



Springfield Township
Montgomery County, Pennsylvania

Walnut Avenue Park

Master Site Development Plan
January, 2026

prepared by:

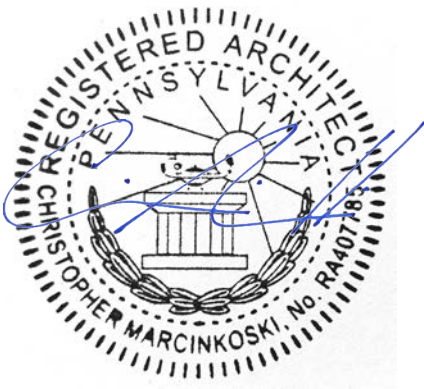
port

Acknowledgments

This Master Site Development Plan for Walnut Avenue Park is the result of a year-long collaboration between Springfield Township—including municipal staff and the Board of Commissioners—the Walnut Avenue Park Steering Committee, and members of the community who participated through meetings, workshops, and public open houses. The design team, led by PORT in collaboration with Urban Engineers, is grateful for the dedication, insight, and active engagement provided throughout the planning process.

This planning study was partially financed through a grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR).

Walnut Avenue Park Master Site Development Plan



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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, the site sits within a transitional zone where single-family neighborhoods meet light industrial land uses. To the south and east are established residential blocks, while to the west and north lie service yards, wooded edges, and a rail corridor. The site’s immediate context is enriched by nearby community resources, including Sandy Run Park, Valley Green 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 potentially highly accessible and strategically positioned node within the township’s public realm.

The property’s history is deeply tied to the operation 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—



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 facilitated a robust public engagement process that spanned four community meetings, eleven Steering Committee and stakeholder workshops, and multiple opportunities for residents to provide comments. This process generated 185 sticky-note comments, 503 dot votes, and 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.

The fourth public meeting (December 2025) for Walnut Avenue Park took place as part of the Springfield Township Board of Commissioners (BOC) public meeting, marking a key milestone in the project's progression from concept development toward formal review and adoption.

Executive Summary (Cont.)

Framework and Strategies

The Overall Design Framework is structured around six key processes that collectively ensure the park is safe, functional, and inclusive:

Clean Fill – Two feet of clean fill is applied across the entire site, ensuring environmental safety and providing a stable foundation for development.

Topography and Stormwater – The clean fill is shaped into berms and landforms that both create distinctive park character and manage stormwater on site, with privacy fencing reinforcing sensitive edges.

Loop Path – A 1/3-mile concrete multi-use loop, the Butterfly Loop Trail, is introduced as the central circulation spine, weaving together all program areas and creating dynamic movement through varied topography.



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Evergreen Screening – Perimeter planting of evergreen trees provides year-round screening from residential edges, industrial neighbors, the SEPTA rail line, and Walnut Avenue.

Deciduous Shade Trees – Shade trees are strategically placed within the park interior to provide seasonal comfort and enhance gathering areas.

Park Programming – Flexible sports courts, play areas, shaded gathering spaces, and seeded meadows are distributed along the loop, ensuring multi-generational use and ecological value.

This framework reconciles the site’s remediation constraints with its recreational potential. By layering safety, ecological restoration, and programming, it sets the foundation for a park that both honors the site’s past and serves the Township’s future.

Overall Concepts and Design Elements

At the core of the design is the Butterfly Loop Trail, the park's most significant and unifying feature. This 1/3-mile concrete path provides continuous circulation for walking, running, and biking, while expanding at key nodes to host shade structures, seating, and small activity zones. The loop ties together all program areas and defines the visitor's experience of the park.

Central Lawn: The open lawn, encircled by the loop and pollinator planters, provides flexible space for casual recreation, picnics, and community events. It is large enough to support a small multi-use field.

Play and Fitness Zone: Designed for all ages, this area combines play equipment, fitness stations, and sculpted play topographies. Integrated planter islands provide shade, while surrounding seeded meadows reinforce the ecological identity of the park.

Shade Structures and Gathering Areas: Placed along the loop and oriented toward the central lawn, shade pavilions offer rest, and seating, while adjacent gathering spaces create convenient hubs for community interaction. Proximity to parking enhances accessibility.



Planting Strategy: A layered planting palette defines the park's edges and interior. Evergreens screen residential and industrial edges, deciduous trees shade interior spaces, and groundcovers protect planted buffers. Seeded meadows enrich the trail edges and program areas with seasonal color and habitat.

Topography and Stormwater Basin: Shaped landforms manage stormwater while providing visual interest and varied experiences along the loop. The existing stormwater basin is maintained and fenced, incorporated into the site as part of its ecological infrastructure.

Together, these elements create a multi-generational, ecologically sensitive, and community-centered park. The design balances active recreation with quiet spaces, integrates ecological planting with remediation safeguards, and uses the Butterfly Loop Trail to unify diverse programs into a cohesive whole.



Executive Summary (Cont.)

Implementation Strategies

The implementation of Walnut Avenue Park is structured to balance long-term vision with practical, achievable steps that reflect community priorities, remediation requirements, and available resources. The framework emphasizes a phased approach that delivers meaningful public benefits early while allowing flexibility for future enhancements as funding becomes available.

Phase 1: focuses on establishing the foundational elements of the park, including major site work, the circulation system, planting buffers, parking, and gathering areas. These core components create the essential structure of the park, ensure safe public access, and protect the site’s remediation features. Completing these elements first provides immediate value to the community and forms the backbone on which all other program elements depend. Phase 1 also offers opportunities for incremental activation—such as community events and stewardship days—while setting the stage for continued investment.

Phase 2: introduces specialized programmatic features such as the playground and its associated plantings. These elements can be added once core infrastructure is in place, allowing the Township to align construction with available funding and operational readiness. The sequencing ensures that the park can function as a fully accessible, safe, and enjoyable public space even before all amenities are built, while maintaining flexibility for long-term growth.

Complementing the phasing approach, the implementation strategy also outlines key pathways for funding, partnerships, and stewardship, recognizing that successful park development requires broad community support. Grant opportunities, public–private partnerships, volunteer programs, and ongoing maintenance planning all contribute to the sustainability and longevity of the park. By integrating these considerations early in the implementation process, the Township positions Walnut Avenue Park as a resilient, community-driven investment that will continue to grow and evolve over time.



Appendix

The Appendix provides detailed Opinions of Probable Cost for the proposed improvements at Walnut Avenue Park. These cost documents serve as an essential reference for understanding the financial implications of the project’s design framework and for guiding funding, phasing, and implementation decisions. The appendix is composed of four primary components—1A, 1B, 2, and the Total Project Summary—each outlining construction costs, quantities, and unit rates associated with individual program areas and overall park development.

Introduction

A New Public Space For Springfield Township

The Walnut Avenue Park project is a transformative public space initiative located at 1725 Walnut Avenue, 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.

The vacant site is currently underutilized and features a dramatically bermed landscape created by two large soil piles: one of topsoil and one of subgrade fill. Despite its lack of formal use, the area is exhibiting signs of early ecological succession, suggesting its potential for supporting restored natural systems and habitat.

The primary goal of the Walnut Avenue Park project 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, 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.

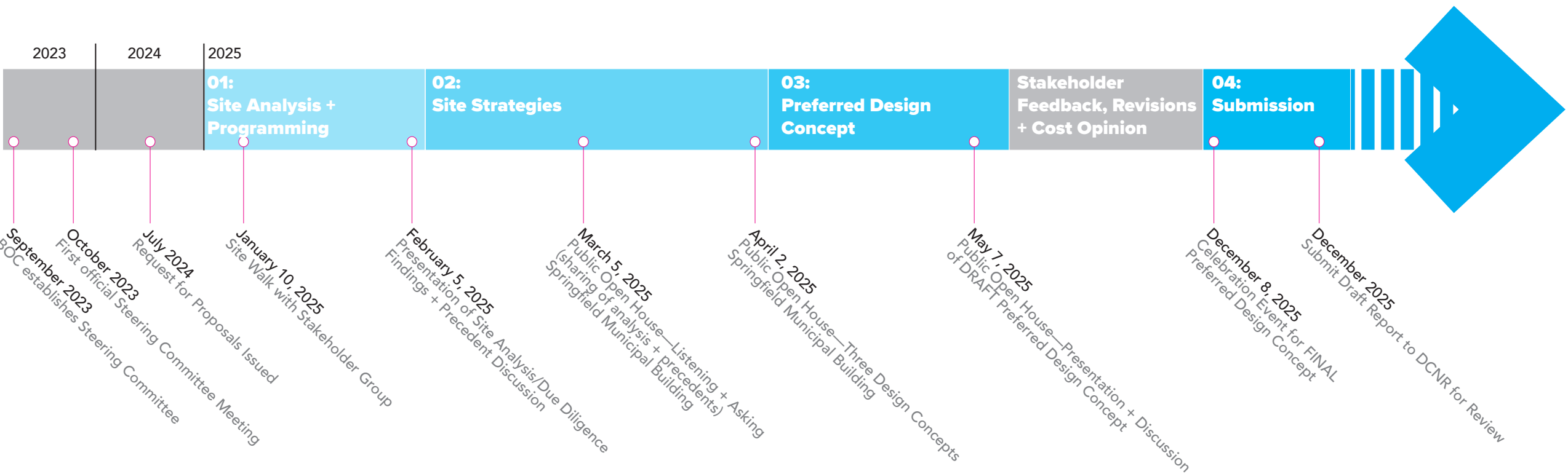




Process Overview: Planning, Engagement + Design Schedule

Supported by a grant from the DCNR Community Conservation Partnership Program, the Walnut Avenue Park project contracted a team led by PORT and assisted by Urban Engineer to complete the Master Site Development Plan. The 12-month process began in January 2025 and included four primary design phases, two review periods, in-person and virtual stakeholder meetings, and three community events. A full timeline of that schedule is represented graphically below with major dates and milestones indicated.

NOTE: All data and GIS information is to be verified in future design phases





Site Analysis Overview

Area Context + TCCA History

Area Context

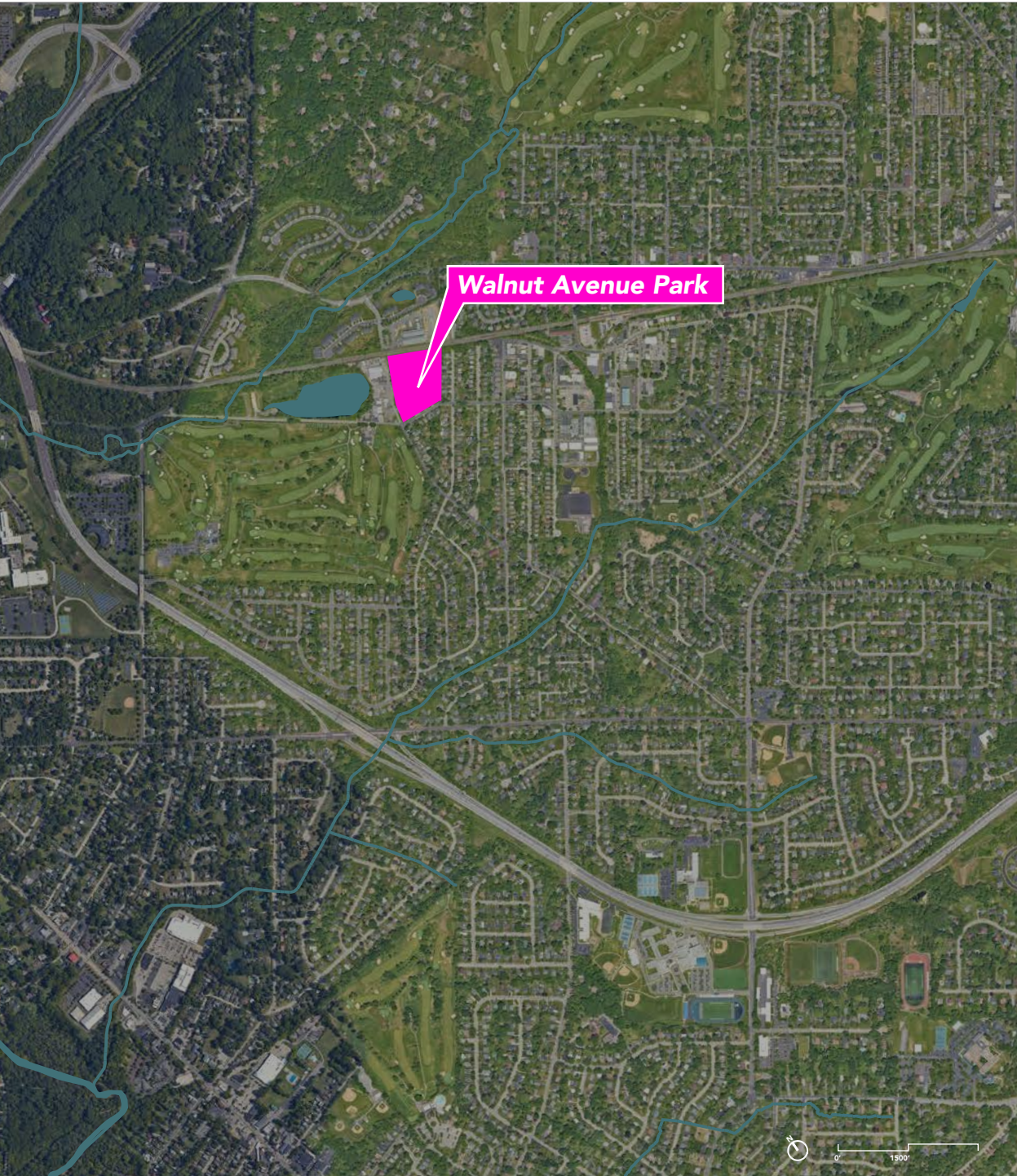
Positioned near the intersection of Walnut Avenue and Oreland Mill Road, the 7.89-acre site sits within a transitional zone between residential areas and light industrial land uses. To the immediate south and east are single-family homes, while the northern and western edges are defined by a mix of wooded areas, a rail corridor, and remnants of industrial infrastructure. Regionally, the site is embedded within a rich network of community amenities. Nearby parks include Sandy Run Park, Marlow Field, East Oreland Park, and Connor James McKelvie Community Park, offering amenities like ballfields, basketball courts, picnic areas, and playgrounds. Larger open spaces such as Fort Washington State Park and Wissahickon Valley Park are located within a few miles and provide expansive trails and natural areas. Additionally, the site lies near multiple schools, churches, and the SEPTA rail corridor, making it an important and accessible node within the township’s broader recreational and civic landscape.

