

**SPRINGFIELD TOWNSHIP  
WALNUT AVENUE STEETING COMMITTEE MEETING  
WEDNESDAY, OCTOBER 4, 2023 AT 6:00 P.M.  
AGENDA**

**1. Call to Order** (*E. Baiada*)

Nick Matteo	Member
Lee Abberley	Member
Robert McGrath	Member
Christine Hesar	Member
Amy Jacoby	Member
Katie Widmeier	Member

Asher Dahlgren	Student Representative
Susanna Ratsavong	Commissioner Liaison, Ward 2

**2. Introductions** (*All*)

**3. Agenda Item Public Comment** (*All*)

**4. New Business** (*All*)

- Committee Expectations
- Site Tour Schedule
- Request for Proposal Completion

**5. General Public Comment** (*All*)

**6. Commissioners' Report** (*S. Ratsavong*)

**7. Call for Adjournment** (*E. Baiada*)

- Next meeting: Wednesday, November 1, 2023 at 6:00 pm



**LEGEND**

	EXISTING BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDINGS
	EXISTING BUILDING SETBACK LINES
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING RAILROAD
	EXISTING TREELINE
	EXISTING TREELINE TBR
	PROPOSED CURBING
	PROPOSED DRIVEWAY
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF STONE
	PROPOSED RIGHT-OF-WAY
	PROPOSED TRAIL
	LANDSCAPE BUFFER

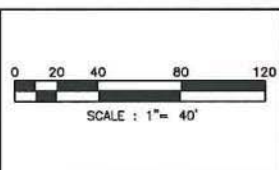


P:\2015\1540137\Draw\1540137.dwg | Mar 06, 2017 - 12:27pm | jspawenczak | Taberna: jspawenczak | 1540137.dwg | 1540137.dwg

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, bearings, and conditions shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.  
 Only those plans incorporating the raised or red ink professional seal shall be considered official and relied upon. All ideas, designs and arrangements presented herein were developed for use on, and in connection with, the specified project being prepared for the Owner. These plans may not be reproduced or stored without the expressed written permission of Boucher & James, Inc.  
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REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION

**PROJECT :**  
**ATHLETIC FIELD SKETCH PLAN**  
 SPRINGFIELD TOWNSHIP  
 MONTGOMERY COUNTY, PA  
**APPLICANT :**  
 SPRINGFIELD TOWNSHIP  
 1510 PAPER MILL ROAD  
 WYNDMOOR PA, 19038



**JOB NO.:**  
 1540137  
**DRAWN BY:**  
 EJP  
**CHECKED BY:**  
 JSG  
**SCALE:**  
 1" = 40'  
**PLAN STATUS:**  
 PRELIMINARY

**ATHLETIC FIELD SKETCH PLAN**  
**Boucher & James, Inc.**  
 CONSULTING ENGINEERS  
 DOYLESTOWN • STROUDSBURG • LEHIGH VALLEY  
 CORPORATE HEADQUARTERS: 1456 FERRY RD, BUILDING 500, DOYLESTOWN, PA. 18001  
 VOICE: (215) 345-8400 FAX: (215) 345-9491  
**TANK CAR CORPORATION SITE**

**SHEET**  
 1 OF 1  
**DATE:**  
 MARCH 2017



**Planning a Park at 1725  
Walnut Avenue**  
(Former Tank Car Site)

Where We've Been and  
What Comes Next



# 1725 WALNUT AVENUE

## MASTER SITE PARK PLAN



## Site Details

- 7.89 Acres
- Located in Oreland, PA
- Four (formerly Five) on-site buildings
- SEPTA Rail Network to the North
- Residential Neighbors to the East & South
- Industrial businesses to the West

SANDY RUN PARK

Vecchione Fleet Service

S Vecchione

SEPTA RAIL LINE



1725 WALNUT AVENUE



Walnut Ave  
WALNUT AVENUE TRAIL - fall 2023

SANDY RUN COUNTY CLUB

Ireland Mill Rd

Walnut Ave

Walnut A

Orlemann Ave

Orelan



# 1725 WALNUT AVENUE

## MASTER SITE PARK PLAN



## Site History

- Former Tank Car Corp. of America Site
- **1921-2001:** privately owned and used to rebuild & repair rail cars
- **2006-2011:** US Environmental Protection Agency clean-up/removal action
- **2015:** Township acquired property and enrolled the site into the Act 2 Voluntary Clean-Up Program



