



**Springfield Township**  
Montgomery County, Pennsylvania

# Walnut Avenue Park

**Framework Plan**  
Board of Commissioners Meeting  
DECEMBER 08, 2025

Prepared by:

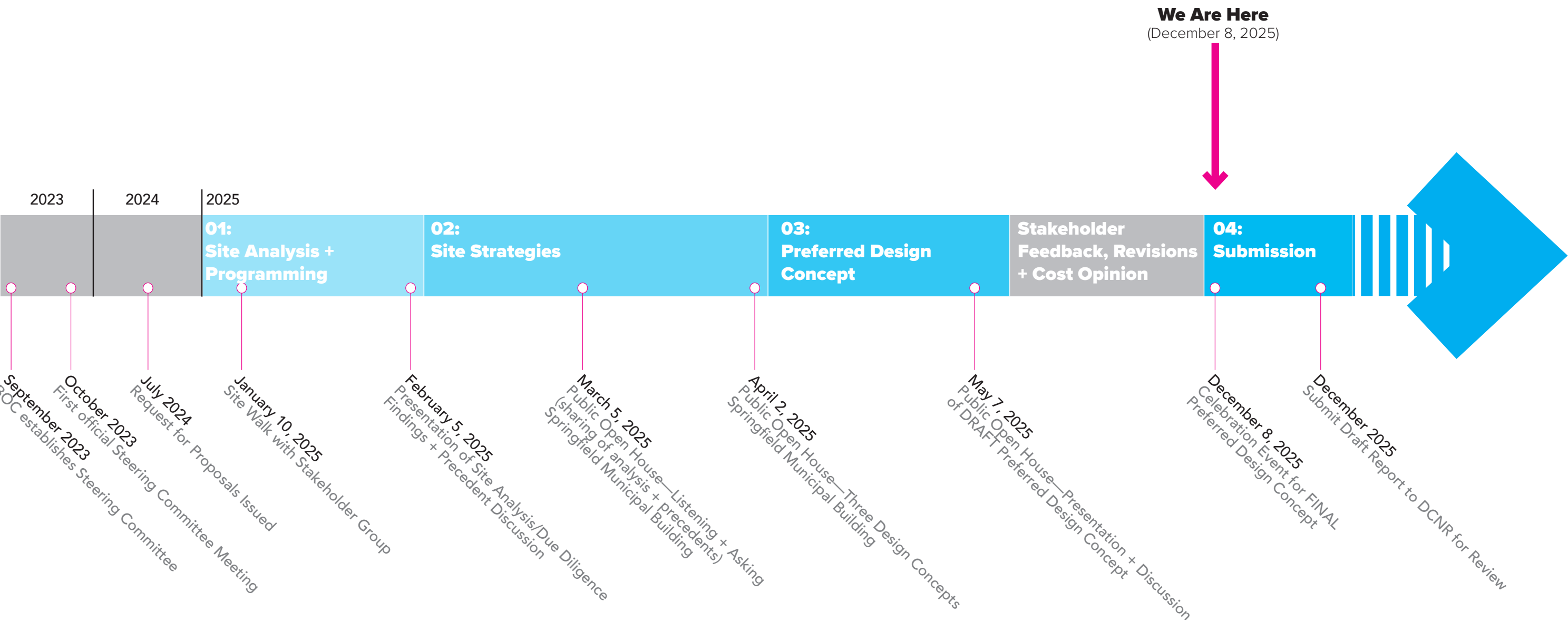
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## **MEETING AGENDA**

- 1) Process Overview + What We Heard
- 2) Walnut Avenue Park Framework Plan
- 3) Next Steps + Discussion

PROJECT SCHEDULE—Overall



## 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	I leave property as it is.	Pickleball Courts!	NO PICKLEBALL COURTS	Keep tree line Do not slope gradient towards Walnut Ave or Orlemann 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 Orlemann 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 Piszch Run 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 next to another path	Please keep Tree line + fence for Security -
Use the Baseball Field At 73rd & Rivermill 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 remains No Run off	Leave barrier on Orlemann Ave so no cut through pedestrians. No pickleball courts to avoid noise pollution	• keep the tree line • keep the fence • no parking on orlemann 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 phetlon 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.





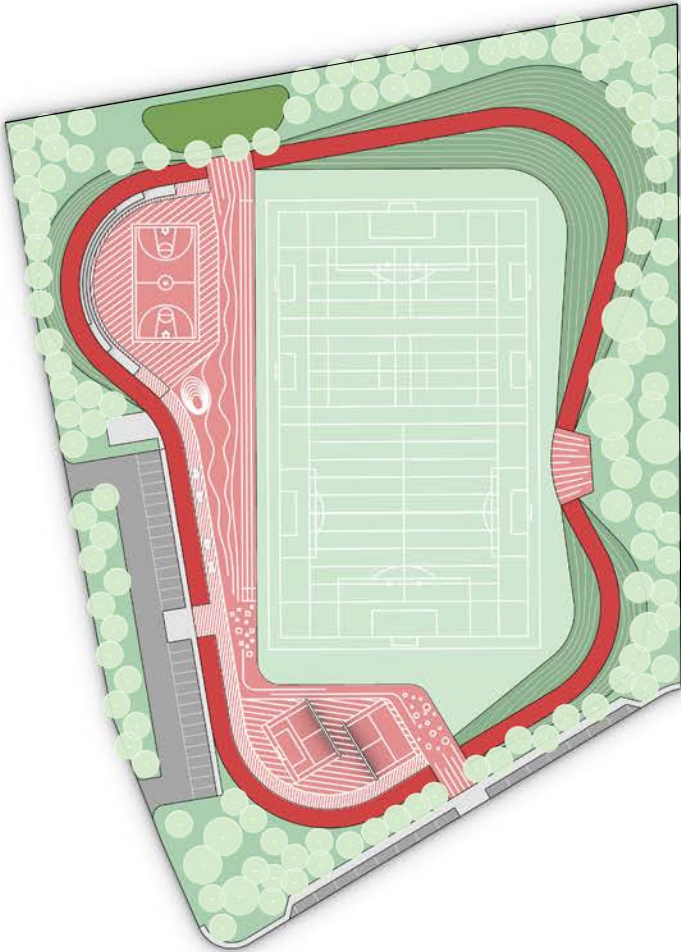
What We Heard—THREE DESIGN OPTIONS (April 2025)







Passive Nature



Active Recreation



Play & Discovery



What We Heard—THREE DESIGN OPTIONS (April 2025)

Play & Discovery

USED MORE ATHLETIC FIELDS

Move trails away from homes

Move trails away from homes.

