



Springfield Township
Montgomery County, Pennsylvania

Walnut Avenue Park

Master Site Development Plan
Stakeholder Meeting 02
February 5, 2025

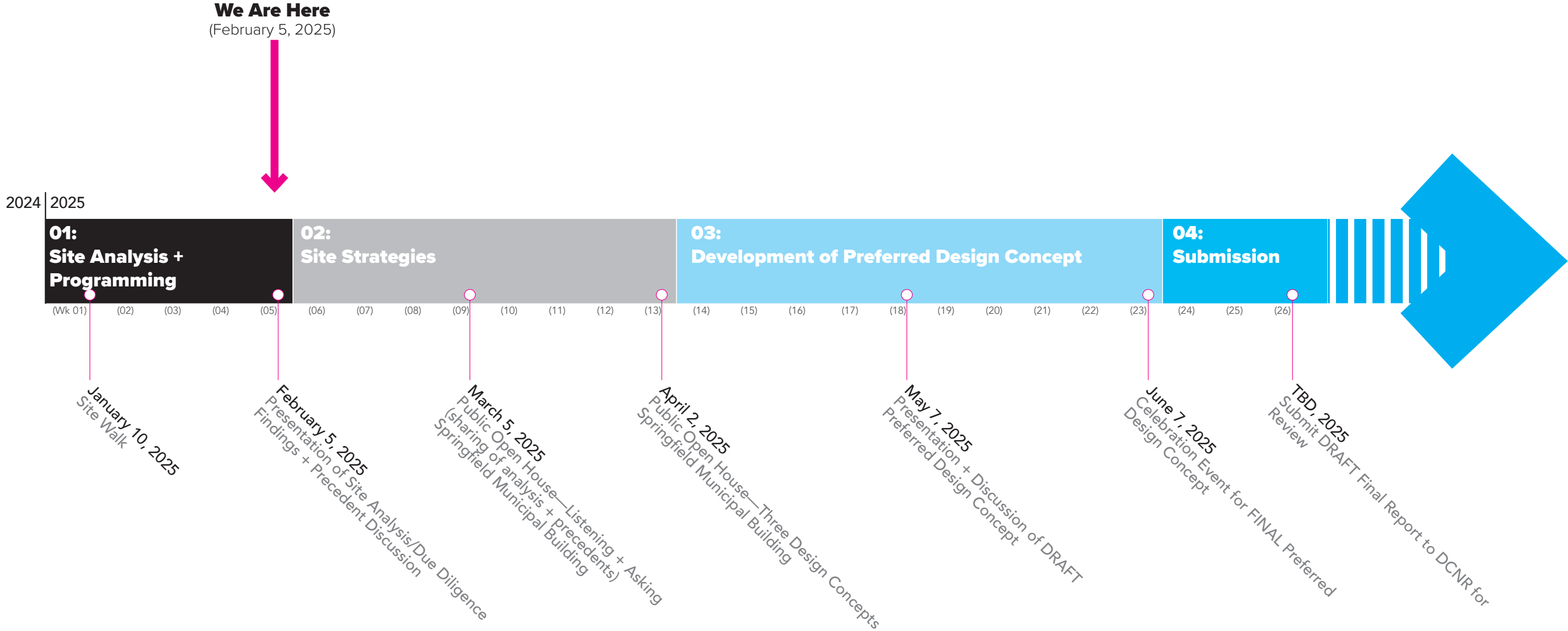
Prepared by:

port

MEETING AGENDA

- 1) What We Heard
- 2) Site Understanding
- 3) Project Precedents

PROJECT SCHEDULE—Overall



1

The biggest opportunity and challenge of the site is reconciling its industrial history.

2

Ensure that the project safely works within the constraints of the remediation efforts.

3

Prioritize a mix of multi-generational passive and active uses within a naturalized park setting.

4

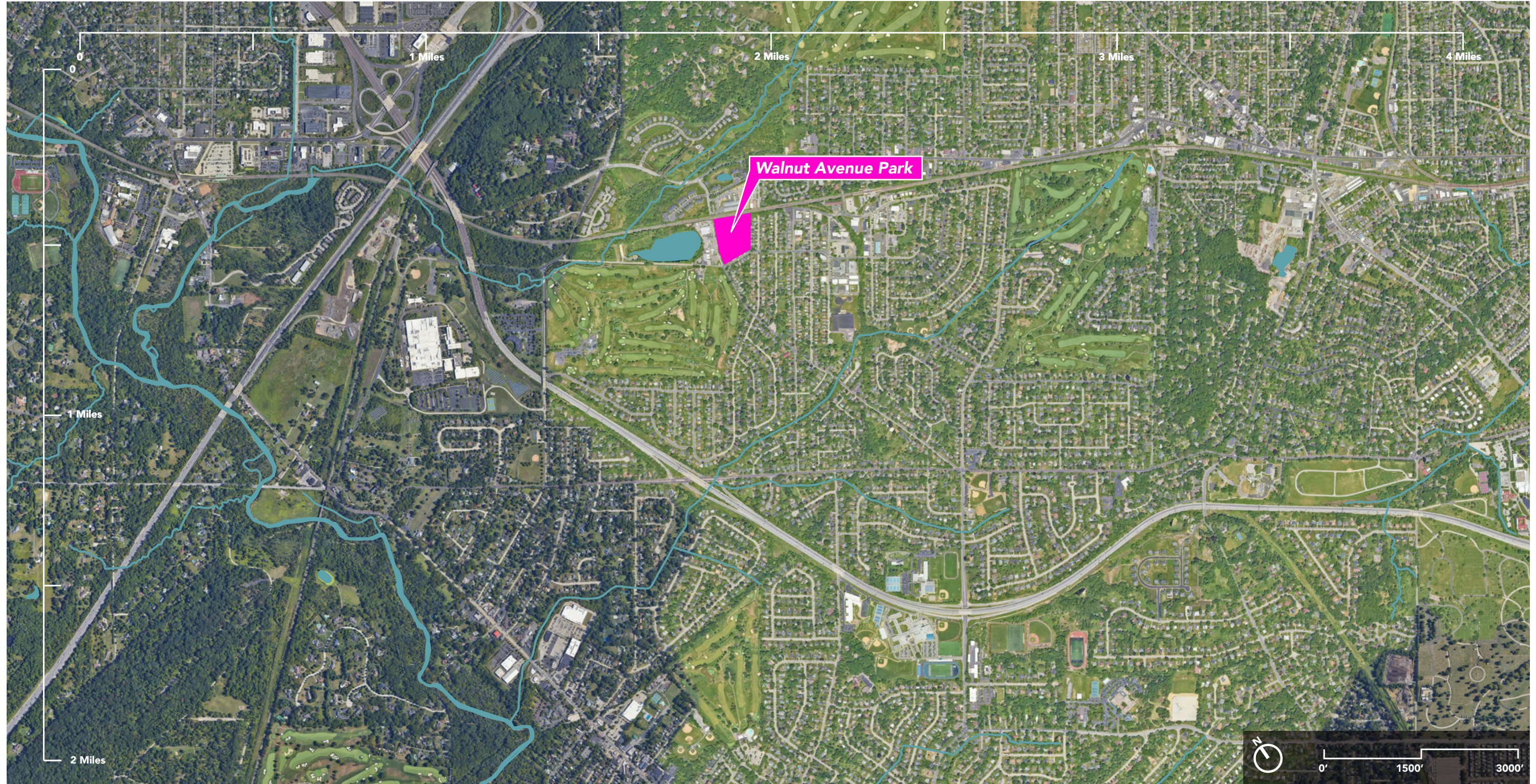
The project should be respectful of its near neighbors and serve the broader community.

5

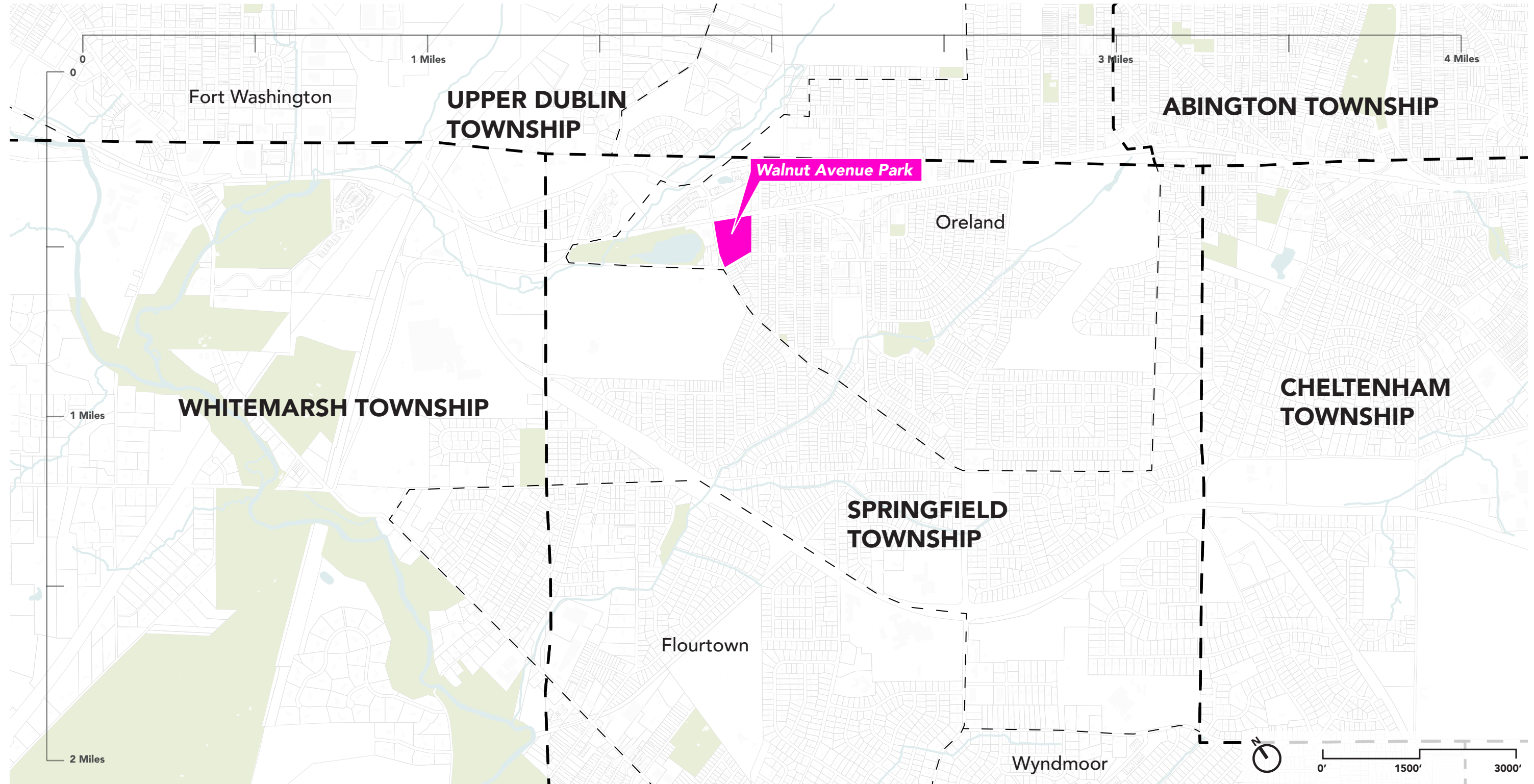
Avoid activities and features that bring excessive traffic or require significant Township resources.