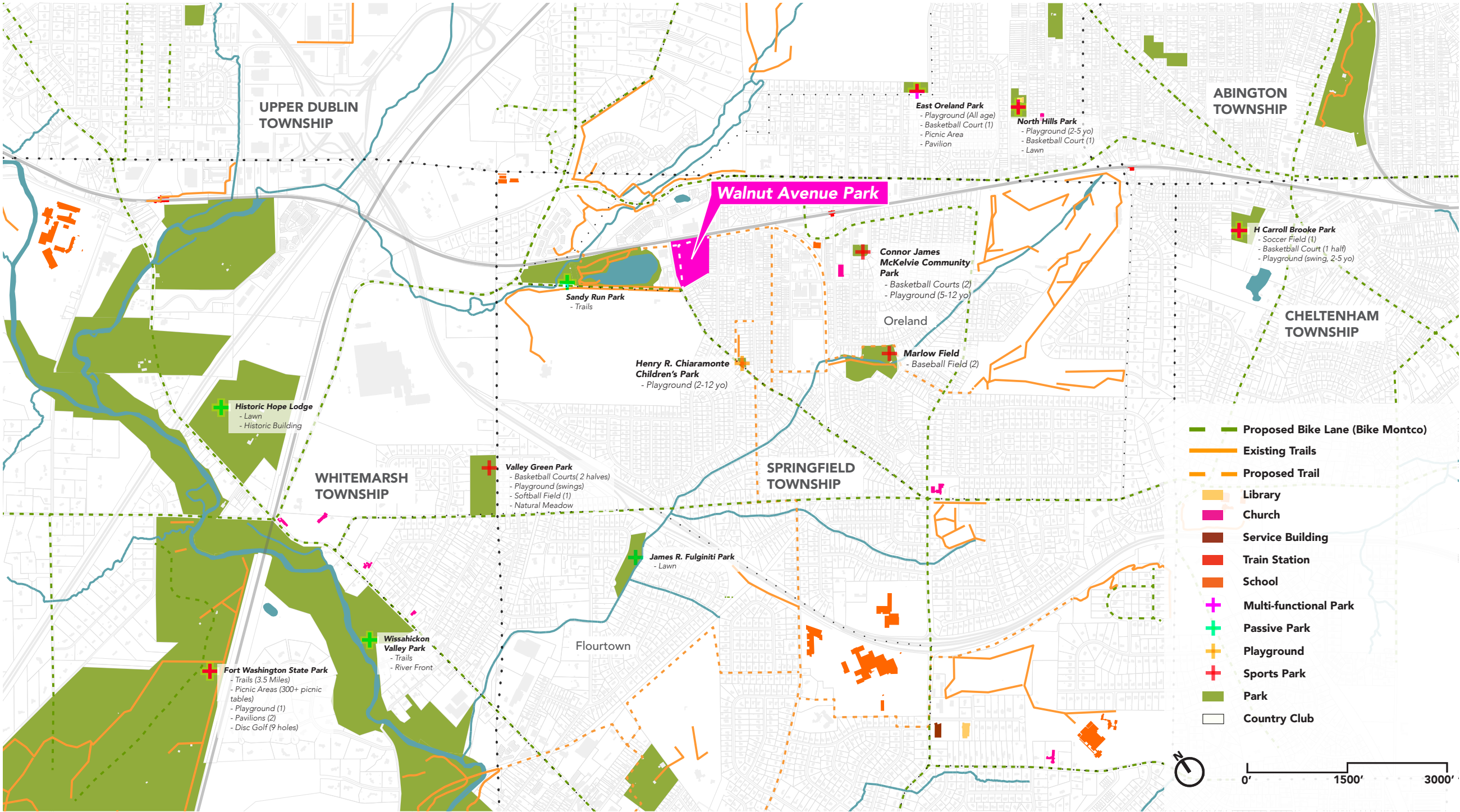
TCCA History

The site’s industrial legacy began in 1921 when the Tank Car Corporation of America (TCCA) established a railroad tank car manufacturing and rehabilitation facility at 1725 Walnut Avenue. For much of the 20th century, the facility specialized in the cleaning, sandblasting, repairing, and painting of railroad tank cars. Prior to 1972, waste materials and residual substances from the cleaning process were disposed of into unlined lagoons on-site, which eventually led to significant soil and groundwater contamination. After 1972, waste was redirected to rail tank cars buried on the property, compounding the environmental impact. These disposal practices, coupled with decades of industrial activity, turned the site into a hazardous location, prompting eventual federal intervention. TCCA operations ceased in 2001, but by 1999, the U.S. Department of the Interior had already transferred ownership of the land to Springfield Township, setting the stage for future remediation and reuse as a public park.

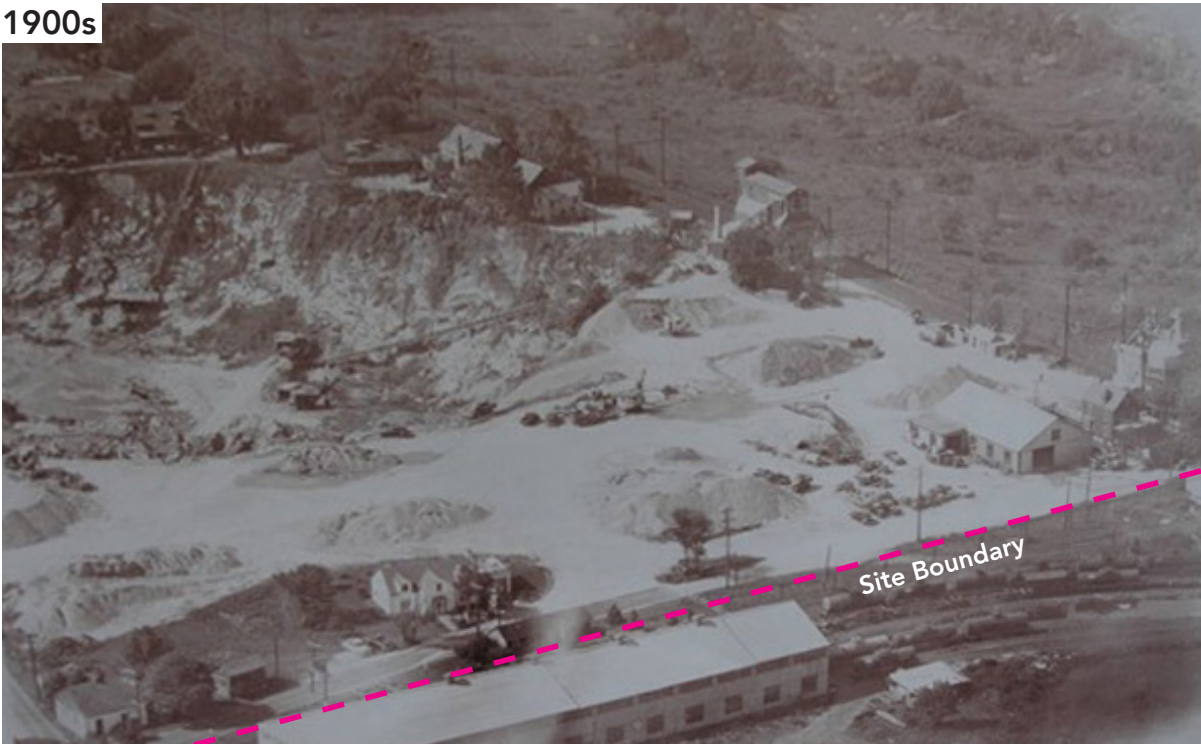
Sources:

- Springfield Township. Trails & Connectivity Plan. December 2023.
- Montgomery County Planning Commission. Bike Montco: The Bicycle Plan for Montgomery County. August 2018.
- Google Maps. 1725 Walnut Avenue, Oreland, PA. Accessed 2025.

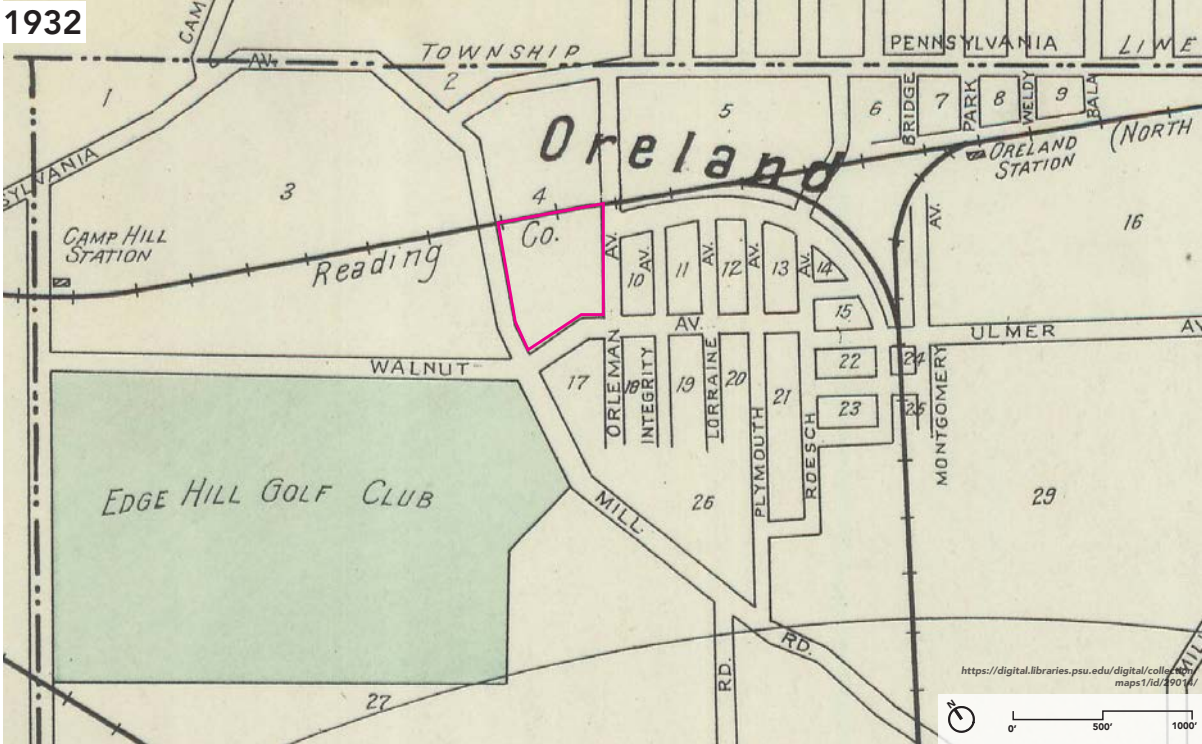




TCCA Site Early History



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



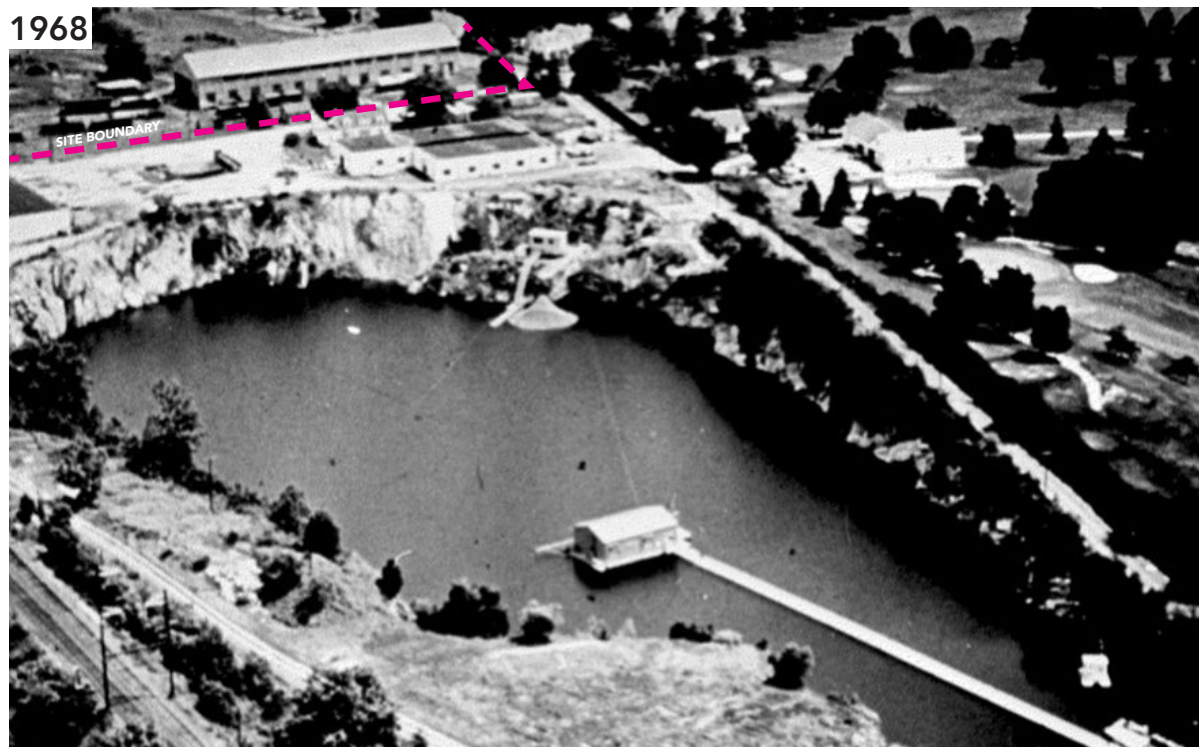
In 1921, Tank Car Corporation of America (**TCCA**) established a railroad tank car manufacturing and rehabilitation facility at 1725 Walnut Avenue, Oreland, PA

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

Sources:

- U.S. Environmental Protection Agency. Site Profile: Tank Car Corporation of America (TCCA), Oreland, PA. Available at: https://response.epa.gov/site/site_profile.aspx?site_id=2694. Accessed 2025.
- Pennsylvania State University Libraries. Historical Map Collection: 1932 Topographic Map of Oreland, PA. Available at: <https://digital.libraries.psu.edu/digital/collection/maps1/id/29014/>. Accessed 2025.
- Springfield Township Parks and Recreation. Vintage Photos of Sandy Run Park (Formerly Oreland Quarry). Facebook Post, March 2021. Available at: <https://www.facebook.com/springfieldmontcoparksandrec/posts/some-vintage-pictures-of-the-sandy-run-park-formerly-known-as-the-oreland-quarry/816934502098762/>. Accessed 2025.
- Google Earth. Historical Aerial Imagery of 1725 Walnut Avenue, Oreland, PA. April 1992.

1968



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.

1992



*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.*

Site Remediation History

Following decades of industrial use that left the site contaminated with hazardous substances, the U.S. Environmental Protection Agency (EPA) initiated a series of emergency and long-term cleanup actions at 1725 Walnut Avenue beginning in 2006. EPA identified numerous environmental concerns on the former TCCA site, including sandblasting grit, residual chemicals, and unlined lagoons used for industrial waste disposal. Their efforts focused on removing tank cars, sandblast waste, contaminated soil, and addressing groundwater pollution. Over the next five years, the EPA conducted large-scale waste excavation and soil removal activities, sealed off contaminated areas, and implemented protective capping to prevent future exposure. By 2011, the EPA had completed its on-site removal activities, and placed long-term environmental controls in place, which marked a major milestone in preparing the land for future public use.