Keep fences for security

NO SEATE EDGES

NO WAY 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 Bismann Ave residents

Minimum buffer for Bismann 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 Athletic Ball

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 neighboring properties

Maximum buffer for Bismann Ave

Maximum buffer for neighbors on Bismann Ave

Move trails far from homes on Bismann Ave

Keep tree buffer area to have privacy for homes

Parking Away from homes on Bismann Ave

Please leave tree line

Buffer SAFETY PRIVACY CONCERNS

NO WAY PROJECT

Leave things the way they are

help 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 game 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 Bismann

Please leave a comment

Move trails away from homes

Water Run off Toward Homes

No trails near Bismann Ave Residence

MAINTAIN EXISTING FENCE

There ends in dead end street - not good for parking & getting into trail

Preserve existing fence

Rake Truck Car

move trails away from homes

Trails too close to homes.

No parking lot on Walnut

LIABILITY CONCERNS

TRAFFIC IN BUFFER BETWEEN HOMES

MOVE ANY PATHS/ PUBLIC AREAS AWAY FROM HOMES

Trail down to speak with railroad tracks into close to the close to the tracks!

Too much nature

RAISED GARDEN BEDS

Move Entry + Exit (Rake)

No trails that connect to train station

LEAVE SITE ALONE

MAXIMUM BUFFER FOR BISMANN NEIGHBORHOOD

Keep buffer area + fence!

create a wind zone in direction of homes

Keep fence

Please leave tree & fence line

Keep down as in off existing fence

Maximum buffer for neighbors on Bismann Ave

No trails near Bismann Ave residents

ENOUGH PARKING SPACES?

I like this option this best. But not the trees 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)

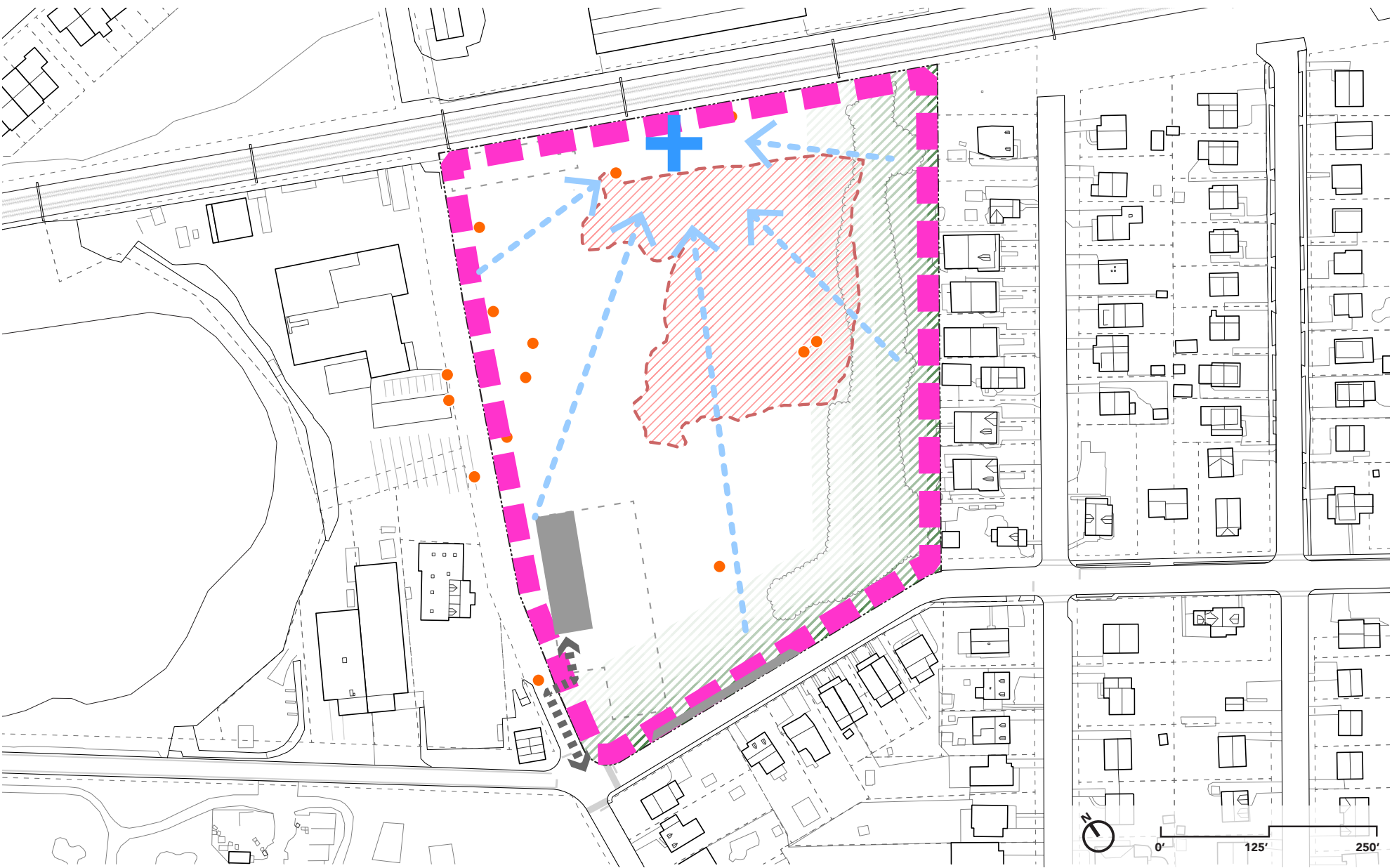


What We Heard—SITE UNDERSTANDING: REQUIRED + DESIRED





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.