Project Context

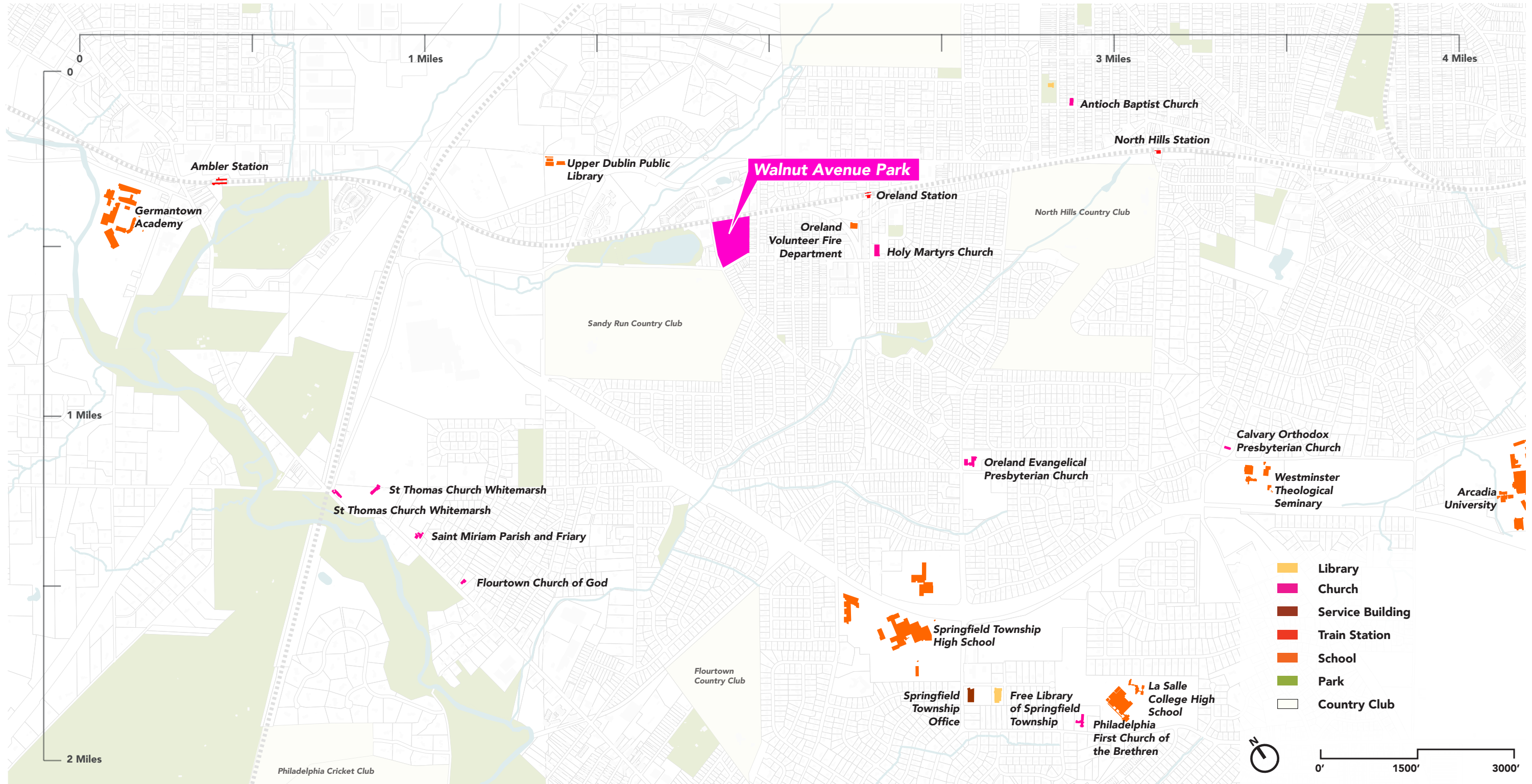
Site Context - SITE LOCATION



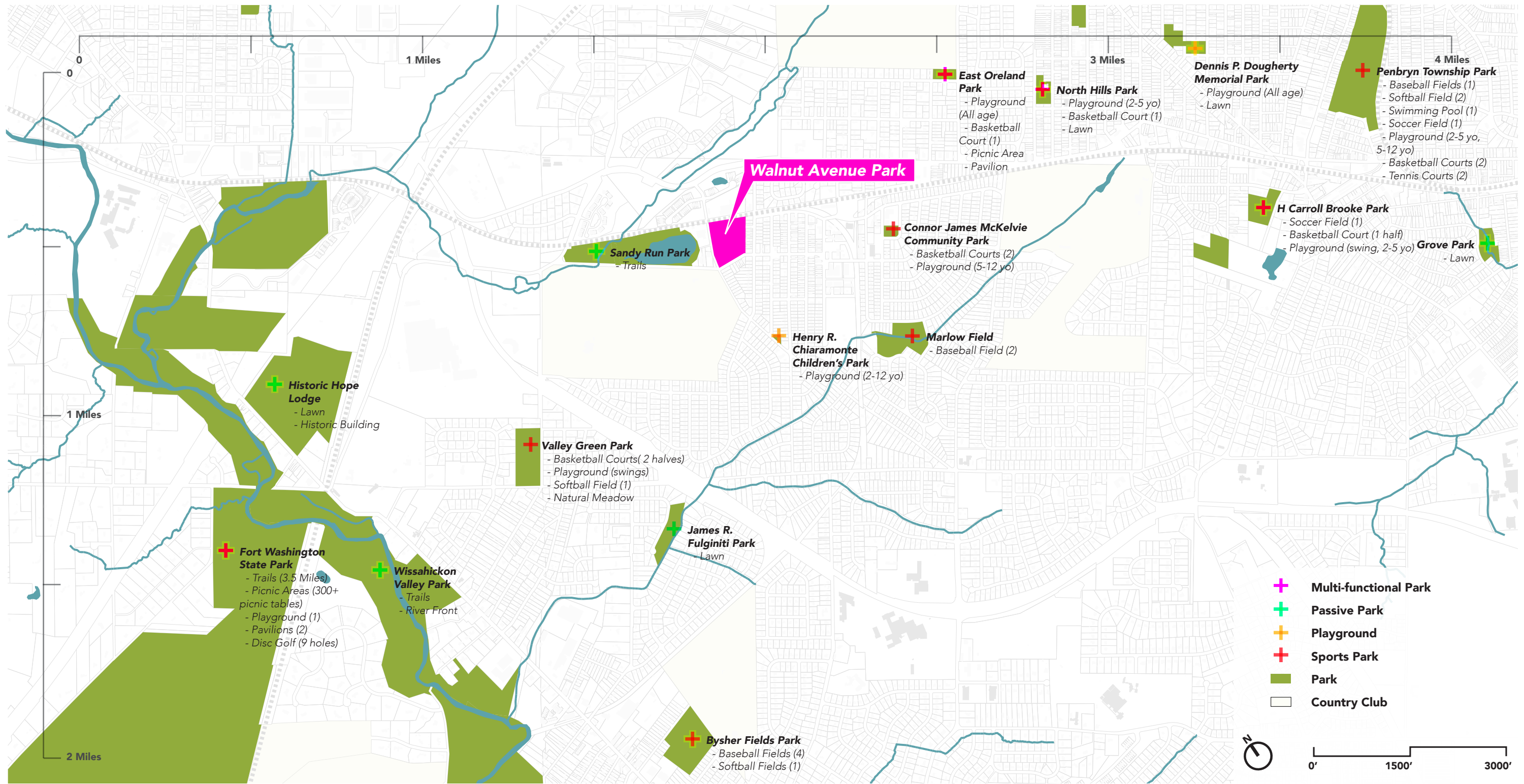
Site Context - MUNICIPAL + NEIGHBORHOOD BOUNDARIES



Site Context - HIGHLIGHTED LOCATIONS



Site Context - PARKS



Historic Context

Historic Context - 1900-1960 HISTORY OF SANDY RUN PARK AND TCCA SITE

SITE

In 1921, Tank Car Corporation of America (**TCCA**) established a railroad tank car manufacturing and rehabilitation facility at 1725 Walnut Avenue, Oreland, PA

Between 1921 to 2001, its operations included cleaning, repairing, sandblasting, and painting railroad tank cars.
www.springfieldmontco.org

CONTEXT

1900

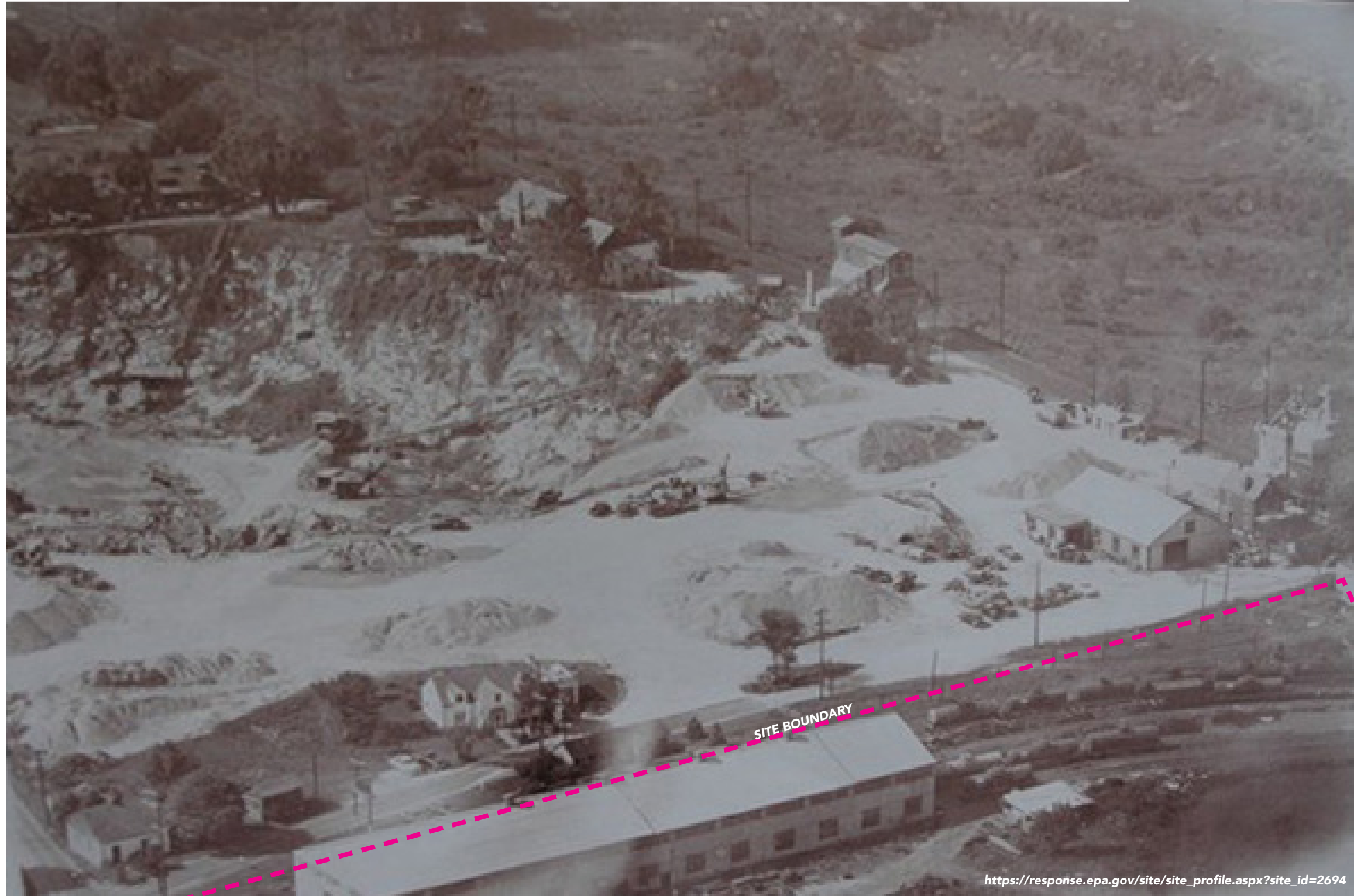
In early the 1900s, **Sandy Run Park** operated as the **Cascetti Quarry** for mining stone and ore.
www.springfieldmontco.org

