M.



David G. Kraynik
Township Manager

Per Bryan T. Havir
Assistant Township Manager

NOVEMBER MEETING MINUTES

Richard Wall Museum Carriage House
November 21, 2005, 7:00 P.M.

The **sixth** meeting of the **Richard Wall Park Master Site Plan** was held tonight. Members present were Alan Cohen, Alysa Canally, Barb Duffy, Marvin Morganstein, Bruce Rangnow, and Jen Stackhouse. Also present were Tom Beach, and Jennifer Barr of Remington, Vernick & Beach (RVB), and Nancy Minich of NAM Planning & Design. Staff members present were Bryan T. Havir, Assistant Township Manager.

22. **Call to Order.**

Vice-chairperson Duffy called the meeting to order at 7:30 P.M.

23. **Approval of Minutes.**

Ms. Duffy asked if there were any additions, corrections or comments to the meeting minutes of October 24, 2005. It was the consensus of the Steering Committee to accept the minutes as corrected. The correction being on page 2, which should have read that ten (10) student surveys were returned from Penn State Abington, and none from Abington Friends.

24. **Review of the final draft plan.**

Ms. Barr noted that changes were made to the issues discussed at last month's meeting. That being relative to irrigation, players' benches, practice surface, rubber surface for playground, moving play structure to south end of the park, and grading.

Mr. Beach said that the plan was also amended to show location of utilities. Mr. Havir noted that he would discuss the inclusion of a sewer line for utilities with Public Works Coordinator, Rudy Kastenhuber. Seating area to garden was added.

25. **Review of Comments from DCNR.** The committee discussed the DCNR's comments upon the submission of the draft plan to Mr. Victor Banks, DCNR Grants Manager,

see attached. The answers numerically correspond to the checklist in the DCNR letter from the September 2005 draft plan, see attached. They were:

- A. #1: Statement has been added.
- B. #2: Minutes in the Appendix of the meeting are in compliance, as well as the number of Steering Committee meetings per the consultant contract.
- C. #3: Will elaborate on this issue within the text on pages 3, 4, and 5.
- D. #4: On page 20, Concept Number 3 will maintain emergency access on the east side where Wall Park Drive intersects with Church Road, which will be closed off. Emergency Medical Services Director Ken Hellendall and Karen Craig, and Fire Marshal Michael Moonblatt will be interviewed for comment. The Steering Committee recommended maintaining an emergency access via hard surface beneath the grass. The parking lot has been designed with a 45-degree radius for a standard fire truck maneuver turnarounds.
- E. #5: Misspellings. These have been corrected by the consultants.
- F. #6: There are no wetlands listed on the 100-year plan. The floodplain lines were determined by FEMA and are represented on the plan. The consultant will discuss impacts of stormwater on the park from the perspective of Tropical Storms Floyd and Alison, and will include this information in the text.
- G. #7: The table of contents will be updated, and will include a complete list of names of Steering Committee members.
- H. #8: A Highway Occupancy Permit (HOP) will be required for speed tables, and the proposed flashing pedestrian warning signage for crosswalks.
- I. #9: Has been revised.
- J. #10: Has been revised.
- K. #11: Has been revised.

The consultants recommended no legend on the concept plans; however, a legend will be included for the utility plan.

5. **Review of the Design Concept for Proposed Park Improvements.** Mr. Havir said that at its meeting last week, the EDTF requested consideration of the following items relative to the health, welfare, and safety of the park users: (1) Changing the current ordinance prohibiting picnicking in Wall Park. Picnicking should be allowed in Wall Park since tables, benches, and a snack bar is being recommended in the plan. (2) The current Old York Road

Skating Rink (OYRSR) sign in the park is apparently non-conforming and is on public property. It was suggested the signage be removed or made to comply with design guidelines. (3) Park maintenance agreement with OYRSR for cleaning up the creek, streambank, and parking lot. (4) Pedestrian bridge leading up to the skating rink to be better maintained because the wood planks have large gaps between them and appear dangerous. Mr. Havir said the EDTF supported a maintenance agreement between OYRSR and the Township. Lighting of the pedestrian bridge was also discussed by the Steering Committee and upon inspection, it was concluded the current lighting was sufficient; however, additional lighting for the parking lot should be recommended in the plan.

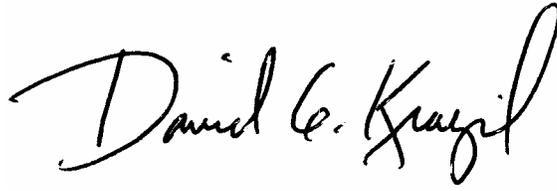
26. **Identify Next Steps in the Plan Development Process per DCNR guidelines.**

Ms. Barr will email a PDF file of the final draft format to all Steering Committee members. Mr. Havir indicated that he plans on presenting the final plan at the December 13, 2005 Staff meeting. He would also have the final draft plan placed on the internal server for review by all township departments. The final draft plan could be reviewed by the Board of Commissioners at a January 2006 committee meeting.

