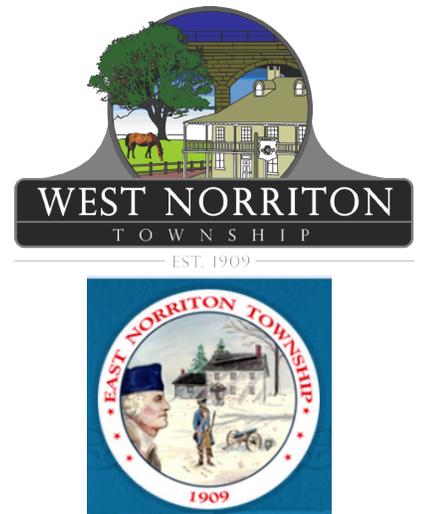


# VAN LANDEGHEM TRACT PARK MASTER PLAN



DECEMBER 2017

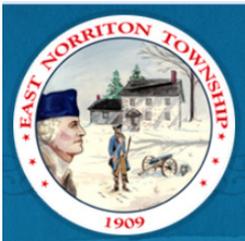


# VAN LANDEGHEM TRACT PARK MASTER PLAN

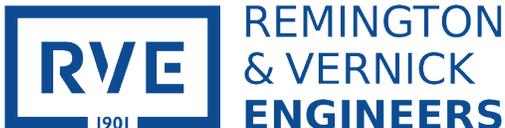
DECEMBER 2017



*Prepared for*  
**The Township of West Norriton**  
1630 West Marshall Street  
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(610) 631-0450



*In conjunction with*  
**The Township of East Norriton**  
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*Prepared by*  
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## Appendices

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## 1. EXECUTIVE SUMMARY

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The property in question is a 34.6-acre parcel located in Montgomery County that straddles two suburban communities: East Norriton Township and West Norriton Township. The parcel is known as the Van Landeghem tract.

This property was purchased by East Norriton and West Norriton Townships through funds provided by Montgomery County in accordance with the Montgomery County Open Space Ordinance (Ordinance 93-3). West Norriton Township acquired 15.10 acres on the south side of the parcel and East Norriton Township acquired 19.54 acres of land on the north side of the parcel. The total amount of funds provided to both municipalities was \$1,051,520.

The Townships received a grant from the Pennsylvania Department of Conservation and Natural Resources (PA-DCNR) to produce a park master plan. Four (4) public meetings were held over the course of 16 months and an online survey was performed by West Norriton residents. A total of five (5) concept plans were provided. The general consensus of these meetings was that many residents did not desire active park improvements; they wanted the project to focus on land stewardship and ecologic preservation.

## 2. PUBLIC PARTICIPATION PROCESS

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A kick-off meeting was held July 25, 2016 and focus group meetings were held on February 8, 2017 and February 9, 2017. A public outreach meeting was held on February 22, 2017 and the final public presentation meeting was held on November 28, 2017. All meetings were held in the evening at the West Norriton municipal building and were conducted by Christopher Fazio, PE, and Karen Twisler, RLA, CPRP, of Remington & Vernick Engineers. *Please see attached minutes in the appendices.*

In general, the consensus from the citizens of East Norriton Township was that they preferred a “No Action” alternative. They valued the open space in its current unimproved state and believed this condition was best for wildlife habitat. Residents concluded that there were ample existing active recreation opportunities nearby. In addition, there were safety concerns that the parcel would not be adequately policed. The residents did seem amenable to minor improvements to help maintain the parcel’s natural state, such as streambank stabilization and removal of invasive vines.

West Norriton residents were somewhat divided. Some agreed with East Norriton and favored a “No Action” alternative, while others were interested in more active uses, such as a dog park and lawn areas.

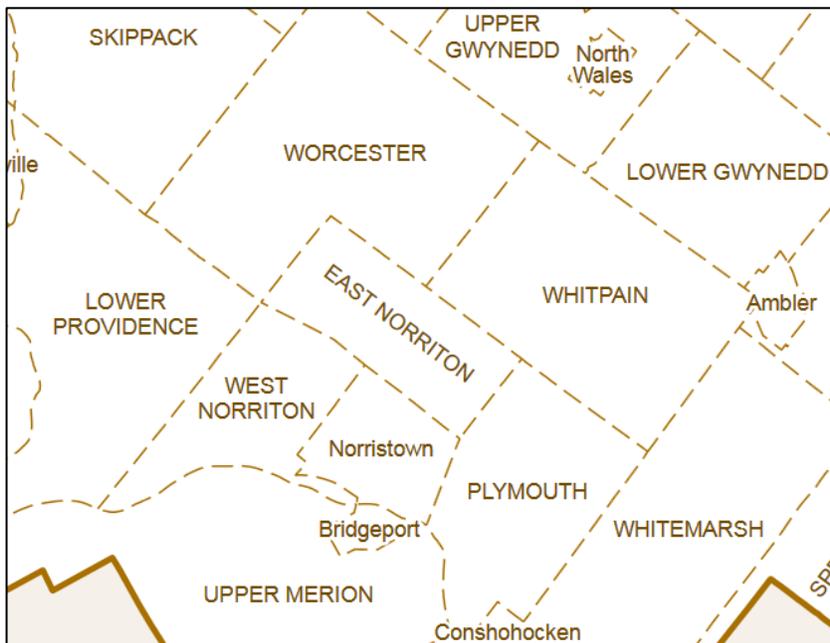
### 3. BACKGROUND INFORMATION AND DATA

#### **Community**

The property in question is a 34.6-acre parcel located in Montgomery County and straddles two suburban communities: East Norriton Township and West Norriton Township. The communities have similar demographics, which are listed below.

East Norriton Township is situated along the US 202 corridor, north of King of Prussia and Norristown. In 2010, it had a population 13,590 people. East Norriton Township comprises 6.06 square miles and has an average elevation of 194 ft. It has a density of 2,326 people per square mile. According to the 2011-2015 American Community Survey of the US Census, East Norriton Township's ethnicity is predominantly white (80.8%) with 10.8% black or African American, 6.8% Asian, and 2.9% Hispanic or Latino. The majority of East Norriton Township's residents report an education level of high school graduate (90.9%) and about a third report bachelor's degree or higher (27.4%) according to the 2011-2015 American Community Survey of the US Census. The median household income in East Norriton Township is \$78,974 and the unemployment rate is 6.8% according to the 2011-2015 American Community Survey of the US Census.

West Norriton Township is located north of King of Prussia opposite the Schuylkill River and west of Norristown. In 2010, it had a population 15,663 people. West Norriton Township comprises 6.2 square miles and has an average elevation of 177 ft. It has a density of 2,678 people per square mile. According to the 2011-2015 American Community Survey of the US Census, West Norriton Township's ethnicity is predominantly white (80.4%) with 12.3% black or African American, 5.9% Asian, and 2.8% Hispanic or Latino. The majority of West Norriton Township's residents report an education level of high school graduate (94.5%) and about a third report bachelor's degree or higher (27.2%) according to the 2011-2015 American Community Survey of the US Census. The median household income in East Norriton Township is \$65,289 and the unemployment rate is 7.1% according to the 2011-2015 American Community Survey of the US Census.



[www.dvrpc.org](http://www.dvrpc.org)

## 4. SITE INFORMATION AND ANALYSIS

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### ***Natural Resources of the Site***

The parcel is known as the Van Landeghem tract. It has frontage on Eagle Drive and abuts the Norristown Area High School to the south. The tract is roughly bordered by single family subdivisions located on Generals Drive off Burnside Avenue to the west and Creswell Drive off Germantown Pike to the northeast. The tract abuts the Stonybrook Condominiums to the east via Stonybrook Drive off Whitehall Road. There are existing open spaces, some with sidewalk connectors, located at the end of Generals Drive, Creswell Drive and Stonybrook Condominiums.

The Van Landeghem property was purchased by East Norriton and West Norriton Townships through funds provided by Montgomery County in accordance with the Montgomery County Open Space Ordinance (Ordinance 93-3). West Norriton Township acquired 15.10 acres on the south side of the parcel and East Norriton Township acquired 19.54 acres of land on the north side of the parcel. The total amount of funds provided to both municipalities was \$1,051,520.

The northern portion of the tract is located in East Norriton Township and is characterized by dense woods, rocky soils and steep slopes. The southern portion of the site is located in West Norriton Township and is characterized by old farm fields with successional growth and more gradual slopes (especially closer to Eagle Drive). The elevation of the parcel ranges from 220 ft. on the southwest side closest to Eagle Drive to 270 ft. in the wooded northern section. The western edge of the property in both Townships is bordered by a stream with steeply sloping, eroding banks. The site is located within the Delaware River Basin watershed.