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





## Community Meeting Notes (May 2025)

- Discussion regarding appropriate size of multi-use field
- Previous community member comments reiterated (parking, lighting, planted edges, fencing, inclusive elements)
- Acknowledgement that the project is attempting to balance multiple demands (active v. passive recreation) and constraints

## Steering Committee Feedback (October 2025)

- Remove Multi-Use Court (replace with Meadow)
- Playscape: Ensure inclusion of ADA/sensory elements
- Keep parking close to play area, particularly ADA spaces
- Reduce “dark forest” feeling along Orelmann Ave. side
- Include benches/swings in Community Gathering shade structure
- Relocate restrooms closer to play area



What We Heard—BY THE NUMBERS



**3** Public Community Meetings

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

**185** Sticky Note Comments

**503** Dot Votes



# MEETING AGENDA

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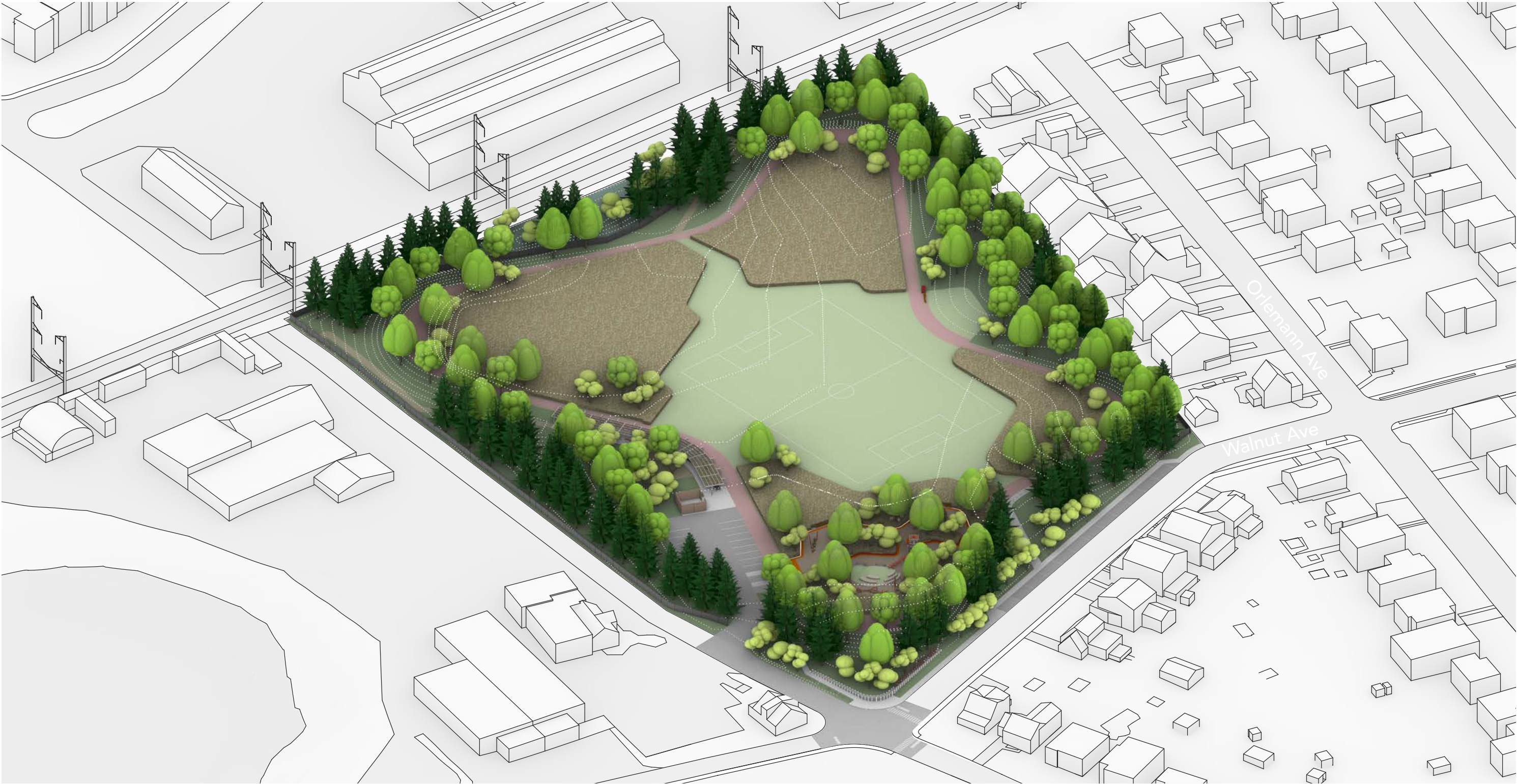
Walnut Avenue Park seeks to transform a piece of inaccessible industrial land that many think of as a liability into **a safe, publicly accessible natural asset** for all residents of Springfield Township.

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 future** of Springfield Township into clear focus for all to see and experience.