# 1725 WALNUT AVENUE

## MASTER SITE PARK PLAN

### Township Actions

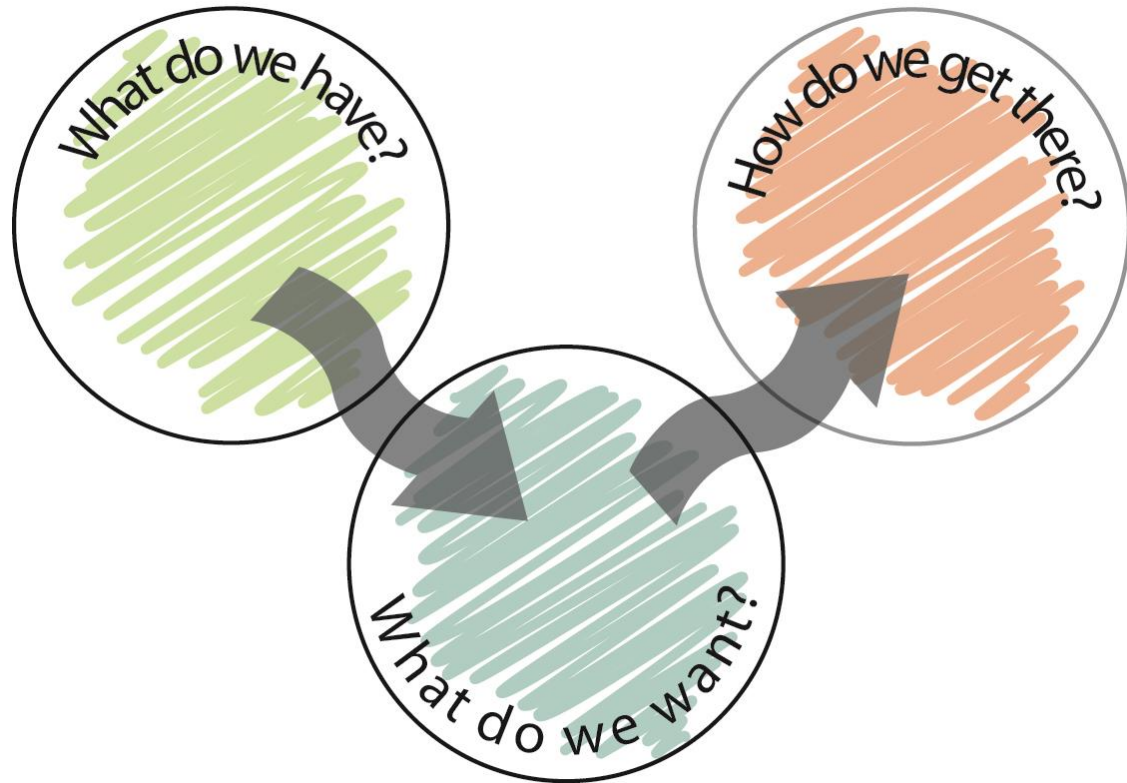


- Soil & water monitoring **BEGINS**
- **\$102,000 Secured** for soil & water monitoring
- Soil & water monitoring **CONTINUES**
- Soil & water monitoring **COMPLETED**
- **\$100,000 Secured** for Abatement & Demolition
- PA Act 2 Voluntary Clean-up Report **SUBMITTED**
- **\$25,000 Secured** for creation of a master park plan
- **\$930,000 Secured** to redevelop site into a public park
- **Master Park Plan Process BEGINS**



# 1725 WALNUT AVENUE

## MASTER SITE PARK PLAN



## Master Site Park Planning

- A master site park plan establishes a vision of future uses and features for a specific park.
- Guided by a consultant, a steering committee spearheads the development of the plan.
- The plan will integrate knowledge of current site conditions with local desires/needs.
- **Public input is a critical component** in the development of a park master plan.
- **It takes several MONTHS to create a plan.**





# 1725 WALNUT AVENUE

## MASTER SITE PARK PLAN

## Next Steps



- Craft a Request for Proposals for a Consultant
- Request will be reviewed by the Township and potential consultants are invited to submit a proposal
- The Consultant will guide efforts to engage/solicit public input (i.e. surveys, public meetings, etc.)
- **The Committee will review regular updates at their monthly meeting (1<sup>st</sup> Wednesday)**