The parcel has essentially been left in its natural state since 1999 and provides habitat for a variety of wildlife, including deer, pheasant, red fox, and multiple species of hawks, snakes and turtles. Several invasive plant species have begun to negatively impact the native vegetation.

There are no historic structures on the site, which was last used for agricultural purposes.

There are no known deed restrictions or easements (*see the survey prepared by Remington & Vernick Engineers in May 2016*).

## 5. ACTIVITIES AND FACILITIES ANALYSIS

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### ***Park Systems***

Both communities offer a variety of park spaces to their residents. As noted above, the Van Landeghem tract is 34.6 acres, including land owned by both East and West Norriton, making it only slightly smaller than East Norriton's largest park (Ballard-Wolffe Park) and larger than the total acreage of all of existing parkland in West Norriton.

East Norriton Township has seven (7) neighborhood parks, excluding open spaces such as the cemetery and memorial, with a total area of 98.65 acres.

Parks include the following:

- **Stanbridge Street Park Complex** – Stanbridge Street – 21 acres, including softball, bocce, playground, pavilion, tennis, basketball, fitness, soccer, sand volleyball, and walking path.
- **Calvert Hurdle Park** – North Wales Road – 15.3 acres, including street hockey rink, basketball, play equipment and picnic area.
- **Ballard-Wolffe Park** – Trooper Road at Woodland Avenue – 35.5 acres, including a woodland preserve with trails. This site is the terminus of the proposed Greenway Trail that would link it to the Norristown Area High School.
- **Old Arch Road Park** – Old Arch Road – 2.8 acres, including playground and picnic areas.
- **Louis K. “Mack” Watson Sr. Memorial Park** – Shamokin and Bristol Streets – 2 acres, including playground, picnic areas and basketball.
- **DeSage Park** – between Sandra Lane and Whitehall Road – 9.8 acres, including a passive park with walking trails and an ecological park.
- **Barrington Park** – Township Line Road and Roland Drive – 12.25 acres, including a passive park with environmental education and picnic pavilion.

West Norriton Township has fewer parks, less passive recreation and less park acreage. There are six (6) neighborhood parks with a total area of 27.95 acres.

Parks include the following:

- **Centennial Park** – West Marshall Street – 13.5 acres, including a walking path and five ballfields
- **Jefferson Firehouse Recreation site** – School Lane – 3.5 acres, including two basketball courts, four tennis courts, a pavilion and playground
- **Oxford Circle Park** – Park Drive – 0.25 acres, including a playground
- **Padden Park** – Oakland Drive – 8.5 acres, including two playgrounds, a pavilion, walking path and softball field
- **Squire Croft Park** – West James Street – 1 acre, including basketball and playground
- **Betzwood Park** – Hillside Drive – 1.2 acres, including basketball and playground and a trailhead to the Schuylkill River Trail, which runs the length of West Norriton Township

Norristown Farm Park is a County park that operates on a regional level and has portions of its site in both East and West Norriton Townships. This park consists of 690 acres, including a working farm, seven miles of trails, picnic area, ballfield, trout nursery and opportunities for fishing. The Van Landeghem tract is located less than a mile from the Norristown Farm Park.

Neither community has a dog park.

### ***Recreation Programs***

Both communities offer robust recreation programs to their residents with a variety of sports and other active recreation opportunities for adults and children. Additional recreation programs for seniors should be considered for both communities, especially given the proximity of the Stonybrook condominiums.

East Norriton Township currently offers the following recreation programs:

- Youth Soccer Ages 7-13
- Pee Wee Soccer Ages 5-6
- Soccer Clinic Ages 3-5
- Youth Boys Basketball Ages 8-16
- Girls Basketball Ages 5-13
- Women's Basketball Adults
- Flag Football Ages 6-9
- Adult Softball Adults
- Field Hockey Girls ages 7-14
- Bocce Adults and Seniors
- Tae Kwon Do Ages 5-12 and 13 and up
- Tai Chi Ages 16 and up
- Karate Ages 5-12 and 13 and up
- Yoga Adults
- Tennis Lessons Ages 8 and up
- Zumba Ages 18 and up
- Cardio Sculpting Adults
- Little League Baseball Ages 4-12
- Softball Ages 5-16

West Norriton Township currently offers the following recreation programs:

- Fall Intramural Soccer Ages 4-10, (20) teams, approx. 10 children/team
- Tennis Ages 4-Adult, avg. of 20 participants each session  
3 sessions are offered: Spring, Summer and Fall)
- Karate Ages 5-Adult, 30 participants per session  
2 separate sessions are offered throughout the year
- Zumba (Ages 16 and up, 30 participants per session  
2 sessions are offered per year
- Youth Boys Basketball Ages 6-13, (14) teams, approx. 10 children/team
- Indoor Soccer Ages 5-12, (18) teams, approx. 8 children/team
- Summer Day Camp Ages 5-13, 200 children
- Drama Camp Ages 7-12, 40 children
- Men's Basketball Ages 18 and up, 8 teams, approx. 10 men/team
- Co-ed Volleyball Ages 18 and up, 6 teams, approx. 8 players/team

In addition, West Norriton Township also indirectly supports their local Little League, Softball and Travel Soccer programs, which all use Township property for their games.

It should be noted that the West Norriton Township Parks Department is extremely reliant on the Norristown Area School District pertaining to usage of the school district's facilities to conduct almost all of the Township programming and community events. As the demand for gyms and field space increases from outside organizations, the need for the West Norriton Township Parks Department to have their own facilities grows greater. The need for indoor recreation space and additional land for active recreation were specifically identified by the Township's Parks Department, along with a dog park facility, which they currently do not have.

### **East Norriton Township Parks & Recreation Events:**

- Easter Egg Hunt – spring
- East Norriton Community Day – September
- Trunk or Treat – October
- Holiday Parade – December

### **West Norriton Township Parks & Recreation Events:**

- Annual Egg Hunt – spring
- West Norriton Day (Community Day) – May
- Family Movie Night – August
- Halloween Parade & Party – October

## **6. DESIGN CONSIDERATIONS**

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### ***Site Constraints***

As noted in *Section 4. Site Analysis*, the property is more gently sloped on the West Norriton side and more steeply sloped with rocky soils on the East Norriton side. This would prohibit the use of active recreation fields on the East Norriton side, lending the area to walking trails and scenic overlooks that would take advantage of the changing terrain. This walking trail concept would be further advanced by the existing easements that connect to the surrounding residential neighborhoods. These open space connections can be found on Generals Drive (sidewalk stub), Cresswell Drive (open space) and Stonybrook Condominiums (open space). The more gently sloping south side of the site in West Norriton was previously used for farming and more suitable to larger, flatter improvements, such as sports fields, parking and playgrounds.

### ***Environmentally Sensitive Areas***

The streambanks to the west are heavily eroded and steep. Many of the trees were constricted by invasive vines and native vegetation was crowded out due to competition with deer. The enhancement of environmentally sensitive areas was very important to the public. To protect these areas, we recommend slope stabilization with coir logs and streambank repair with whips, which would also help to protect water quality and prevent non-point source pollution run-off. Invasive vines and plants should be removed with non-toxic methods and deer-resistant native plant material should be planted. To encourage wildlife habitat, bluebird nesting boxes, hawk nesting platforms and monarch butterfly meadows could be constructed.



## *Sustainability*

Several techniques can be used to incorporate sustainable site design and green infrastructure. The following improvements should be considered:

- Provide bicycle racks to encourage non-automotive transit
- Provide electric vehicle charging stations in the parking lot
- Reduce impervious surfaces
- Limit the area of site disturbance
- Provide stormwater quality control through vegetated swales, rain gardens, best management practices and permeable paving, such as asphalt, concrete or pavers
- Reduce heat island effect on non-roof surfaces by providing trees for shade or specifying pavement with a solar reflectance index (SRI) of 29 (bright surfaces, not asphalt)
- Reduce light pollution by specifying cutoff light fixtures that focus lighting on the ground instead of the night sky
- Increase the amounts of onsite renewable energy sources through solar-powered light fixtures
- Reduce landscape irrigation through the installation of drought-tolerant, native plantings
- To the greatest extent possible, specify “green” products that are made from recycled materials and/or obtained locally (within 500 miles)

## 7. DESIGN PROCESS

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Two “open house” stakeholder meetings were held at the West Norriton Municipal Building: one of February 8, 2017 and one on February 9, 2017. The purpose of those meetings was to garner feedback from the public of the how the parcel should be improved. Eight people attended the February 8, 2017, meeting, including 6 people from East Norriton and 2 from West Norriton. Ten people attended the February 9, 2017, meeting, including 7 people from East Norriton and 3 from West Norriton. Residents expressed concerns of vandalism and security, given the adjacent high school and had concerns with connections to the residential developments. They also expressed interest in maintaining the parcel in its current condition (“no action” alternative) with the exception of investments in the environment, such as streambank stabilization and removal of invasive plants. See attached meeting minutes.

