



**Springfield Township**  
Montgomery County, Pennsylvania

# Walnut Avenue Park

**DRAFT Framework Plan**  
Community Meeting 04  
MAY 7, 2025

Prepared by:

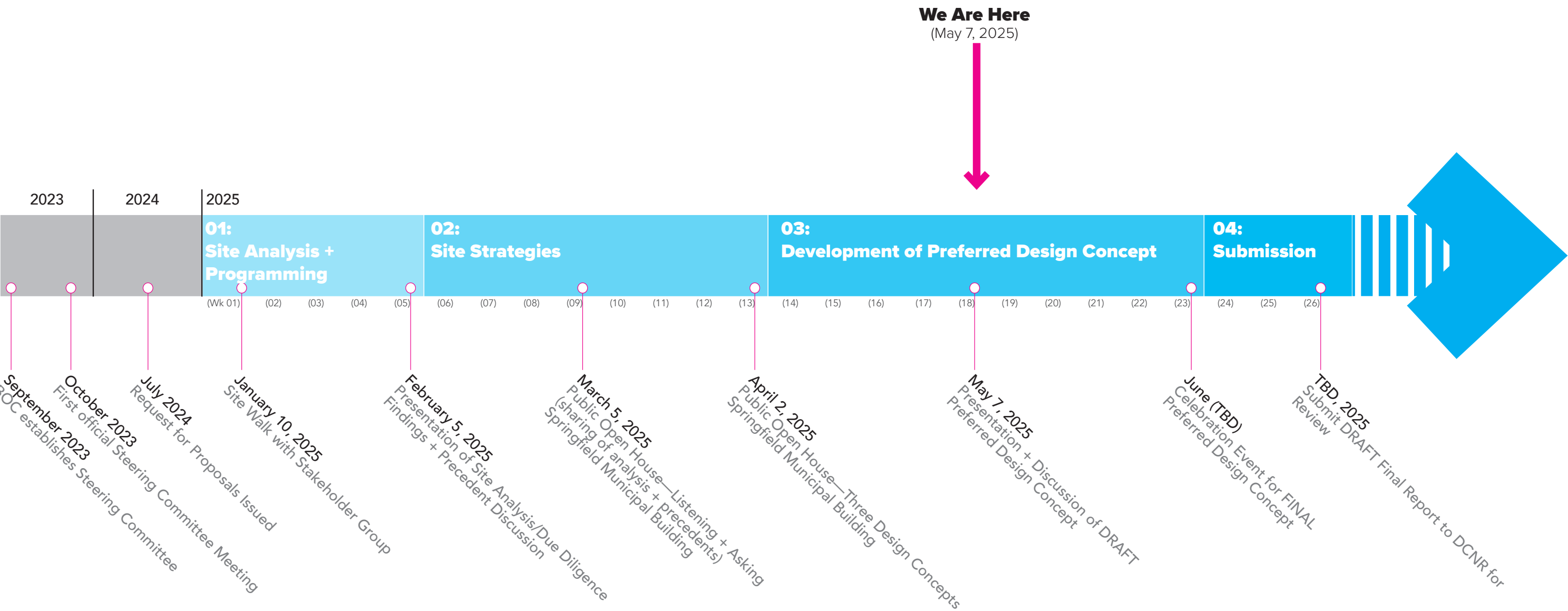
**port**



# MEETING AGENDA

- 1) What We Heard
- 2) DRAFT Vision Statement
- 3) DRAFT Framework Plan

PROJECT SCHEDULE—Overall



ANNOUNCEMENT

REQUEST FOR PROPOSAL (RFP)

REQUEST FOR PROPOSALS FOR PARKS AND RECREATION NEEDS ASSESSMENT,  
MASTER SITE PLAN, AND DESIGN SERVICES - 1725 WALNUT AVENUE



The **Board of Commissioners** of the **Springfield Township, Montgomery County, Pennsylvania** is accepting proposals for a one-time contract to perform certain professional services work for the **Springfield Township for the Needs Assessment, Master Site Plan and Design Services of 1725 Walnut Avenue in Oreland, PA 19075**. Information is attached outlining requirements for proposal submission, evaluation criteria, and the proposed contract.

Sealed proposals (**12 hard copies**) must be received by **Township Manager, Michael Taylor** at the **Springfield Township Administration Building** no later than Friday September 13, 2024, at 12:00PM. If mailed, the proposal should be addressed to **1510 Paper Mill Road, Wyndmoor, PA 19038**.

A pre-proposal meeting to discuss the project scope of work will be held Thursday, August 22, 2024, at **1510 Paper Mill Road, Wyndmoor, PA 19038**.

A written scope of work will be provided at the pre-proposal meeting.  
For additional information, please contact **Michael Taylor, Township Manager** at **215-836-7600**.

If you are interested in submitting a proposal, you may obtain an RFP by contacting:

**Michael Taylor**  
**Township Manager**  
**Springfield Township**  
**1510 Paper Mill Road**

Guiding Principles:

- Meet the financial expectations of the Township for **capital and operations**.
- Must have a **strong community focus**.
- Must serve **all age groups** and support diversity, equity, and inclusion.
- Provides a location for existing Township Parks and Recreations **activities and programs**, while allowing for the expansion of Township offerings.
- Serves both **active and passive recreation needs**.

Request For Proposals For Parks And Recreation Needs Assessment, Master Site Plan, And Design Services - 1725 Walnut Avenue, Page 7.



ANNOUNCEMENT

REQUEST FOR PROPOSAL (RFP)

REQUEST FOR PROPOSALS FOR PARKS AND RECREATION NEEDS ASSESSMENT,  
MASTER SITE PLAN, AND DESIGN SERVICES - 1725 WALNUT AVENUE



The **Board of Commissioners** of the **Springfield Township, Montgomery County, Pennsylvania** is accepting proposals for a one-time contract to perform certain professional services work for the **Springfield Township for the Needs Assessment, Master Site Plan and Design Services of 1725 Walnut Avenue in Oreland, PA 19075**. Information is attached outlining requirements for proposal submission, evaluation criteria, and the proposed contract.

Sealed proposals (**12 hard copies**) must be received by **Township Manager, Michael Taylor** at the **Springfield Township Administration Building** no later than Friday September 13, 2024, at 12:00PM. If mailed, the proposal should be addressed to **1510 Paper Mill Road, Wyndmoor, PA 19038**.

A pre-proposal meeting to discuss the project scope of work will be held Thursday, August 22, 2024, at **1510 Paper Mill Road, Wyndmoor, PA 19038**.

A written scope of work will be provided at the pre-proposal meeting.  
For additional information, please contact **Michael Taylor, Township Manager** at **215-836-7600**.

If you are interested in submitting a proposal, you may obtain an RFP by contacting:

**Michael Taylor**  
Township Manager  
Springfield Township  
1510 Paper Mill Road

Guiding Principles:

- Minimize the impact on adjacent property owners with concern to **traffic and noise**.
- Must have strong **multi-use capabilities** with attention to acoustics.
- Provide **connectivity** to the Springfield Township Trails and Connectivity Plan (Draft July 2023)
- Design and build using **sustainable design principles**, ensuring that new building(s) will use 100% renewable energy, in compliance with Resolution 1469 passed unanimously by the Board of Commissioners in January 2019.
- Maintain and **promote natural habitats** of existing and future wildlife, vegetation and ecosystems by minimizing environmental impacts and disruptions.



## What We Heard—ANALYSIS + PRECEDENT DISCUSSION (February 2025)



- 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.



What We Heard—COMMUNITY LISTENING SESSION (March 2025)



Pickleball courts	Pickle ball courts	Leave property as it is.	Pickleball Courts!	NO PICKLEBALL COURTS	Keep tree line Do not slope gradient towards Walnut Ave or Orleans Ave.
No lights.	Love the Green space	-WE ARE HAPPY WITH EVERYTHING AS IT IS	Please keep Trees No Parking No lights open space	No Athletic Fields Keep trees Post Management Be Care Tearing Down any Buildings	desired use open-space or park, no athletic fields or lights.
No Pickleball No PICKLEBALL	No Parking on Orleans Ave side	TREE LINE & FENCE SHOULD REMAIN. ZERO LIGHTS NOISE CONTROL WIND BARRIERS	-NO PARKING ISSUES	More trees for wind barrier.	-SAFETY OF NEARBY RESIDENTS SO PEOPLE DO NOT COME ONTO PROPERTIES
LOVE THIS CONNECTION !! New Sandy Run Trail to Piszek Reserve Trail under bridge over river	WOULD LIKE A WALK/RUN PARK BUT NO SPORTS FIELDS/BIG LIGHTS -	-WIND BARRIER -NO WATER RUN-OFF -EXISTING FENCE REMAINS	-TREES REMAIN -BUFFER ZONE BETWEEN HOMES REMAIN -OPEN SPACE -NO ATHLETIC FIELDS -NO LIGHTS	Have one walking path meet with another path	Please keep Tree line + fence for Security -
Use the Baseball Field At 73 & Airport it hasn't been used Since Built that was a Waste of money.	• No pickleball • No athletic fields	TREES Remain open space NO LIGHTS NO athletic fields	Want Barrier Fence Remain No Run off	Leave barrier on Orleans Ave so no cut-through pedestrians. No pickleball courts to avoid noise pollution	• keep the tree line • keep the fence • no parking on Orleans Ave
NO PARKING / ON WALNUT NO PEDESTRIAN PATH ALONG WALNUT	KEEP TREE LINE ON ORLEMANN SIDE ALONG WITH FENCE FOR PRIVACY	It would be cool to incorporate phelton running main building as a tribute to historical significance of the property.	INTEGRATION WITH EXISTING "NATURAL" (MOVED BUT UNPAVED) PATH NEAR QUARRY (PARALLEL TO SEPA RAIL). PRESENTLY PATH ENDS IN A LOCKED GATE AS IT APPROACHES TANK CAL PROPERTY	BE MINDFUL OF WATER RUN OFF	WHAT HAPPENS TO ALL OF THE DIRT THAT NEEDS TO BE ADDED DURING HEAVY RAIN/WWO?



What We Heard—COMMUNITY LISTENING SESSION (March 2025)



- 1 The park should create an appropriate buffer (through planting, fencing, topography, etc) adjacent to residential areas
- 2 The park should prioritize open space and nature; consider the scale/type of sports uses and lighting to preserve a quiet setting.
- 3 The park should keep parking on site and enhance pedestrian connections.
- 4 The park should manage runoff carefully, protect remediated areas, and support habitat for native planting and wildlife.