Since the completion of EPA’s initial cleanup, BL Companies has served as the environmental consultant responsible for continued site monitoring and evaluation. Their work included extensive groundwater testing, cap verification surveys, and environmental risk assessments to ensure the effectiveness of prior remediation and to comply with Pennsylvania’s environmental regulations. In January 2025, BL Companies published the Remedial Investigation Report and Cleanup Plan, which confirmed that the primary exposure pathways remain incomplete under current and proposed land uses. However, the report emphasized the importance of maintaining engineered barriers and institutional controls, such as land use restrictions, to ensure long-term safety. The summary concluded that the site is safe for redevelopment as long as design and construction follow specified protocols—particularly avoiding disturbance of capped areas and ensuring safe separation between contaminated zones and areas of public occupation.

Sources:

- Weston Solutions. Waste Excavation Areas Backfilled Sand Area and Monitoring Well Locations. June 2013.
- BL Companies. Cap Location Survey. February 10, 2022.
- BL Companies. Remedial Investigation Report and Cleanup Plan. January 20, 2025.
- Google Earth. Historical Aerial Imagery of 1725 Walnut Avenue, Oreland, PA. April 2011.
- U.S. Environmental Protection Agency. Site Profile: Tank Car Corporation of America (TCCA), Oreland, PA. Available at: https://www.epaos.org/site/site_profile.aspx?site_id=2694.

2011



EPA Site Work





Site Overview + Inventory

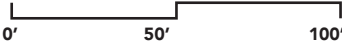
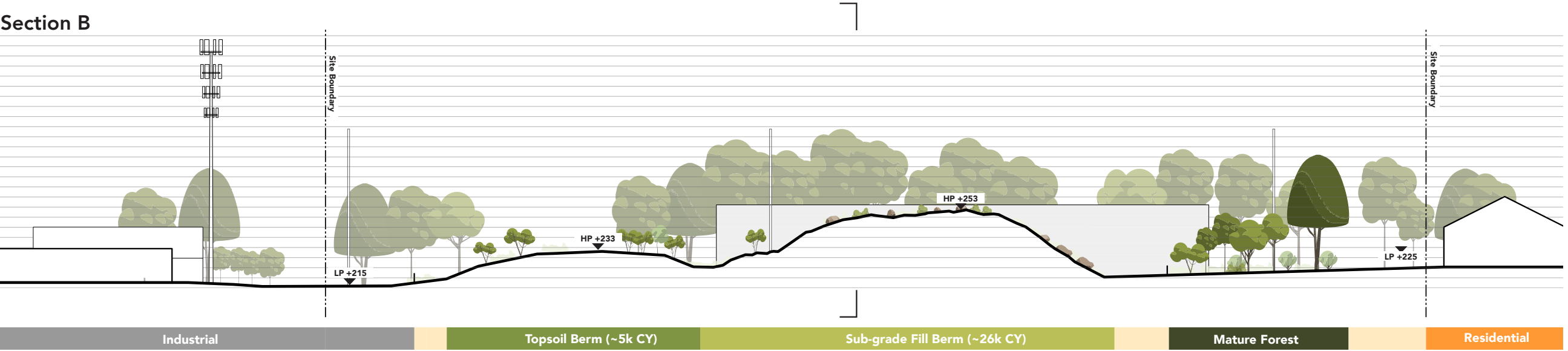
The Walnut Avenue Park site is characterized by a complex blend of industrial remnants and infrastructural boundaries shaped by its historical use. To the northeast, the site is bordered by an active SEPTA rail line, with a stormwater basin positioned at the lower elevation along this edge, enclosed by fencing. The northwest side of the site faces light industrial buildings, service yards, and a township-owned service road. Along the northwest edge within the site, there are four existing structures: two large metal-frame industrial buildings and two masonry buildings, as well as segments of perimeter fencing. The southeastern edge directly abuts residential backyards, separated by fencing and a stand of mature forest. The southwestern boundary runs alongside Walnut Avenue, a local street that currently lacks continuous sidewalks. Internally, the site is defined by two large earthen berms—one composed of topsoil and the other of subgrade fill—that shape a topography rising in elevation from approximately 215 feet to over 250 feet in elevation. The site is partially enclosed by fencing and includes several groundwater monitoring wells that support ongoing environmental oversight.



Section A



Section B

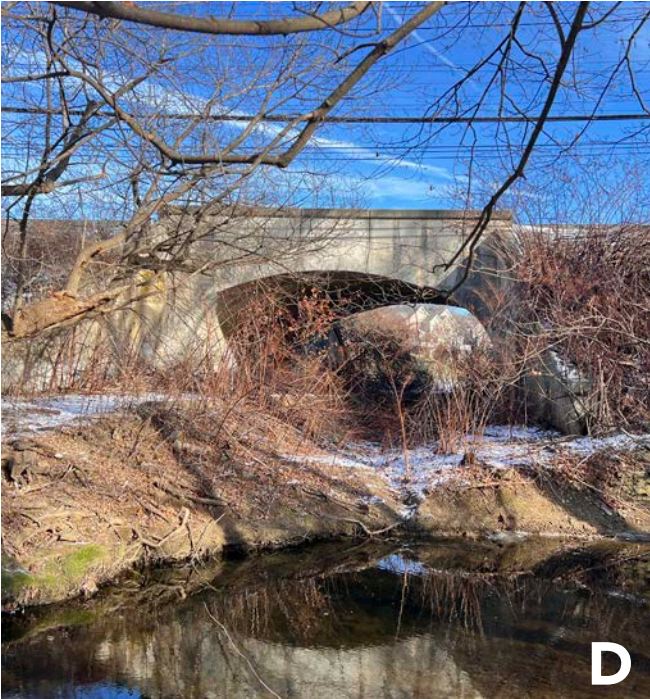
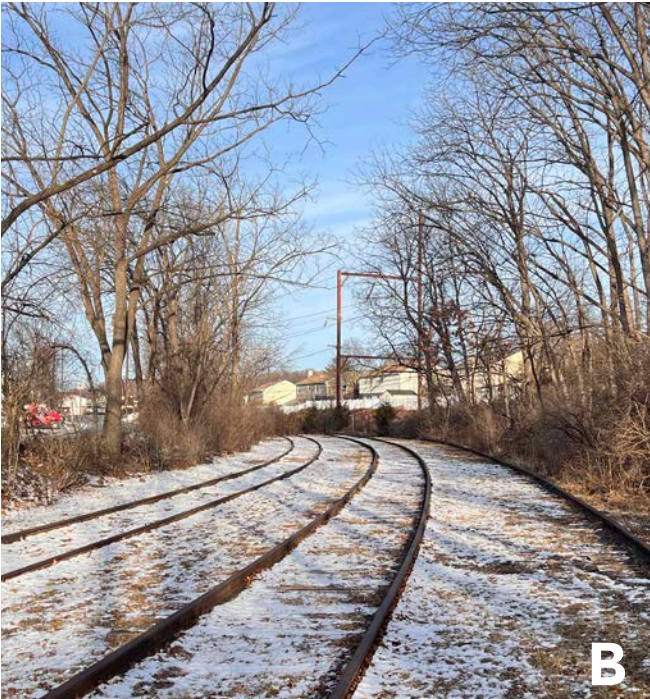


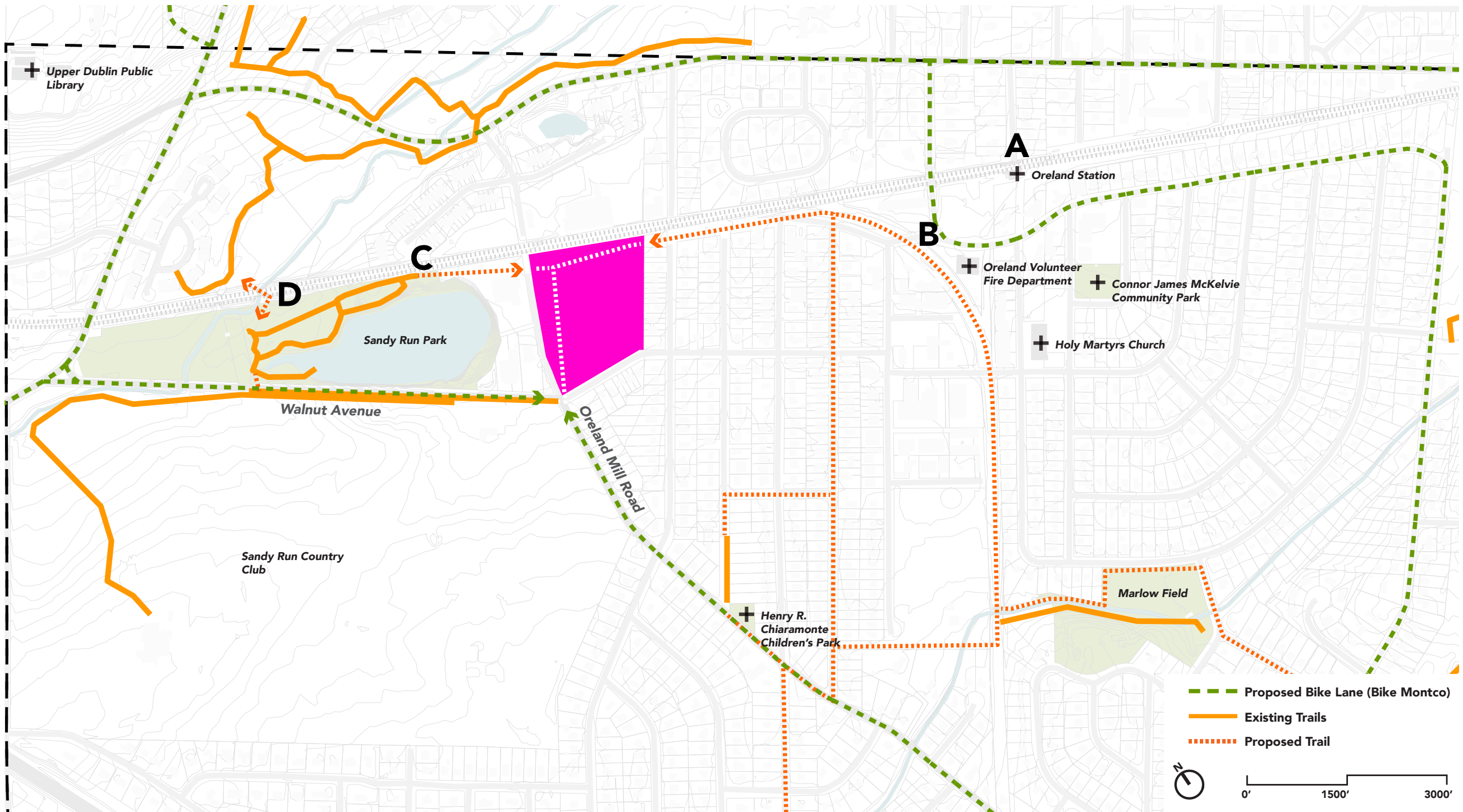
Site Connectivity

The Walnut Avenue Park site sits at a promising junction within Springfield Township’s broader mobility and trail network, offering several opportunities for improved connectivity. The nearby Oreland SEPTA regional rail station, located just a short walk to the northeast, provides a vital public transit link that could encourage multimodal access to the future park. A segment of the Montgomery County Planning Commission’s “Bike Montco” plan identifies Walnut Avenue as a potential bicycle corridor, suggesting opportunities to extend bike lanes or shared routes that could link with the park.

Additionally, the abandoned railroad corridor running adjacent to the northeastern edge of the site presents a unique opportunity for conversion into a multi-use trail, potentially integrating with regional greenway systems and enhancing east-west pedestrian and bicycle circulation. While existing sidewalks are intermittent—particularly along Walnut Avenue—there is strong potential to improve walkability and establish safe pedestrian routes to nearby residential areas and community assets. Notably, Sandy Run Park, located just across the industrial infrastructures, is relatively close in distance but remains disconnected due to lack of trail infrastructure and safe crossings. Strengthening this connection through bridge, trail, or sidewalk improvements could allow the two parks to function as a more unified recreational network, expanding access and use for residents throughout the area.

Sources:
Springfield Township. Trails & Connectivity Plan. December 2023.
Montgomery County Planning Commission. Bike Montco: The Bicycle Plan for Montgomery County. August 2018.

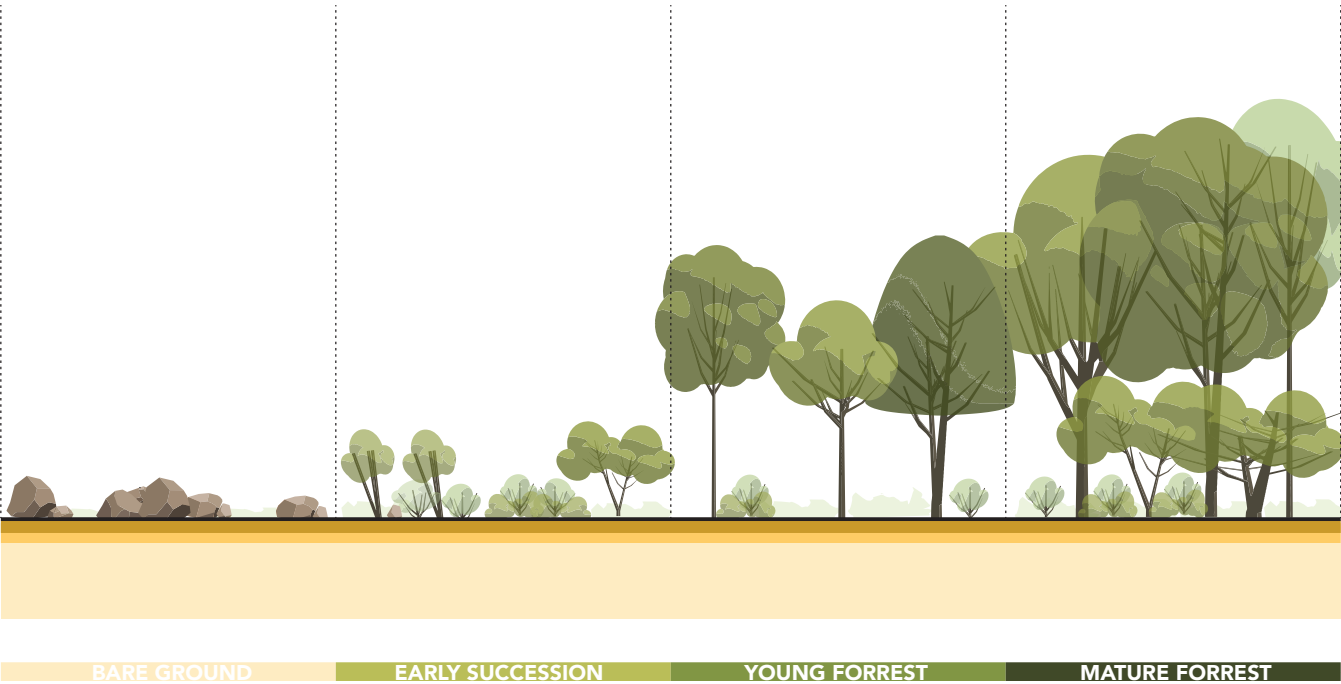




- Proposed Bike Lane (Bike Montco)
- Existing Trails
- Proposed Trail

Site Ecology

Although the Walnut Avenue Park site remains largely unused, it has begun to exhibit early signs of ecological succession, particularly on and around the two large soil berms placed on-site in 2016. Over the past several years, the site’s bare and disturbed ground has gradually given way to pioneer vegetation, with scattered grasses, shrubs, and fast-growing tree species establishing themselves in unmanaged areas. This spontaneous regrowth, especially on the topsoil berm and in less compacted zones, indicates the onset of a successional forest—an ecological process in which plant communities evolve over time in response to soil, moisture, and light conditions. These changes suggest that despite its industrial legacy, portions of the site are capable of supporting natural regeneration, offering an opportunity to integrate and expand ecological functions as part of future park development.