At the February 22, 2017, public outreach meeting, two concepts were presented to obtain feedback from the public. Approximately 40 people attended, which largely consisted of residents from East Norriton Township. Christopher Fazio, P.E., and Karen Twisler, R.L.A., C.P.R.P., of Remington and Vernick Engineers gave a PowerPoint presentation for two concepts. See attached meeting minutes.

**Concept A** featured a smaller footprint and had a 0.5-mile trail, a 22-car gravel parking lot, a pollinator garden, a wet meadow, and a 150-foot residential buffer. **Concept B** showed improvements to most of the tract and featured a 1-mile wood chip trail, 30-car paved parking lot, improved pedestrian connections to the high school, play equipment, adult fitness area, open lawn and a 100-foot residential buffer. Both concepts included pedestrian access from Generals Drive. In addition, both concepts recommended stream stabilization and management of invasive species. The concepts are shown below.



Based on public comment, our team decided it would be best not to pursue park improvements in East Norriton and instead concentrate on West Norriton.

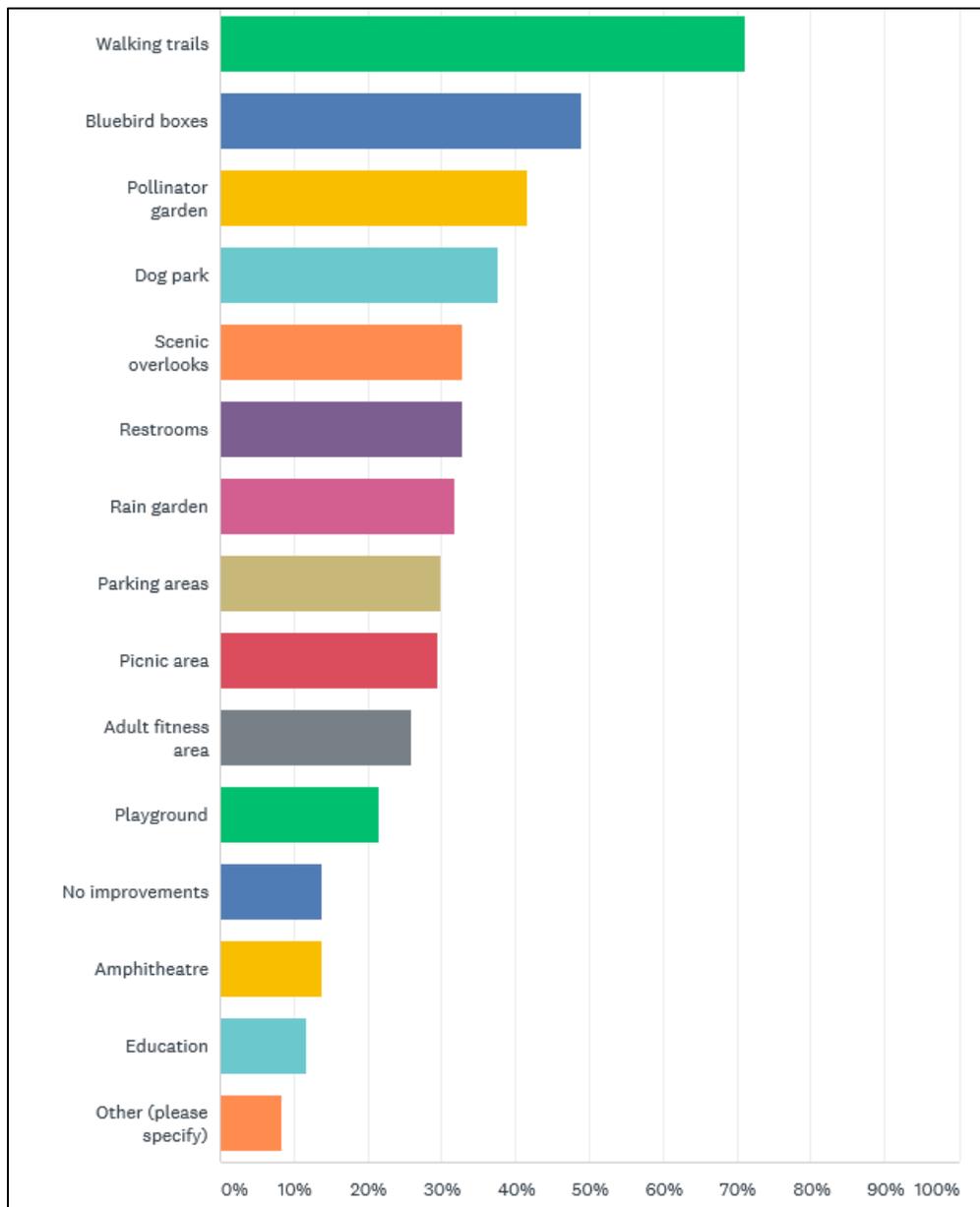
### ***Public Survey***

In October of 2017, the Township of West Norriton prepared an online survey for its residents to comment on via the Township website. A total of 205 people responded (see attached survey results). The majority of respondents were more than 50 years old (36.76% identified as more than 60 years old and 28.43% identified as 51-60 years old) and physically active (46.57% identified as being active 30 minutes a day or less than 4 hours a week and 40.20% identified as being active more than 30 minutes a day or more than 4 hours a week). More than two-thirds of respondents (77.07%) indicated that they did not have children in their household.

Respondents were asked to select the type of improvements they favored at the Van Landeghem tract and were allowed to choose as many options as they wanted. Most identified with land stewardship improvements (46.57%), including streambank stabilization and removal of invasive plant material, and passive park improvements (46.57%), such as open lawn and walking trails. Approximately one-third of respondents selected active park improvements (30.88%), such as playgrounds and adult fitness areas, and a little more than ten percent of respondents (13.73%) selected a no action option, in which the parcel would be left in its existing condition.

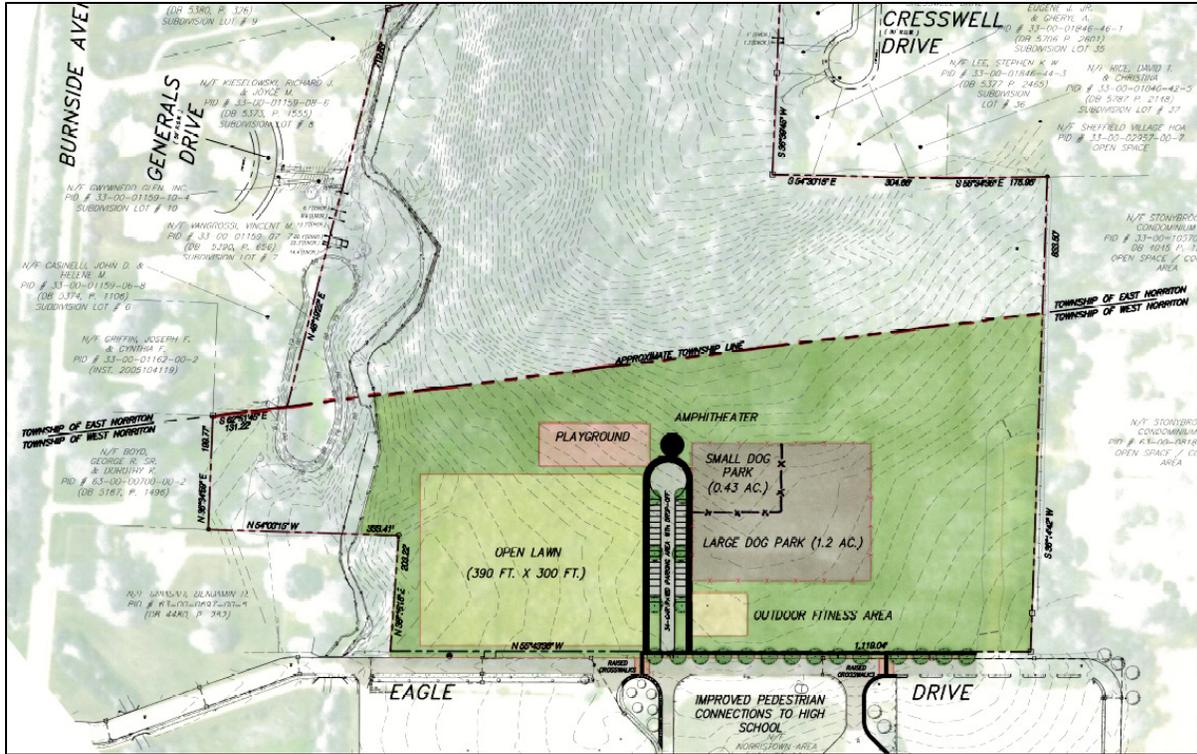
Respondents were then asked what specific improvements would they like to see and 14 choices were provided based on feedback from public meetings. Walking trails was the first choice for more than two-thirds of the respondents (71.08%). Improvements for wildlife, such as bluebird boxes (49.02%) and pollinator gardens (41.67%), were also popular. Approximately one-third of respondents selected dog park (37.75%), scenic overlooks (32.84%), restrooms (32.84%), rain gardens (31.86%), parking areas (29.90%), picnic areas (29.41%), adult fitness areas (25.98%), and playgrounds (21.57%). Less popular choices were an amphitheater (13.73%) and educational opportunities (11.76%). Seventeen (17) respondents selected “other” and wrote in their selection, which included the following:

- Open space/Wildlife refuge (5 responses)
- Running trail
- Bike trail
- Deer crossings
- Disc golf course
- Dog park or gardens as long as they are maintained and funding is available to do so
- No parking areas, use high school parking lot across street
- Revenue maker
- More trees
- No pavement. Gravel or dirt trail only.
- Only streambank stabilization and removal of invasive species, particularly poison ivy. Do not remove trees or deadfall unless they are contributing to hazardous flooding conditions.
- Restrooms only if you include a picnic area
- Workers from Norriton

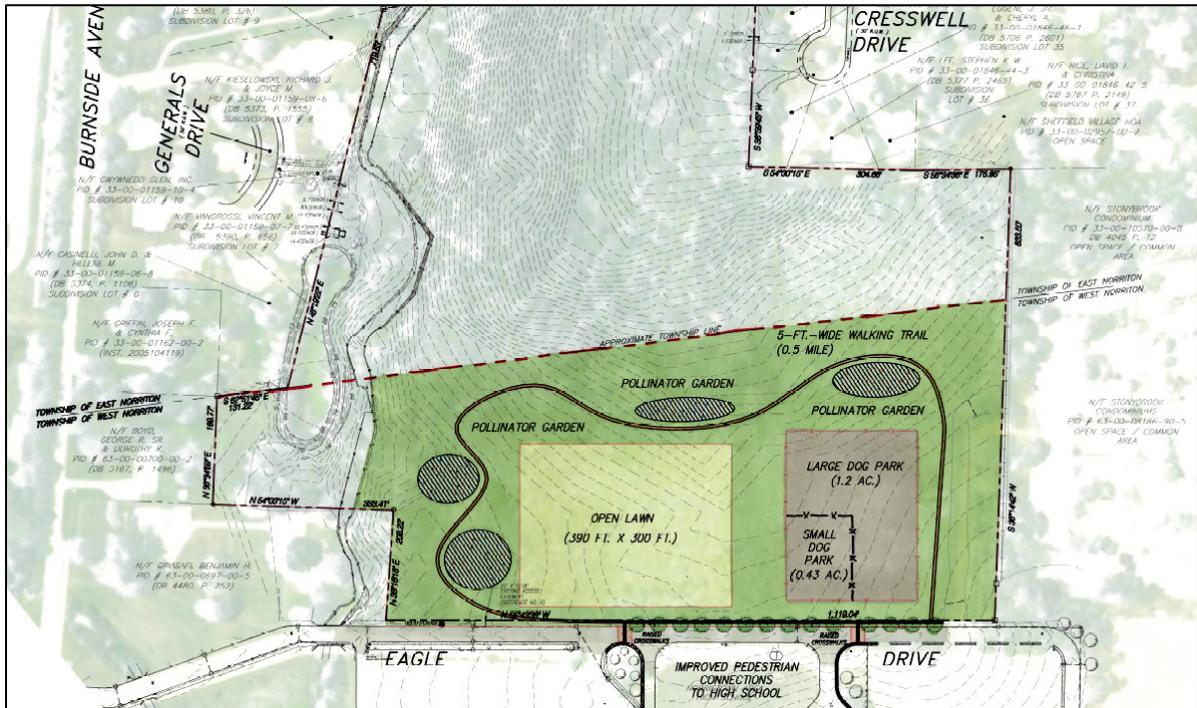


It is important to note that a little more than ten percent of respondents (13.73%) selected “no improvements”.

Based on the results of the survey, the concepts were revised to incorporate the items most frequently selected. **Concept E** featured a 34-car paved parking lot, a dog park, a playground, adult fitness area and open lawn. **Concept F** featured a dog park and open lawn with a walking trail and pollinator gardens. Neither Concept E nor F showed any improvements in East Norriton, based on public feedback, other than streambank stabilization and forest management.



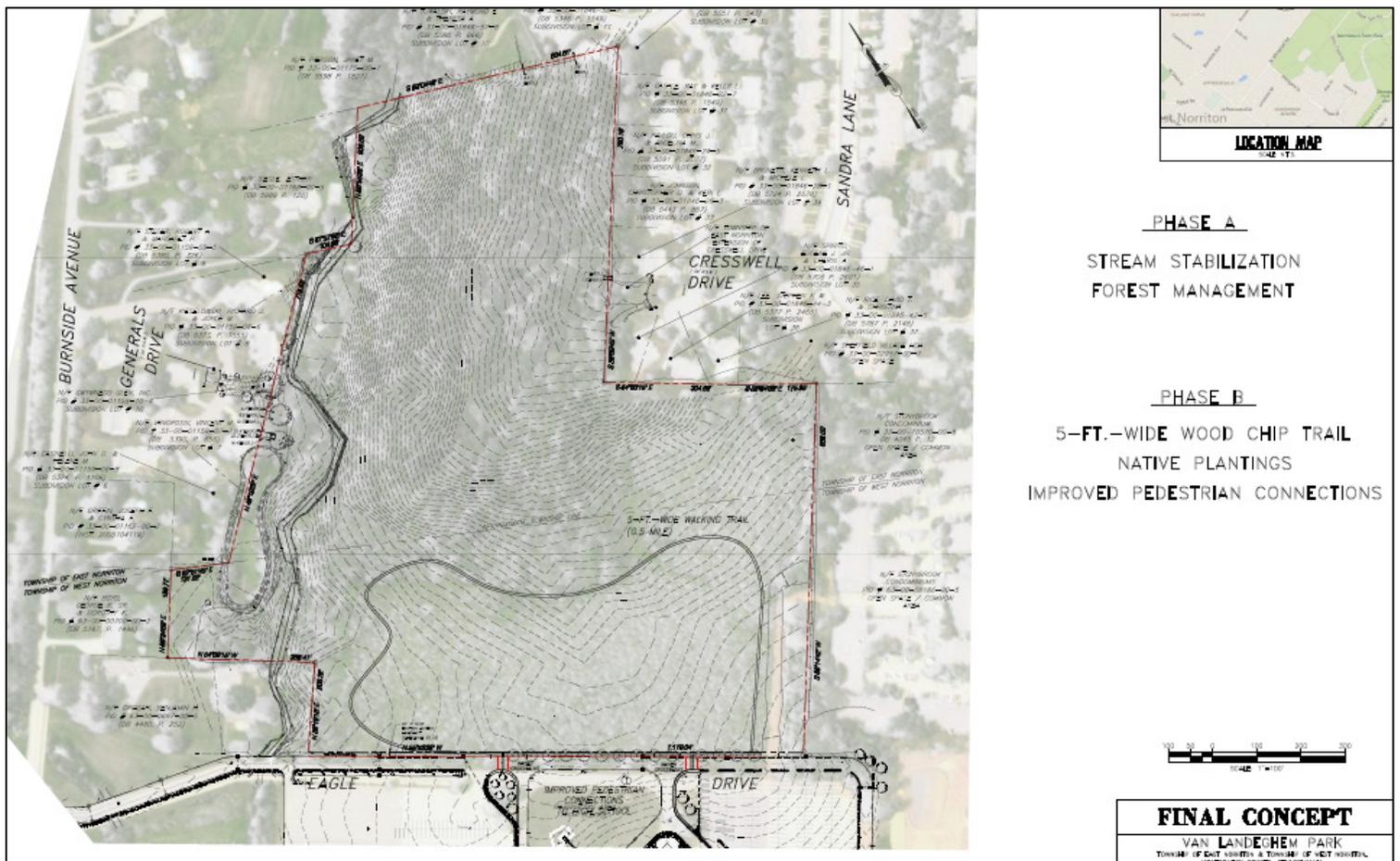
**Concept E**



**Concept F**

These concepts were presented at a public meeting on November 28, 2017, at the West Norriton Municipal Building. Approximately 35 people attended. Christopher Fazio, PE, and Karen Twisler, RLA, CPRP, of Remington & Vernick Engineers gave a PowerPoint presentation. *See attached meeting minutes.*