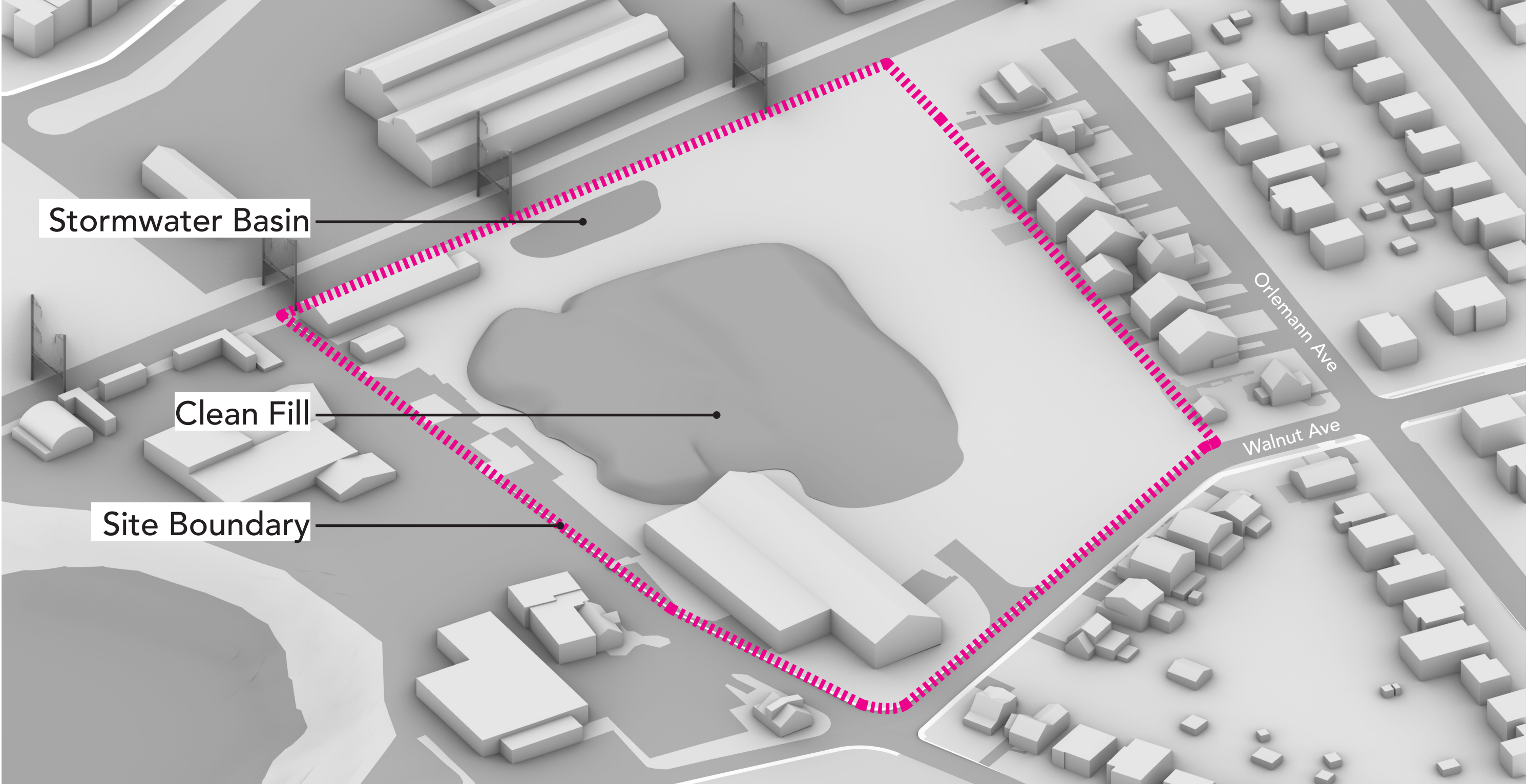


Walnut Avenue Park—OVERALL FRAMEWORK PLAN



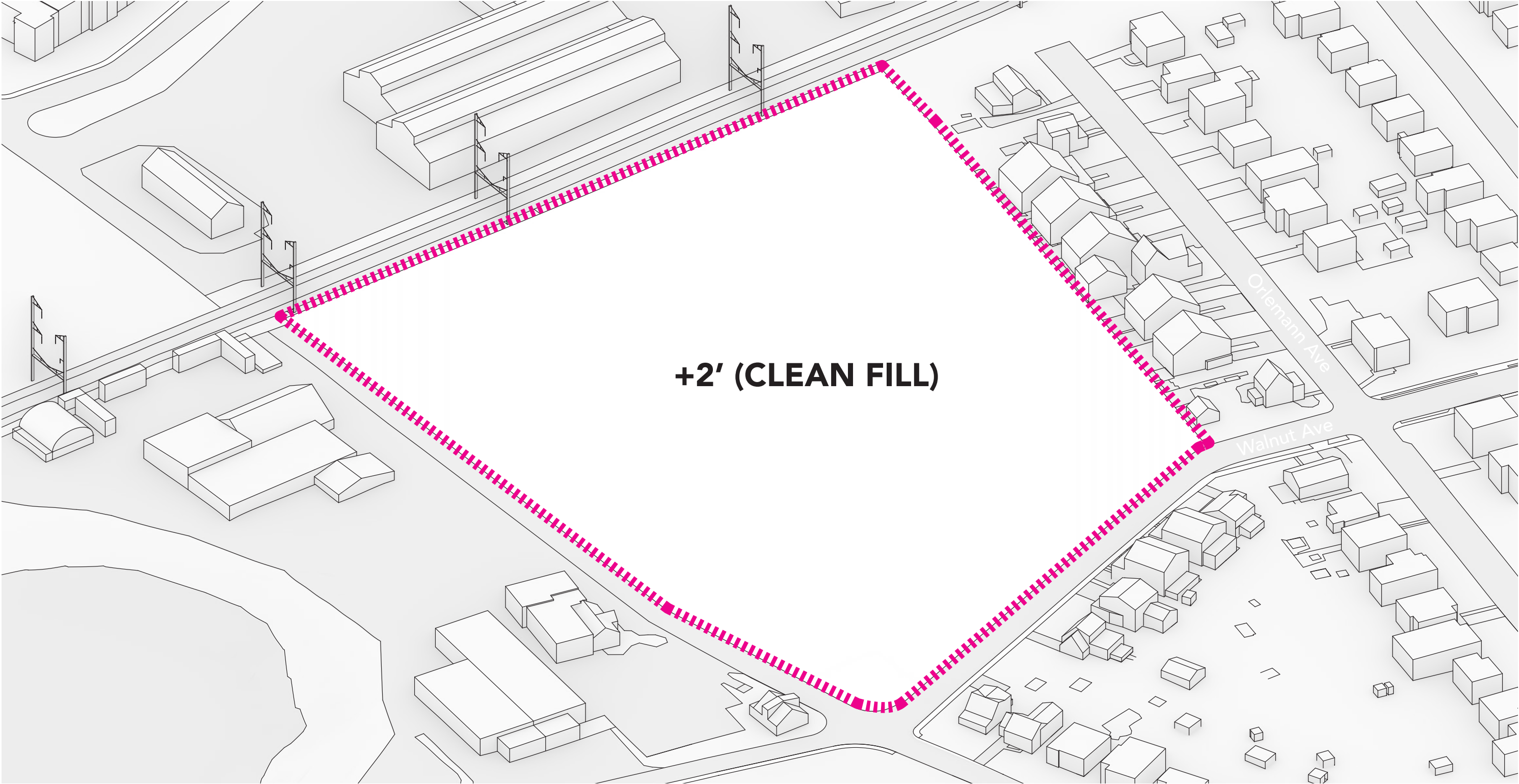


Walnut Avenue Park—EXISTING SITE



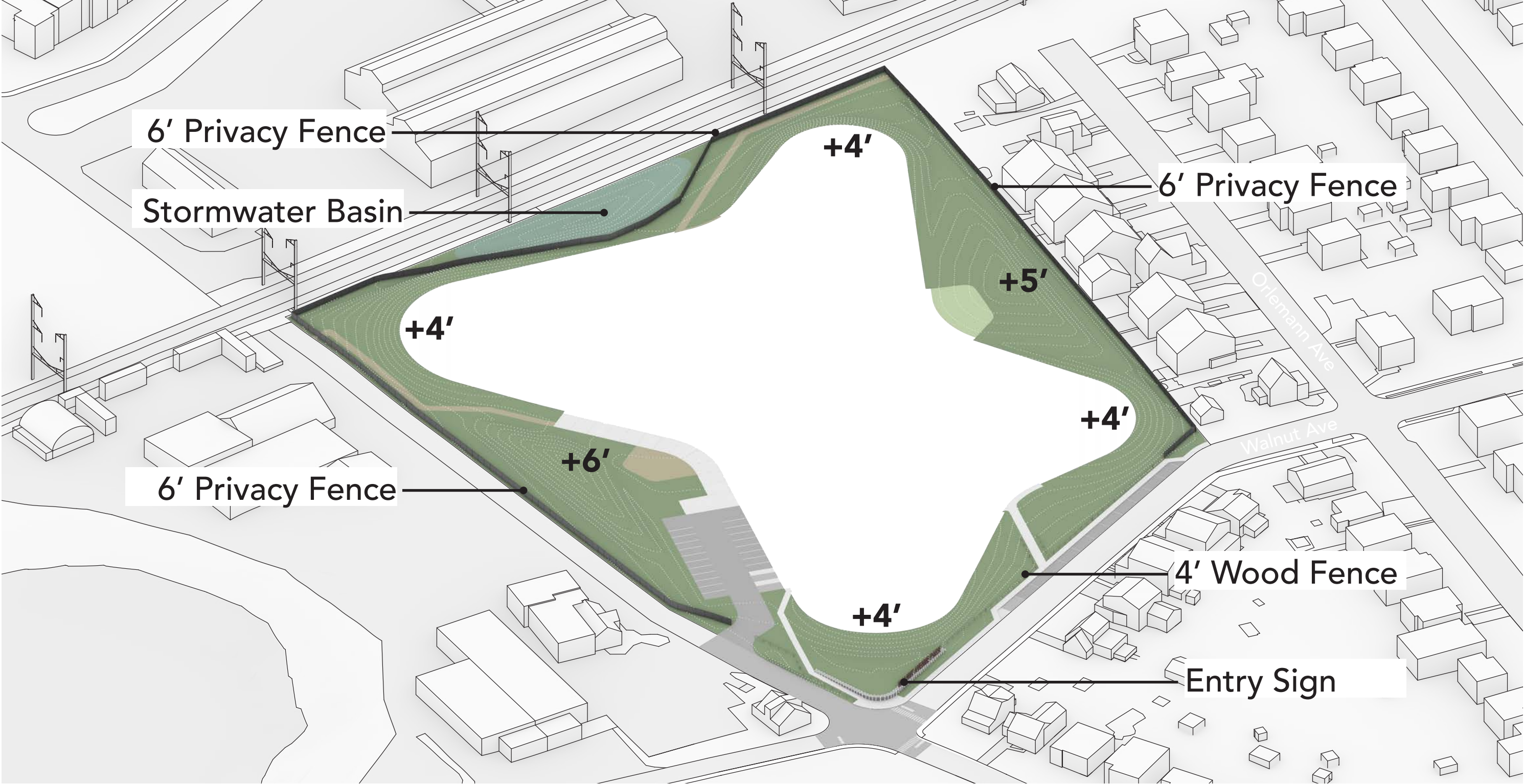


Walnut Avenue Park—FILL



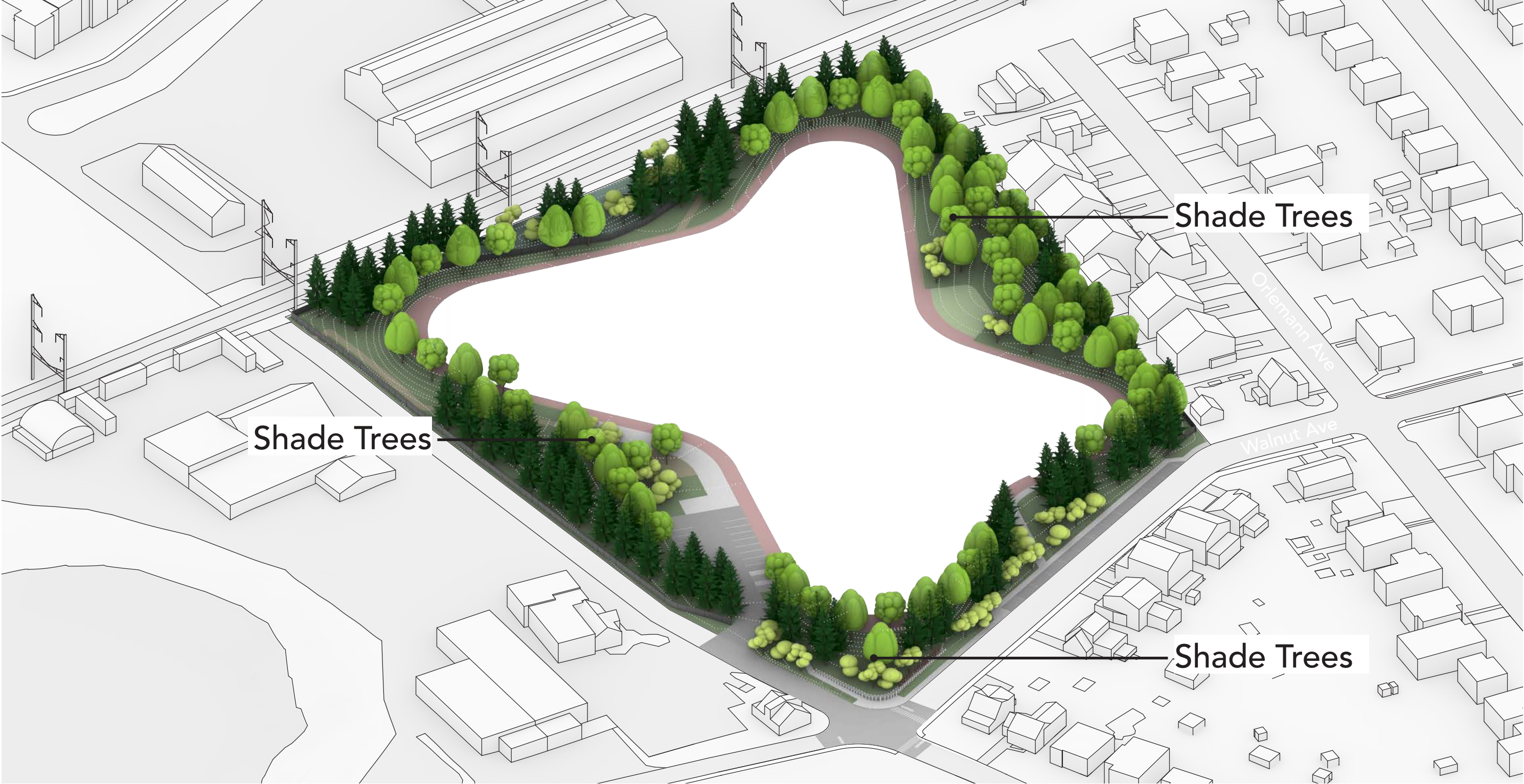


Walnut Avenue Park—TOPOGRAPHIC EDGES





Walnut Avenue Park—PERIMETER PLANTING



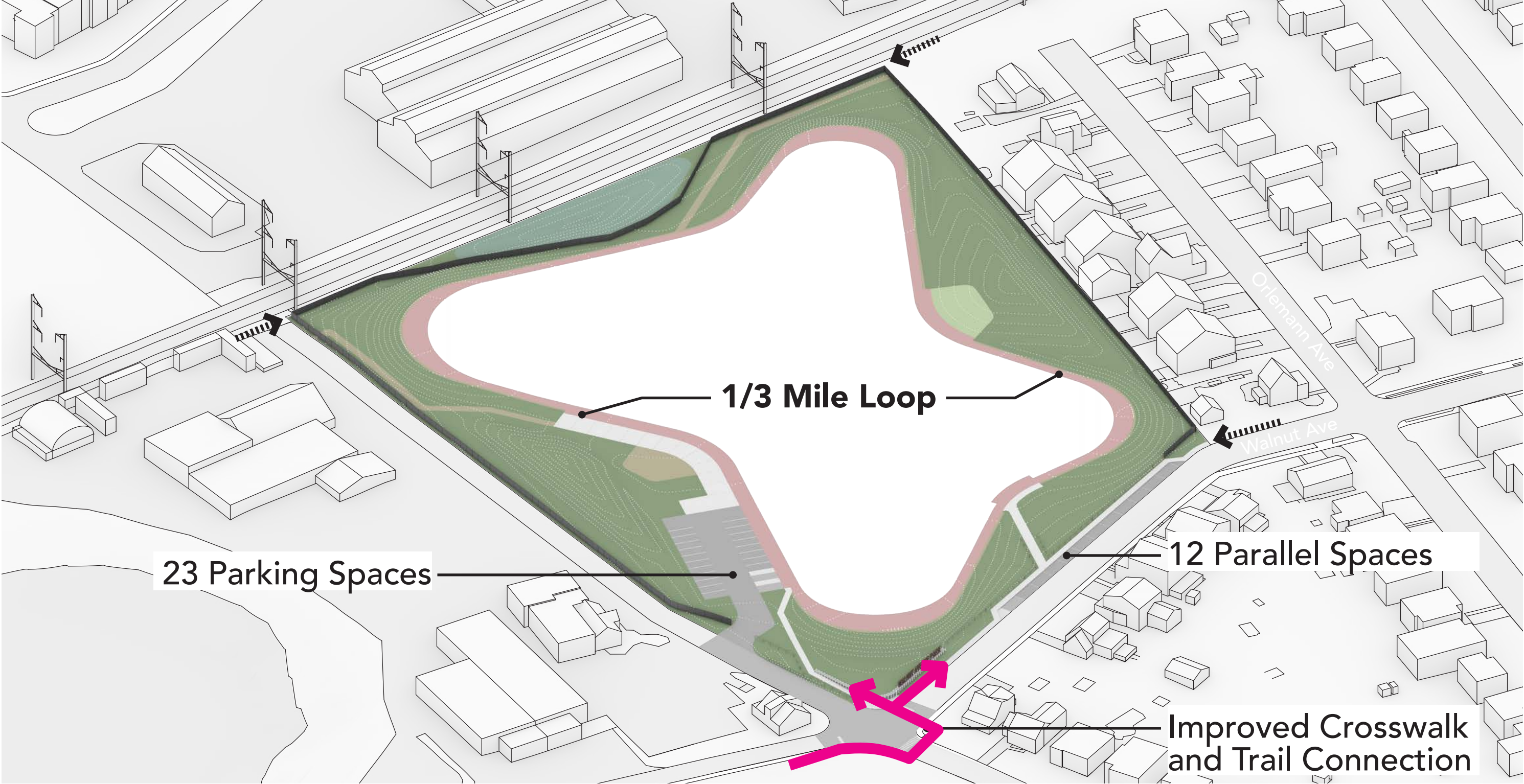


Walnut Avenue Park—PLANTED BUFFER, LOOP PATH, + MEADOW