1925

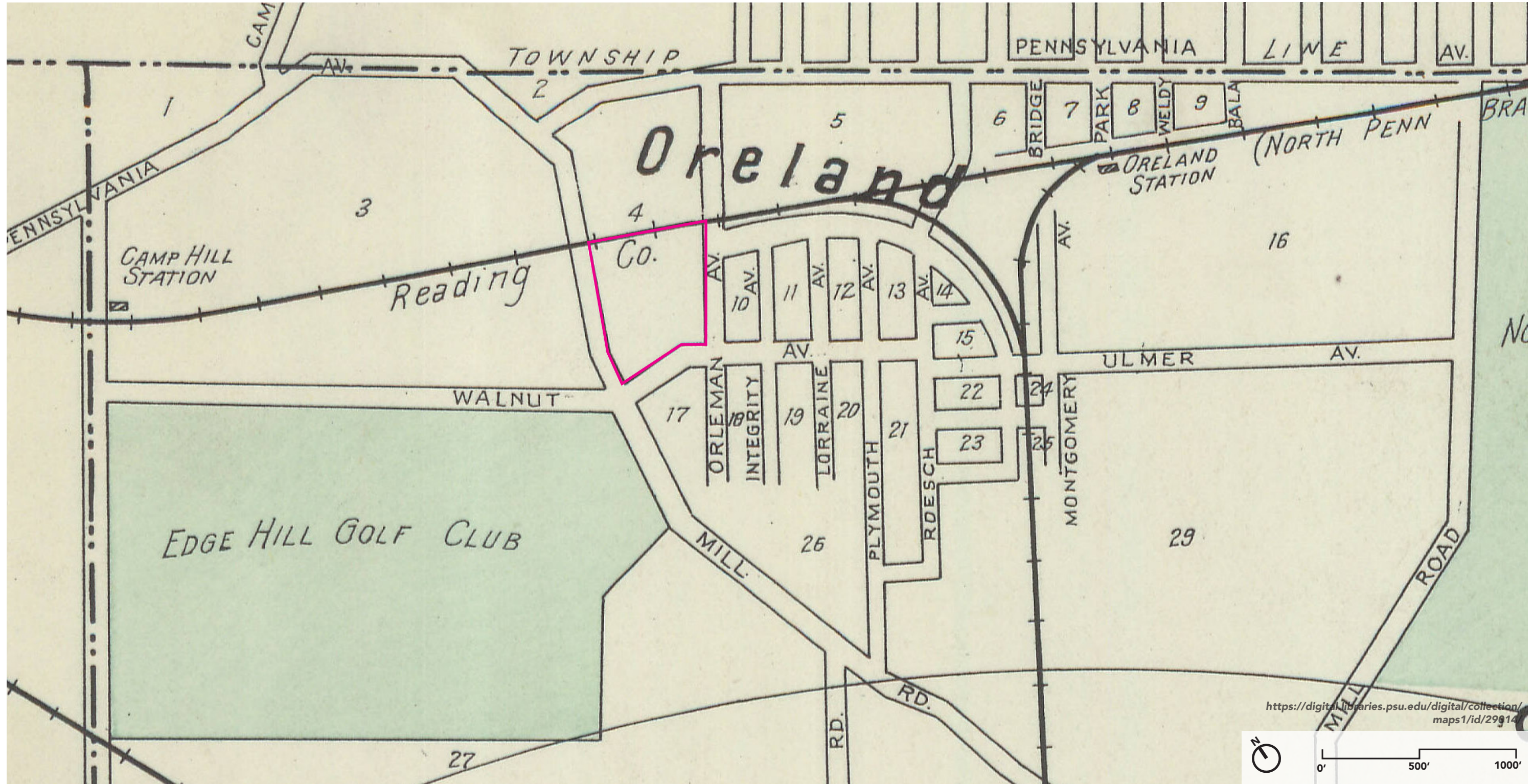
1950

In the 1958, a snowstorm caused a prolonged power outage to the **Cascetti Quarry**, leading to the flooding of the quarry and cessation of mining operations. The Navy took over the **Cascetti Quarry** and named it U.S. Navy **Deep Water Facility** for sonar testing.
www.springfieldmontco.org

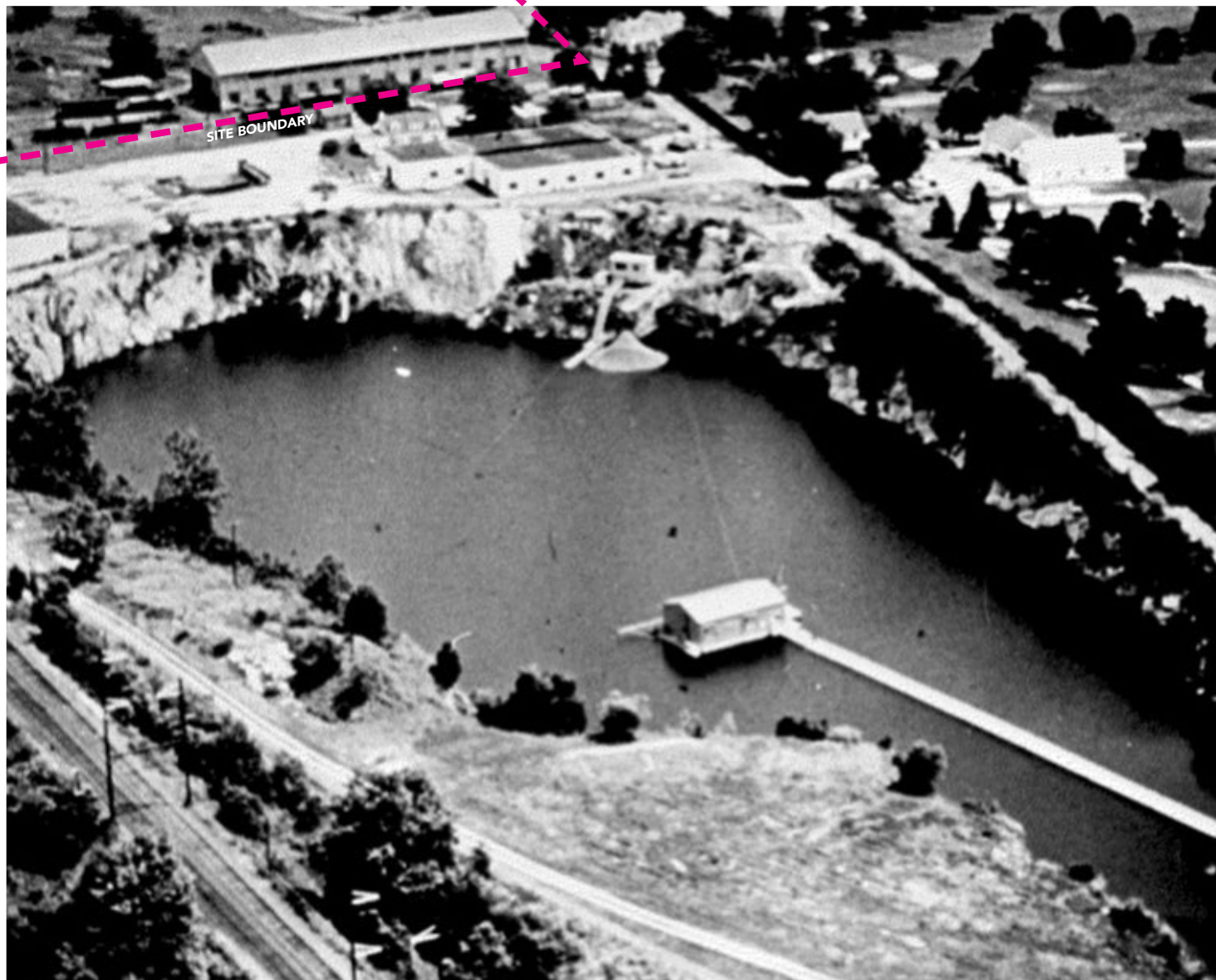
Historic Context - HISTORICAL COMPARISON 1900s



Historic Context - HISTORICAL COMPARISON 1932



Historic Context - HISTORICAL COMPARISON 1960s



<https://www.facebook.com/springfieldmontcopark-sandrec/posts/some-vintage-pictures-of-the-sandy-run-park-formerly-known-as-the-oreland-quarry/816934502098762/>

Historic Context - 1960-2000 TCCA SITE CONTAMINATION

SITE

Prior to 1972, residual materials and steam-rinsed water from the cleaning processes were disposed of into an unlined "lagoon" system on the **TCCA Site**. After 1972, this waste was disposed of into railroad tank cars buried on-site. These practices led to soil and groundwater contamination with hazardous substances.

(https://www.justice.gov/sites/default/files/enrd/pages/attachments/2016/09/29/env_enforcement-2614815-v1-filed_complaint.pdf?)



1950

1975

2000

CONTEXT

In 1980s, the **Plymouth Railroad**, which operated from Conshohocken to Oreland, had much of its tracks removed, with remnants now serving as recreational trails.

(<https://www.abandonedrails.com/plymouth-branch>)

In 1999, Springfield Township accepted ownership of the site from the U.S. Department of the Interior, converting it into **Sandy Run Park**.

(www.springfieldmontco.org)

Historic Context - HISTORICAL COMPARISON 1992



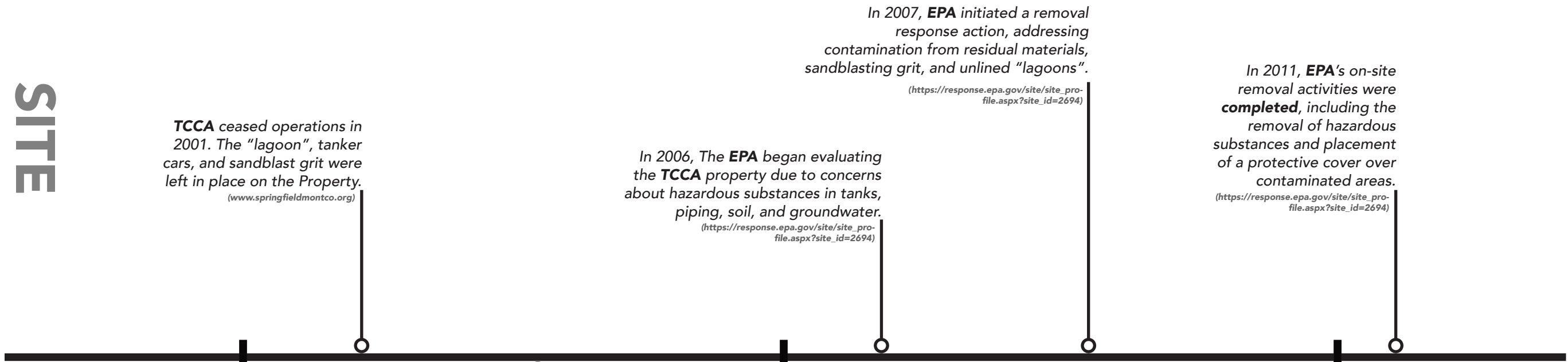
Historic Context - HISTORICAL COMPARISON 1998



Historic Context - 2000-2011 EPA CLEANUP

SITE

CONTEXT



TCCA ceased operations in 2001. The "lagoon", tanker cars, and sandblast grit were left in place on the Property.
(www.springfieldmontco.org)

In 2006, The EPA began evaluating the TCCA property due to concerns about hazardous substances in tanks, piping, soil, and groundwater.
(https://response.epa.gov/site/site_profile.aspx?site_id=2694)

In 2007, EPA initiated a removal response action, addressing contamination from residual materials, sandblasting grit, and unlined "lagoons".
(https://response.epa.gov/site/site_profile.aspx?site_id=2694)

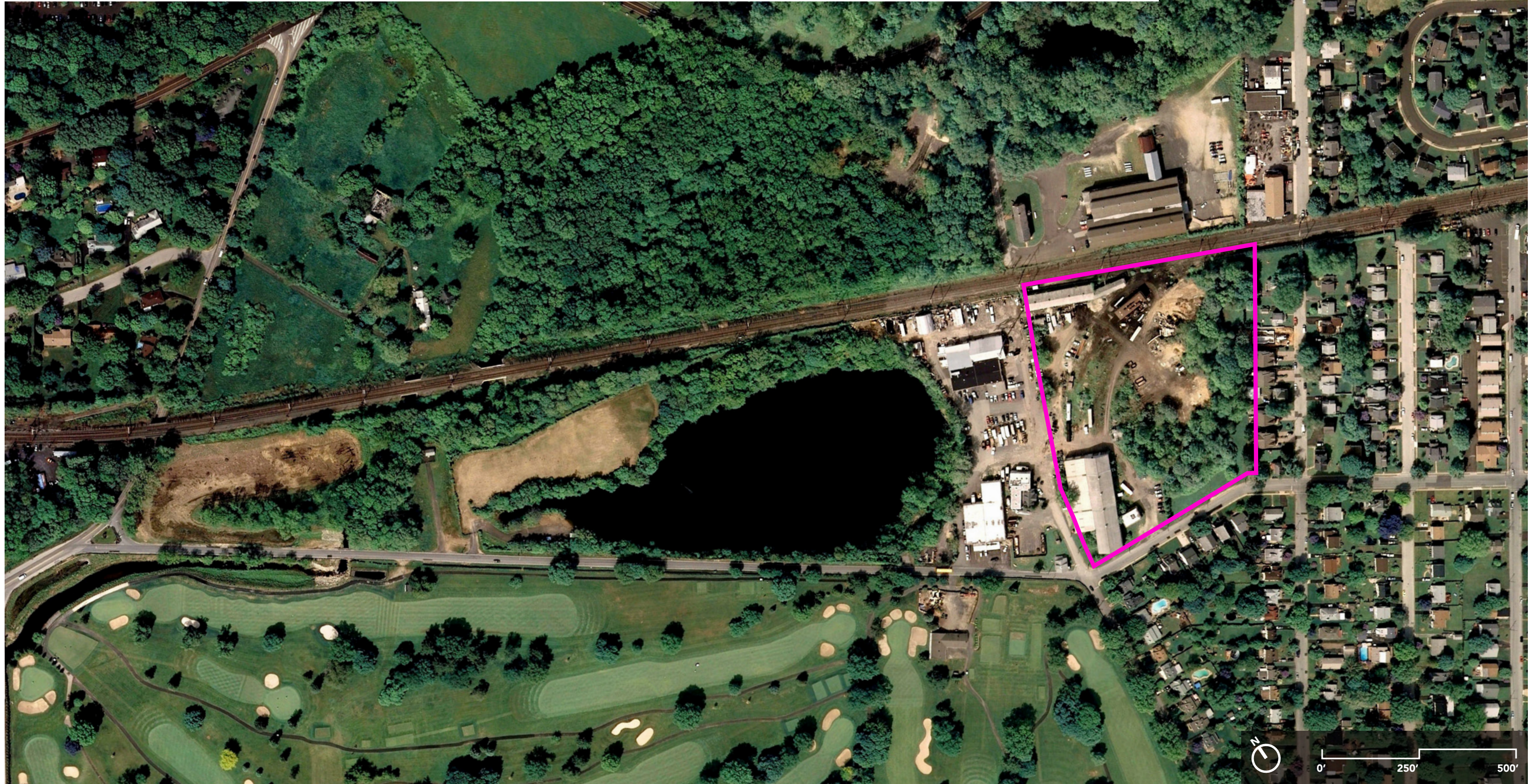
In 2011, EPA's on-site removal activities were completed, including the removal of hazardous substances and placement of a protective cover over contaminated areas.
(https://response.epa.gov/site/site_profile.aspx?site_id=2694)