Site Analysis Summary + Conclusion

The Walnut Avenue Park site presents a unique opportunity to transform a 7.89-acre former industrial property into a meaningful public space for Springfield Township. Located at the edge of the Oreland neighborhood, the site is positioned between residential homes, light industrial uses, and key regional assets like the Oreland SEPTA station and nearby community parks. Historically, the site served as the Tank Car Corporation of America (TCCA) facility from 1921 to 2001, where improper waste disposal practices led to significant soil and groundwater contamination. Between 2006 and 2011, the U.S. Environmental Protection Agency conducted major remediation efforts, including the removal of buried tank cars and the installation of a protective cap. Since then, BL Companies has continued environmental monitoring and, in their 2025 report, confirmed that the site is safe for redevelopment under strict controls that preserve the integrity of the capped areas.

Today, the site includes a mix of industrial remnants, two large berms, stormwater infrastructure, and intermittent fencing. Though currently disconnected from the surrounding trail and sidewalk network, the park holds strong potential to improve regional connectivity, especially through the future conversion of the adjacent abandoned rail corridor and enhanced pedestrian access to nearby destinations like Sandy Run Park. Ecological regrowth on the berms further signals the site’s ability to support long-term transformation.

Together, these physical, environmental, and community conditions point to five critical takeaways that must guide future planning and design:

- 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.



Public Outreach + Feedback

Stakeholder and Public Engagement Overview

Various forms of input and feedback have been critical to designing a framework that meets the needs of the community, addresses any concerns, and maximizes the ecological potential of the site. This feedback was collected in a variety of manners from diverse groups and individuals. A steering committee was formed by the Township and advised on the development of the plan throughout the process in meetings and workshops. They were engaged again later in the process draft plan phase of the project. Most importantly, the community at large was invited to share their thoughts, ask questions, and experience the site for the community events in March (listening and site analysis), April (three design strategies), May (draft final design), and December (Board of Commissioners Meeting).

The following overviews the total numbers of the meetings, public events, as well as feedbacks from the community that was collected throughout the process:

4 Public Community Meetings

11 Stakeholder + Design Team Meetings
(Steering Committee + Township Staff)

185 Sticky Note Comments

503 Dot Votes



Stakeholder + Steering Committee Meeting

Across the total of eleven stakeholder and Steering Committee meetings held by PORT and Springfield Township, the project team worked through multiple phases of site analysis, public engagement, and design exploration before establishing a clear set of guiding requirements for the initial planning of Walnut Avenue Park. Beginning with early site walks and due diligence presentations in January and February 2025, stakeholders were introduced to the site’s complex industrial history, existing conditions, and remediation constraints. Throughout this process, the project team consistently heard concerns about safety, environmental protection, neighborhood compatibility, and long-term usability. As a result, five key requirements emerged for the initial planning framework:

- 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.

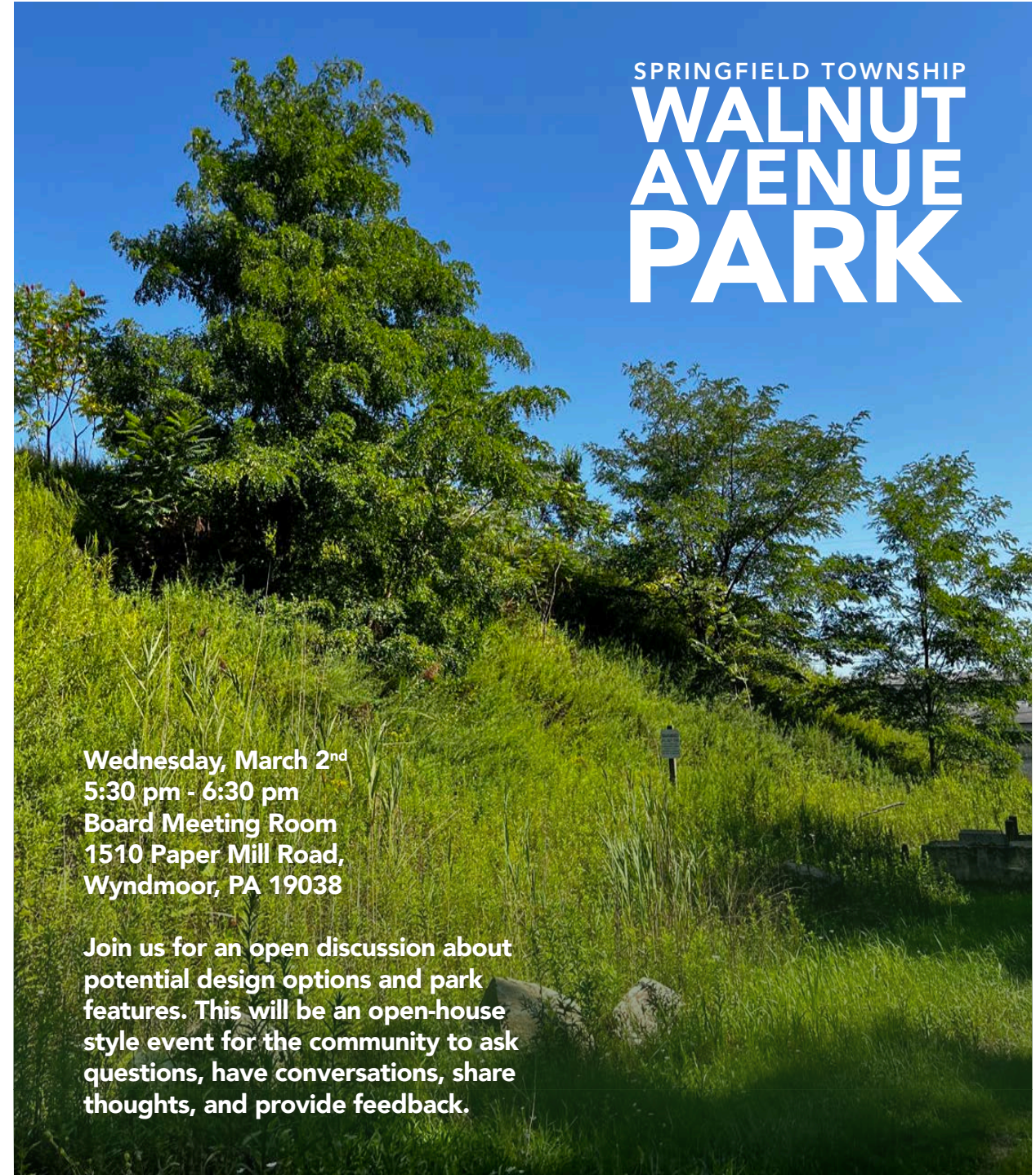


Community Engagement 01 -- Listening

The first community engagement for Walnut Avenue Park marked an important milestone in shaping the project around local voices and lived experience. Hosted in March 2025 at the Springfield Municipal Building, the open house served as both an introduction to the site’s history and constraints and a listening session to capture community priorities. The project team presented detailed site analysis, highlighting the industrial legacy of the TCCA site, the results of EPA remediation, and the physical features that define the 7.89-acre property today. Alongside large-scale drawings and diagrams, a physical model was displayed, allowing residents to better understand the site’s bermed topography, surrounding edges, and connectivity challenges.

This event was structured to encourage open dialogue. Team members engaged directly with residents, explaining environmental considerations, potential programming ideas, and possible opportunities for connectivity to regional trails and nearby parks. In turn, community members were invited to share their own priorities, concerns, and aspirations for the park. Many emphasized the need for safety and security, buffers to protect nearby homes, and spaces that balance active recreation with quiet, nature-based uses. Others expressed concerns on parking spaces and storm water management. As a result, the design team concluded four key needs from the community members:

- 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.

SPRINGFIELD TOWNSHIP
**WALNUT
 AVENUE
 PARK**

Wednesday, March 2nd
5:30 pm - 6:30 pm
Board Meeting Room
1510 Paper Mill Road,
Wyndmoor, PA 19038

Join us for an open discussion about potential design options and park features. This will be an open-house style event for the community to ask questions, have conversations, share thoughts, and provide feedback.

Community Engagement 02 -- Design Options

During the second community engagement, held in April 2025, the design team provided three distinct design strategies for Walnut Avenue Park. Each strategy presented a different vision for how the 7.89-acre site could be programmed and experienced: one emphasized play and discovery, another prioritized sports and active recreation, and the third focused on passive, nature-based uses. Large boards, drawings, and diagrams were displayed alongside the physical model to help residents visualize how the site’s berms, edges, and existing structures might be adapted into different park scenarios. To gather meaningful input, the project team used dot voting and written comment boards, encouraging attendees to identify their most and least preferred features across the strategies. The feedback revealed a community desire for balance—residents valued opportunities for recreation and gathering but were equally concerned with maintaining buffers, protecting quiet spaces, and managing environmental safety.

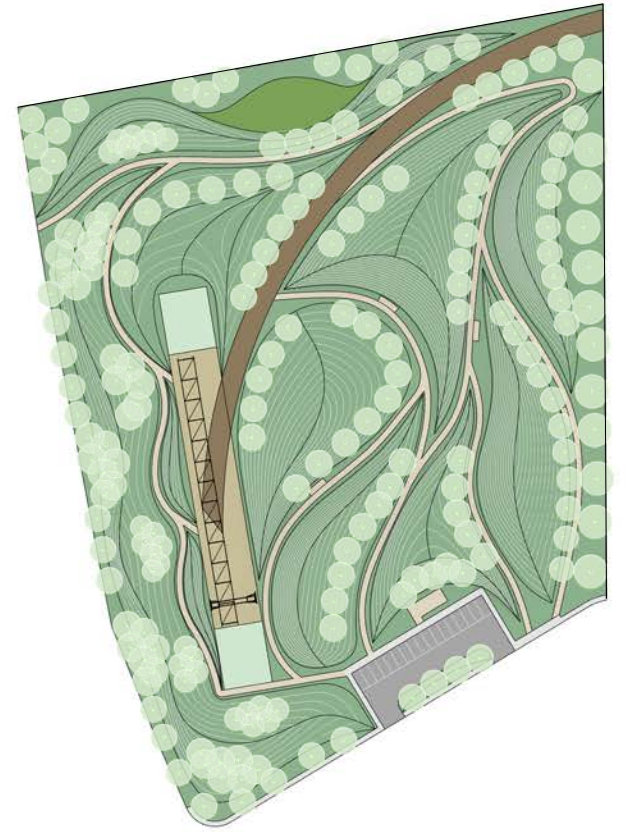




Play & Discovery



Active Recreation



Passive Nature

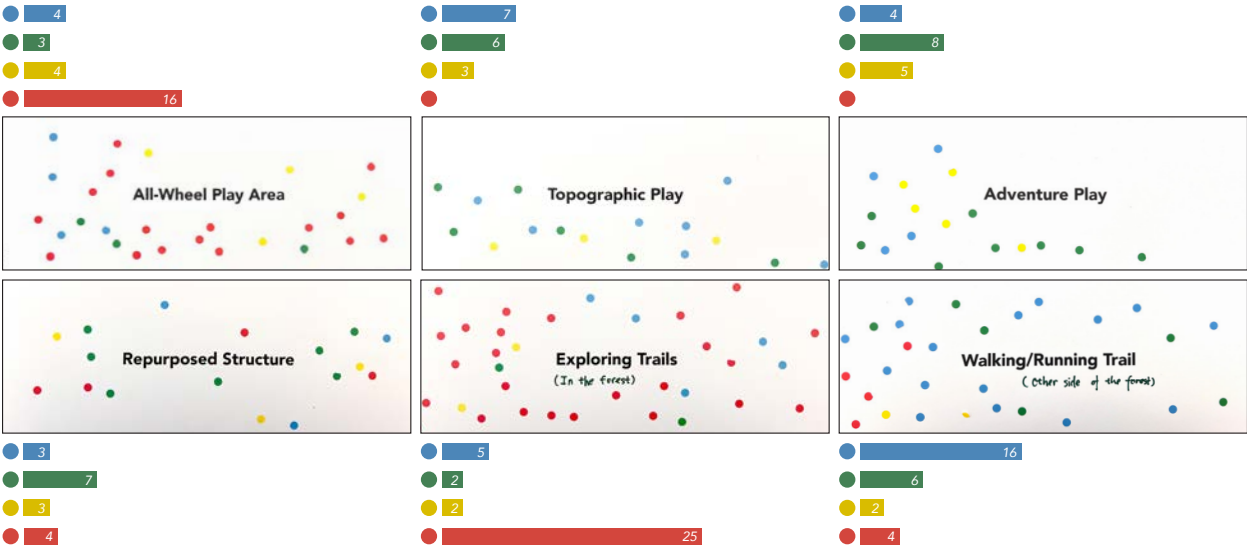
Community Engagement 02 -- Design Options (Cont.)

During the second community engagement, the design team used a dot-voting exercise paired with open comment boards to measure community preferences across the three proposed site strategies. Each program element—from play features to sports facilities and passive gathering spaces—was displayed on large boards, and participants placed colored dots to indicate whether they strongly supported, somewhat supported, were neutral, or opposed the feature.

The analysis revealed a strong community desire for features that emphasize connectivity, accessibility, and low-impact recreation. Walking and running trails, loop paths, and planted buffers received the highest levels of support, indicating that residents value spaces that integrate with nature and offer safe circulation. Passive amenities such as occupiable topography, small gathering areas, and natural seating with shade were also widely favored, pointing to a desire for multi-generational, low-intensity recreation. By contrast, large-scale sports uses such as multi-use courts and expansive athletic fields generated significant opposition, with many residents expressing concerns about noise, traffic, and impacts on nearby homes. Programs like fitness areas and all-wheel play zones received mixed responses, highlighting both interest in active uses and concern for scale and location.

By combining dot-voting data with written comments, the design team was able to establish a spectrum of program desirability—from most desired (trails, buffers, and small gathering spaces) to least desired (large athletic fields and intensive sports uses). This structured feedback directly informed the refinement of the draft framework plan, ensuring that the final park design prioritizes the community’s strongest preferences while avoiding elements that could undermine neighborhood compatibility.

Play & Discovery



Active Recreation

move trails away from homes

Pickleball

LEAVE FENCE

field is too large

Parking?