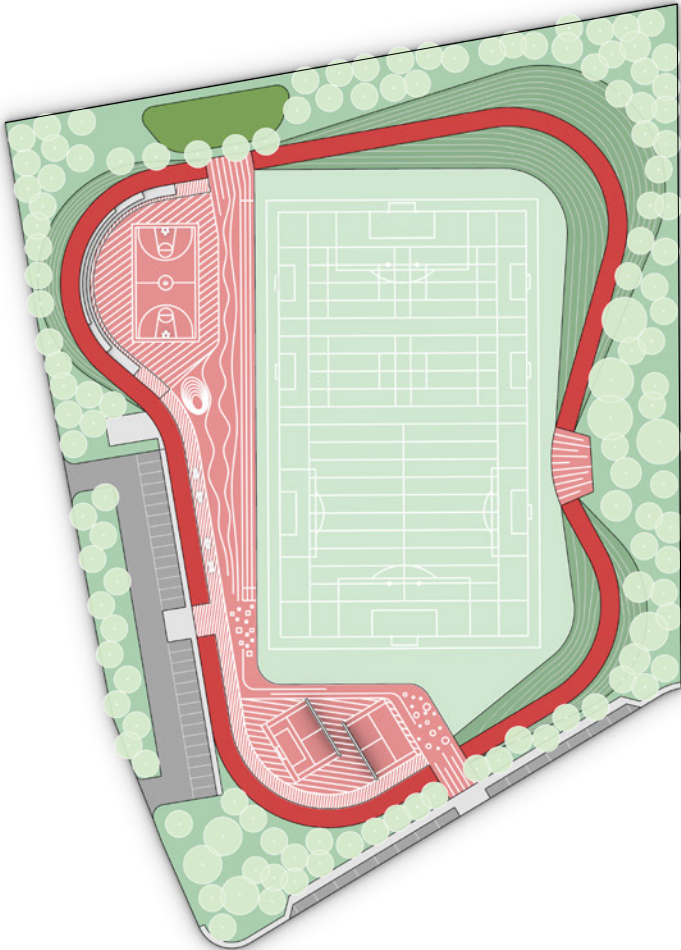
What We Heard—THREE DESIGN OPTIONS (April 2025)







Passive Nature



Active Recreation



Play & Discovery



What We Heard—THREE DESIGN OPTIONS (April 2025)

Play & Discovery

USE MORE ATHLETIC FIELDS

Move trails away from homes

Move trails away from homes.

Keep fences for security

NO SEATE BOARDS

NOWAY THIS PLAN

Leave things the way they are

Move trails away from homes

Please tree and fence line

NOISE POLLUTION

Money Well Spent

No trails near Orlinmann's residents

Maximum buffer for neighbors on Orlinmann Ave.

No parking on Walnut

Sufficient parking?

Occupiable Topography

Preserved Structure

Small Gathering Areas

Nature Trails

Soft-surface Trails

Natural Seating Area + Shade Structure

Active Recreation

Move trails away from homes

No Pickleball

LEAVE FENCE

Field is too large

Parking?

Preserve Wildlife

I really do not like multi-use court area

NO Pickleball

Tennis Courts / Pickleball Courts

How about a dog park?

Dog Park

NO Sports Fields

How about a hockey (roller hockey)

how are you going to keep people out of neighbor's property

Maximum buffer for Orlinmann's residents

Maximum buffer for neighbors on Orlinmann Ave.

Move trails far from homes on Orlinmann Ave

Keep tree buffer area to have privacy for homes

Parking away from homes on Orlinmann Ave

Please leave tree line

Buffer safety privacy concerns

NOWAY PROJECT

Leave things the way they are

Keep fences as they are

parking for 100 cars (four soccer/tennis teams at once)

if township needs sports fields

Keep down as in off Walnut

put soccer/tennis field as far from residential as possible.

quest for new park from Walnut only

Sports + ~~Structure~~ Fields

Multi-use Court Area

Fitness + Play Area

Planted Buffer

Rolling Athletic Track

Sloped Lawn

Passive Nature

Trails too close to homes on Orlinmann

Please leave a comment

Move trails away from fences

Water run off toward homes

No trails near Orlinmann Ave residence

MAINTAIN EXISTING FENCE

Trail ends in dead end. Should not go into parking & getting into trees

Preserve existing fence

Rake Tank Car

move trails away from homes

Trails too close to homes.

No parking lot on Walnut

LIABILITY CONCERNS

MAINTAIN BUFFER BETWEEN HOMES

MOVE ANY PATHS/PUBLIC AREAS AWAY FROM HOMES

Trail down to back with railroad tracks is too close to the houses! RS tracks!

Too much nature

RAISED GARDEN BEDS

Move Entry + Exit (Parking)

No trails that connect to train station

LEAVE SITE ALONE

MAXIMUM BUFFER FOR ORLINMANN'S NEIGHBORS

Keep buffer area + fence!

create a wind zone in direction of homes

Keep fence

PLEASE leave tree & fence line

Keep buffer on keep existing fence

Maximum buffer for neighbors on Orlinmann Ave.

No trails near Orlinmann Ave residents

ENOUGH PARKING SPACES?

I like this option this best but not the trails near the homes

Keep trees do not take trees

All-Wheel Play Area

Repurposed Structure

Topographic Play

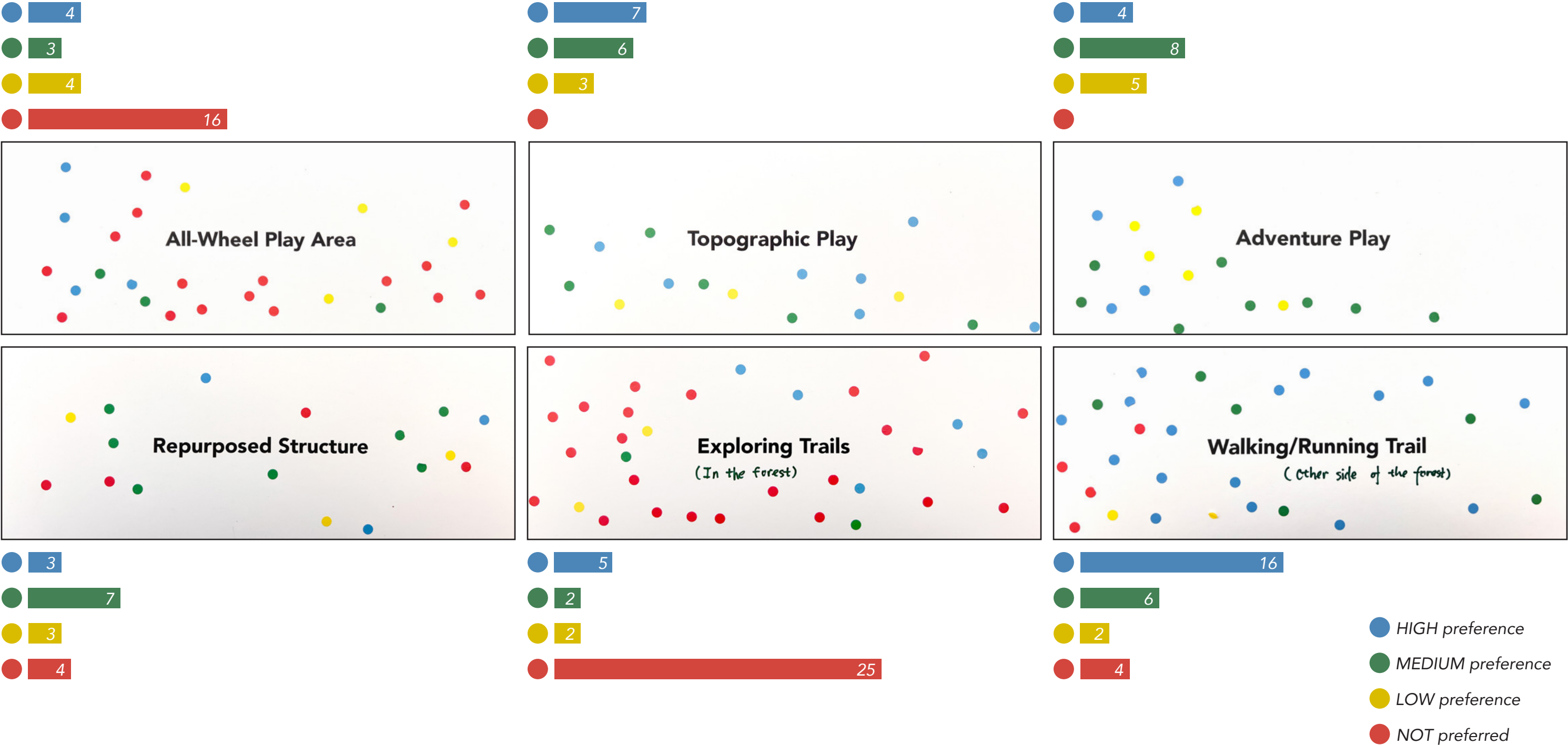
Exploring Trails (In the forest)

Adventure Play

Walking/Running Trail (Other side of the forest)