The general consensus was that the concepts were too similar and that another concept should be provided showing only limited improvements for both the East and West Norriton parcels. These improvements would be phased, such that land stewardship improvements would occur in the first phase and small park improvements could be constructed at a later date in the second phase.



## Final Concept

## 8. DESIGN COST ESTIMATES

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We anticipate the following outline of work to be performed (*see also Cost Estimate*).

### **Phase A**

#### ***Streambank Stabilization***

A variety of methods may be employed to achieve the stabilization of eroded streambanks. Within the Van Landeghem parcel, the creek is approximately 1,750 ft. long, the majority of which is in East Norriton Township (approximately 1,220 LF). To the north, small portions of the creek lie on private property and will need approval from the property owner/s.

The creek would be surveyed to determine water depth, slopes and cross-sections. Based on an engineering design, the slopes would be re-graded to be less steep (assume \$35/CY for rough grading and \$4/100 SF for finished grading). This will likely need to be completed with heavy machinery. Rock cross vanes (\$3,500/EA) and/or weirs may be employed within the stream channel to direct flows away from banks and concentrate higher velocities in the center of the channel. Rip-rap (\$60-\$80/TON) or coir logs (\$12/LF) could be added at the toe of the slope to prevent erosion. Banks can be further stabilized with soil erosion blankets (\$7.50/SY) and live staking with willow or red dogwood whips (\$4/EA), which will revegetate the slopes and help to increase the structural integrity of the soil with their roots. This vegetated buffer also helps to improve water quality and provide habitat for wildlife. Educational outreach can also be done to instruct homeowners about stormwater run-off, non-point source pollution and rain barrels.

#### ***Invasive Plant Removal***

An inventory of invasive plants would first need to be performed and an assessment made to identify areas most in need of remediation. The Pennsylvania Department of Conservation and Natural Resources (PA-DCNR) has a detailed database to help identify the most common invasive plant material. Invasive plants may be removed via mechanical or chemical control. The goal would be to reduce the invasive plant population and keep it in check, recognizing the unlikelihood of completely eliminating it. Mechanical removal is highly labor intensive and involves the physical removal of the plant. It is anticipated that the initial removal effort would be completed by professionals and follow-up efforts could be done by volunteers who are well versed in the local ecology. Educational outreach can also be done to instruct homeowners about the types of vegetation that should be not planted to prevent future invasive growth.

### **Phase B**

#### ***Half-Mile Pedestrian Trail***

The trail location is conceptual at this time, but would be field located to minimize disturbance and follow natural contours. The trail will be excavated about an inch deep and 5 ft. wide and graded to provide drainage. The path will be constructed coarse wood chips, three (3) inches thick (\$4/SY), which will need to be replaced as they decay. Boardwalk may be necessary in wet areas (\$48/SF). The entire trail must be ADA-accessible and should connect to sidewalk along the road frontage.

### ***Pedestrian Connectivity***

Pedestrian safety and ADA access are important elements to the proposed park. To improve connectivity between the adjacent condominiums and the high school, raised crosswalks would be constructed on Eagle Drive. The raised crosswalks will also discourage speeding. Sidewalk will be added along Eagle Drive between the two raised crosswalks and extend to the condominiums. A 5-foot-wide sidewalk will be constructed of 4 inches of concrete set over 4 inches of dense-graded aggregate (approximately \$75/SY). Street trees (approximately \$500 each) would be provided in the 6-foot-wide curb strip to soften the hardscape and provide shade.

### ***Re-Establish Native Plant Ecology***

Once the invasive plant species are addressed, there is an opportunity to re-vegetate with native species to provide habitat and food sources for wildlife. It should be noted that many native species are palatable to deer and 8-ft.-tall deer protection fencing (\$10/LF) will be necessary until plant material can be established. It is anticipated that the initial planting project would be completed by professionals and follow-up efforts could be done by volunteers or community groups. Trees and shrubs that are native to southeastern Pennsylvania would need to be researched and appropriate nurseries contacted to ascertain availability of plants in #1 containers (\$15/EA). Existing soil would be tested (\$100/TEST) and amended as needed based on soil tests (screened compost \$50/CY).

# PROJECT COST ESTIMATE

Van Landeghem Tract

East and West Norriton Townships

Date: 12/18/2017

No.	Description	Estimated Quantity	Units	Estimated Unit Price	Item Subtotal
1	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
2	Maintenance and Protection of Traffic	1	LS	\$ 10,000.00	\$ 10,000.00
3	Site Clearing	1	LS	\$ 20,000.00	\$ 20,000.00
4	Invasive Species Removal	1	LS	\$ 50,000.00	\$ 50,000.00
5	Streambank Stabilization, Including Toe Protection, Vegetative Stabilization Matting, Stakes, and Plantings (All Inclusive)	1,750	LF	\$ 150.00	\$ 262,500.00
6	Landscaping	1	LS	\$ 15,000.00	\$ 15,000.00
7	5' Wide Wood Chip Trail, Including Geotextile	1,200	SY	\$ 30.00	\$ 36,000.00
8	Plain Concrete Curb, Including Permanent Pavement Restorations	415	LF	\$ 100.00	\$ 41,500.00
9	Plain Concrete Sidewalk	550	SY	\$ 125.00	\$ 68,750.00
10	Plain Concrete Sidewalk for Handicapped	30	SY	\$ 150.00	\$ 4,500.00
11	Crosswalk Pavement Striping	1	LS	\$ 5,000.00	\$ 5,000.00
12	Erosion and Sediment Controls	1	LS	\$ 10,000.00	\$ 10,000.00
Construction Cost Estimate Subtotal: 20% Contingency:					\$ 538,250.00
Construction Cost Estimate Total: 20% Engineering & Inspection: Permitting Fees:					\$ 107,650.00
<b>Project Cost Estimate Total:</b>					\$ 645,900.00
					\$ 129,180.00
					\$ 10,000.00
					<b>\$ 785,080.00</b>

Note: (1) This preliminary estimate does not include the costs of financing or utility provider charges.

(2) This preliminary estimate is valid for a period of 6 months.

## 9. MAINTENANCE, OPERATING COSTS AND REVENUE

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In this modest park, it is expected that the maintenance costs will be minimal and primarily limited to the care of the trail and once yearly clean-ups of litter.

In terms of staffing, it is anticipated that the Public Works Departments of East and West Norriton Townships will assume the park maintenance tasks, although it is worth investigating the possibility of a Friends' Group of volunteers who could assist with yearly park clean-ups and sponsorships from local businesses.

It is not anticipated that the proposed park will generate revenue; however, there are grant opportunities available to help offset the costs associated with the proposed watershed restoration and land stewardship improvements. Some options to consider include the following:

- Pennsylvania Department of Conservation and Natural Resources (PA-DCNR) grants (Riparian Forest Buffer Grants and Community Conservation Partnership Program)
- Pennsylvania Department of Environmental Protection (PADEP) (Watershed Grants)
- Pennsylvania American Water (Environmental Grant Program)
- National Fish and Wildlife Foundation (Delaware River Restoration Fund)
- TreeVitalize (Watershed Grant Program)
- Natural Lands Trust
- Audubon Society

## 10. RECOMMENDATIONS

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Based on feedback presented through the public meetings and survey, we recommend that the Townships begin to plan for the improvements proposed as part of Phase A (streambank stabilization and invasive plant material) in terms of obtaining grant monies and establishing budget. Phase B can be performed in West Norriton as budget allows.