Preserve Wildlife

I REALLY DO NOT LIKE MULTI-USE COURT AREAS

NO PICKERBALL

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 neighbors properties

Maximum buffer for Orleansville Hill Rd

Maximum buffer for neighbors on Orleansville Ave

More trails far from homes on Orleansville Ave

Keep tree buffer area to have privacy for homes

Parking Away from homes on Orleansville 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/box teams at once)

If 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

Passive Nature

Trails too close to homes on Orleansville

Please Leave a Comment

More trails away from homes

WATER RUN OFF TOWARD HOMES

No trails near Orleansville Ave Residence

MAINTAIN EXISTING FENCE

TRAIL solo in dead end street - not good for parking & getting into trail

Maintain existing fence!

Rake Truck 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 drive to drive with railroad tracks is too close to RS tracks!

Too much nature

RAISED GARDEN BEDS

Move Entry + Exit (Rake)

No trails that connect to train station

LEAVE SITE ALONE

MAXIMUM BUFFER FOR ORLEANSVILLE NEIGHBOR

Keep buffer area + fence!

CREATE A WIND ZONE IN DIRECTION OF HOMES

Keep fence

PLEASE leave tree + fence line

Keep that on keep existing fence

Maximum buffer for neighbors on Orleansville Ave

No trails near Orleansville Ave residents

ENOUGH PARKING SPACES?

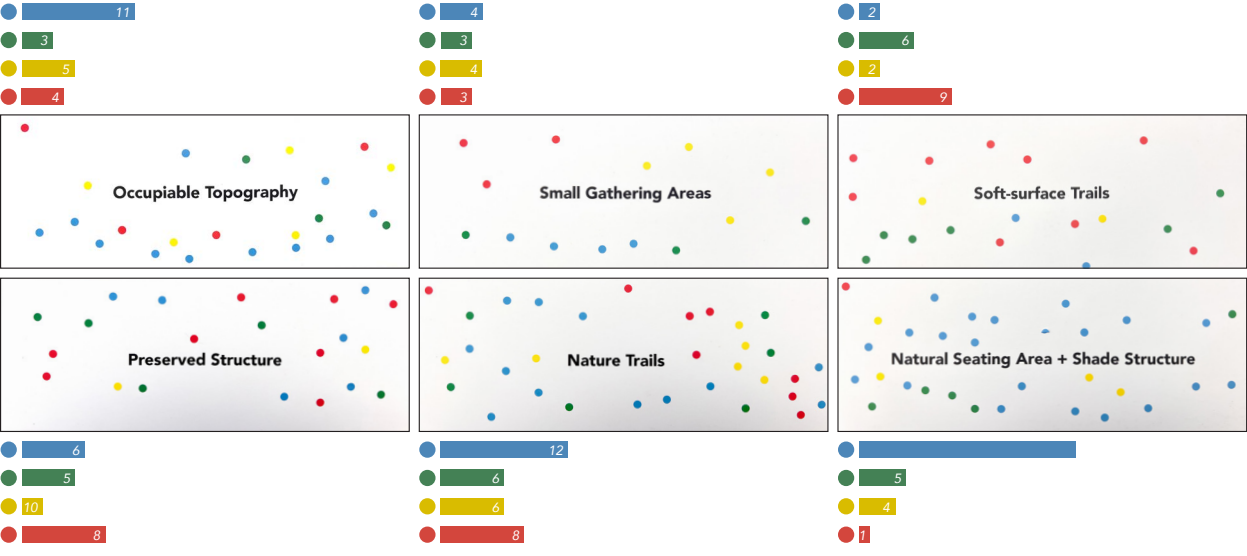
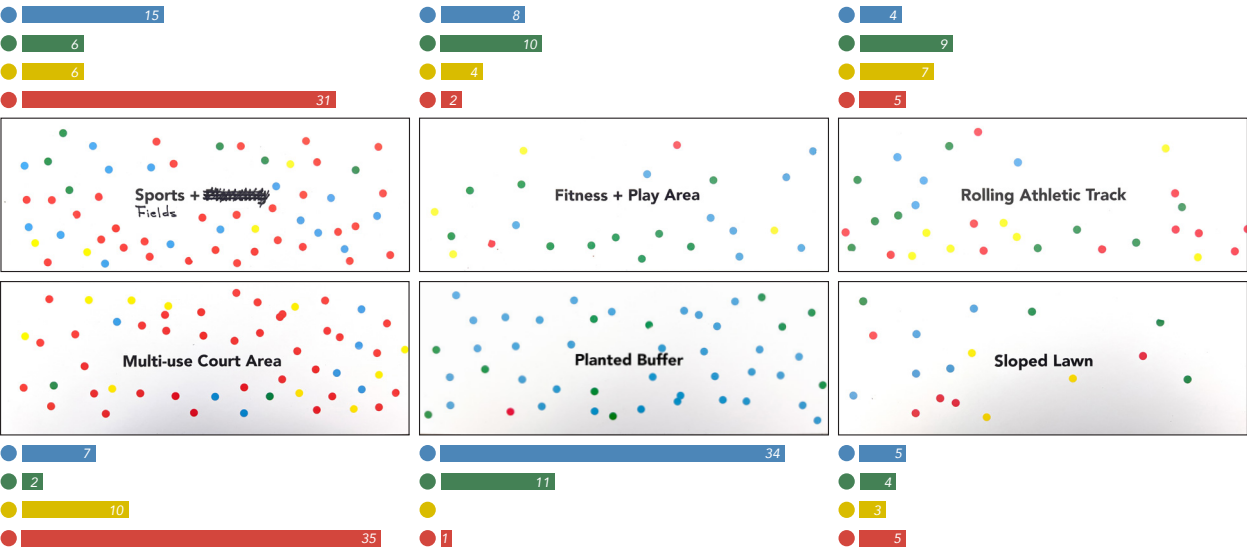
I LIKE THIS OPTION THE BEST BUT NOT THE TRAILS NEAR THE HOMES

Keep trees do not take trees

HEALTHY WILDLIFE HABITAT

No parking near home

OFF STREET PARKING FOR NEIGHBORS



Community Engagement 03 -- Draft Plan

The third community engagement, in May 2025, built directly on this feedback. The project team analyzed the results of dot voting, categorized resident comments, and synthesized recurring themes into a cohesive draft framework plan. This plan combined the most supported elements of the three strategies while addressing concerns raised by neighbors, such as ensuring perimeter buffers, placing parking entirely on-site, and protecting remediated zones. Residents were invited to react to the consolidated plan, providing another round of refinement before moving toward the final report.

- 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)
 - » 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



Community Engagement 04 -- Final Plan

The fourth community engagement event for Walnut Avenue Park took place as part of the Springfield Township Board of Commissioners (BOC) public meeting, marking a key milestone in the project’s progression from concept development toward formal review and adoption. This presentation served as a public update and an opportunity for the Township to review the final framework plan, integrating months of community feedback, technical analysis, and refined design strategies.

During the meeting, the project team provided a comprehensive overview of the planning process to date, summarizing the site’s industrial history, remediation requirements, public engagement findings, and the evolution of the design across three prior community workshops. The presentation highlighted how community input—particularly regarding safety, circulation, planting buffers, and scale of programming—directly shaped the final framework. The Board and attending residents were shown updated graphics, including the refined Butterfly Loop Trail layout, planting strategies, program distribution, and preliminary phasing and cost information.

The meeting also focused on implementation considerations, including the proposed two-phase construction strategy emphasizing the completion of primary site work, circulation, and planting in Phase 1, followed by the playground and supplementary amenities in Phase 2. The conversation acknowledged funding pathways, grant opportunities, and the importance of long-term maintenance planning to support the park’s success. The alignment of the design with township goals—particularly recreational equity, environmental responsibility, and neighborhood integration—was publicly affirmed.



Stakeholder and Public Engagement Summary + Conclusion

The planning and design process for Walnut Avenue Park has been guided by a comprehensive and iterative engagement effort that brought together township officials, key stakeholders, and the broader community. Over the course of 4 public community meetings, 11 stakeholder and Steering Committee meetings, the collection of more than 185 sticky note comments, 503 dot votes, and 3 distinct strategies and 1 hybrid design that were presented, the project team aimed to create a framework that balances technical requirements with community priorities.

The following points represent the four primary programs for Walnut Avenue Park. Together, they establish a vision for a community space that promotes health, inclusivity, and connection:

- 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



Approach + Framework

Project Vision Statement

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.

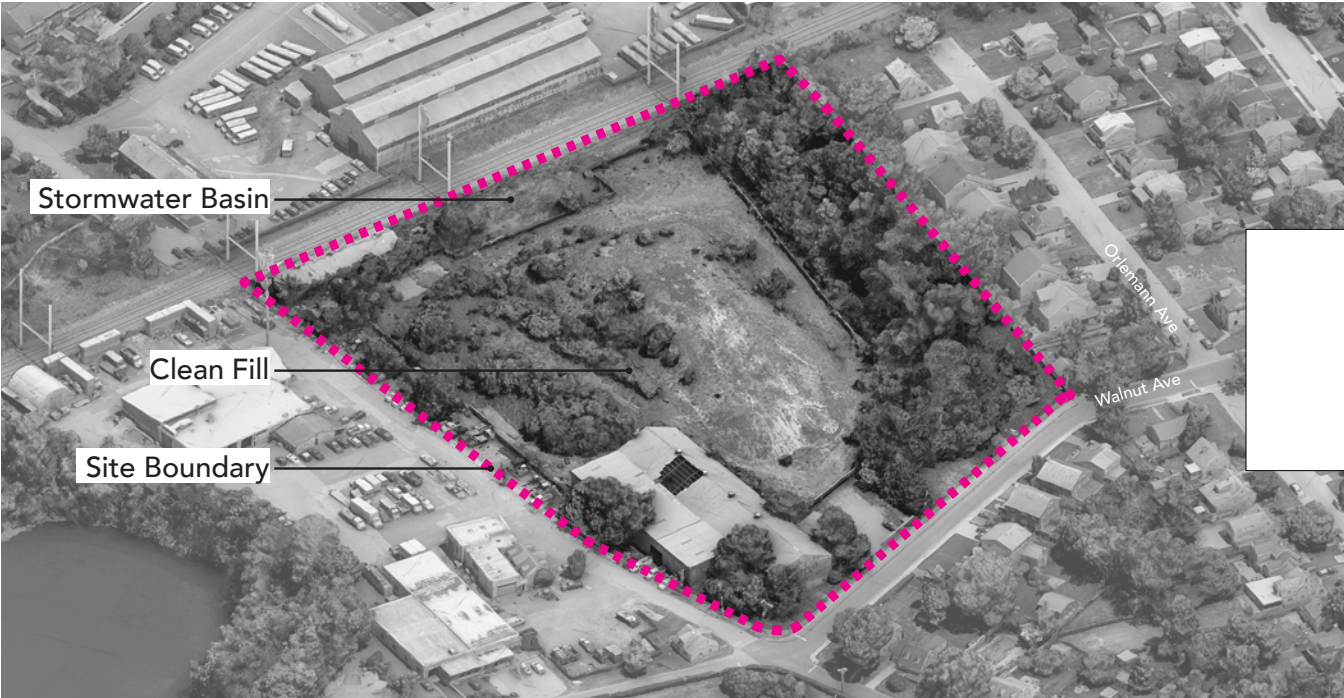


Overall Design Framework

The design framework for Walnut Avenue Park aimed to transform the remediated industrial property into a safe, dynamic, and community-oriented public space by layering environmental safeguards with recreation and ecological value. At its foundation, the entire site is capped with two feet of clean fill, ensuring safety and providing a stable base for park development. This fill is then shaped into varied topography that manages stormwater naturally while establishing distinctive landforms and incorporating perimeter fencing for privacy.

A 1/3-mile Butterfly Loop Trail weaves through these landforms, serving as the central organizing feature of the park. Along the loop, expanded nodes create opportunities for shaded rest areas, activity spaces, and connections to the central lawn, play areas, and gathering zones. The edges of the site are reinforced with evergreen screening to buffer nearby housing, rail, and industrial uses, while deciduous shade trees within the park’s interior provide seasonal comfort and define gathering areas.

Finally, the framework introduces a balanced mix of park programming: a multi-use grass field, a playground, shaded gathering spaces, and seeded meadows integrated within and around the loop. Together, these six processes establish a resilient framework that honors the site’s history while creating a welcoming, multi-generational park rooted in ecology, recreation, and community life.