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



23 Parking Spaces

1/3 Mile Loop

12 Parallel Spaces

Improved Crosswalk and Trail Connection



Walnut Avenue Park—MULTI-USE FIELD + LOOP PATH





Walnut Avenue Park—LOOP PATH + PARK ENTRY





Walnut Avenue Park—PROGRAM POCKETS





Walnut Avenue Park—PLAY-SCAPE AND LOOP PATH





Walnut Avenue Park—PLAY-SCAPE





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





Walnut Avenue Park—COMMUNITY GATHERING AREA + LOOP PATH





Walnut Avenue Park—FRAMEWORK PLAN





Walnut Avenue Park—FRAMEWORK PLAN + CAP LOCATION





Walnut Avenue Park—EXISTING SITE



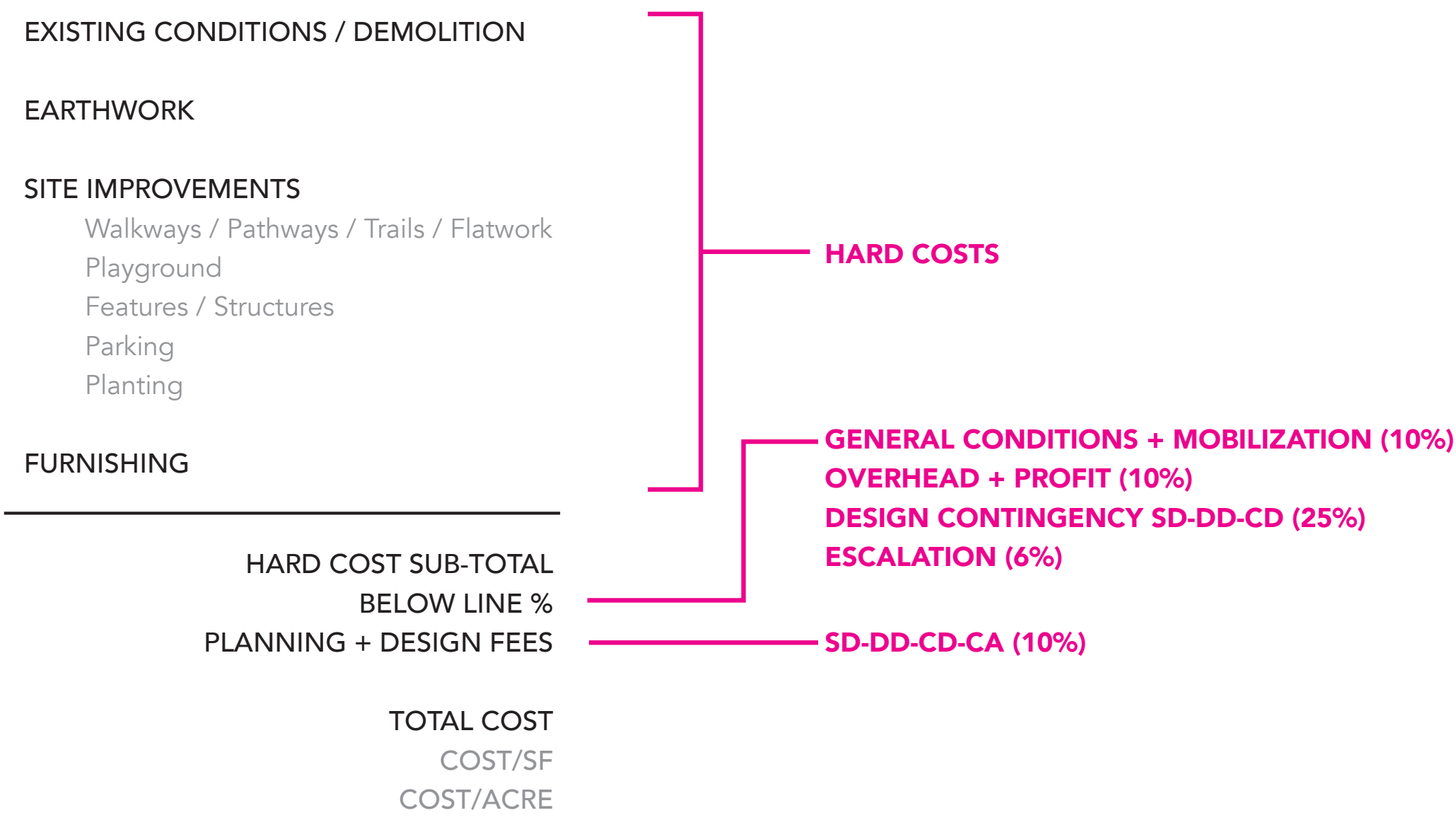


Walnut Avenue Park—DRAFT PLAN





Walnut Avenue Park—OPINION OF PROBABLE COST





Walnut Avenue Park—OPINION OF PROBABLE COST

EXISTING CONDITIONS / DEMOLITION	\$431,050
EARTHWORK	\$245,730
SITE IMPROVEMENTS	\$2,079,488
Walkways / Pathways / Trails / Flatwork	\$353,182
Playground	\$982,320
Features / Structures	\$338,975
Parking	\$72,880
Planting	\$332,131
FURNISHING	\$141,720
HARD COST SUB-TOTAL	\$2,897,993
BELOW LINE %	\$1,556,222
PLANNING + DESIGN FEES	\$445,422
TOTAL COST	\$4,899,637
COST/SF	\$14.23
COST/ACRE	\$620,034



Walnut Avenue Park—PHASING

- PHASE 1A:**  
**\$2,335,942**  
**Demolition of Structures,**  
**Mass Grading, Planting,**  
**Loop Trail, Parking**
- PHASE 1B:**  
**\$905,902**  
**Perimeter Planting, Shade**  
**Structure, Trail Connections**
- PHASE 2:**  
**\$1,794,888**  
**Playground**