## APPENDICES

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## REMINGTON & VERNICK ENGINEERS

### MEETING FORM

**Client:** East Norriton and West Norriton Twps. and the Norristown Area School District

**Date:** 02/11/16

**Attendees:** Brandon Rudd, MCPC, brudd@montcopa.org  
Jon Dzedzy, West Norriton Twp., jdzedzy@wntwp.com  
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Robert Malkowski, Norristown Area School District, rmalkowski@nasd.k12.pa.us  
Christopher Fazio, RV engineer, christopher.fazio@rve.com  
Karen Twisler, RV landscape architect, karen.twisler@rve.com

Kick-off Meeting

Caucus

Committee

#### **MINUTES:**

The project received its notice to proceed from DCNR on January 8th. The parcel is approximately 30 acres in size and located between East and West Norriton Townships. The overall goal is to retain as much of the existing forest as we can while still providing as much improvement as possible. Low-maintenance improvements are desired. Something should be provided for every age group.

Park improvements could include the following and will be reviewed by RV&B during the concept preparations:

- Open lawn
- Dog park (membership based, large-small dog areas)
- Small playground
- Exercise trail
- Outdoor exercise equipment
- Open air pavilion
- Bathrooms (composting toilets?)
- Drinking fountains
- Sidewalks and raised pedestrian crossings
- Outdoor classroom space
- Rain gardens
- Footbridge or pier
- Connections to residences
- Landscape buffer to residences
- Lighting (path, parking lot, signage)
- Signage

#### **NEXT STEPS:**

##### **RV:**

Survey needs to be scheduled (need existing subdivision plan prepared by Urwiler & Walter, Inc. Overall schedule needs to be revised once survey dates are set.

When survey is complete, concept sketches will be prepared.

**REMINGTON & VERNICK ENGINEERS**

**FIRST STAKEHOLDER MEETING MINUTES**

**Client:** East Norriton and West Norriton Twps.

**Date:** 02/08/17

Stakeholder Meeting       Caucus       Committee

**MINUTES:**

Christopher Fazio, P.E., and Karen Twisler, R.L.A., C.P.R.P., of Remington & Vernick held the first of two informal “open house” stakeholder meetings in the West Norriton municipal building to gain feedback from nearby residents and other stakeholders. Eight (8) people came to the February 8th stakeholder meeting. Six were from East Norriton and two were from West Norriton.

Jim Watters, representing the Stony Creek Anglers group, recommended that we improve habitat, reduce erosion, treat invasive species, protect the trout stream, reduce stormwater impacts and remove trash. Jim noted that there was a wet area on the parcel near Eagle Drive and recommended planting milkweed for butterflies and work with the high school to have environmental classes with the students. He also recommended a plaque be provided for the donor of the property.

Diana Cassel, Ph.D., Secretary of the Farm Park Preservation Association, recommended paved and unpaved trails, passive recreation and tying into the County trail and the Farm Park.

Anne of East Norriton recommends no action and feels we have too many parks. “If you must do something, a meadow in the farmed area would be nice.” She also recommends no entrance to Stony Bridge.

Larry Brown, East Norriton Twp. Asst. Township Manager, told us about the four (4) tree stands and a camera that the Township recently removed and confirmed that there had been bow-hunting by Burnside Avenue.

Ray of East Norriton said that he pays landscapers to take care of the basin on his property and wants no improvements to the parcel.

Everyone was OK with a wood chip trail. The dead trees could be removed and chipped onsite at low cost.

Ray and Diana both agreed that “stay on the path” signage would be appropriate.

A comment was made that Sandra Lane has an existing trail to a small park on Germantown Pike and recommends no trails. She stated that the Farm Park “has everything” including a 4.5-mile figure 8 trail. There is an existing walking trail off Burnside.

There were concerns with “riff-raff” from the high school associated with trash and under-age drinking. Kids were observed at night with flashlights.

A recommendation was made that the aerial image should show a larger area including the townhouses and the Farm Park.

A comment was made that the soils on the parcel are very rocky.

**REMINGTON & VERNICK ENGINEERS**

**SECOND STAKEHOLDER MEETING MINUTES**

**Client:** East Norriton and West Norriton Twps.

**Date:** 02/09/17

X Stakeholder Meeting                      \_\_\_ Caucus                      \_\_\_ Committee

**MINUTES:**

Christopher Fazio, P.E., and Karen Twisler, R.L.A., C.P.R.P., of Remington & Vernick held the second of two informal “open house” stakeholder meetings in the West Norriton municipal building to gain feedback from nearby residents and other stakeholders. Ten (10) people came to the February 9th stakeholder meeting. Seven (7) were from East Norriton and three (3) were from West Norriton.

The following comments were received:

- There should not be a connection to Generals Drive. No one walks there now. There is no place to park. How would people get here? Park at the high school?
- There should not be access over the stream. There should not be a pedestrian crossing at this location.
- A recommendation was made to perform maintenance on the existing trees (for instance, remove Ash trees affected by Emerald Ash Borer).
- A recommendation was made to provide a buffer to the residential areas.
- A recommendation was made to do nothing. The parcel is already close to the Farm Park. Einstein Hospital took over the golf course.
- The restroom idea is problematic. There were concerns with intruders and kids getting into trouble.
- A recommendation was made to plant more understory landscaping, invest in the environment, prepare for MS4 stormwater regulations and provide bird boxes and rain gardens.
- Joseph Morrison of the Stonybrook Condominiums said that many residents there would enjoy a place to walk and park amenities. He said there is an existing emergency access drive that belongs to the condominiums that is reinforced to handle fire trucks. A gravel lot could be constructed there.

- There are over 200-head of deer in the Farm Park.
- A comment was made that students walk from Sandra Lane to the high school.
- Interpretive kiosks could be provided.

**REMINGTON & VERNICK ENGINEERS**

**PUBLIC OUTREACH MEETING MINUTES**

**Client:** East Norriton and West Norriton Twps.

**Date:** 02/22/17

Public Meeting                       Caucus                       Committee

**MINUTES:**

Christopher Fazio, P.E., and Karen Twisler, R.L.A., C.P.R.P., of Remington & Vernick gave their PowerPoint presentation for two concepts. Concept A had a 0.5-mile trail, a 22-car gravel parking lot, a pollinator garden, a wet meadow, and a 150-foot residential buffer. Concept B featured a 1-mile wood chip trail, 30-car paved parking lot, improved pedestrian connections to the high school, play equipment, adult fitness area and open lawn. Both concepts included pedestrian access from Generals Drive. In addition, both concepts recommended stream stabilization and management of invasive species.

**PUBLIC FEEDBACK:**

The public was allowed 3 minutes each to provide feedback. Once everyone was given an opportunity to speak, those who had previously given comments were permitted to provide additional comments. The meeting ended at 8 p.m. The following comments, paraphrased below, were provided:

- These concepts reflect a bias. There should be a “do nothing” concept. Parking is an issue on Generals Drive. There are no sidewalks on Generals Drive. The pedestrian connection from Generals Drive and the Van Landeghem tract should be removed. The parcel is in close proximity to the high school and will lead to vandalism and encourage a “bad element”. I don’t want any trails. Trails are available at the Farm Park. Environmental improvements are OK.
- Keep the land as a preserve only. I am not in favor of walking trails, Nautilus equipment, or parking. There will be no wildlife left. The schoolchildren are vandalizing houses in the neighborhood. There will be skateboarding at the amphitheater. Keep the parcel as a natural preserve only. Who will pay for these improvements? The addition of plants and stream stabilization is OK.
- What are the costs for each concept?. <Costs have not yet been calculated as these are concept plans.> I have concerns with vandalism.