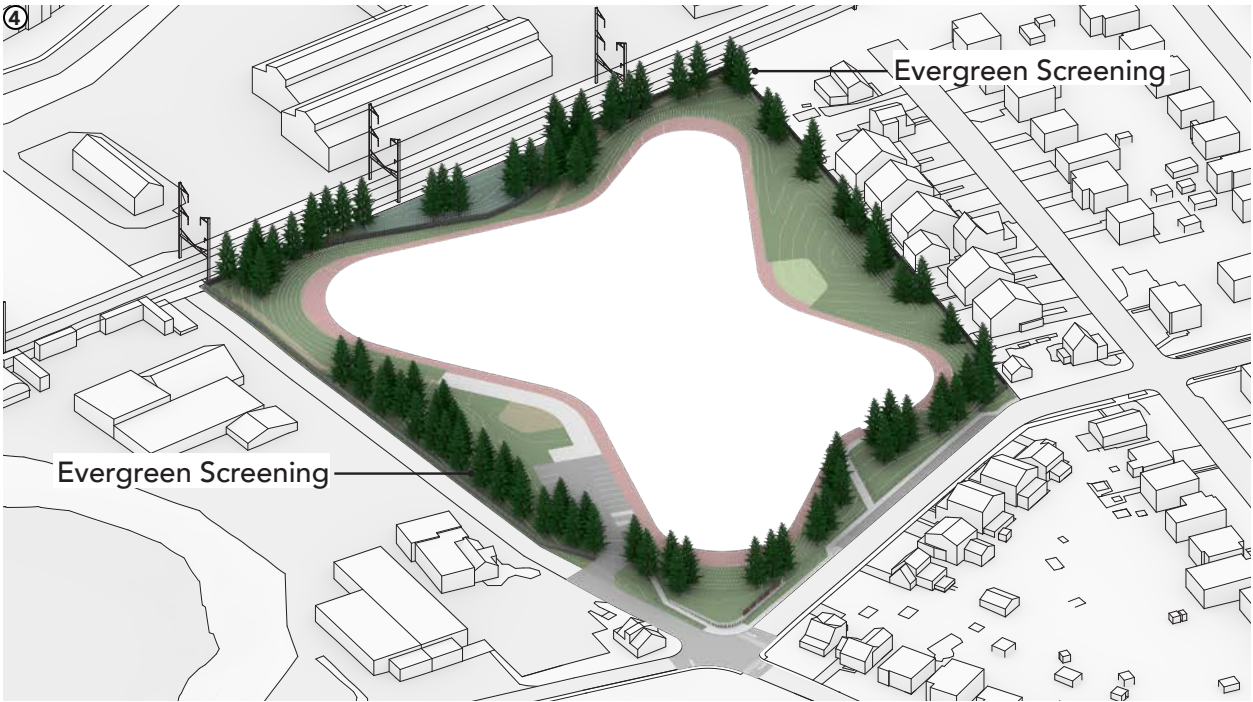
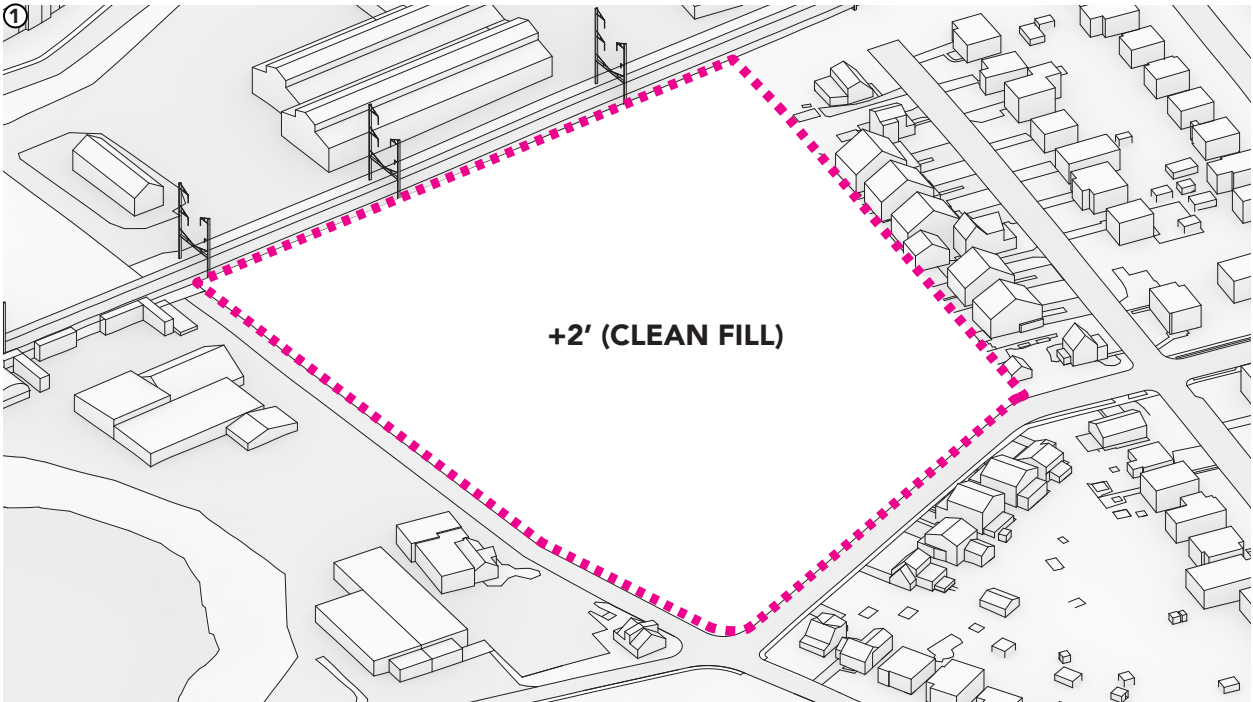


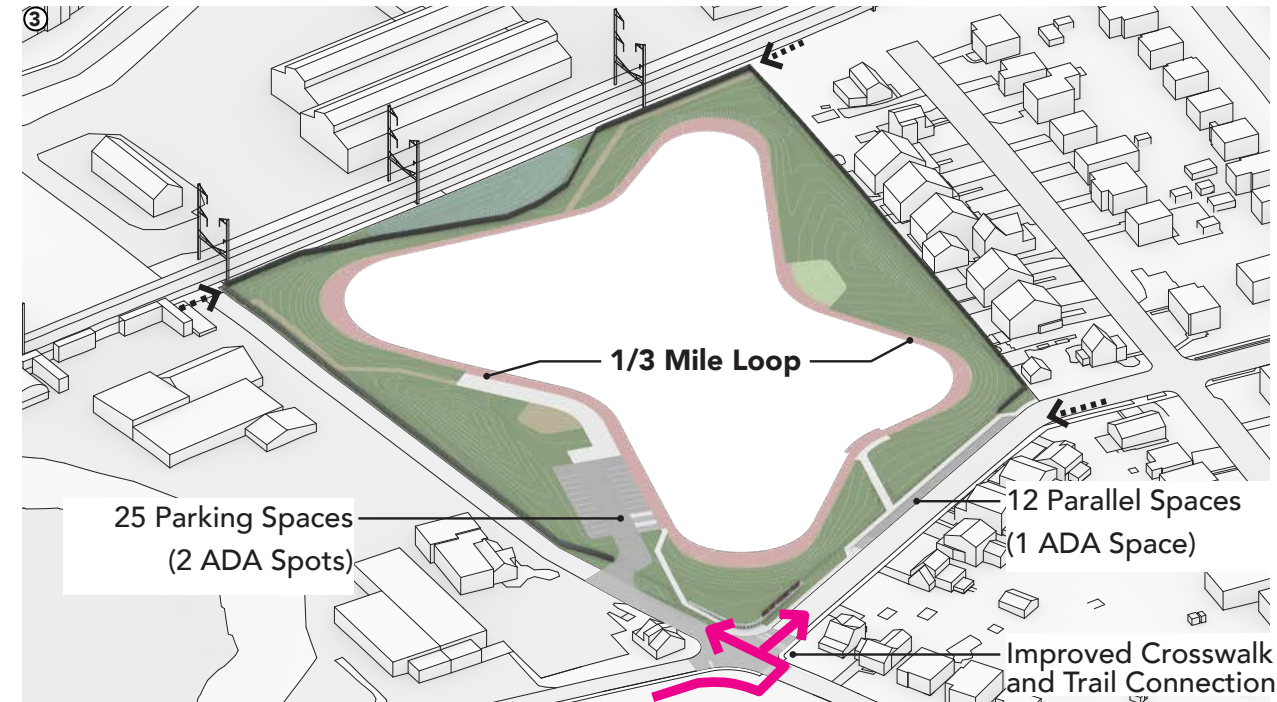
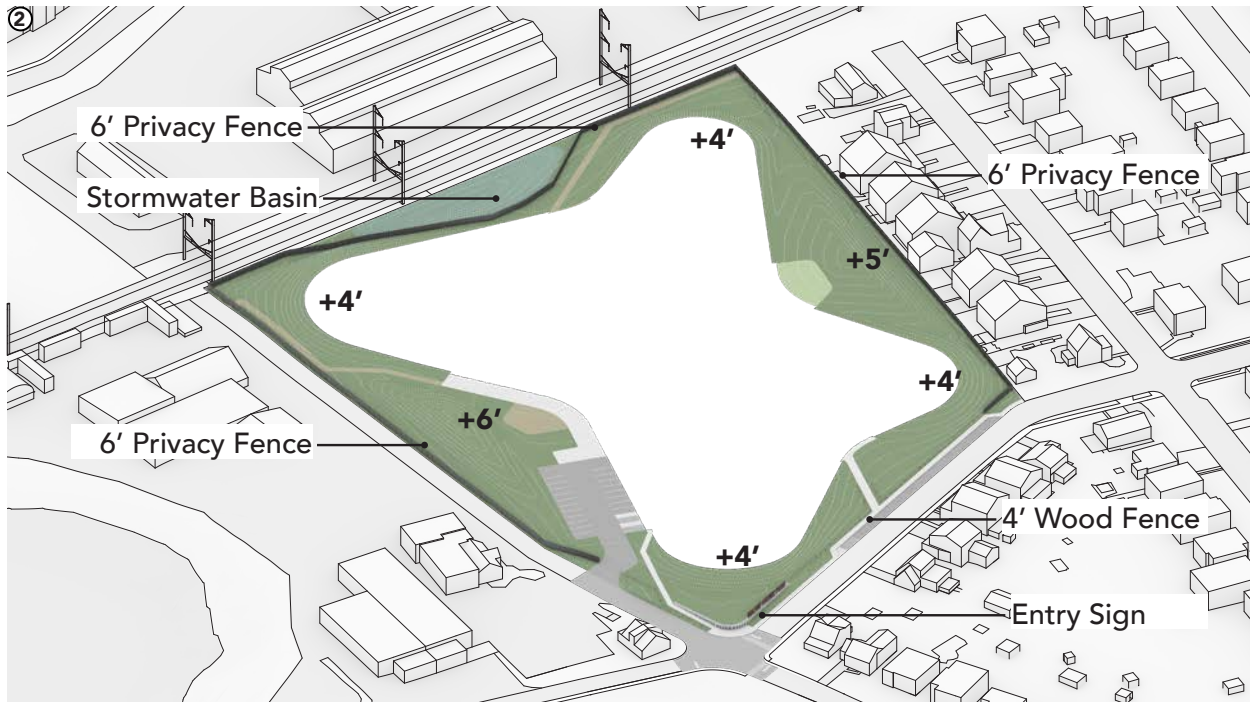


Design Strategies

The framework for Walnut Avenue Park focuses on transforming the remediated industrial site into a safe, dynamic, and community-oriented public space through six key processes:

- 1. **Clean Fill** – Place 2 feet of clean fill across the entire site to ensure safety and establish a stable base for future uses.
- 2. **Topography & Stormwater** – Shape the fill into varied landforms that manage stormwater effectively while incorporating privacy fencing along the perimeter.
- 3. **Loop Path** – Introduce a 1/3-mile loop trail that follows the topography, creating an engaging and dynamic circulation system.
- 4. **Evergreen Screening** – Plant evergreen trees along the site boundaries to buffer edges and provide year-round screening.
- 5. **Deciduous Shade Trees** – Establish shade trees within the interior of the site to enhance comfort and create inviting gathering areas.
- 6. **Park Programming** – Integrate flexible multi-use grass field, play spaces, and community gathering zones alongside seeded meadows within the loop path.





Overall Concept

Overall Plan

Site breakdown:

Walnut Avenue Park is organized around the Butterfly Loop Trail, a 1/3-mile concrete multi-use path that connects and unifies all areas of the park, including the playground, the pavilion, and some gathering spaces. At its center, the open lawn provides flexible space for gatherings, casual play, and athletic activities. A sloped lawn for natural seating and viewing is also adjacent to it.

The site’s landscape framework balances recreation with ecology and remediation needs. Evergreen buffers screen neighboring housing, rail, and industry, while deciduous shade trees provide comfort within the park’s interior. Seeded meadows and planters enrich the loop and program areas with seasonal color and habitat. Beneath it all, two feet of clean fill and carefully shaped topography create stormwater management systems and dynamic landforms that define the park’s character.

Further details of the Walnut Avenue Park Plan:

Butterfly Loop Trail

- 1/3-mile concrete multi-use path that connects all park elements
- Expanded “nodes” along the loop for rest, shade, and activity.

Central Lawn & Sports

- A flexible open space designed to accommodate various activities, including events, casual recreation, or organized sports.
- This area can be configured to hold a youth soccer pitch, a half lacrosse pitch, a half field hockey pitch, and etc.

Play & Fitness Zone

- Play and fitness equipment for all ages with Integrated planter “islands” for shade and comfort and play topographies with slides and climbing mounds.

Shade Structures & Gathering Areas.

- Shade pavilions with seating, tables, and table tennis.
Positioned for views to the central lawn.
- Gathering spaces adjacent to shade structures and close to parking.

Planting & Screening

- Evergreen buffers along edges for privacy from homes, rail, and industry.
- Deciduous trees within the site for seasonal shade.
- Seeded meadows and planters to enhance ecology and visual character.
Groundcover in buffers to discourage entry.
- The northwest quadrant meadow is designated as a potential future program area. Some options that were discussed with the community throughout the process is sports courts and/or an all-wheel sports area.

Topography & Stormwater

- Two feet of clean fill across the site for safety.
- Shaped landforms for stormwater management and dynamic landscapes.
- Existing stormwater basin incorporated into the design.



The Butterfly Loop Trail

At the heart of the Overall Design Framework is the Butterfly Loop Trail, the most significant organizing element of Walnut Avenue Park. Designed as a concrete multi-use path, the loop not only provides a 1/3-mile circulation system but also weaves together all major components of the park into a cohesive whole. Along its route, the trail expands into activated spaces that connect seamlessly with the central open lawn, flexible sports and play areas, the main entrance, a community pavilion, and planter zones. This design creates both movement and pause—inviting users to walk, run, or bike the loop while also offering moments to gather, rest, and engage with programmed spaces. By anchoring the park with a dynamic circulation spine, the Butterfly Loop Trail transforms the site from an isolated remediated landscape into an accessible, interconnected, and vibrant community resource.





Planted Buffer Along the Trail

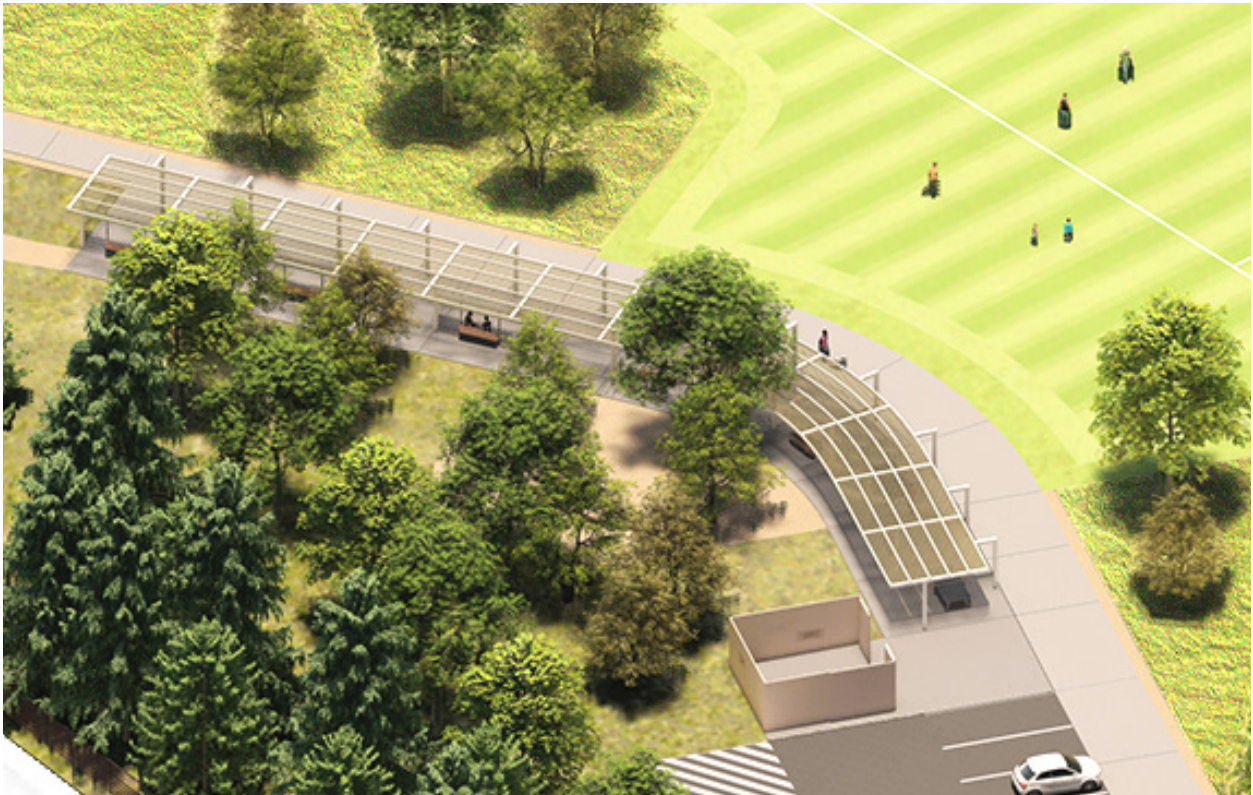
A planted buffer along the Butterfly Loop Trail provides natural privacy screening from the surrounding edges, including nearby housing, the rail line, adjacent industrial uses, and Walnut Avenue. In response to the particular needs of the residences along the southeast boundary, the design incorporates layered plantings: rows of evergreens for year-round screening, deciduous trees for added shade and seasonal character, and dense groundcover to discourage entry into the buffer zone. Together, these layers create a living edge that enhances privacy, softens the park’s boundaries, and ensures a comfortable transition between the park and its neighbors.