What We Heard—PLAY AND DISCOVERY FEEDBACK



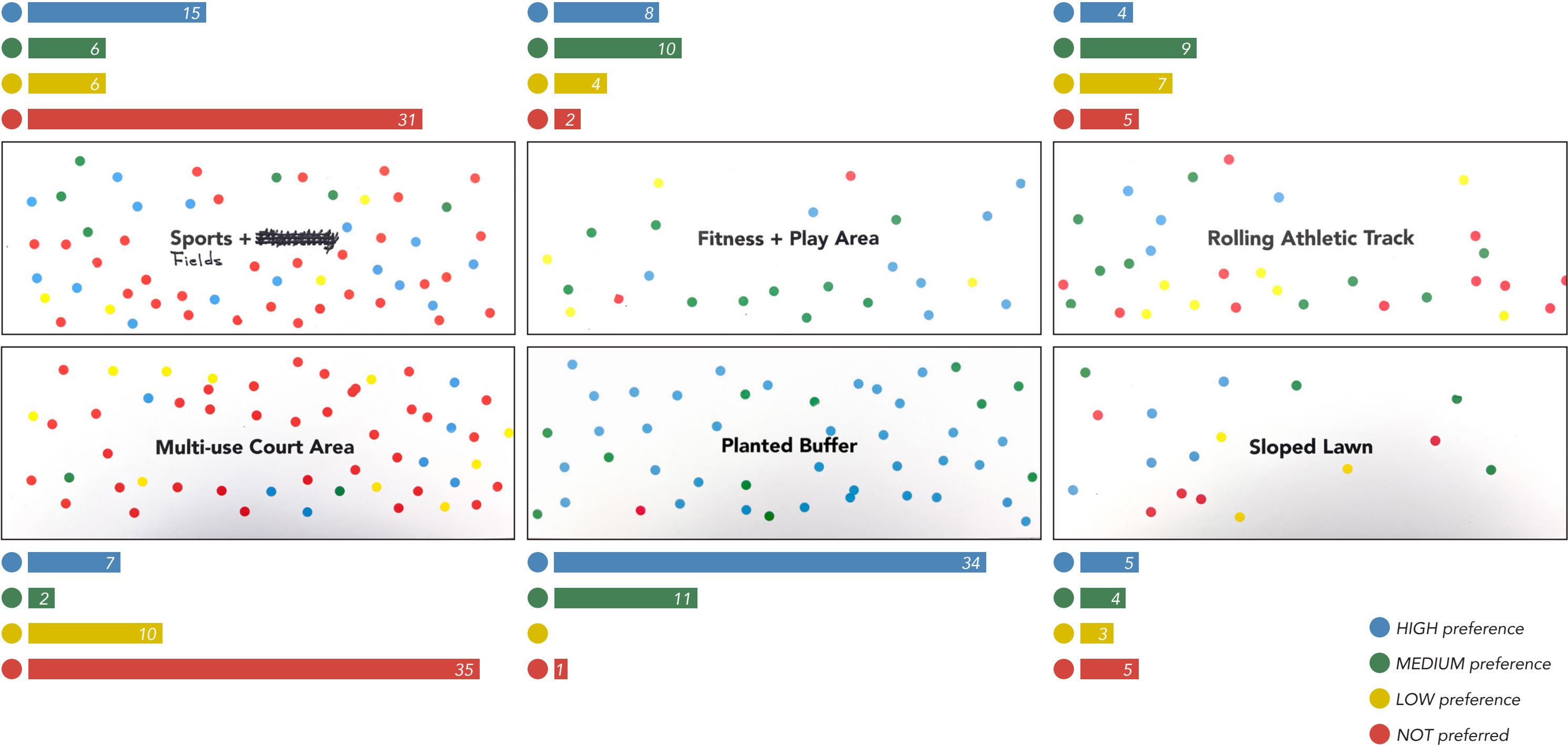


What We Heard—PLAY AND DISCOVERY FEEDBACK

NEED MORE ATHLETIC FIELDS	Move trails away from homes	Move trails away from homes.	Keep fences for security	NO SEAT BOARDS	NOWAY THIS PLAN	Leave Things The way They Are	Move trails away from homes
Please tree and fence line	NOISE POLLUTION	Money Well Spent	No trails near Orleman are Residents	Maximum \$10 buffer for neighbors on Orleman Ave.	No parking on Walnut	Sufficient Parking?	



What We Heard—ACTIVE RECREATION FEEDBACK



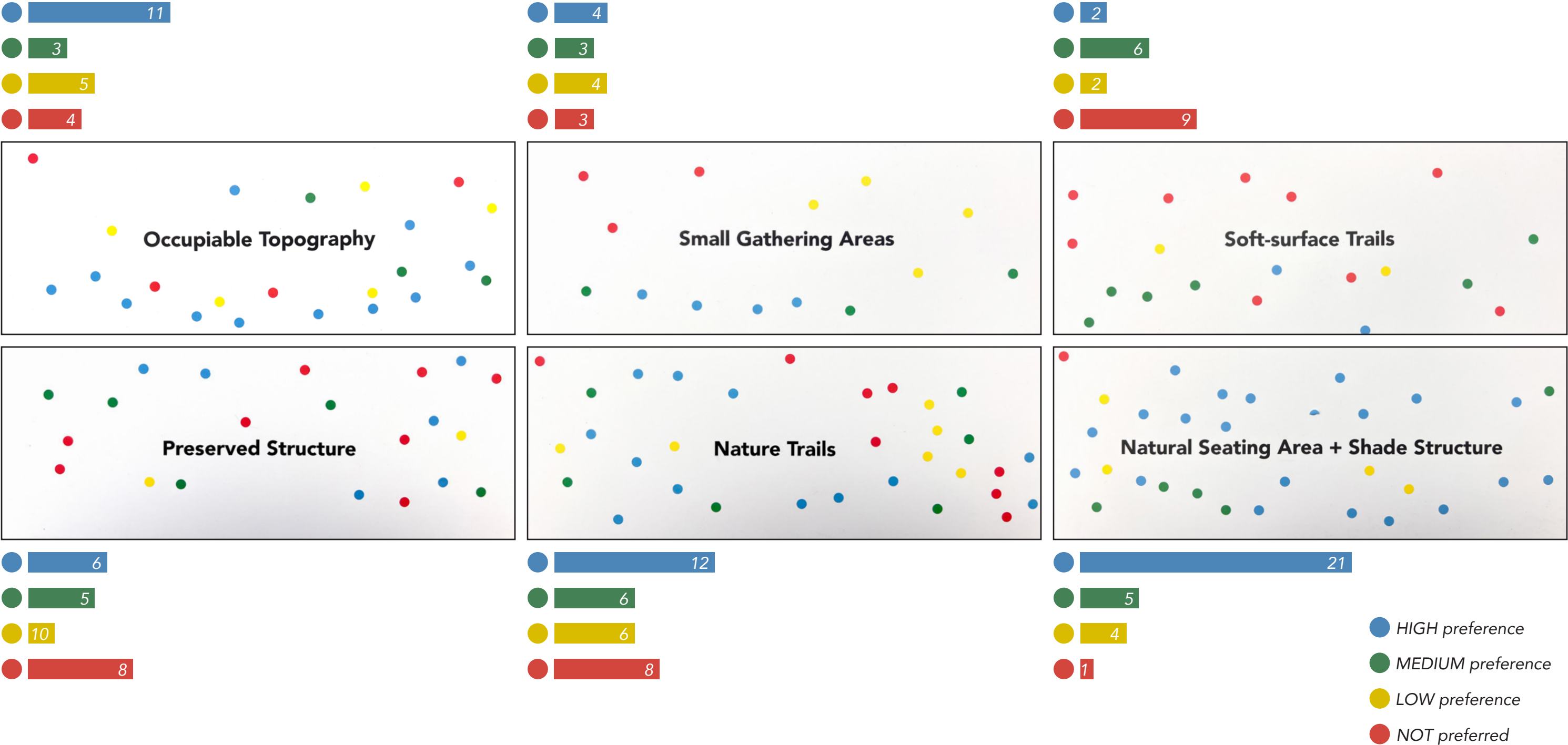


What We Heard—ACTIVE RECREATION FEEDBACK

move trails away from homes	Pickleball	LEAVE FENCE	field is Too large	Parking?	PRESERVE WILDLIFE	I REALLY DO NOT LIKE MULTI-USE COURT AREA	NO PICKERBACK
Tennis courts & Pickleball courts	How about a dog park?	Dog Park	NO SPORTS Fields	How about a hockey Croller hockey	how are you going to keep people out of neighbors properties	Maximum buffer for Orlemann and ad owners	Maximum buffer for neighbors on Orlemann Ave
Move trails far from homes on Orlemann Ave	Keep tree buffer area to have privacy for homes	Parking Away from homes on Orlemann Ave	Please leave tree line	BUFFER SAFETY PRIVACY CONCERNS	NO WAY PROJECT	Leave things The way They are	keep fences as they are
parking for 100 cars (four soccer/lax teams at once)	township needs Sports fields	keep drive as is off Walnut	put soccer/ lacrosse field as far from residential as possible.	access for new park from Walnut only			



What We Heard—PASSIVE NATURE FEEDBACK





What We Heard—PASSIVE NATURE FEEDBACK

Trails too close to homes on Orleans	Please Leave a Comment	Move trails away from homes	WATER RUN OFF TOWARD HOMES	No trails near Orleans Ave Residence	MAINTAIN EXISTING FENCE	TRAIL ends in dead end Street - NOT good FOR PARKING + getting into TRAIL	Maintain existing fence
Relic Tank Car	move trails away from homes	Trails too close to homes.	No parking lot on Walnut	LIABILITY CONCERNS	MAINTAIN BUFFER BETWEEN HOMES	MOVE ANY PATHS/ PUBLIC AREAS AWAY FROM HOMES	Trail down to link with railroad tracks is too close to R5 tracks!
Too much nature	RAISED GARDEN BEDS	Move Entry + Exit (Parking)	No trails that connect to train station	LEAVE SITE ALONE	MAXIMUM BUFFER FOR ORLEMANN Ave neighbors	Keep buffer area + fence!	CREATE A WIND BARRIER IN DIRECTION OF HOMES
Keep fence	Please leave tree & fence line	Keep <sup>tree</sup> buffer & keep existing fence	Maximum buffer for neighbors on Orleans Ave.	No trails near Orleans Ave residents	ENOUGH PARKING SPACES?	I LIKE THIS OPTION THE BEST BUT NOT THE TRAILS NEAR THE HOMES	Keep Trees Do NOT TAKE TREES
HEALTHY WILDLIFE HABITAT	No parking near home	OFF STREET PARKING FOR NEIGHBORS					