Mr. Cohen indicated that if there are any major changes recommended by Staff following the December 13th meeting, he suggested that the Steering Committee re-convene to discuss those issues.

7. **Adjourn.**

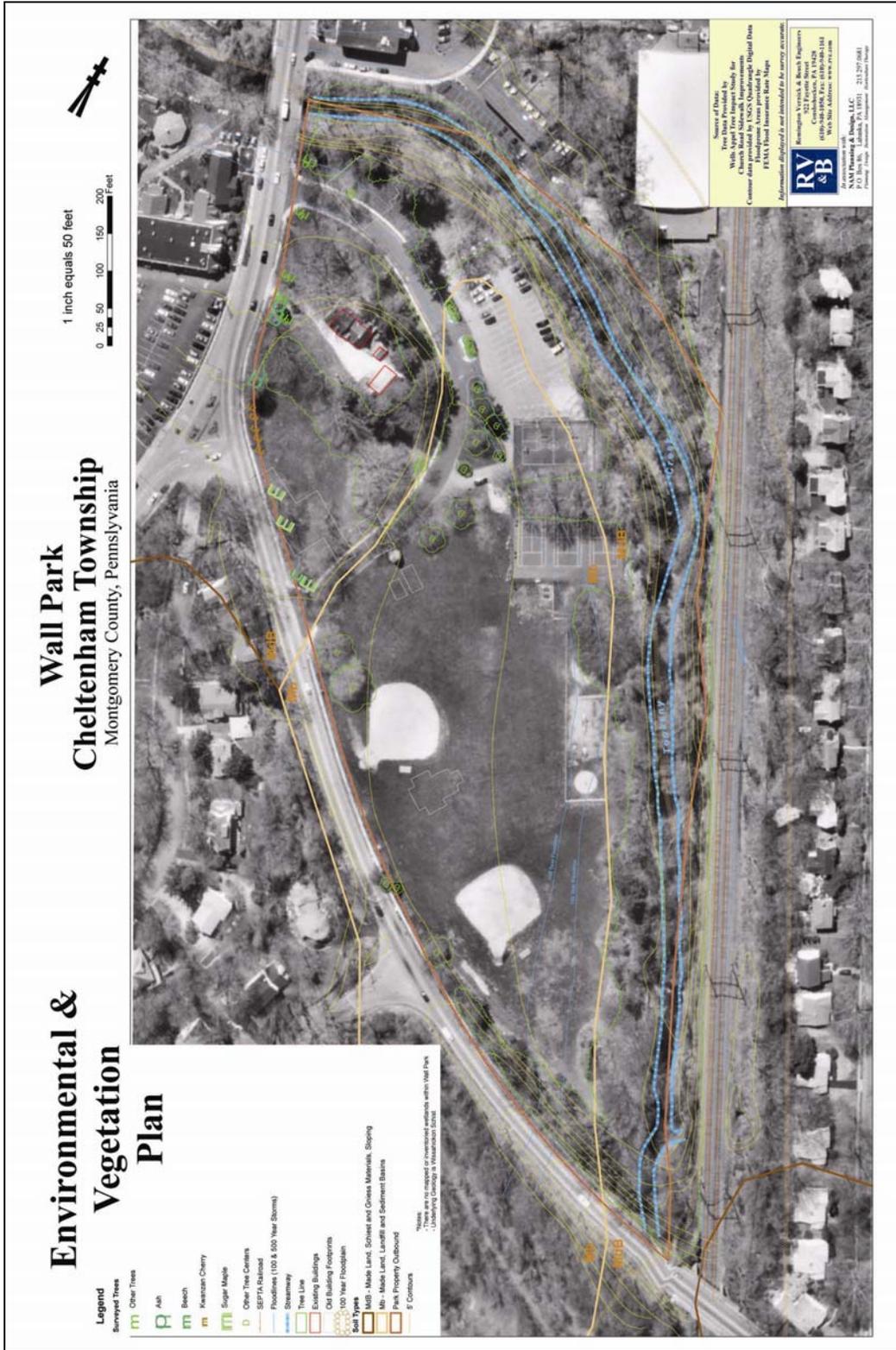
There being no other business, the meeting was adjourned at 9:15 P.M.

A handwritten signature in black ink that reads "David G. Kraynik". The signature is fluid and cursive, with a large initial 'D' and 'K'.

David G. Kraynik
Township Manager

Per Bryan T. Havir
Assistant Township Manager

EXISTING ENVIRONMENTAL CONDITIONS MAP



EXISTING UTILITIES MAP