Shade Structure + Gathering Space

Shade structures are strategically placed along the Butterfly Loop Trail, offering shaded seating, and picnic tables. Positioned to overlook the central lawn, they provide some of the best views in the park while serving as comfortable resting points along the trail. Adjacent to these structures are gathering spaces, designed as flexible areas for social interaction and small community events. Their proximity to the parking lot ensures easy access for all visitors, making them both convenient and welcoming destinations within the park.





Sports + Fields

The central lawn forms the heart of Walnut Avenue Park, encircled by the Butterfly Loop Trail and framed by seeded meadows. Designed as a flexible open space, the lawn can accommodate a wide range of community activities—from informal gatherings and picnics to small-scale sports. Its size is sufficient to hold a youth soccer pitch, a half lacrosse pitch, a half field hockey pitch, and etc. The seeded meadow in the northwest corner of the site has been identified as a potential future programmed area for active and/or passive recreation activities to meet the needs, expectations and preferences of the community as they may evolve over time.





Play + Fitness

The play and fitness space is designed to serve all ages, combining diverse equipment for children, teens, and adults in one integrated zone. The layout of the playground creates islands of planters within its footprint, introducing shade and softening the space with greenery, while the surrounding seeded meadows add seasonal color and ecological value and benches for resting and viewing. To enrich play experiences, the design incorporates play topographies—mounded landforms that create elevated points for slides, climbing, and imaginative exploration.





Implementation Strategies

Overview + Phasing Strategy

The implementation of Walnut Avenue Park is organized into **three strategic phases** that balance remediation requirements, community priorities, and long-term flexibility. This phased approach ensures that the most essential components of the park are built first—creating a safe, functional, and publicly accessible landscape—while allowing selected program elements to be added when additional funding becomes available.

- Phase 1A:
 - » Phase 1 encompasses the majority of the project’s construction, including all foundational site work, planting, and furnishing installation. This phase includes:
 - All major site work and earthmoving
 - Demolition of existing structures as required
 - Construction of the Butterfly Loop Trail and major circulation systems
 - Installation of screening and shade plantings (with a deduct alternative)
 - Creation of the central lawn, sloped lawn, and topographic forms
 - Construction of the parking lot and access improvements
 - Installation of most park features aside from play equipment
- Phase 1B:
 - » Phase 1B is dedicated to create a public gathering space and plant additional plantings that screens the project from train tracks and neighboring industries. This includes:
 - Construction of the shade structure and gathering space
 - Installation of the bathroom screening
 - Installation of furnishing features for the gathering space
 - Installation of perimeter plantings by the north side of the park
- Phase 2:
 - » Phase 2 is dedicated to the playground and its surrounding planting, which form a more specialized program area. This work can occur independently after Phase 1 is complete, ensuring that the park is fully operational and welcoming even before the play features are installed. This includes:
 - Construction of the playground surface
 - Installation of play features and furnishing that are in the playground area
 - Installation of plantings that are surrounding the playground area



Summary of Opinion of Probable Costs

The chart to the right highlights the primary take-aways from the opinion of probably cost undertaken in late 2025 for the Walnut Avenue Park development framework plan. The total estimated cost for the Park design is \$4.899 million. This includes hard and soft costs, a 25% design contingency, 6% escalation and contractor general conditions, mobilization, overhead, and profit.

A more detailed accounting of the opinion of probable cost can be found in the appendix.

Project Hard Cost Sub-total:		\$2.754 million
» Existing Condition/Demolition:		\$ 431k
» Earthwork:		\$ 246k
» Site Improvements:		\$ 2.079 million
- Walkways/ Pathways/ Trails/ Flatwork		\$ 353k
- Playground		\$ 982k
- Features / Structures		\$ 339k
- Parking		\$ 73k
- Planting		\$ 332k
» Furnishing:		\$ 141k
All-In Total Cost		\$ 4.899 million
» Hard Cost Sub-total		\$ 2.897 million
» Below Line%		\$ 1.556 million
- Includes 10% general conditions + mobilization		
- Includes 10% overhead and profit		
- Includes 25% design contingency (SD-DD-CD)		
- Includes 6% escalation		
» Planning + Design Fees (SD-DD-CD):		\$ 445k

Phase 1 Cost Estimate

EXISTING CONDITIONS / DEMOLITION /EARTHWORK

- » \$672,990
- » Includes demolition, site preparation, erosion prevention, sediment control, excavation, and general earthwork

SITE IMPROVEMENTS

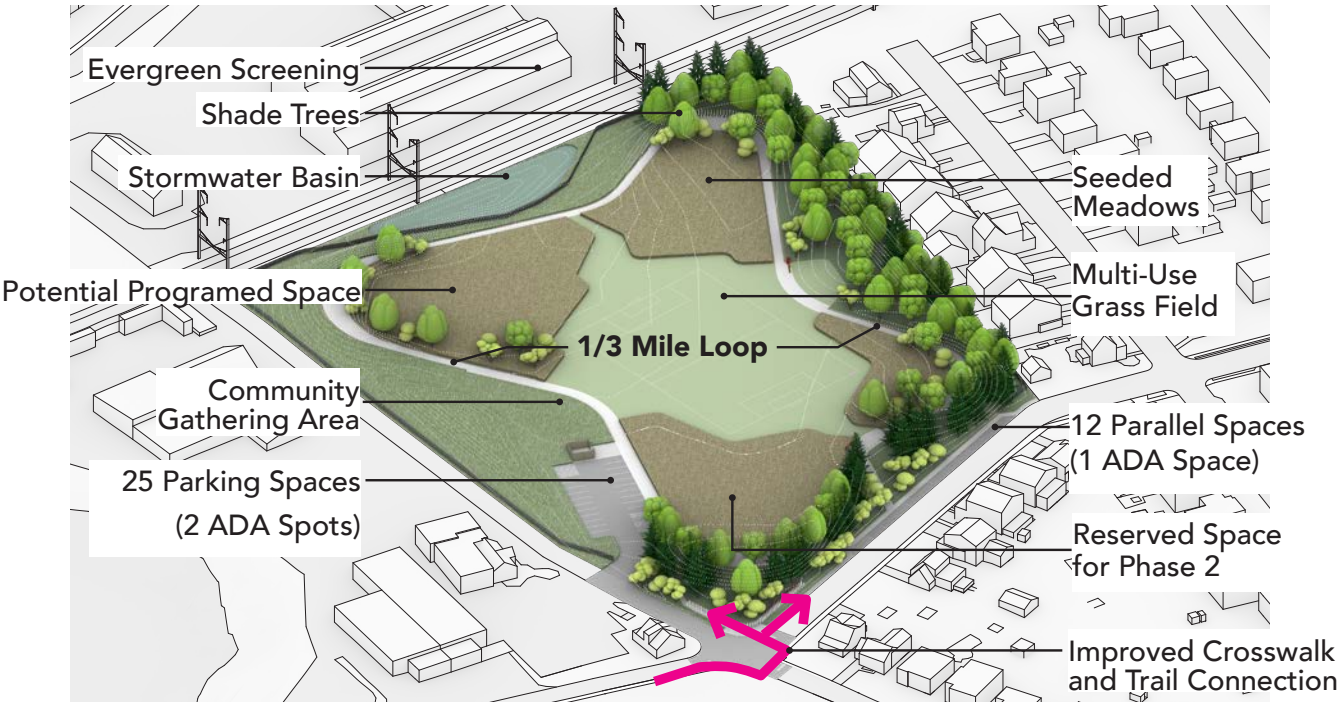
- **Walkways/ Pathways/ Trails/ Flatwork**
 - » \$252,240
 - » Includes C.I.P. Concrete Path, Woodland Path, C.I.P. Concrete Flatwork, DG Areas, and Stormwater Management System
- **Parking**
 - » \$72,880
 - » Includes Asphalt Roadway, Parking, and Pavement Markings
- **Planting**
 - » \$257,607
 - » Includes Planting Soil, Evergreen Trees, Caliper Trees, Prairie Grasses, and Sodded lawn

FURNISHING

- **General Furnishing**
 - » \$125,920
 - » Includes Wayfinding, Signage, Bike Rack, Typical Bench, Bird House, and Litter Receptacle

TOTAL COST

	\$ 2,335,942
» Hard Cost Sub-total	\$ 1,381,642
» Below Line%	\$ 741,942
- Includes 10% general conditions + mobilization	
- Includes 10% overhead and profit	
- Includes 25% design contingency (SD-DD-CD)	
- Includes 6% escalation	
» Planning + Design Fees (SD-DD-CD):	\$ 212,358



Phase 1 Deduct Alternate (Planting)

EXISTING CONDITIONS / DEMOLITION /EARTHWORK

- » \$672,990
- » Includes demolition, site preparation, erosion prevention, sediment control, excavation, and general earthwork

SITE IMPROVEMENTS

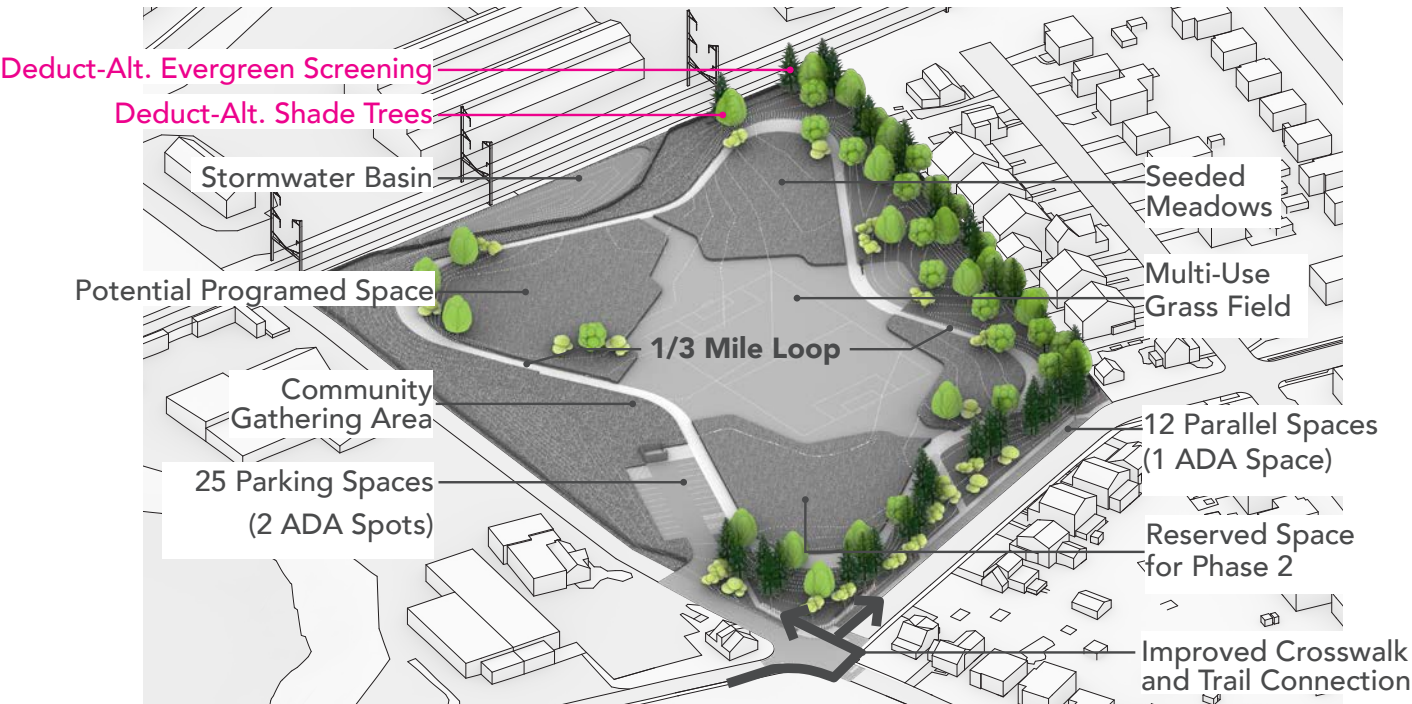
- **Walkways/ Pathways/ Trails/ Flatwork**
 - » \$252,240
 - » Includes C.I.P. Concrete Path, Woodland Path, C.I.P. Concrete Flatwork, DG Areas, and Stormwater Management System
- **Parking**
 - » \$72,880
 - » Includes Asphalt Roadway, Parking, and Pavement Markings
- **Planting**
 - » \$157,607
 - » Includes Planting Soil, Evergreen Trees, Caliper Trees, Prairie Grasses, and Sodded lawn

FURNISHING

- **General Furnishing**
 - » \$124,420
 - » Includes Wayfinding, Signage, Bike Rack, Typical Bench, Bird House, and Litter Receptacle

TOTAL COST

	\$ 2,045,757
» Hard Cost Sub-total	\$ 1,231,642
» Below Line%	\$ 628,137
- Includes 10% general conditions + mobilization	
- Includes 10% overhead and profit	
- Includes 25% design contingency (SD-DD-CD)	
- Includes 6% escalation	
» Planning + Design Fees (SD-DD-CD):	\$ 185,978