In 2004, the former testing facility building was removed from Sandy Run Park
(Google Map)

2000

2005

2010

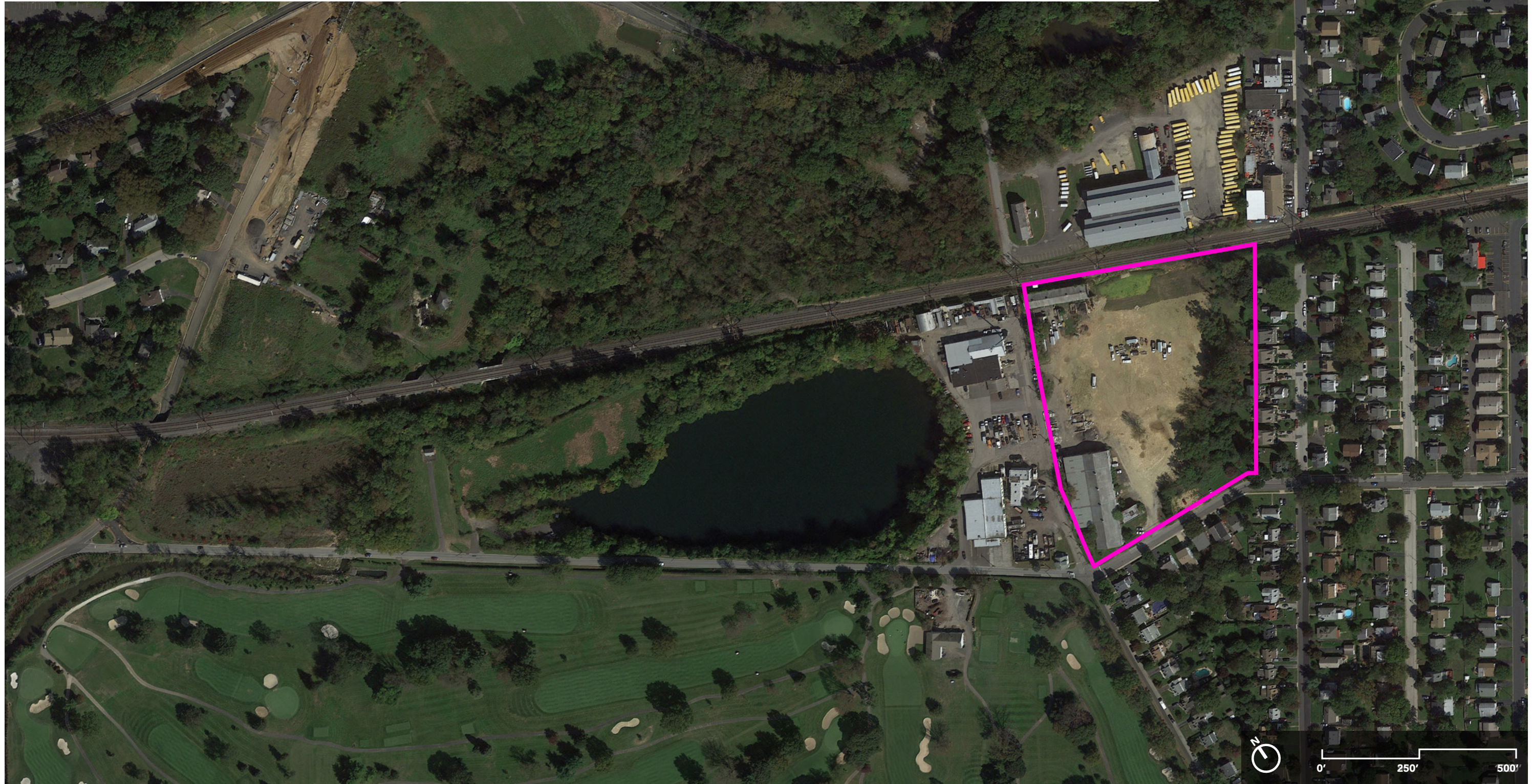


Historic Context - HISTORICAL COMPARISON 2007



(https://response.epa.gov/site/site_profile.aspx?site_id=2694)

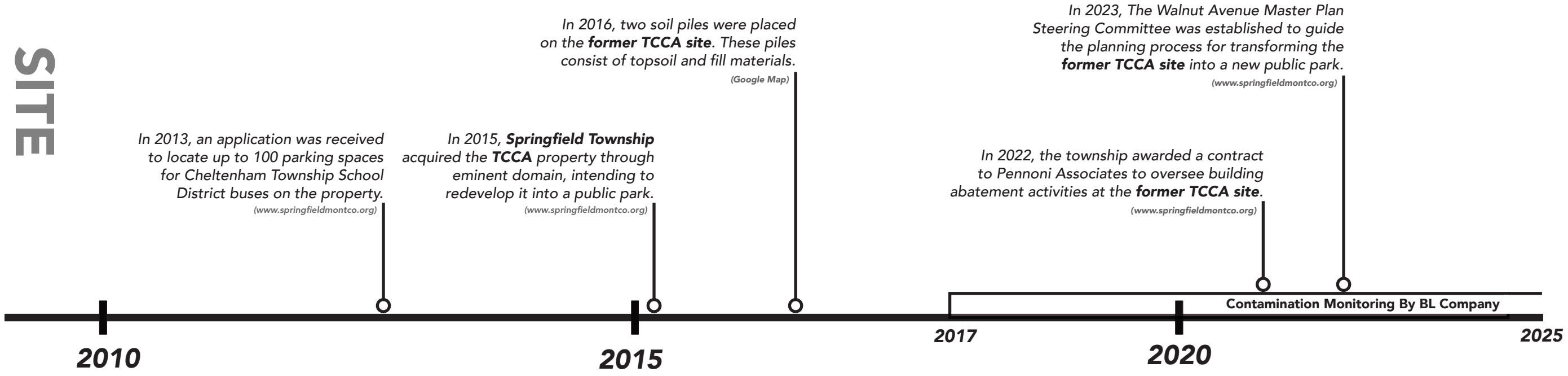
Historic Context - HISTORICAL COMPARISON 2011