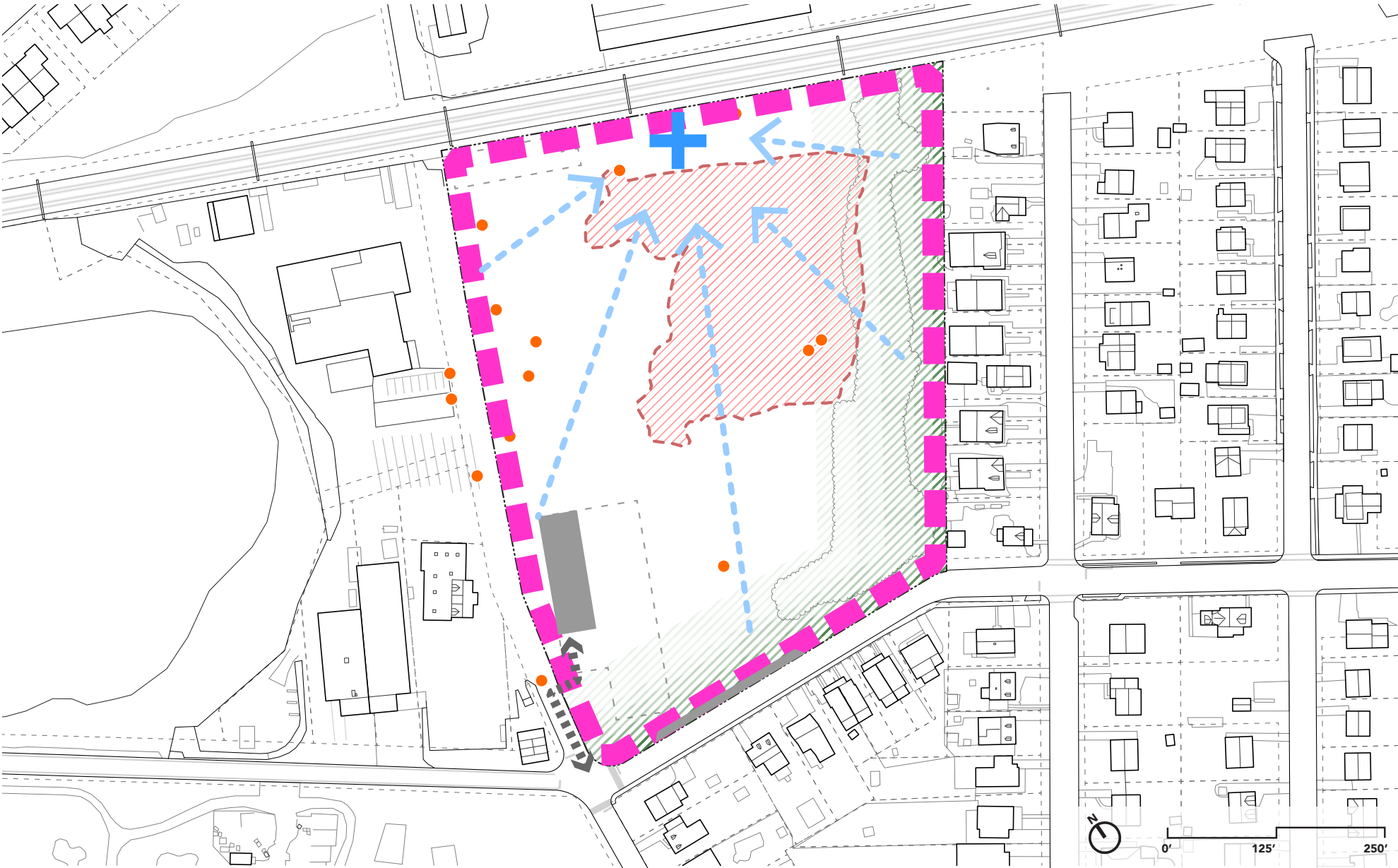


What We Heard—SITE UNDERSTANDING: REQUIRED + DESIRED





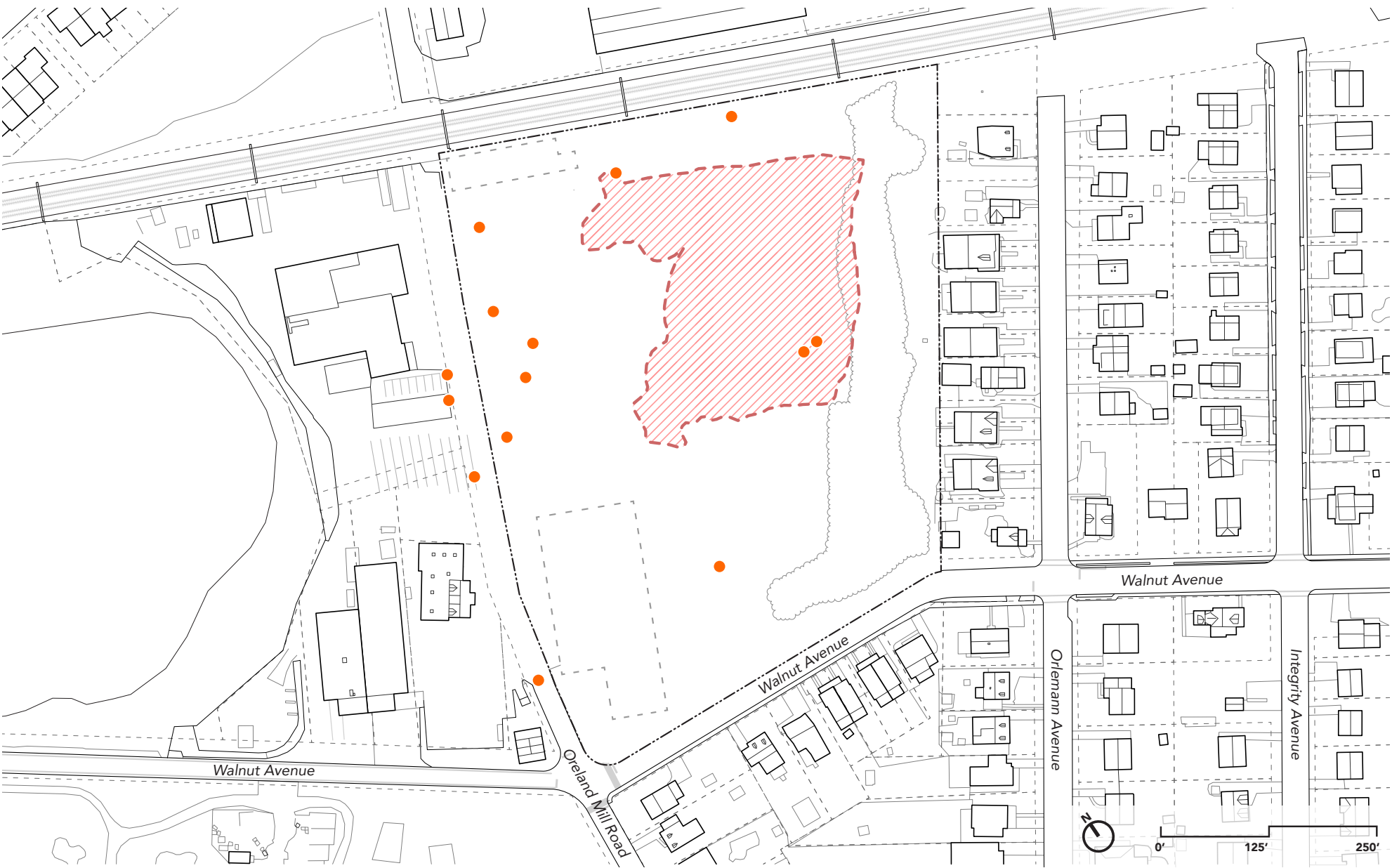
What We Heard—REQUIRED



- 1** Do not disrupt cap or impact the remediation.
- 2** Secure park perimeter.
- 3** Create a buffer along the residential edges.
- 4** Keep all parking on site, with parallel parking along Walnut Street.
- 5** Move water away from adjacent property owners.



# 1 Do not disrupt cap or impact the remediation.

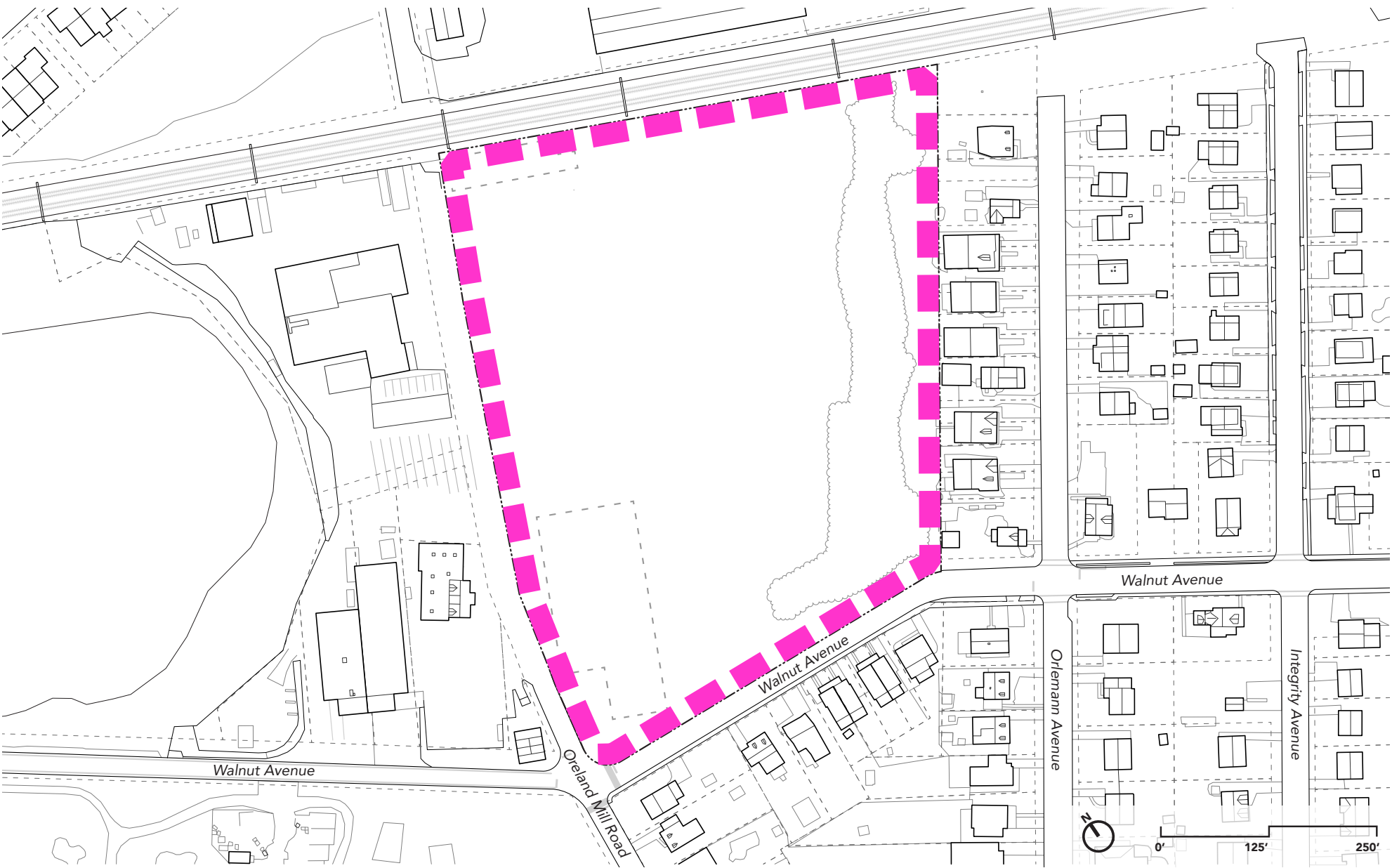


IS THE  
TOWNSHIP/EPA  
CONTINUING TO  
MONITOR?  
esp. with higher  
use-

- SAFETY OF  
THE CAP AND  
CONTAMINANTS



# 2 Secure park perimeter.



- SAFETY OF  
NEARBY RESIDENTS  
SO PEOPLE  
DO NOT COME  
ONTO PROPERTIES

Keep  
fences  
for security

WILL THERE  
BE A FENCE  
BETWEEN ANY  
PARK / RAILROAD  
- WILL IT CONTINUE?  
TO BE THERE?



