



**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



# 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



2019

2020

2021

2022

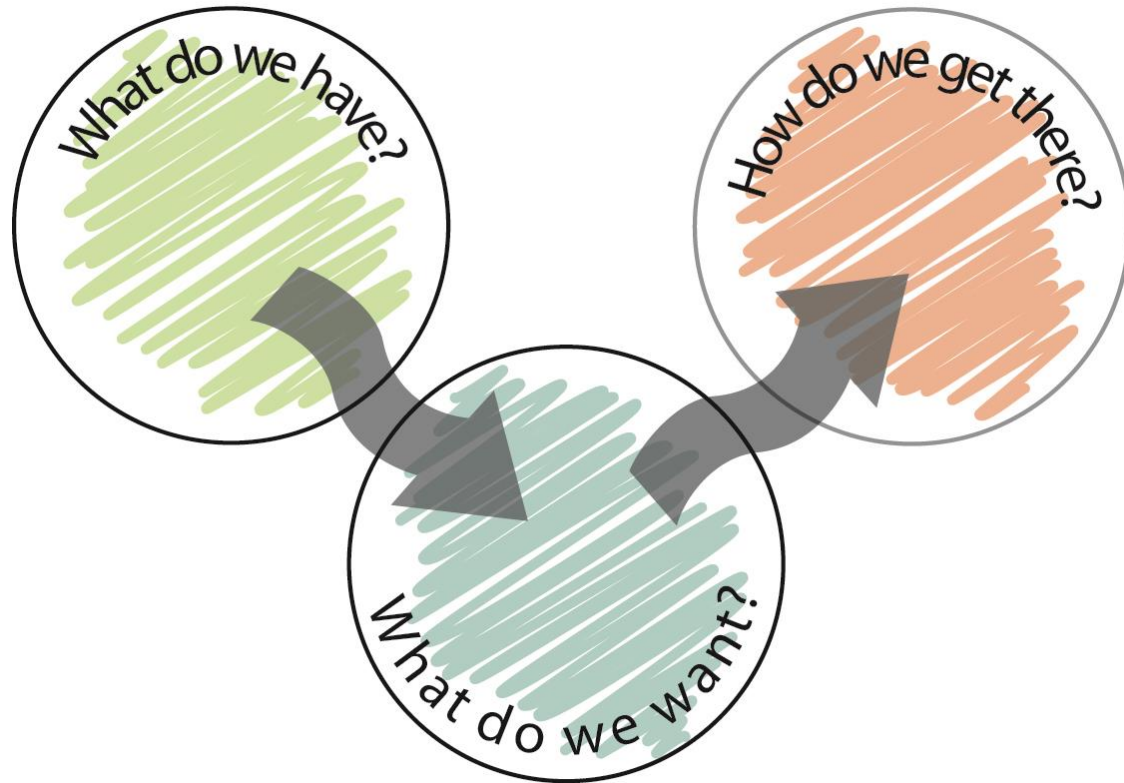
2023

- 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)**