- I would like to have health and fitness opportunities. The spending of tax dollars on this project is a good thing. The ROTC students would use this park and would respect it. This would be a positive impact for the high school.
- Will trees be removed? I am concerned with their removal. The parcel should be left alone. Keep the wildlife. We have the Farm Park. Streambank improvements would be good.
- Why do we need a trail if we have the Farm Park? They have educational components.
- Can we have the minutes from this meeting? The proposed environmental improvements are OK. Generals Drive is a concern. There would need to be a parking lot. The final report should include Burnside Oakland Park and Penn Park. I would prefer recorded sessions and more transparency.
- I live on Generals Drive and recommend no improvements. Parking and vehicular traffic are a concern. The linkage invites pedestrian traffic onto Generals Drive and leads nowhere. I have concerns with the safety and security of the neighborhood.
- I am in favor of trails. Ballard Wolffe Park has wood chip trails. I like the idea of gardens and markers along trails. We need to get children more interested in nature.
- I have been a resident since 2007 and my husband has been a teacher of biology for 25 years. Teachers have no time to do anything other than “teach to the test”. Teachers have no time for “kumbaya”. I encourage you all to go to school board meetings and to disavow yourself that biology teachers have the time for extra programming. I have been following this grant since 2014. It’s part of a County-sponsored master plan trail network that’s been around since 2012. There was a January meeting where I saw the Stony Creek-Sawmill Run master plan. “PM me at [nextdoor.com](http://nextdoor.com). This bicycle trail network system will link our community to downtown Norristown through Generals Drive and so forth.
- I have been an East Norriton resident for 22 years and my property backs up to the project. This project affects my area. My 3 kids have an arboretum with foxes and snapping turtles. It is beautiful and unblemished. I hate to see this used for anything other than its current pristine condition. I saw the overall plan for The Greenway Trail project and it goes through East Norriton too. This plan is specifically linking trails and has been in the works for some time. I aggressively oppose this. I have concerns with vandalism and noise. The kids are cutting through my yard, leaving beer cans. I hear people in the summer and now that the leaves are gone, I can see where they have strung up a hammock on the other side of the stream and have candles for light.
- I am a new resident and I moved here because of the Farm Park. For the Van Landeghem parcel, there should be no action other than soil stabilization, plants and stream restoration. There should be no paved parking lots. This will be a problem with stormwater run-off. Put this stuff in the Farm Park. We voted to allow a 25% tax increase so that no police officers would be laid off. Where is the maintenance money coming from? The township has no money. Open space is open space. Respect and value their opinions.

- Elementary kids need to be reached for nature appreciation. These are high school kids. The Farm Park land is leased and will expire in 2020. Is this meeting being recorded? Will this information be available? <Information will be posted on the Township website tomorrow.>
- What are the hours of operation? <Like all parks, this would be closed at dusk.> How would you close it? Would there be a gate?
- I am an East Norriton resident and I have been here for 24 years. In that time, we have gone from 13 traffic lights to 27. You need to have a plan for the disruption and displacement of wildlife.
- I am an East Norriton resident. I have a concern with my children, one of which is special needs, and traffic. The animals will come onto my property. How will our voices be heard? We want a vote and we need it to be black and white.
- I want my input reflected in these concepts. There should be another meeting. What is the end product? Who makes the final decisions? <The final document will be a report and the project will ultimately be decided by the supervisors of the Townships.>
- I was at some of the previous meetings and East and West Norriton residents \*did\* say that they were Ok with trails as long as they weren't paved and that a buffer was provided. I want to remind you that this is public land, not private land. Did the homeowners buy it? No, the County did. You already have vandalism if you have kids in your yard. Encourage families to come and use the space. If parking is an issue, you may be able to use a decal for free parking or people could park at the high school. These opinions don't reflect everyone. Try to keep an open mind.
- I was at the first meeting but I was not invited to the other two. There was a consensus at the first meeting not to do anything. Where is Concept C? I am in favor of the environmental portion only, the stream banks and the invasives. Leave it alone. Governments love to get money. It burns a hole in their pocket. Send the money back. Our taxes are too high. Why do something no one wants? Post the minutes on the West Norriton website.
- Are there any plans to include regulations in the code of conduct for the high school? They are revamping their policies and updating the legal ramifications for misbehaving students. The site is isolated from public roads. How will the police patrol it? ATVs? Cameras? We have homeless and people walking away from the hospitals. One lady just died unfortunately. I am opposed to any improvements beyond watershed protection. Stop the dumping and do the upstream improvements. These concepts create a public nuisance. The students don't walk to school. If they wanted to, they could walk through the Farm Park.
- The proposed trails are just "tokens" and very short in length. I do 4 miles. This concept was shoehorned into this space. Why? I have watched development encroach. We need to be responsible. Don't destroy the habitat. Projects start small and wind up big. This is all Nature has left and now we want to take that away. Where does it stop?

- I have spent 32 years in the military and I know how these things work. When Einstein Hospital wanted to expand, we said no and they built it anyway. I have been keeping track of the comments. There are 35 people here. Two people are in favor of the project, 1 person is open-minded and 32 people are opposed to the project.
- I am an East Norriton resident and frankly I did not know this existed. I like the trails but I am concerned with grading. The site is high on both sides and low in the middle. Avoid disturbing the trees. <The maximum disturbance is 15 ft. wide for the trail.> I am a bicyclist and want to avoid traffic.
- Fifteen feet is very wide for a trail. Can't it be more narrow? No runners will use it. It's not worth it.
- You said the park would be closed at night. What if people show up with alcohol? What are you going to do? <You're not supposed to drink in the park> (Audience laughs). Ordinances don't keep people out.
- What were the results of the last poll? <Consultant did not have at the time.>
- My husband found 200 beer cans behind White Hall Road in preparation for some Audubon work. These are 8th graders. We found zip lines and illegal hunting. Why isn't the County trail shown on the western side? The County supersedes. The citizens don't know what's going on. The County is expanding the trail system. Stony Creek, Kepner Creek and Saw Mill Run off-shoots are proposed. Bike routes and riparian trails will link to Norristown. I spoke to the Deputy Solicitor. There were no meetings in East or West Norriton. I have lived here since I was 7. They have plans to run us out.
- I have concerns with parking, particularly the curve and grade of the road. A safety study should be done. You looked me in the eye and told me there would be no connection to Generals Drive. <I did and I'm sorry. We were not aware of this easement/requirement to provide linkages to Generals until recently.>
- What is the purpose of the proposed linkage? There are only 12 residents on the street. People will park in front of our houses to access the park. I have been a resident here for 31 years and there's been much overbuilding. You have the Farm Park and Valley Forge. Why come here? It's not worth the gas. It is much more likely that someone is going to walk into Wawa, get a 6-pack and drink in the park. The school has problems with truancy and absenteeism. We live in a real world and it's becoming more dangerous. We wanted to live in a rural, isolated neighborhood. The police chief is reminding us to be safe and keep our doors locked. This project will attract an "unsavory element".
- We all live here. These are our kids we're talking about. What were the requirements of the open space grant? Do we have to do anything? How much was the grant? <\$60,000 and we are halfway through it. We will include all comments in the final document.> Couldn't we

use the grant money elsewhere? To improve the existing facilities and parks? East Norriton has a hard time getting grants. I find this surprising that we got this one.

- How did our forefathers consider easements? There are easements on my property and the work that was done off-site caused run-off that killed my 100-year-old trees. This is unreasonable.
- I have been an East Norriton resident for 22 years. I have a nice backyard with a stone wall and a pond. My observation has been that when the creek is dry, there are more people walking through the tract. They sometimes end up in my backyard, causing a noisy ruckus and occasionally throwing beer cans. Mostly sophomores and juniors from the high school. I prefer the peace and quiet. If you build trails, there's just going to be more people.
- What happens down the road? You can't guarantee results. If this is used the wrong way, all hell will break loose.
- Do the board members want to share their opinion? Please introduce yourselves.
- Kevin McDevitt, East Norriton Twp., Planning Commission. This is my first meeting. I don't have an opinion.
- Larry Brown, East Norriton Twp., Asst. Township Manager. We are here to listen to you. It's not for us to decide.
- Judy Silker-Belkowski, East Norriton Twp., Planning Commission. I had a wooded tract behind my house when I was a kid. I learned a lot. I think this passive use and the beauty of nature needs to be shared. The tract behind my house was developed and I can't share that with my children. We need to teach kids to love what's out there. There are not as many undesirables as you think. Ultimately, we are here to listen to you.
- Jonathan Dzedzy, West Norriton Twp., Recreation Director. There is lots to digest here. This is why we invited you. I am empathetic with your concerns. I've been here 16 years and went to Norristown high school. There is potential in this parcel. I drive by it often and have seen the invasive there get more and more overgrown. I am concerned with your comments regarding hammocks and candles. I think if we make improvements, respect will follow and the parcel can become an asset and value to all.
- You said asset and value to all. There has been rampant overdevelopment. Historic buildings have been demolished for yet another Wawa or Walgreens. I think it's beautiful that they bought this parcel. Wildlife is being squeezed into smaller spaces. The value is in the preservation, not the improvements. A 15-foot-wide trail is excessive.
- I had a similar experience to Judy's, but you can look for salamanders and crayfish in the Farm Park. My house was broken into at 10:45 in the morning. The door was kicked in. There is crime near us. We can't be responsible for other people's children who are coming in from other places. Within 18 months, the hospital will be reducing beds for patients with

special needs that they can't accommodate. They will expand the forensic unit and create a stepdown facility that will be less secure. There's a homeless shelter at Building 53. All these people are all over the place. We've tried to place a homeless person 3 times but couldn't because their personality was too combative. This will vastly affect us. (Audience says "you are paranoid.").