# 3 Create a buffer along the residential edges.



BUFFER  
SAFETY  
PRIVACY  
CONCERNS

Maximum  
buffer for  
neighbors  
on Orlemann  
Ave.

Keep tree line  
Do not slope gradient  
towards Walnut Ave  
or Orlemann Ave.



# 4 Keep all parking on site, with parallel parking along Walnut Street.



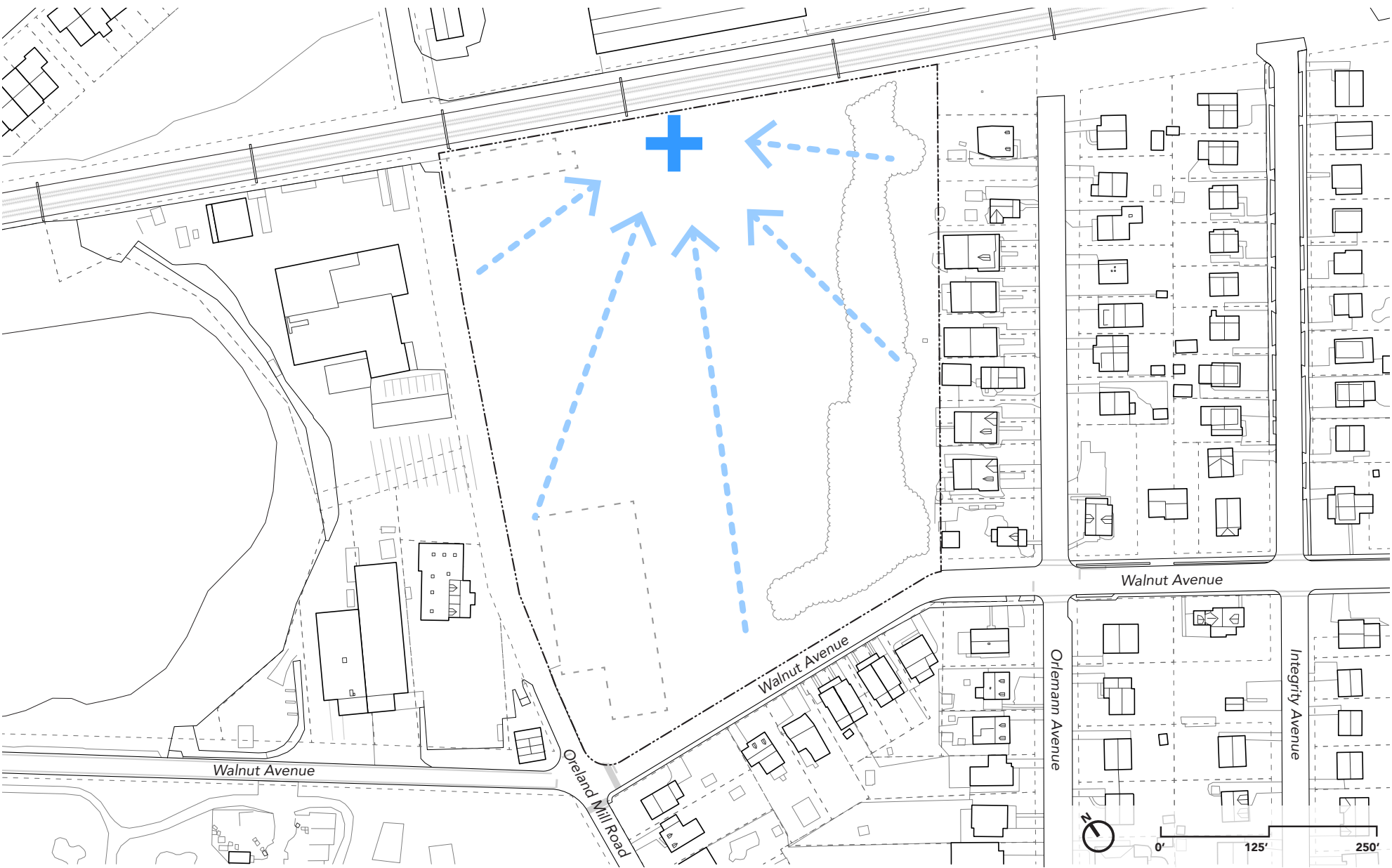
No parking lot on Walnut

ENOUGH PARKING SPACES?

If development is proposed, w/ parking, all parking should be contained on-site.  
- No pedestrian connection facing Orlemann Ave to avoid cut-thru traffic thru backyards



# 5 Move water away from adjacent property owners.



BE MINDFUL OF  
WATER RUN  
OFF

WATER  
RUN OFF  
TOWARD  
HOMES



What We Heard—DESIRED





What We Heard—DESIRED



- 1** Walking/Running Trails, with a Preference for Loop Paths
- 2** Multi-generational Programming with Both Active and Passive Zones
- 3** Naturalized Areas / Areas to Experience Nature
- 4** Seating Areas / Community Gathering Spaces



What We Heard—BY THE NUMBERS



**2** Public Community Meetings

**10** Stakeholder + Design Team Meetings  
(Steering Committee + Township Staff)

**185** Sticky Note Comments

**503** Dot Votes



# MEETING AGENDA

- 1) What We Heard
- 2) DRAFT Vision Statement
- 3) DRAFT Framework Plan



Walnut Avenue Park seeks to transform a piece of inaccessible industrial land that many think of as a liability into **a safe, publicly accessible natural asset** for all residents of Springfield Township.



Walnut Avenue Park seeks to transform a piece of inaccessible industrial land that many think of as a liability into **a safe, publicly accessible natural asset** for all residents of Springfield Township.

The new park will serve as **a multi-generational space** for the Springfield Township community. A place intentionally created for **nature-based learning, exploring, and reflecting**—at any age or ability.



Walnut Avenue Park seeks to transform a piece of inaccessible industrial land that many think of as a liability into **a safe, publicly accessible natural asset** for all residents of Springfield Township.

The new park will serve as **a multi-generational space** for the Springfield Township community. A place intentionally created for **nature-based learning, exploring, and reflecting**—at any age or ability.

The project creates passive natural areas in Walnut Avenue Park—occasionally punctuated by discrete moments reflecting the site’s industrial heritage—will **bring the past, present, and bright future** of Springfield Township into clear focus for all to see and experience.



Walnut Avenue Park seeks to transform a piece of inaccessible industrial land that many think of as a liability into **a safe, publicly accessible natural asset** for all residents of Springfield Township.

The new park will serve as **a multi-generational space** for the Springfield Township community. A place intentionally created for **nature-based learning, exploring, and reflecting**—at any age or ability.

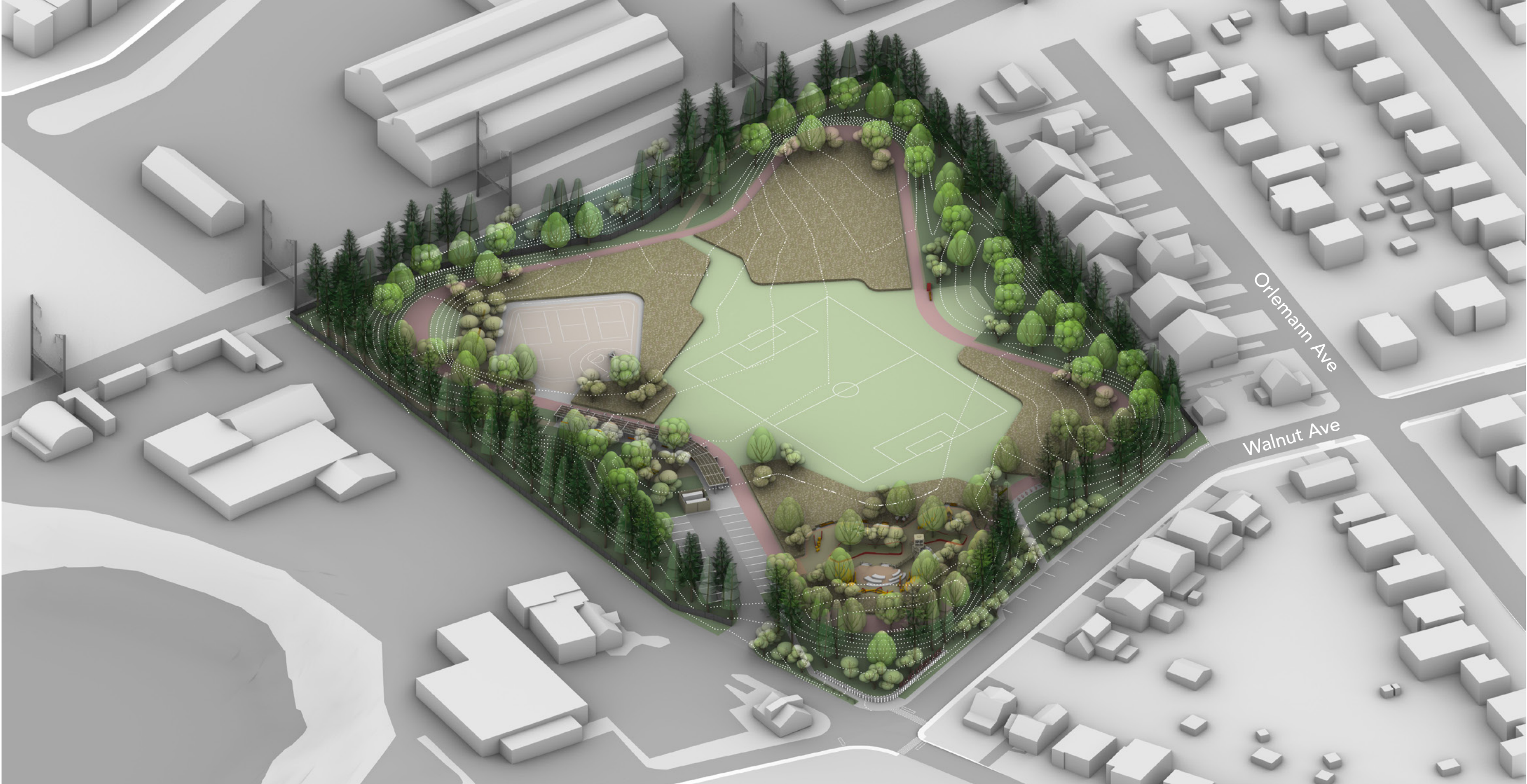
The project creates passive natural areas in Walnut Avenue Park—occasionally punctuated by discrete moments reflecting the site’s industrial heritage—will **bring the past, present, and bright future** of Springfield Township into clear focus for all to see and experience.