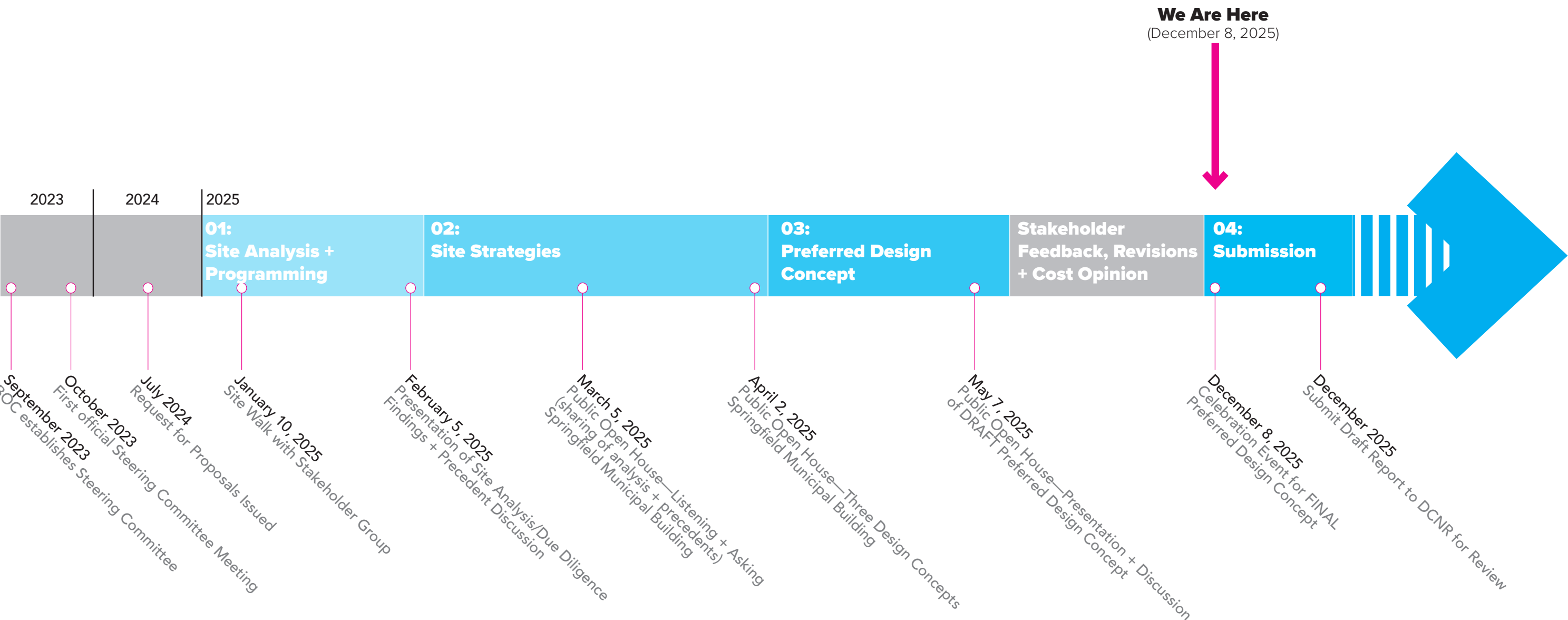


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PROJECT SCHEDULE—Overall





Executive Summary

Site Context and History

The Walnut Avenue Park project represents a once-in-a-generation opportunity to transform a 7.89-acre remediated industrial property into a vibrant public asset for Springfield Township. Located at 1725 Walnut Avenue in Oreland, Pennsylvania, the site sits within a transitional zone where single-family neighborhoods meet light industrial land uses. To the north and east are established residential blocks, while to the west and south lie service yards, wooded edges, and local roadways. The site's immediate context is enriched by nearby community resources, including Marlow Field, East Oreland Park, and Connor James McKelvie Community Park, as well as regional destinations like Fort Washington State Park and Wissahickon Valley Park. Its proximity to the Oreland SEPTA regional rail station and the township's growing trail network makes the site a highly accessible and strategically positioned node within the township's public realm.

The property's history is deeply tied to the legacy of the Tank Car Corporation of America (TCCA). Established in 1921, the TCCA facility specialized in the repair, cleaning, sandblasting, and painting of railroad tank cars. For decades, waste disposal practices—



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including the use of unlined lagoons before 1972 and burial of tank cars afterward—contaminated the soil and groundwater with hazardous substances. These conditions prompted federal intervention at the turn of the century. TCCA ceased operations in 2001, and by 2006, the U.S. Environmental Protection Agency (EPA) initiated emergency and long-term cleanup actions. Between 2006 and 2011, the EPA removed contaminated soils, excavated tank cars and sandblasting grit, and installed a protective cap to prevent exposure.

Since 2011, environmental consultants have continued to monitor the site's safety and integrity. BL Companies, retained by Springfield Township, has overseen groundwater testing, cap verification, and risk assessments, culminating in their 2025 Remedial Investigation Report and Cleanup Plan. The report confirms that the site is safe for redevelopment under Pennsylvania's Act 2 program, provided that all future work respects capped areas and incorporates appropriate design safeguards. Today, the site remains largely undeveloped, defined by two large berms of clean fill, a stormwater basin, four remaining industrial structures, and perimeter fencing. Despite its dormant appearance, it is now primed to be reclaimed as a public park that honors both its industrial past and ecological potential.

Public Outreach and Feedback

The success of Walnut Avenue Park depends on its alignment with community values, needs, and aspirations. To this end, the Township and the design team led by PORT Urbanism facilitated a robust public engagement process that spanned three community meetings, eleven Steering Committee and stakeholder workshops, and multiple opportunities for residents to provide comments. This process generated 185 sticky-note comments and 503 dot votes, all of which were systematically analyzed to guide the emerging framework.

The Steering Committee, composed of Township representatives and key stakeholders, provided consistent input across eleven sessions. Early meetings in January and February 2025 introduced the site's history, remediation context, and constraints. As the process advanced, the committee evaluated programming options and weighed the opportunities and challenges posed by the industrial legacy. Their discussions consistently emphasized five guiding requirements:

1. Protect the remediation work and capped areas.
2. Secure the park perimeter for safety.
3. Provide buffers along residential edges.
4. Keep all parking within the site footprint.
5. Manage stormwater responsibly.



The first public meeting (March 2025) was designed as a listening session. Residents reviewed site analysis boards, historical context, and a physical model, while sharing priorities and concerns. Feedback emphasized safety, privacy buffers, balance between active and passive uses, and careful stormwater management.

The second public meeting (April 2025) introduced three distinct design strategies: a play-and-discovery focus, a sports-and-recreation emphasis, and a passive/nature-based approach. Participants engaged in dot voting and provided written comments to express preferences. The analysis of these results revealed strong support for trails, gathering spaces, and ecological plantings, while showing concern over large-scale sports facilities and intensive uses near residential areas.

The third public meeting (May 2025) presented a consolidated draft framework plan that integrated the most favored elements from each strategy. Residents saw how their input shaped the evolution of the design, with the draft plan combining trail systems, passive amenities, modest active recreation, and strong edge buffers. This iterative process of listening, testing, and refining ensured that the final framework was not only technically sound but also deeply rooted in community values.

A New Public Space For Springfield Township

The Walnut Avenue Park project is a transformative public space initiative located at 1725 Walnut Avenue in Oreland, Pennsylvania, within Springfield Township, Montgomery County. Situated on the site of the former Tank Car Corporation of America (TCCA), the land carries a complex industrial legacy. For decades, the property was used for the repair and cleaning of railroad tank cars, leading to soil and groundwater contamination. Following federal environmental cleanup efforts and ongoing monitoring, Springfield Township acquired the property in 2015 with the intention of redeveloping it into a safe, accessible, and inclusive public park.

Currently, the site remains vacant and underutilized. Its defining features include two large soil piles—one composed of topsoil and the other of subgrade fill—resulting in a dramatically bermed landscape. Though unused for formal purposes, the site has begun to show signs of early ecological succession, hinting at its potential to support restored natural systems and habitat.

The primary goal of the Walnut Avenue Park project, as outlined in the Township's Request for Proposals and subsequent planning documents, is to turn this remediated brownfield into a vibrant, multi-use park that meets the evolving needs of the community. The project aims to support both active and passive recreation, offer multigenerational programming, provide opportunities for nature engagement, and enhance connectivity to the broader regional trail network. Ambitions for the park also include maintaining natural habitat, managing stormwater responsibly, utilizing sustainable and renewable design practices, and promoting diversity, equity, and inclusion.

A diverse range of stakeholders has shaped and continues to guide the park's development. These include the Springfield Township Board of Commissioners, the project's Steering Committee, and Township staff. Design and planning are being led by PORT Urbanism, in collaboration with Urban Engineers, environmental specialists, and community members who have participated through numerous public open houses, stakeholder meetings, and feedback sessions. This inclusive process ensures that the park will reflect local values, environmental priorities, and the community's vision for its future.



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# QUESTIONS



Walnut Avenue Park—FRAMEWORK PLAN





Walnut Avenue Park—FRAMEWORK PLAN