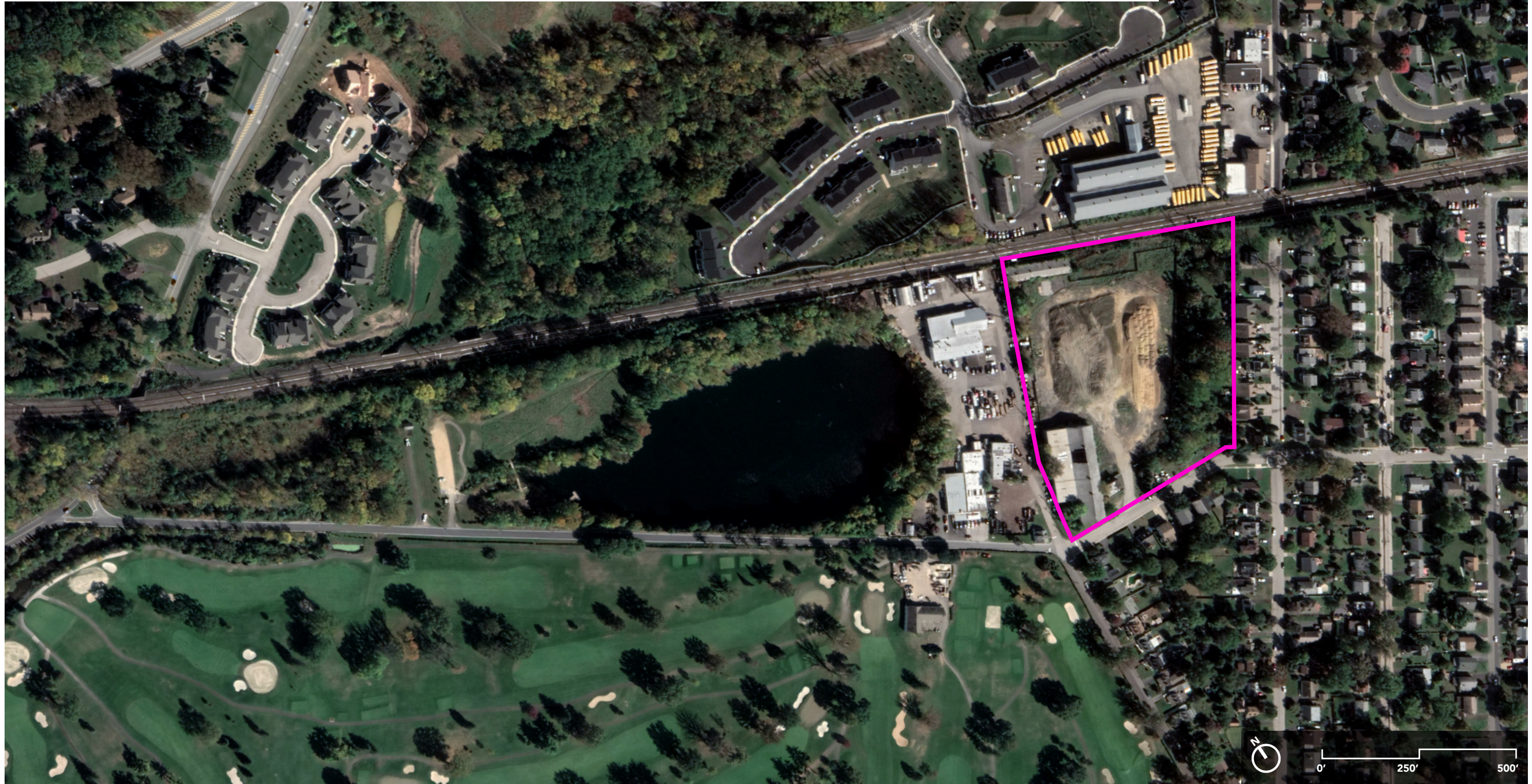


Historic Context - 2011-2025 SITE PLANNING

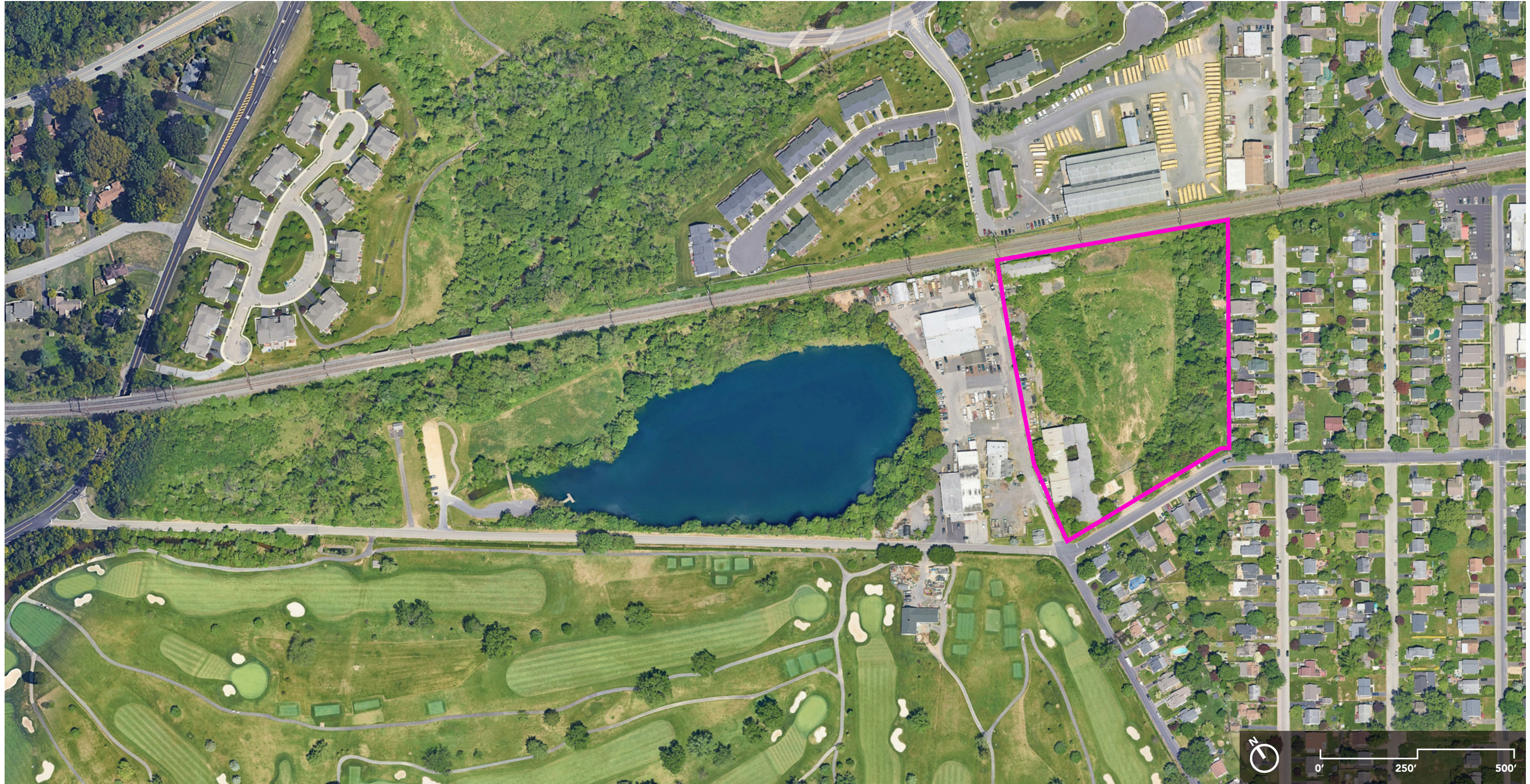
SITE

CONTEXT





Historic Context - HISTORICAL COMPARISON 2023

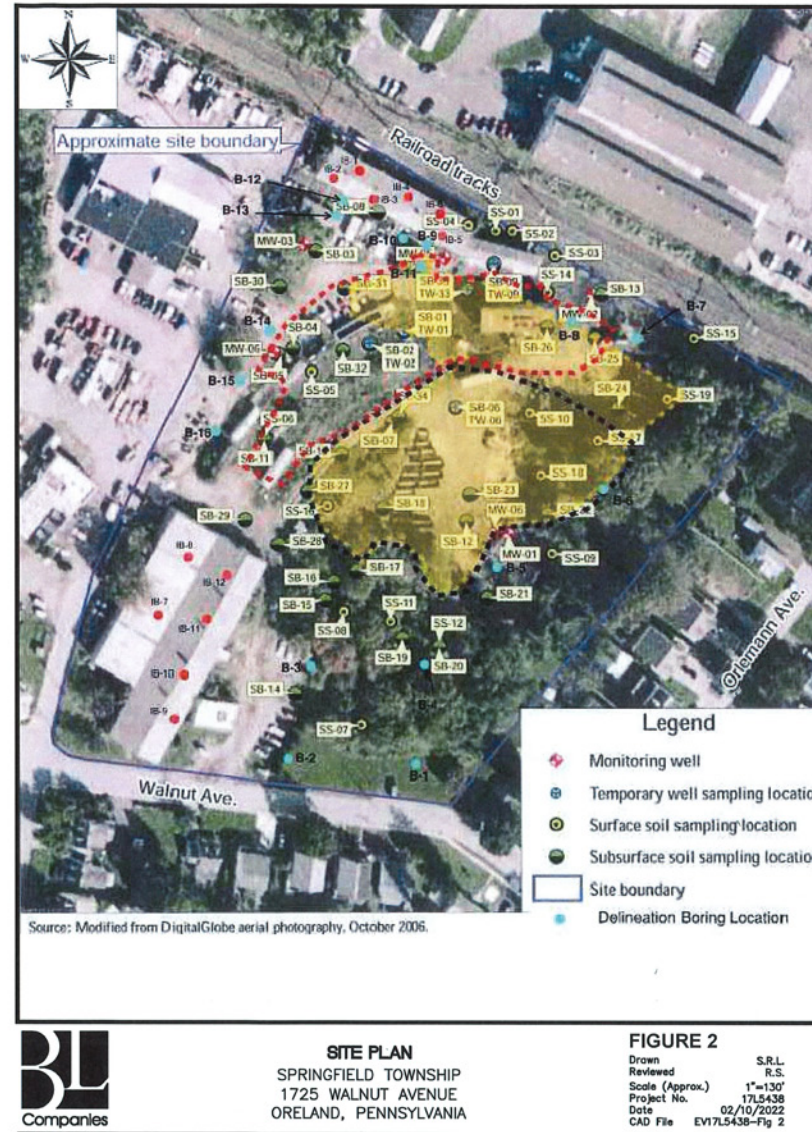


Site Remediation

Remediation Analysis - CAP LOCATION AND GROUNDWATER ELEVATIONS



Waste Excavation Areas, Backfilled Sand Area and Monitoring Well Locations by Weston Solutions 06/2013



BL Companies Site Survey + Cap Location 02/10/2022



BL Companies Site Survey + Ground Water 07/31/2024

Remediation Analysis - CAP LOCATION

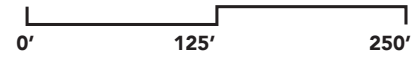


Waste Excavation Areas Backfilled Sand Area and Monitoring Well Locations by Weston Solutions
06/2013

BL Companies Cap Location Survey
02/10/2022

BL Companies Remedial Investigation Report And Cleanup Plan
01/20/2025

- Deep Monitoring Wells
- Monitoring Wells
- ▨ Estimated Cap Extent (2ft Clay)
- - - Buried Sand
- - - Small "Lagoon" Waste Excavated
- - - Large "Lagoon" Waste Excavated



Remediation Analysis - MONITORING WELL PHOTO



Remediation Analysis - MONITORING WELL AUGUST 2017



BL Companies Remedial Investigation Report And Cleanup Plan
01/20/2025

Remediation Analysis - MONITORING WELL APRIL 2018



BL Companies Remedial Investigation Report And Cleanup Plan
01/20/2025

Remediation Analysis - MONITORING WELL OCTOBER 2020



BL Companies Remedial Investigation Report And Cleanup Plan
01/20/2025

Remediation Analysis - MONITORING WELL JANUARY 2022



BL Companies Remedial Investigation Report And Cleanup Plan
01/20/2025

Remediation Analysis - MONITORING WELL JULY 2024



BL Companies Remedial Investigation Report And Cleanup Plan
01/20/2025

The Remedial Investigation Report and Cleanup Plan (RIR/CP) has determined that there are currently **no direct exposure risks** to the identified contaminants on-site. However, without additional cleanup efforts, these risks could emerge in the future. To prevent this, the Cleanup Plan outlines **specific measures** to eliminate potential exposure pathways and ensure the site remains safe for the community:

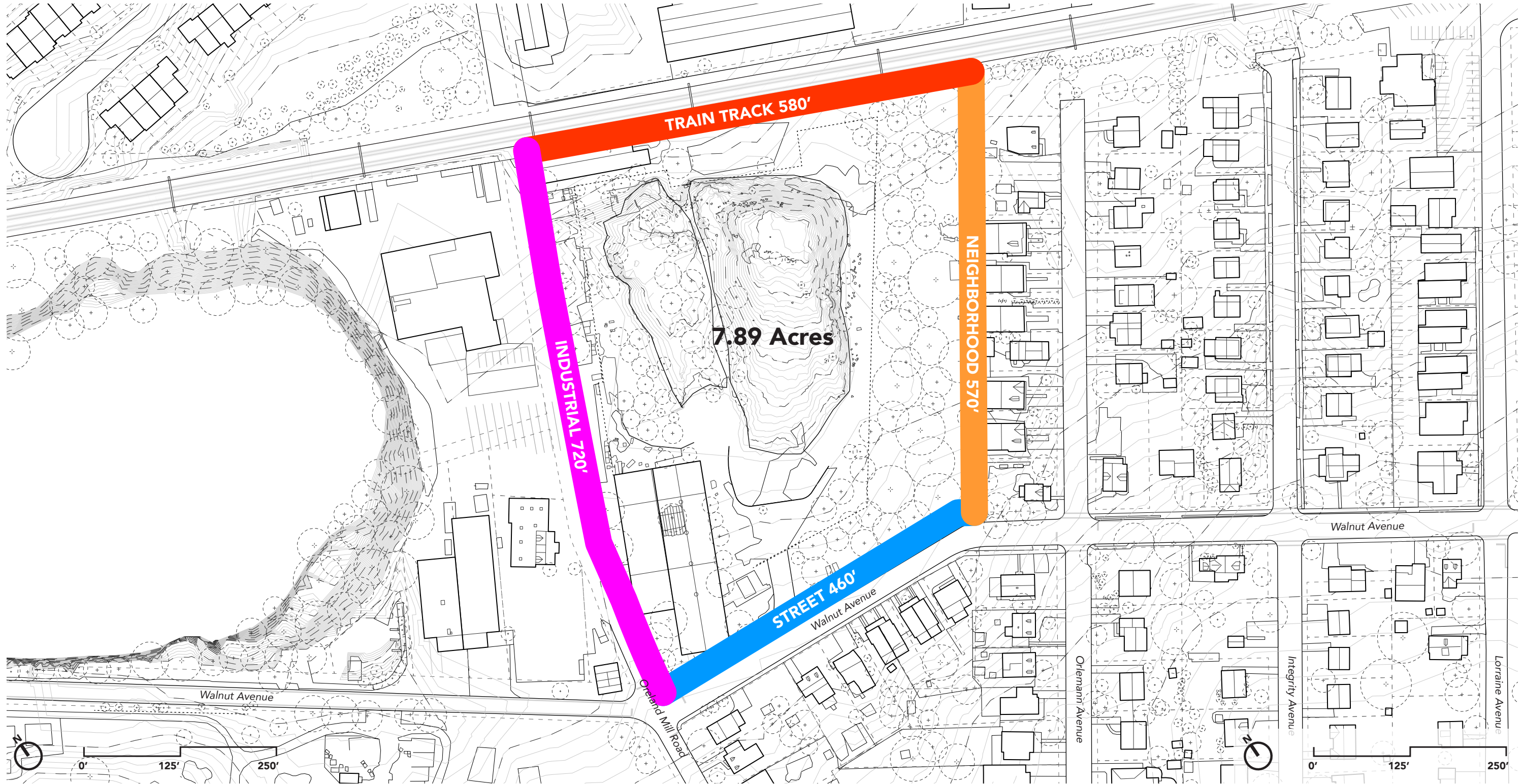
- (A) Require the placement of a clean fill soil cap (minimum thickness of two feet) over the entire Site*
- (B) Require future earthwork activities to be conducted in accordance with a soil management plan;*
- (C) Restrict the use of ground water at the Site and periodically ensure that no potable wells have been installed at the western-adjointing properties;*
- (D) Require future inhabitable buildings on the Site to incorporate vapor mitigation measures into the construction designs.*