# MEETING AGENDA

- 1) What We Heard
- 2) DRAFT Vision Statement
- 3) DRAFT Framework Plan

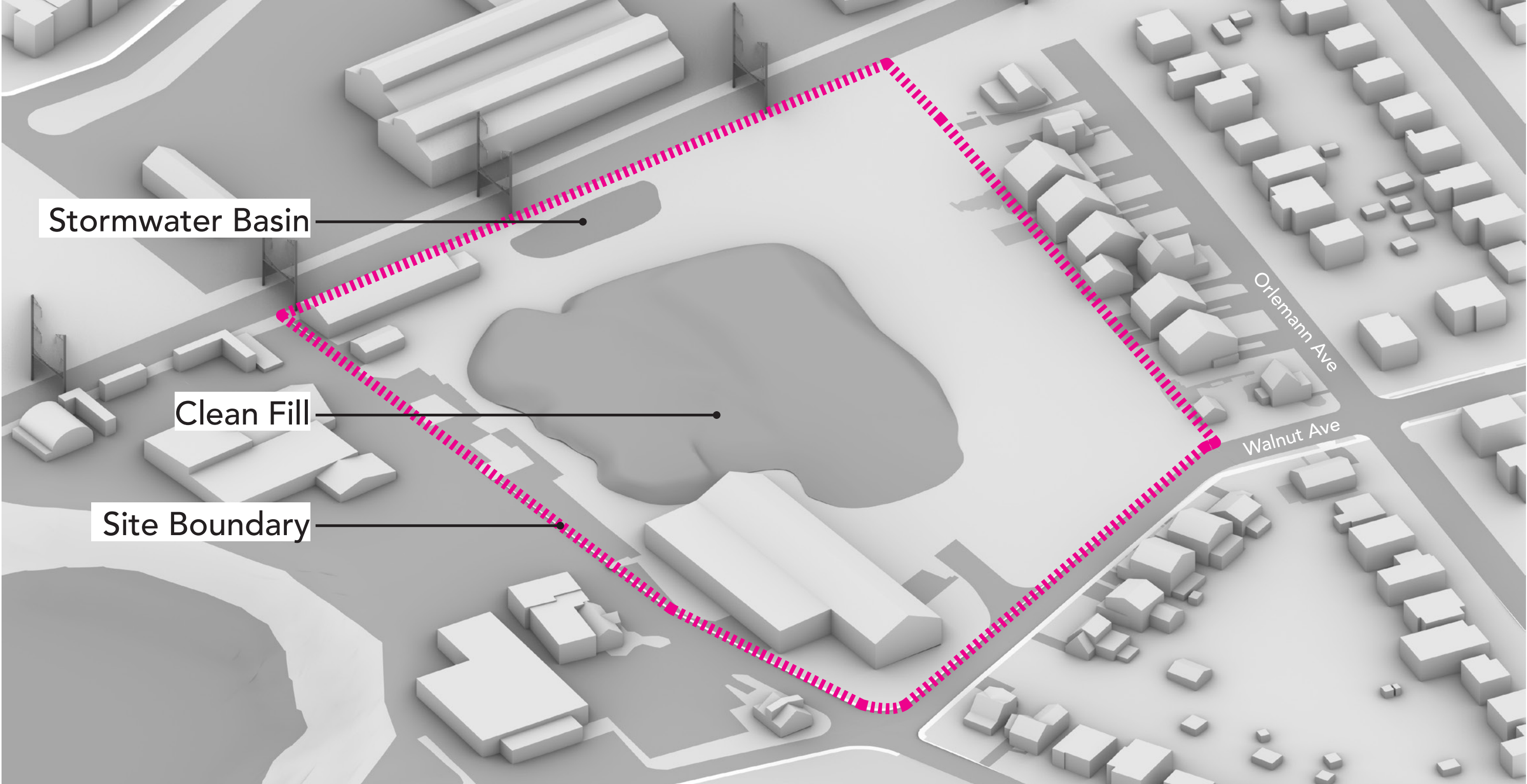


Walnut Avenue Park—DRAFT FRAMEWORK PLAN

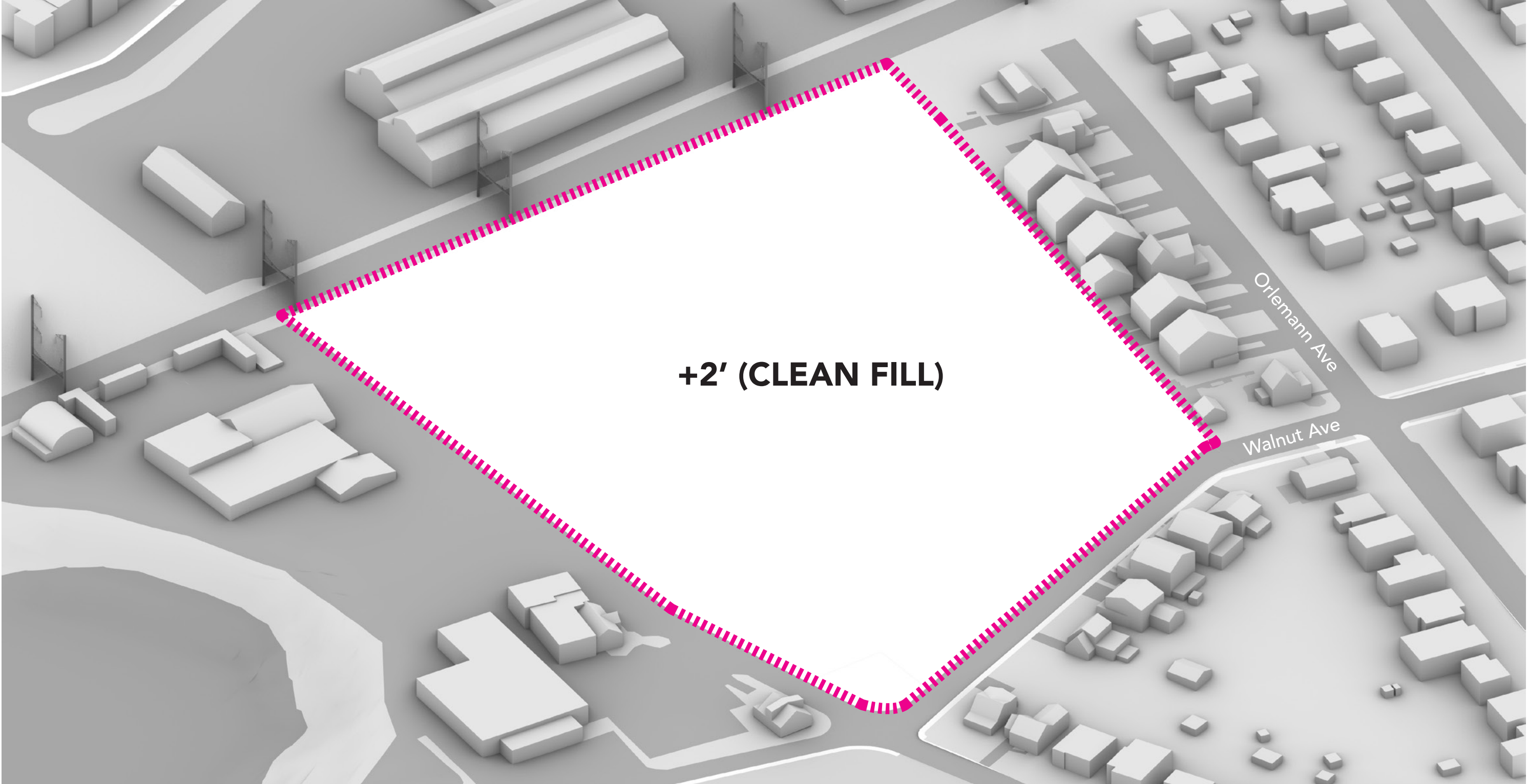




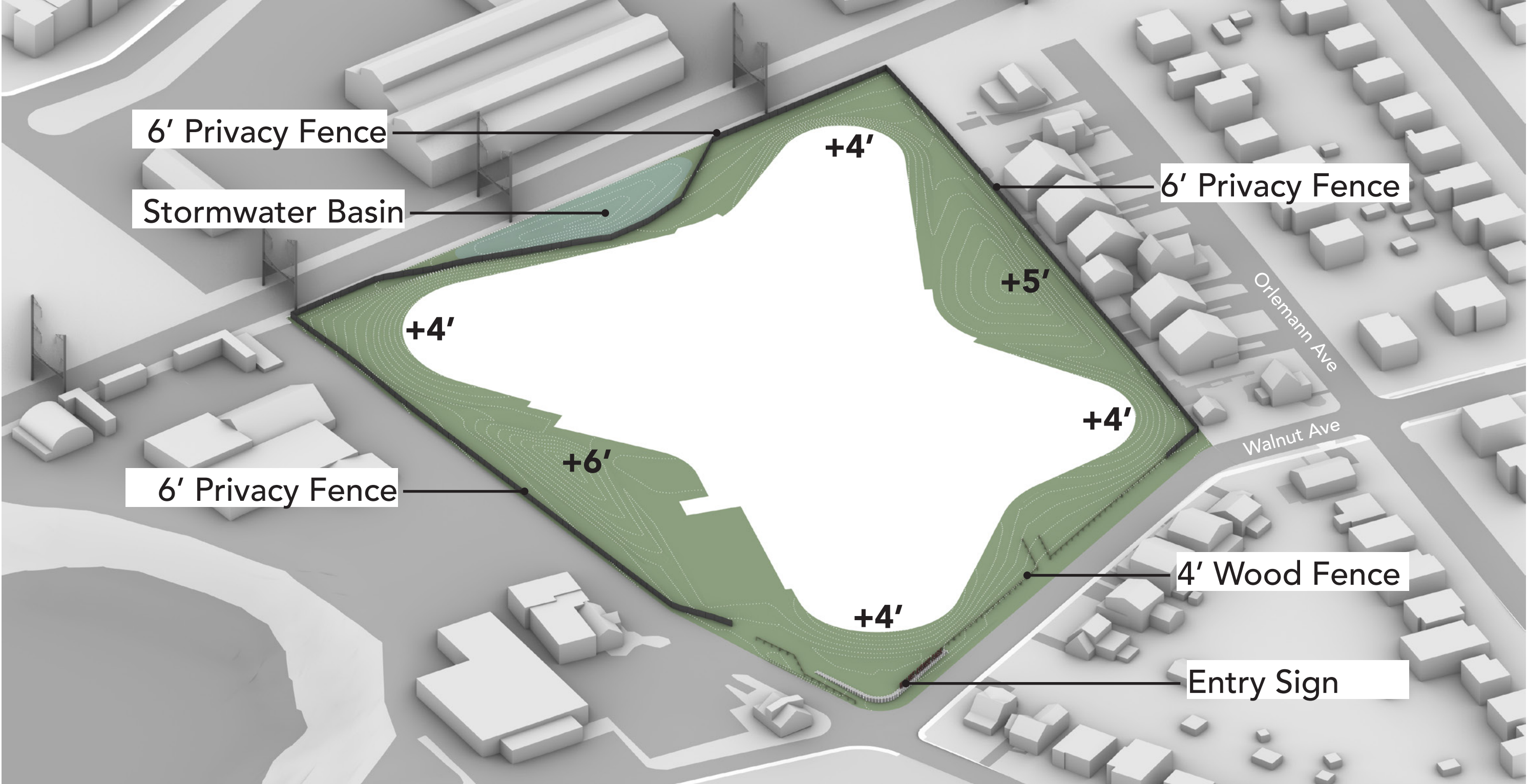
Walnut Avenue Park—EXISTING SITE







Walnut Avenue Park—TOPOGRAPHIC EDGES



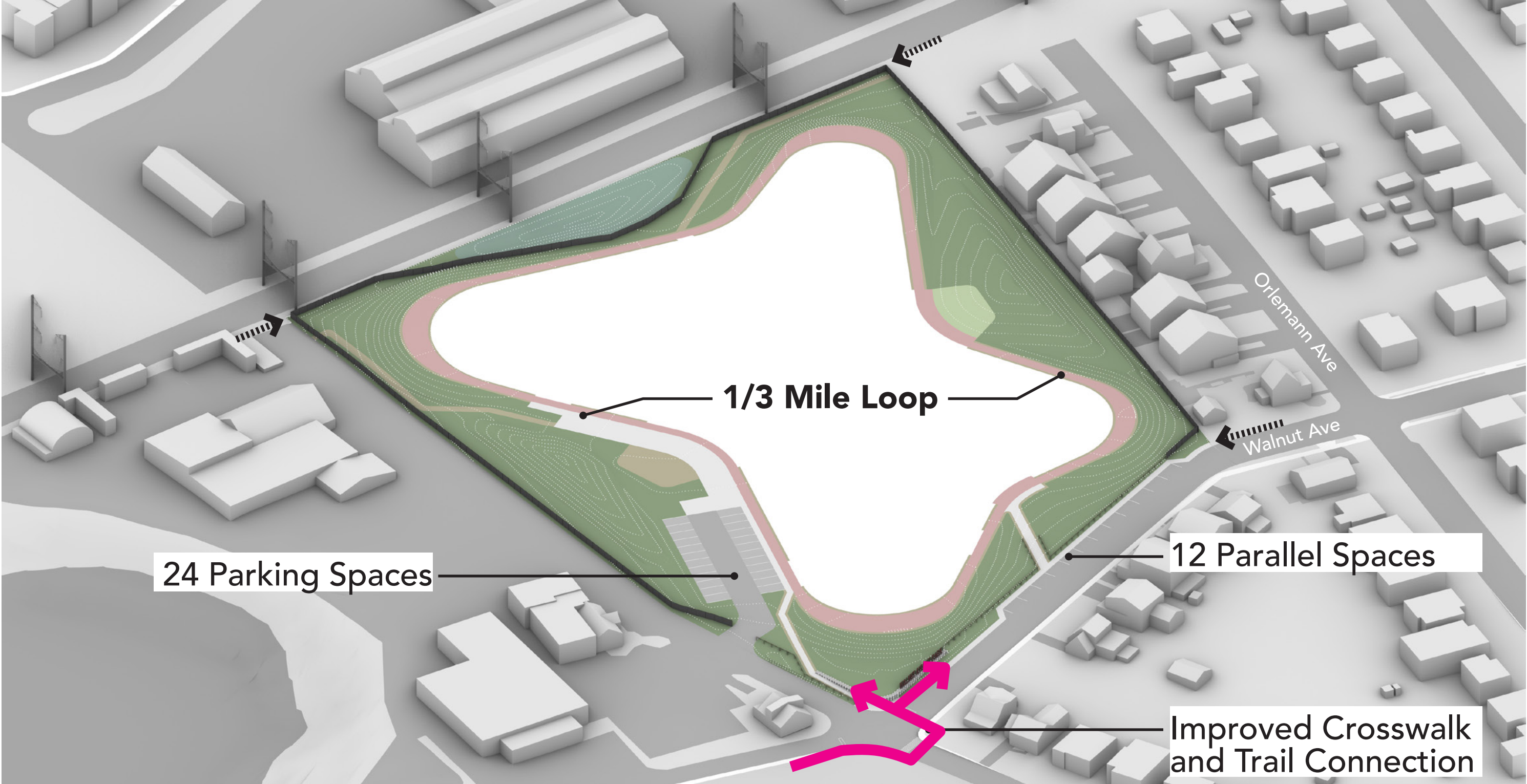


Walnut Avenue Park—TOPOGRAPHIC EDGES





Walnut Avenue Park—THE 'BUTTERFLY LOOP' PATH + ACCESS



24 Parking Spaces

1/3 Mile Loop

12 Parallel Spaces

Improved Crosswalk and Trail Connection

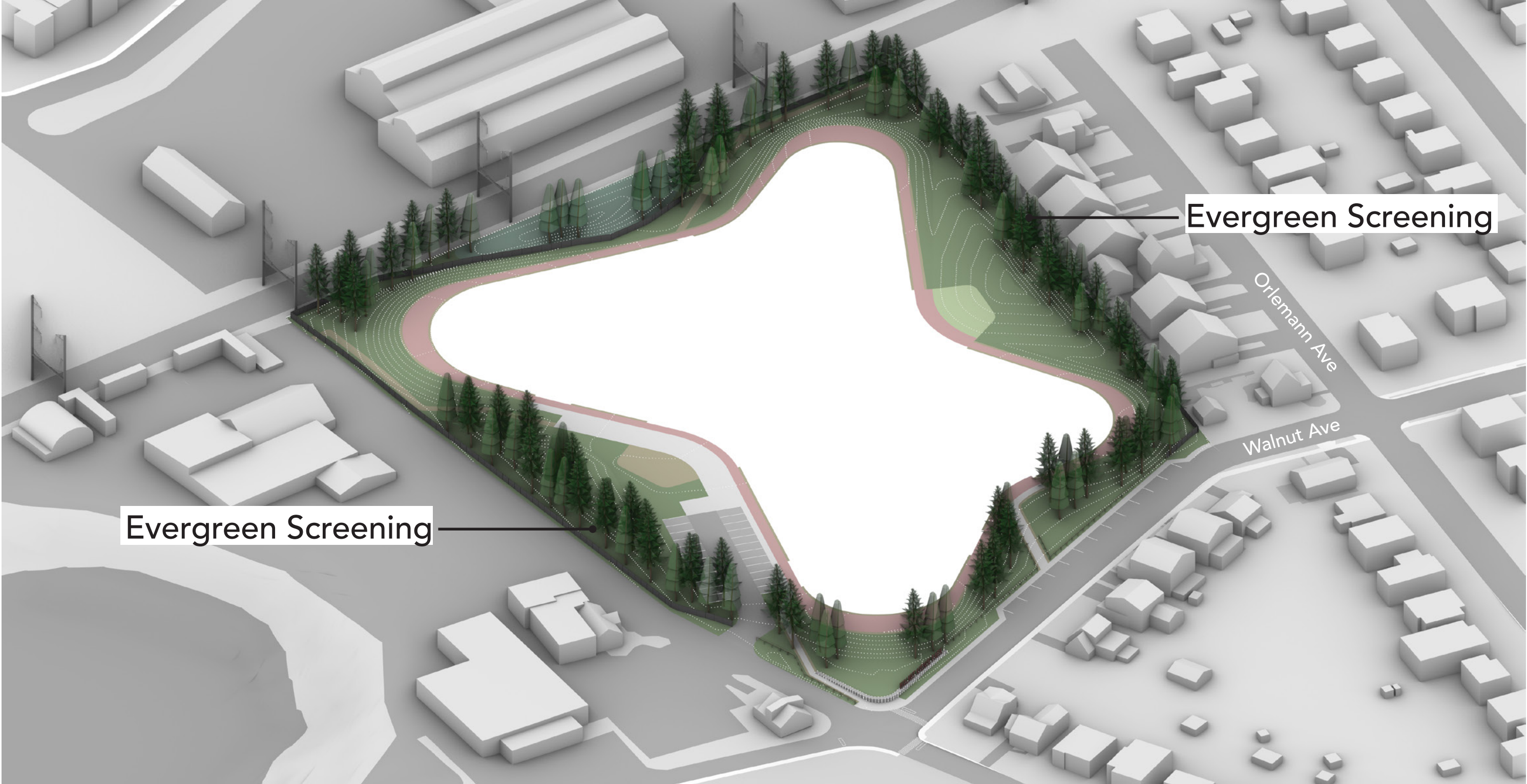


Walnut Avenue Park—THE ‘BUTTERFLY LOOP’ PATH + ACCESS



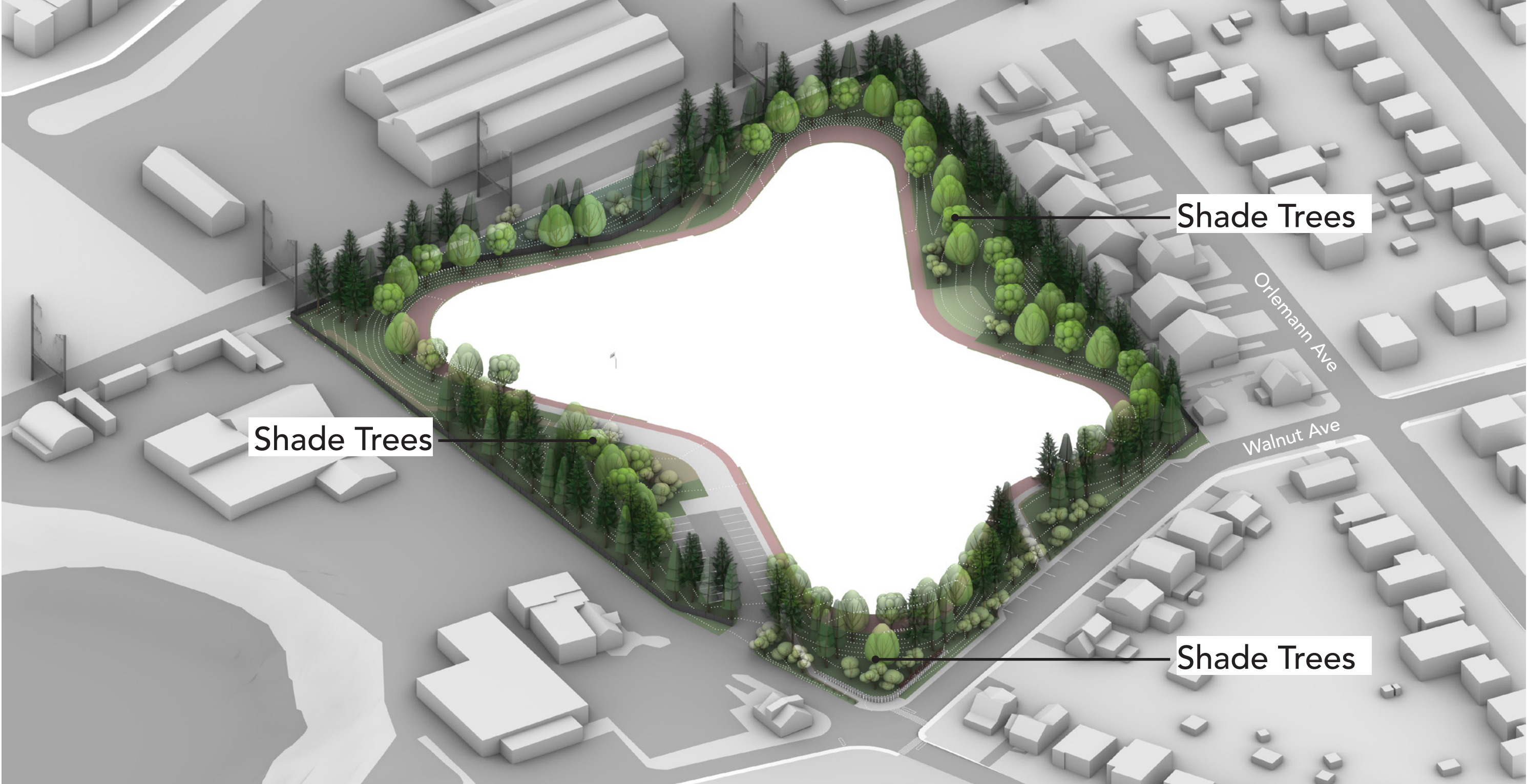


Walnut Avenue Park—PERIMETER PLANTING





Walnut Avenue Park—PERIMETER PLANTING