- I had a similar experience to Judy's and spent long days outside doing dangerous, dirty things. We looked for tadpoles and salamanders too, but that's why they have the enrichment program at Ballard Wolffe Park. It's flat. It's close to elementary schools. The steep, deep banks would make it difficult for trails. What about the liability of unsupervised kids? This area has been identified on the County plan as having the densest tree canopy in Montgomery County. There is much tree fall. If a path is made and trees fall, who will clear the path? If it's constructed of wood chips, it will be muddy and wet. Who will pay someone to clear the trees? If a kid fall and hurts himself when he fell 8 ft. down, who is liable?
- I am opposed to this project and have concerns with vandalism. These concepts make no sense.
- Are you aware of how high the creek can get during storms? It gets very high and wide. You will need a concrete bridge to cross it and that will be very expensive.
- Has anyone walked the site? I mowed the field for my father-in-law and there are wet areas you need to be careful of.
- When the property was purchased, it was meant for a reserve, not for improvements.
- There should be additional studies. Like a business standpoint. Showing there is a need for the improvements.

## **PUBLIC POLL:**

There were approximately 40 attendees. A few people left early and did not vote. Thirty-seven (37) attendees were polled on the following questions:

How many people want nothing at all? We leave this meeting and the parcel is not touched. **34**

How many people don't want trails of any kind? **36**

How many people would like to see a trail? **1**

How many people would like to see a pollinator garden or wet meadow? **1**

How many people would like to see a parking area? **1**

How many people would like to see an adult exercise area? **0**

How many people would like to see open lawn? **0**

How many people would like to see an overlook area? **1**

How many people would like to see the management of invasive species? **23**

How many people would like to see streambank stabilization? **25**

How many people would like to see linkages to the neighborhoods? **0**

How many people here are not from E. Norriton? **4**

**NEXT STEPS:**

Submission of Revised Documents	March 2017
Public Outreach Meeting #3	April 2017
Preparation of Final Documents	June 2017
Final Public Outreach Meeting	July 2017
Project Completion	August 2017

**REMINGTON & VERNICK ENGINEERS**

**PUBLIC OUTREACH MEETING MINUTES**

**Client:** East Norriton and West Norriton Twps.

**Date:** 11/28/17

Public Meeting                       Caucus                       Committee

**MINUTES:**

Christopher Fazio, P.E., and Karen Twisler, R.L.A., C.P.R.P., of Remington & Vernick gave their PowerPoint presentation for two concepts. Concept E featured a 34-car paved parking lot, a dog park, a playground, adult fitness area and open lawn. Concept F featured a dog park and open lawn with a walking trail and pollinator gardens. Neither Concept E nor F showed any improvements in East Norriton, based on public feedback, other than streambank stabilization and forest management.

**PUBLIC FEEDBACK:**

Beth Karpinski, West Norriton

Why was this considered at all? Why apply for a grant? We need open wild space in West Norriton. In favor of streambank stabilization. Against dog park and development. Wildlife needs a home. Birds and dogs will not work together. Open lawn will generate noisy mowers.

Kim, West Norriton

205 responses out of 16,000 residents are not statistically significant. Where was the collaboration between East Norriton and West Norriton? The land was purchased with open space funds through a referendum. No one wanted this. It was the Township Manager's idea that was forced down our throats. Concerns with private roadway not being policed and County trail system. Where is the County representative? This is a spurious process. There have been no East Norriton meetings. This is not a collaborative process. DCNR should be contacted. In favor of streambank stabilization and invasive plant removal.

Mary Ellen Moran, West Norriton

The numbers are stacked. The survey results and statistics don't add up. Concerns that there was not enough outreach. The Township's budget is \$572K for recreation. We don't get answers in West Norriton. Concerns with noise associated with construction and is in favor of the "do nothing" option.

Mark, West Norriton

What drove the new concepts? In favor of streambank stabilization, invasive plant removal and trail. Against parking. Any habitat is important to nature species.

Anthony Yurick, West Norriton

We are borrowing land from the generations who come after us. Why weren't more younger people included in the survey? In favor of streambank stabilization and invasive plant removal. A pollinator garden is not needed as there is an existing wet meadow with milkweed and asters. Don't recreate what's already there. The trail is OK but not 10 feet wide. Against dog park, playground and fitness area.

Roseanne Mellazzo

In favor of dog park and open lawn. The wildlife needs to be managed. She did an informal survey of about a thousand people in town and a number of Stonybrook Condominium residents liked the dog park idea and see it as a positive improvement. She took the survey and recommended it to others. She is in favor of both concepts though parking might be a concern

Cecilia Berry, East Norriton

Were East Norriton residents included in the survey? Who will maintain the open lawn? How noisy will this be with a dog park? Concerns with people at night in the parking lot (drugs). What about wildlife? Take the dogs to the Farm Park.

James Waters

He made a YouTube video of the Van Landeghem tract. The site is impassable from West Norriton to East Norriton due to the vines and stickers. The streambank damage comes from East Norriton stormwater velocity. Noted that the high school got a grant from the Audubon Society/PECO for a greenhouse to raise native plants. There could be a tie in. To something similar to the Schuylkill Center for Environmental Education. Invasive vines as big as his arm, ripping down trees.

John Colby, East Norriton

Is this a planning exercise? A pie in the sky concept or something that's really going to happen? The grant money was awarded to look at the property to see what the options are.

Alicia, West Norriton

She took the survey and found the meetings to be informative. Many rumors. Against parking lot. In favor of walking trail. Can't decide how she feels about the dog park. A better process of informing the public would be good.

Ken Cristovitch, East Norriton

East Norriton does want streambank restoration and invasive removal. There are abandoned projects in town and the Barclay Farms project has forced deer out. He invited others to review concerns associated with car-destination dog parks, including controlling dogs and owners and pollution. There are miles of trails in the Farm Park and dogs are allowed there. The Township is spending money on Burnside Park, which is used by out-of-towners. How much active park space does the Township need? There is an undeniable connection to Norristown that doesn't make sense. Don't attract high school kids. They should go home.

Melazzo

Half the citizens of West Norriton are high school students. They are not criminals. Urban area residents are not criminal.

Ken

When do the plans get approved? Shelved plans could get built years later. Don't approve for future use.

Melazzo

Were Concepts A and B abandoned?

Anne Sackley, East Norriton

Is there an option to provide for reforestation/replanting of native species? The parcel is a fragile gem. There may be tree grants for planting. Bring it back to its former glory.

Kim

My husband works in the biology department at the high school. The greenhouse program is for low-functioning students. How do we pay for the park? It's not pie in the sky.

Beth, West Norriton

Kids are kids. They drink beer and smoke pot. The property butts up to the high school and the elementary school. Concerns with strangers and predators. Conflicts between children and dogs a concern. Who applied for the grant and why?

Tammy Butrin, West Norriton

Disappointed that data only reflects 205 responses. Against dog park, parking, especially paved. Wasn't the intention to purchase this land for open space? In favor of bank stabilization and invasive removal. It's a private drive that the police do not patrol. Concerns with fights at the high school and police activity. The dog park presents challenges with liability and responsibility. Lives on a private drive and despite crimes, the police will only come when called and do not routinely patrol.

Cecilia Berry, East Norriton

The concepts are very similar. Add a third concept that shows East and West Norriton and includes streambank restoration, invasive removal, water run-off issues, habitat restoration, smaller walkways. Consider nature-related improvements versus human-related improvements. She was told the project was already funded. Parking is a concern. Park provides areas to hide.

Unknown

Hawk platforms unlikely to be used. Bluebirds boxes are high maintenance. Against dog park and open space. In favor of a very limited trail. The schools are already close to the Farm Park and there's not much difference.

Christopher Johnson, East Norriton

The conservation portion is more critical and should be done now. Clean-up is a good idea. In favor of streambank stabilization and invasive plant material. Provide opportunities for the future.

#### **NEXT STEPS:**

Take information and generate report. Will post to website.