Existing Site Conditions

Existing Site Conditions - AXON



Existing Site Conditions - EDGE CONDITION



Existing Site Conditions - STREET SIDE IMAGE



Existing Site Conditions - STREET SIDE IMAGE



Existing Site Conditions - RESIDENTIAL SIDE IMAGE



Existing Site Conditions - RESIDENTIAL SIDE IMAGE



Existing Site Conditions - RAILROAD SIDE IMAGE



Existing Site Conditions - RAILROAD SIDE IMAGE



Existing Site Conditions - INDUSTRIAL SIDE IMAGE



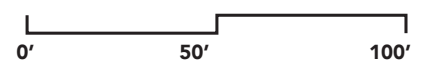
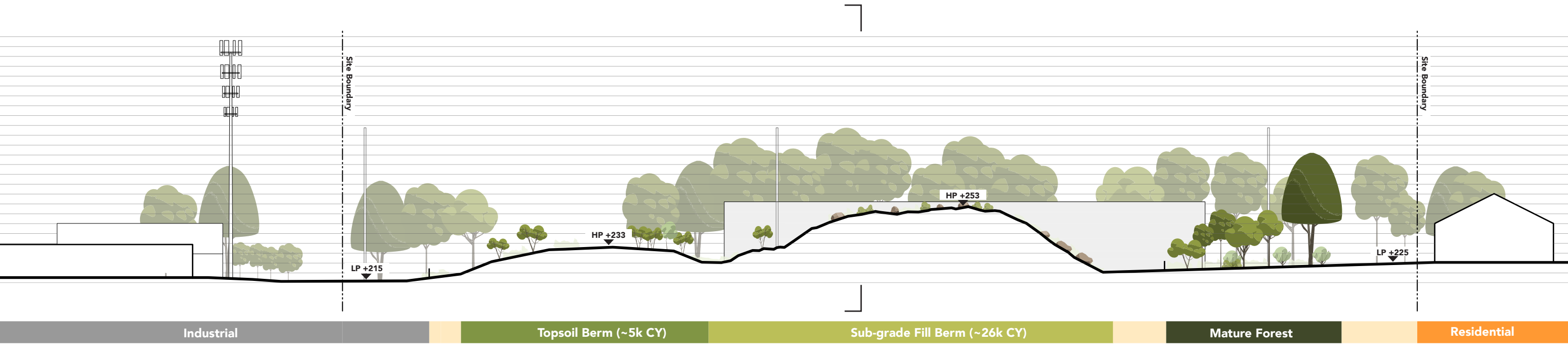
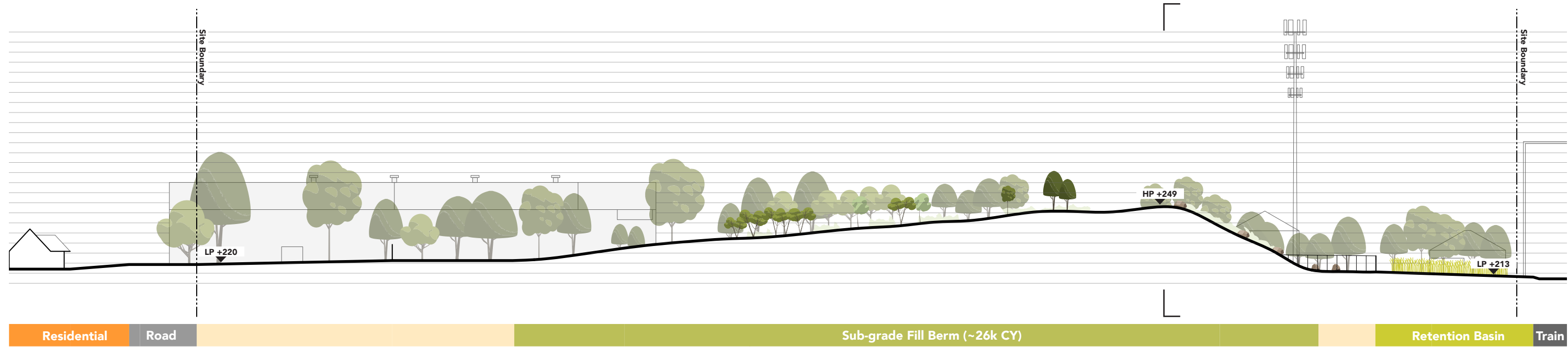
Existing Site Conditions - INDUSTRIAL SIDE IMAGE