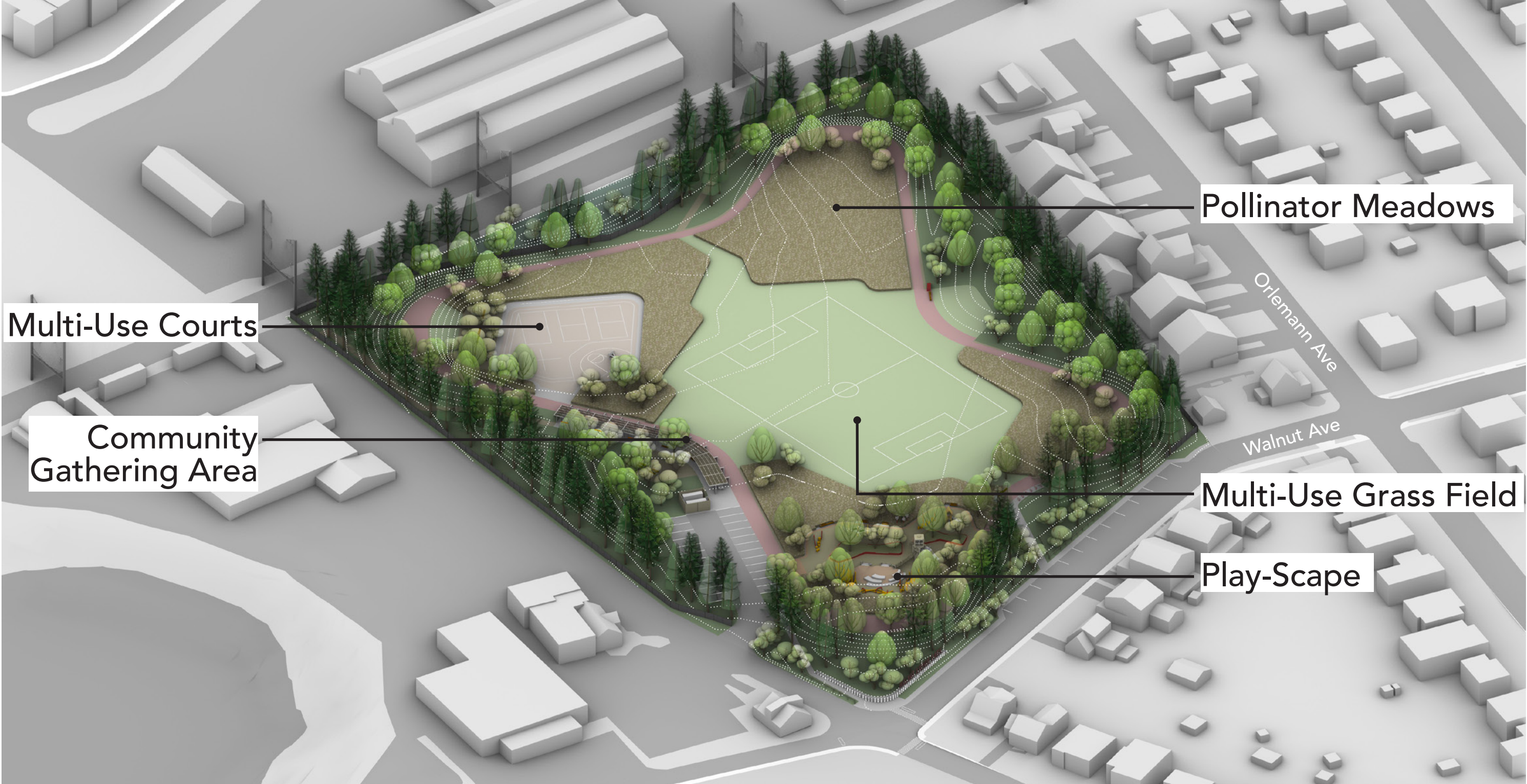


Walnut Avenue Park—PERIMETER PLANTING





Walnut Avenue Park—PROGRAM POCKETS





Walnut Avenue Park—PROGRAM POCKETS





Walnut Avenue Park—PROGRAM POCKETS





Walnut Avenue Park—DRAFT FRAMEWORK PLAN





Walnut Avenue Park—DRAFT FRAMEWORK PLAN + CAP LOCATION





Walnut Avenue Park—LOOP PATH + PARK ENTRY





Walnut Avenue Park—PLAY-SCAPE





Walnut Avenue Park—PLAY-SCAPE AND LOOP PATH





Walnut Avenue Park—MULTI-USE FIELD + COMMUNITY GATHERING AREA





Walnut Avenue Park—COMMUNITY GATHERING AREA + LOOP PATH





Walnut Avenue Park—MULTI-USE COURT + LOOP PATH





Walnut Avenue Park—PLANTED BUFFER, LOOP PATH, + MEADOW





Walnut Avenue Park—MULTI-USE FIELD + LOOP PATH





Walnut Avenue Park—EXISTING SITE



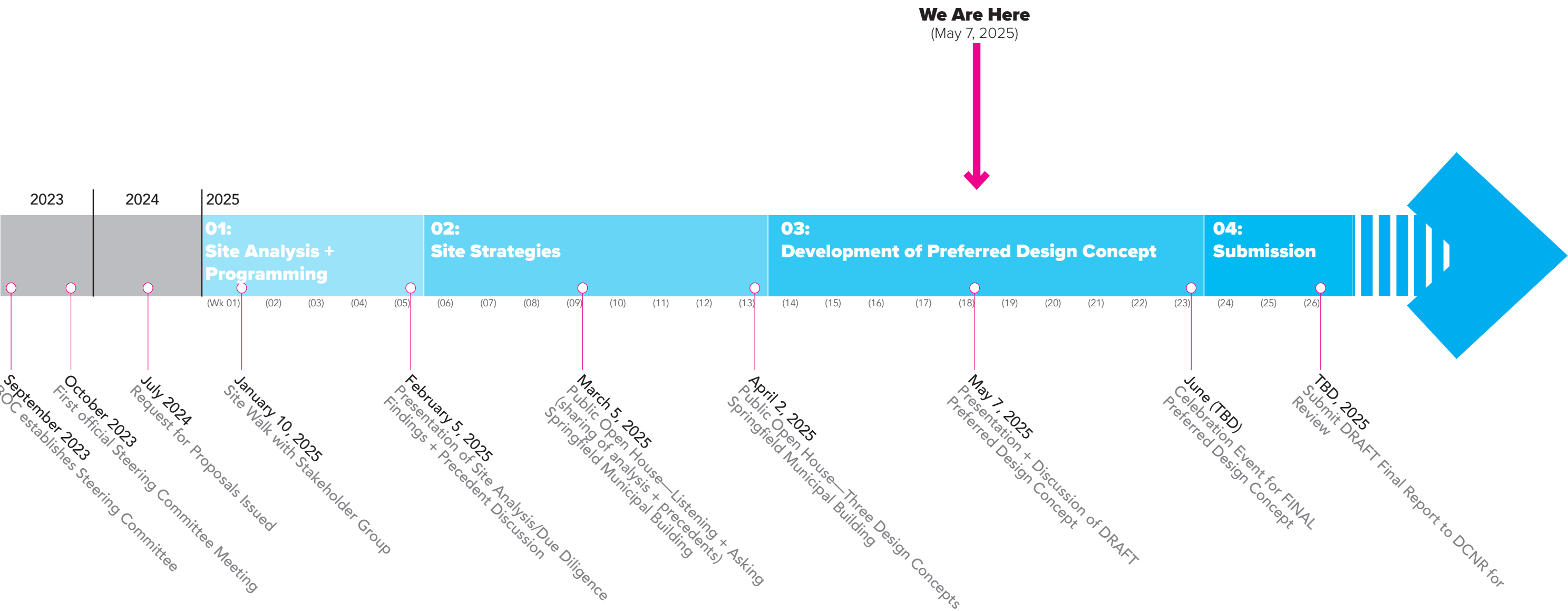


Walnut Avenue Park—DRAFT PLAN





PROJECT SCHEDULE—Overall





# QUESTIONS



Walnut Avenue Park seeks to transform a piece of inaccessible industrial land that many think of as a liability into **a safe, publicly accessible natural asset** for all residents of Springfield Township.

The new park will serve as **a multi-generational space** for the Springfield Township community. A place intentionally created for **nature-based learning, exploring, and reflecting**—at any age or ability.

The project creates passive natural areas in Walnut Avenue Park—occasionally punctuated by discrete moments reflecting the site’s industrial heritage—will **bring the past, present, and bright future** of Springfield Township into clear focus for all to see and experience.



Walnut Avenue Park—DRAFT FRAMEWORK PLAN