Existing Site Conditions - BERM IMAGE

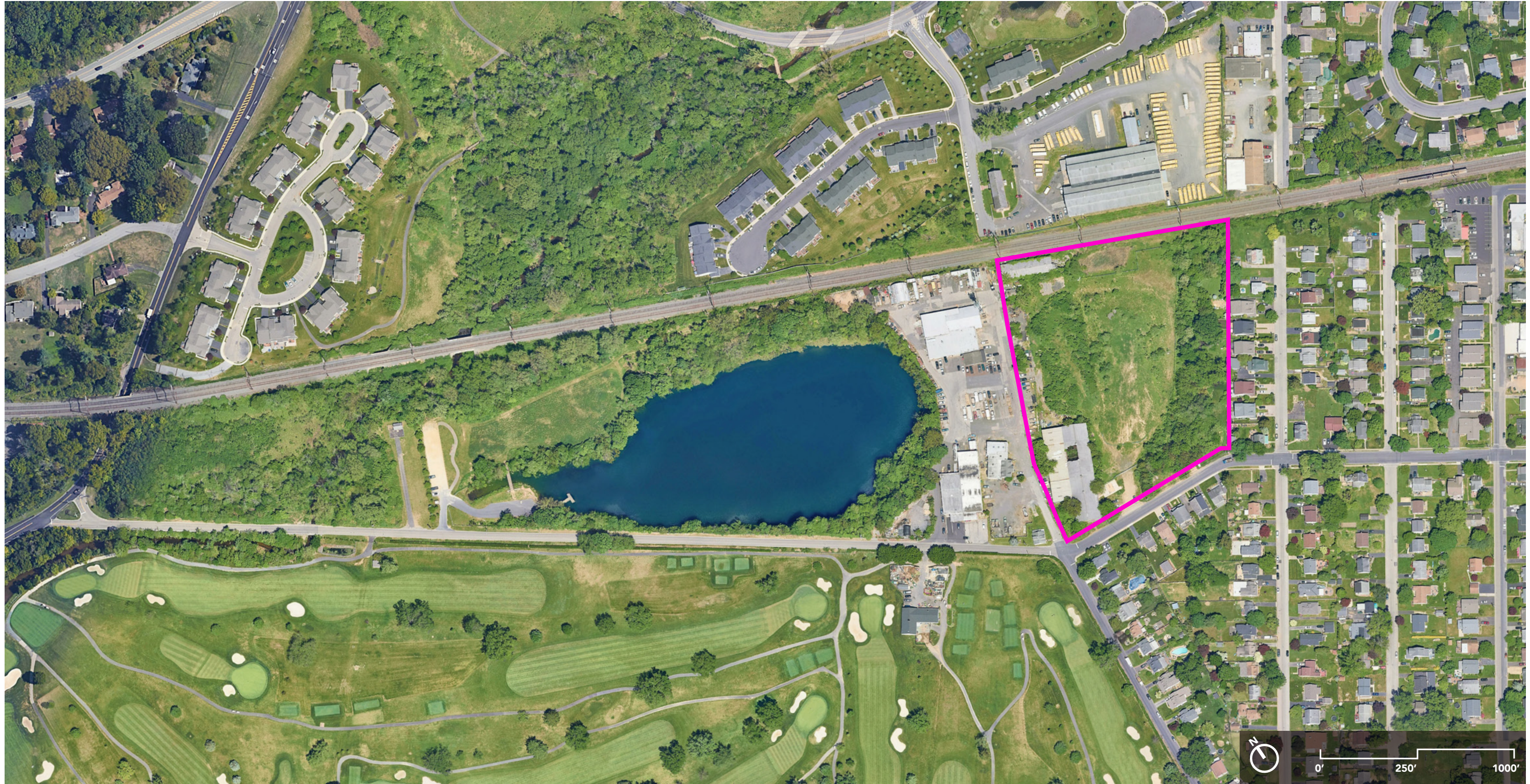


Existing Site Conditions - SECTIONS



Site Ecology

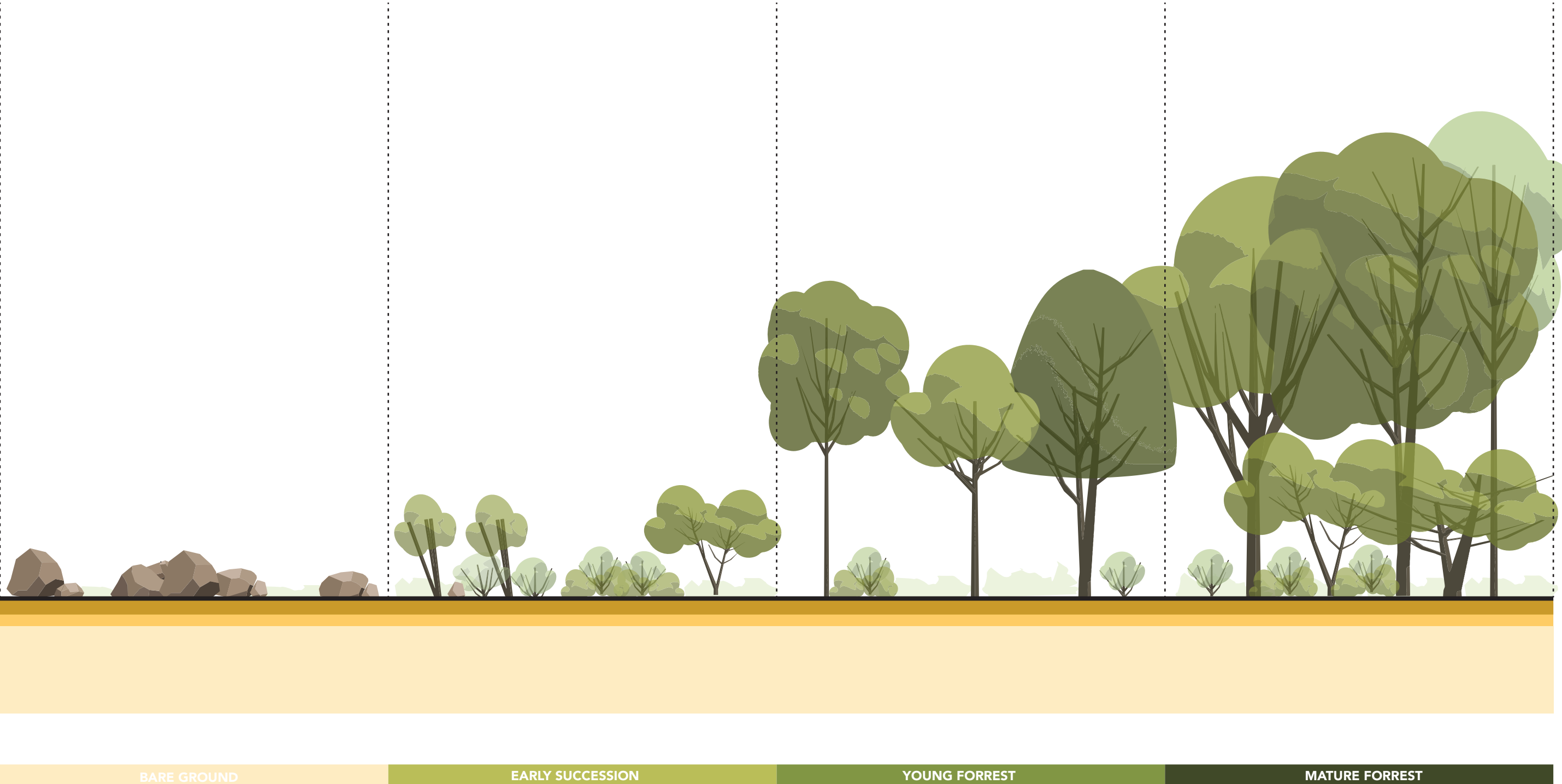
Ecology Analysis - AERIAL MAP



Ecology Analysis - LAND COVER



Ecology Analysis - PROTOTYPICAL SUCCESSIONAL DIAGRAM



BARE GROUND

EARLY SUCCESSION

YOUNG FOREST

MATURE FOREST

Ecology Analysis - SITE SUCCESSIONAL PROGRESS



2011
Construction Phase



2016
Bare Ground Phase



2020
Early Succession Phase



2023
Young Forest Phase



Ecology Analysis - CURRENT SUCCESSIONAL CONDITIONS



Connectivity



Springfield Township
Trails & Connectivity Plan

MONTGOMERY COUNTY, PA



December 2023

Springfield Township Trails & Connectivity Plan
12/2023



Bike Montco

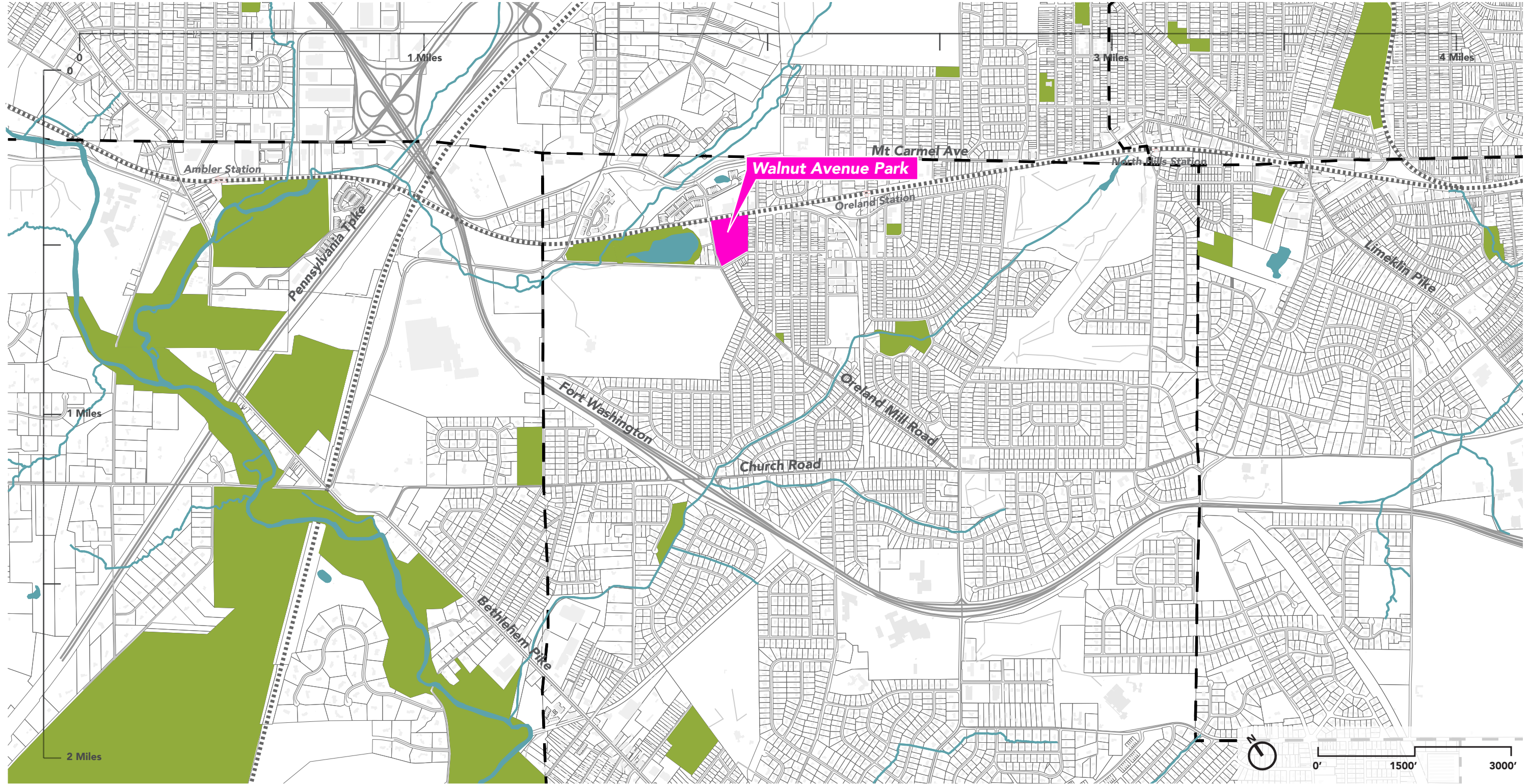
The Bicycle Plan for Montgomery County



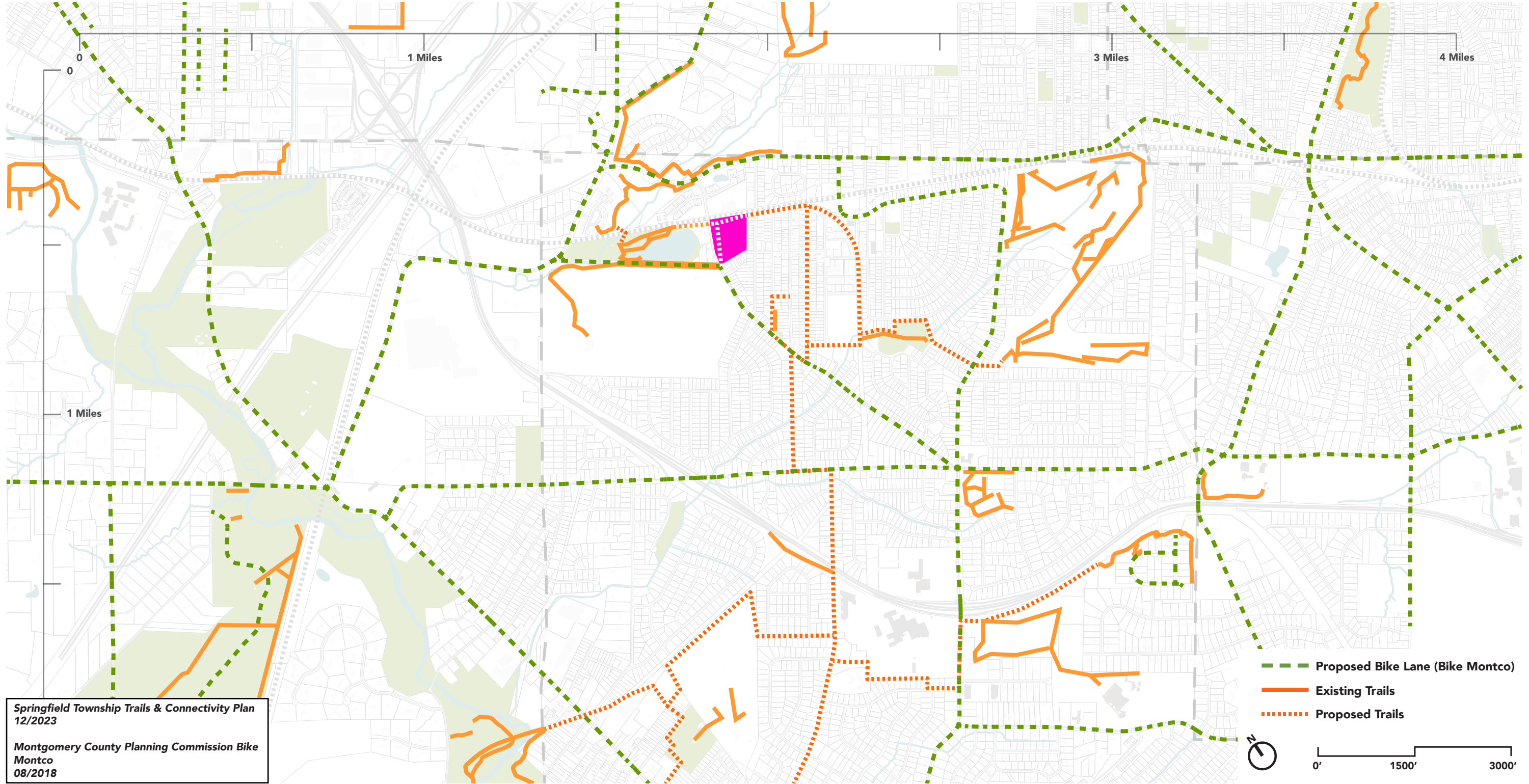
Montgomery County Planning Commission

Montgomery County Planning Commission Bike Montco
08/2018

Connectivity Analysis - CONTEXT



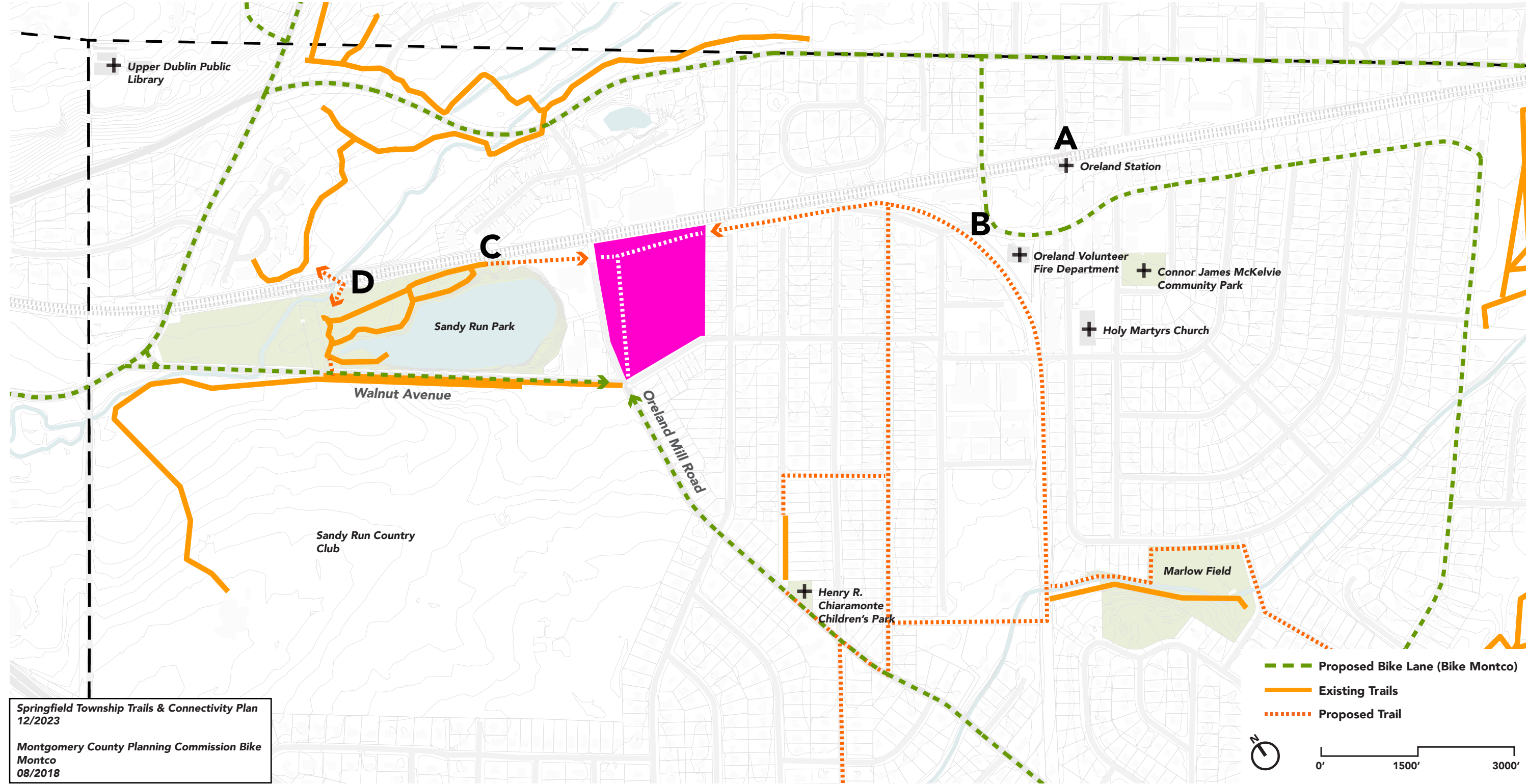
Connectivity Analysis - EXISTING + PROPOSED TRAILS



Springfield Township Trails & Connectivity Plan
12/2023

Montgomery County Planning Commission Bike
Montco
08/2018

Connectivity Analysis - EXISTING + PROPOSED TRAILS



Springfield Township Trails & Connectivity Plan
12/2023

Montgomery County Planning Commission Bike
Montco
08/2018

Connectivity Analysis - TRAIN STATION



Connectivity Analysis - ABANDONED TRAIN TRACK





Connectivity Analysis - DISCONNECTED PARKS





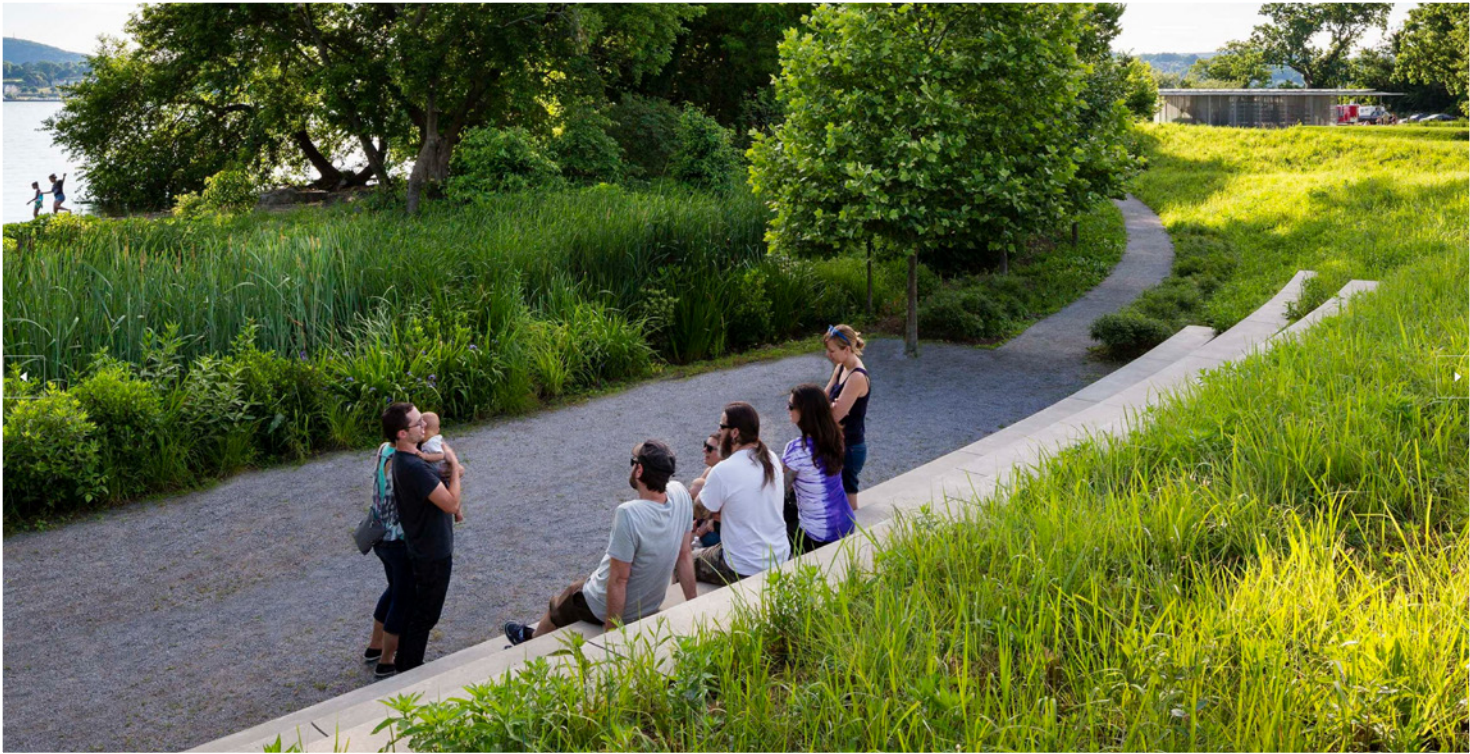
PRECEDENTS

- 1) Connectivity + Circulation
- 2) Biodiversity + Ecological Restoration
- 3) Multi-Purpose + Integrated Athletic Program
- 4) Remediated Site + Industrial Heritage
- 5) Multi-Generational Programming

Precedents - CONNECTIVITY + CIRCULATION



Long Dock Park, NY (Reed Hilderbrand)



Precedents - CONNECTIVITY + CIRCULATION



Sowerby Park and Sports Village, UK (Re-form Landscape Architecture)



Precedents - BIO-DIVERSITY + ECOLOGICAL RESTORATION



Grønningen-Bispeparken, Denmark (SLA)



Precedents - BIO-DIVERSITY + ECOLOGICAL RESTORATION



Aspire Park, TN (PORT)



Precedents - BIO-DIVERSITY + ECOLOGICAL RESTORATION



Exhibit Columbus, IN (PORT)



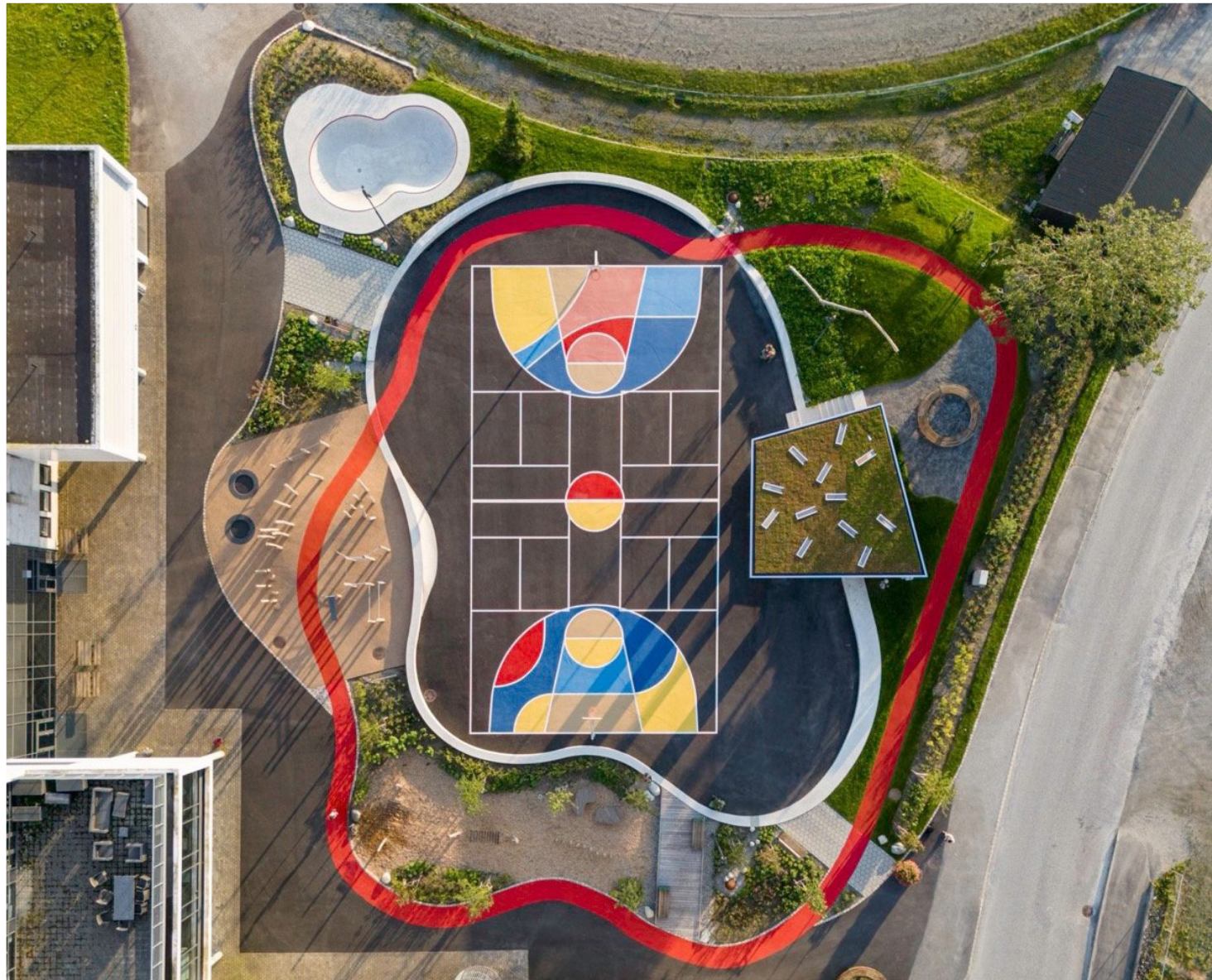
Precedents - MULTI-PURPOSE + INTEGRATED ATHLETIC PROGRAM



Peace Park, TX (Ten Eyck Landscape Architects)



Precedents - MULTI-PURPOSE + INTEGRATED ATHLETIC PROGRAM



Skakkeringen, Norway (Local+Pir2)



Precedents - MULTI-PURPOSE + INTEGRATED ATHLETIC PROGRAM



LOOPS – Changing Intensities, Denmark (MBY Land)



Precedents - MULTI-PURPOSE + INTEGRATED ATHLETIC PROGRAM



Parco della Costituzione, Italy (Pool Landscape)



Precedents - REMEDIATED SITE + INDUSTRIAL HERITAGE



The Steel Yard, RI (KMDG)



Precedents - REMEDIATED SITE + INDUSTRIAL HERITAGE



Mill 19, PA (Ten x Ten)



Precedents - MULTI-GENERATIONAL PROGRAMMING



Tom Lee Park, TN (SCAPE)



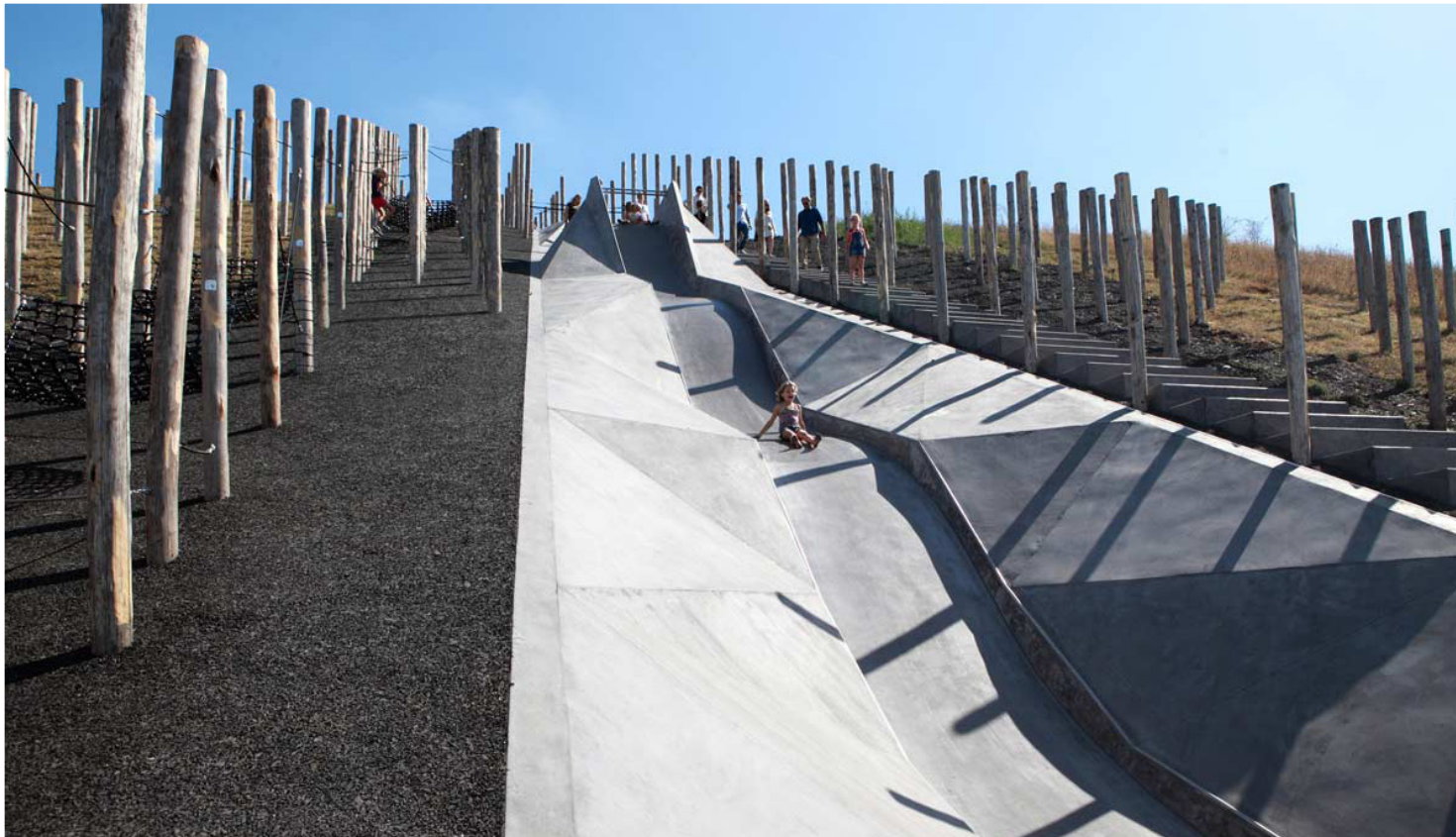
Precedents - MULTI-GENERATIONAL PROGRAMMING



Pico Playground, Switzerland (De Molfetta Strode)



Precedents - MULTI-GENERATIONAL PROGRAMMING



Play Landscape be-Mine, Belgium (Carve)



Precedents - MULTI-GENERATIONAL PROGRAMMING



Levy Park, TX (OJB)



Precedents - ALL PRECEDENTS



PROJECT SCHEDULE—Overall