Phase 1B Cost Estimate

EXISTING CONDITIONS / DEMOLITION /EARTHWORK

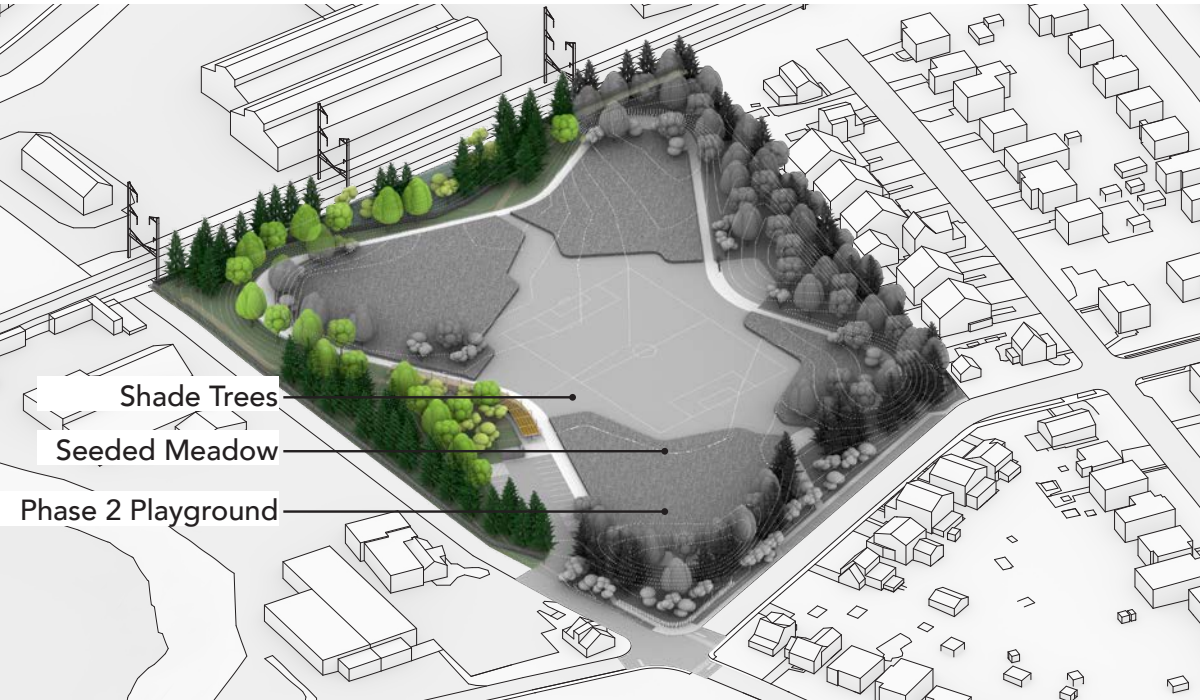
- » \$ 43,570
- » Includes demolition and site preparation (Clear and Grub Only)

SITE IMPROVEMENTS

- **Walkway/Pathway/Trails/Flatwork**
 - » \$79,182
 - » Includes Shade Structure, Bathroom Fence, Portable Restroom
- **Features**
 - » \$337,775
 - » Includes Shade Structure, Bathroom Fence, Portable Restroom
- **Planting**
 - » \$ 75,280
 - » Includes Planting Soil, Caliper Trees, Evergreen Trees, and Prairie Grasses

TOTAL COST

	\$ 905,902
» Hard Cost Sub-total	\$ 535,815
» Below Line%	\$ 287,732
<ul style="list-style-type: none">- Includes 10% general conditions + mobilization- Includes 10% overhead and profit- Includes 25% design contingency (SD-DD-CD)- Includes 6% escalation	
» Planning + Design Fees (SD-DD-CD):	\$ 82,355



Phase 2 Cost Estimate

EXISTING CONDITIONS / DEMOLITION /EARTHWORK

- » \$ 15,000
- » Includes demolition and site preparation (Clear and Grub Only)

SITE IMPROVEMENTS

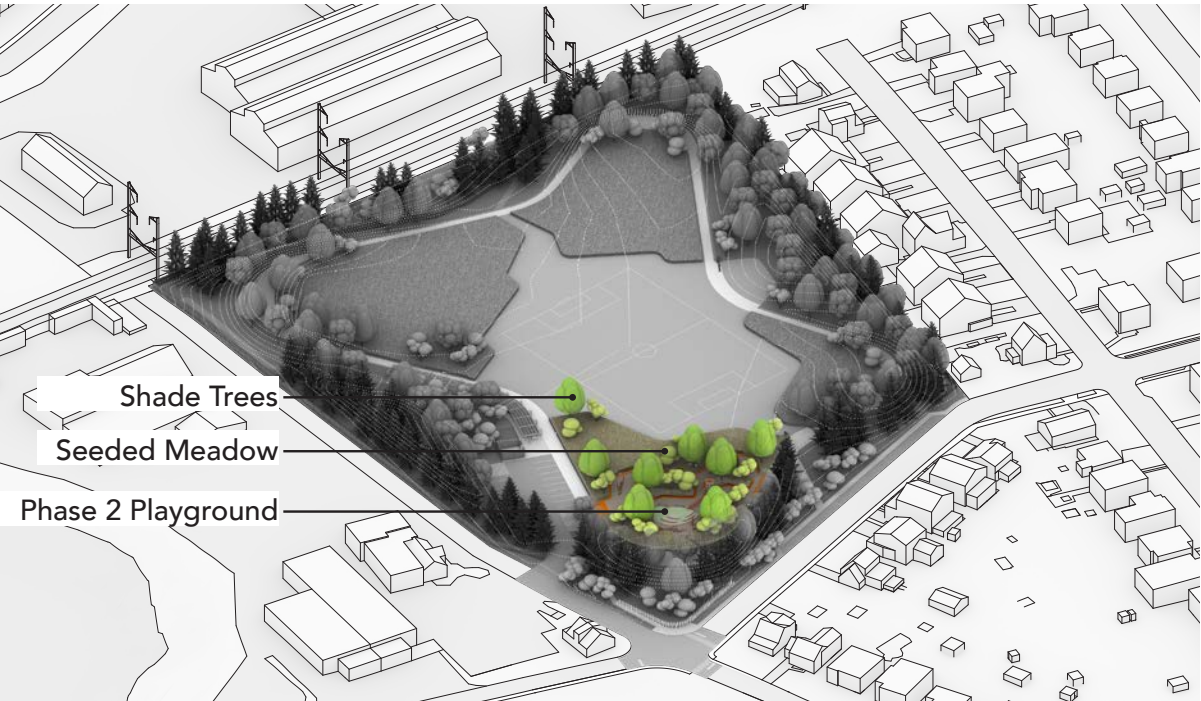
- **Playground**
 - » \$ 982,320
 - » Includes Corkeen Surfacing, Beam Rock Boulders, Concrete Curb, Fence, Split Rail Fence, Wooden Bench, Corten Planter Edge, and Play Equipments
- **Planting**
 - » \$ 30,324
 - » Includes Planting Soil, Caliper Trees, Light Shrubs, and Prairie Grasses in the playground area

FURNISHING

- **General Furnishing**
 - » \$ 33,980
 - » Includes Bird House, and Litter Receptacle

TOTAL COST

	\$ 1,794,888
» Hard Cost Sub-total	\$ 1,061,624
» Below Line%	\$ 570,092
<ul style="list-style-type: none">- Includes 10% general conditions + mobilization- Includes 10% overhead and profit- Includes 25% design contingency (SD-DD-CD)- Includes 6% escalation	
» Planning + Design Fees (SD-DD-CD):	\$ 163,172



Funding Considerations

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. As such the overall project and its separate parts have strong alignment with multiple funding programs supporting recreation, ecological restoration, trail development, and community revitalization. A successful funding approach will likely combine sources across agencies and phases:

- Phase 1:
 - » DCNR C2P2 (CRCP + PRTP), CFA GTRP, Montco 2040, PennDOT TASA, and WRPP for stormwater/planting.
- Phase 2:
 - » C2P2 Development Grants, CFA Local Share Account, and supplemental county funds for the playground and fitness zone.

This multi-source approach ensures flexibility while maximizing external funding potential for both the foundational infrastructure and the amenity-rich components of the park. The information on the following page outlines a number of the funding streams that would be applicable to various components of the overall project plan.

Potential Funding Sources for Walnut Avenue Park

- **PA Department of Conservation and Natural Resources**

Community Conservation Partnership Program (C2P2).

Two specific programs are relevant to this project:

- » Pennsylvania Recreational Trails Program (PRTTP) - Supports the development and maintenance of recreational trails and trail-related amenities. *Directly applicable to the Butterfly Loop Trail and circulation improvements.*
- » Community Recreation and Conservation Program (CRCP) - Provides grants to municipalities for planning, acquisition, development, and rehabilitation of parks, trails, and public recreation spaces. *Highly suitable for both Phase 1 and Phase 2 of this project.*

- **PA Department of Community and Economic Development**

- » CFA Greenways, Trails and Recreation Program (GTRP) - Funding for the development and rehabilitation of parks, trails, open spaces, and beautification projects. *Useful for trail construction, planting, and general Phase 1 site improvements.*
- » CFA Multimodal Transportation Fund (MTF) - Supports projects that improve transportation assets, including pedestrian and bicycle facilities, access improvements, and roadway-related features. *Relevant for trail connections, parking access, ADA improvements, and roadway edge enhancements.*
- » CFA Watershed Restoration Protection Program - Funds BMPs such as stormwater basins, bioswales, grading, and ecological plantings. *Applicable for the site's berm shaping, stormwater infrastructure, and ecological planting zones.*
- » CFA Statewide Local Share Account Grant - Funds projects of public interest, including parks, recreation, and community facilities. *Highly flexible—helpful for filling funding gaps.*

- **Montgomery County Funding Sources**

- » Montco 2040 Implementation Grant Program - Supports projects aligned with county planning goals, including trail connections, stormwater improvements, and community-focused public spaces. *Very strong candidate for Phase 1 trail and planting improvements.*

- **Pennsylvania Department of Transportation**

- » Multimodal Transportation Fund - Supports streetscape improvements, access enhancements, and off-road circulation improvements. *Applicable if vehicular access, crosswalks, or sidewalk upgrades are part of the final design.*
- » Transportation Alternatives Set-Aside (TASA) - Funds pedestrian/bicycle facilities, trail connections, Safe Routes to School improvements, and mobility enhancement projects. *Strongly applicable to the Butterfly Loop Trail and sidewalk improvements.*

- **Federal Funding**

These are competitive but could be considered in partnership with regional agencies:

- » Land and Water Conservation Fund (LWCF) - Federal dollars administered by DCNR for park development.
- » EPA Brownfields Program – Cleanup or Reuse Grants - May apply for remaining remediation-related improvements or site safety enhancements.
- » Transportation Alternatives (Federal) - Often accessed through PennDOT but ultimately sourced from federal transportation funds.

- **Office of the Budget**

- » Redevelopment Assistance Capital Program (RACP) is a Commonwealth grant program administered by the Office of the Budget for the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvement projects. RACP projects are authorized in the Redevelopment Assistance section of a Capital Budget Itemization Act, have a regional or multi-jurisdictional impact, and generate substantial increases or maintain current levels of employment, tax revenues, or other measures of economic activity. RACP projects are state-funded projects that cannot obtain primary funding under other state programs.

Maintenance + Operations

The long-term success of Walnut Avenue Park will depend on a thoughtful and well-supported approach to maintenance and operations. As with all public parks, consistent upkeep is essential to ensuring the space remains safe, attractive, and welcoming for daily use. High-quality maintenance reinforces public investment, encourages stewardship, and sustains the community’s desire to visit and engage with the park throughout the year. Achieving this requires not only dedicated staff and resources but also a shared commitment from Springfield Township and its residents.

Because Walnut Avenue Park is being developed on a remediated industrial site, its maintenance needs will be both typical of neighborhood parks and unique to its context. Screening plantings, stormwater landforms, trail infrastructure, and ecological meadows all require tailored maintenance practices to function as intended. Likewise, the circulation loop, gathering spaces, and eventually the playground will need regular inspection, cleaning, and repair. These tasks must be addressed proactively to preserve the park’s value and ensure the safety of all users.

At this stage, it is premature to define a detailed Maintenance and Operations Plan for the park; however, developing such a plan will be an important next step as implementation progresses. In the future, Township staff will need to establish a structured maintenance framework that outlines expected service levels, required tasks, and the seasonal rhythms of upkeep. A comprehensive plan should assess all components of the park—trails, planting zones, seating areas, lawn spaces, stormwater features, and play areas—and translate them into daily, weekly, monthly, and annual responsibilities. By assigning labor hours and material needs to each task, the Township will be able to determine appropriate staffing levels and operational costs.

This planning tool will not only support the personnel responsible for maintaining the park but will also help Township leadership budget effectively and anticipate long-term resource needs. An example of a maintenance matrix—illustrating how tasks can be organized and quantified—is included in the appendix. As Walnut Avenue Park evolves from a design vision to a built public space, a well-defined Maintenance and Operations Plan will be critical to protecting its function, beauty, and community value for decades to come.

Costs + Revenue

While maintenance and operations define the ongoing costs of Walnut Avenue Park, these expenditures must be matched by sustainable funding sources. Although the Township’s general fund will likely remain the primary source of annual support, the park presents numerous opportunities to generate supplemental revenue over time. Many of these opportunities will require the full build-out of Phase 1 and Phase 2 facilities, but others can be leveraged earlier as part of fundraising efforts and capital campaign strategies. The following considerations outline potential pathways for Walnut Avenue Park to offset operational costs while building community engagement and long-term financial resilience.

Facility rentals - As the park develops, certain spaces can be assessed for their potential as rental venues. The central lawn, shaded gathering areas, and pavilion spaces may serve as locations for private events, youth programs, or community group activities. Once established, these areas can offer predictable revenue streams through reservation fees. Their flexible and multi-season nature makes them especially appealing for modest-scale public events.

Public/private partnerships - Strategic partnerships with for-profit or nonprofit organizations can create mutually beneficial agreements while reducing financial burdens on the Township. Examples may include seasonal concessions, fitness programming providers, pop-up recreational vendors, or outdoor education partners. Such collaborations may generate lease revenue, shared profits, or reduced maintenance obligations associated with certain park uses.

Programming Revenue - According to the National Recreation and Park Association (NRPA), agencies on average recover approximately 25% of operational costs through program fees. As Walnut Avenue Park grows, opportunities for Township-run programming—fitness classes, youth programs, outdoor workshops, or seasonal events—can offer meaningful revenue. Programming also enhances park use and supports its role as a community destination.

Naming Rights - The Township may consider structured naming rights as a funding mechanism. Individual park elements such as the Butterfly Loop Trail, gathering spaces, the pavilion, or future playground could be named through sponsorship agreements. Naming rights should be time-limited (e.g., 5–15 years) to preserve future revenue opportunities and ensure flexibility as the park evolves.

Friends of Walnut Avenue Park - A dedicated nonprofit “Friends” organization can serve as a long-term partner in fundraising, programming, volunteer mobilization, and advocacy. As a tax-deductible 501(c)(3), the group could solicit donations, apply for grants unavailable to municipalities, coordinate community events, and support maintenance efforts. This model increases local ownership while creating diversified revenue opportunities.

Security Analysis

The following section evaluates the Walnut Avenue Park Master Plan through the lens of safety and security. While no public park can be made completely risk-free, effective design can significantly reduce opportunities for crime and undesirable behavior. This analysis is grounded in Crime Prevention through Environmental Design (CPTED) principles, which focus on the strategic shaping of physical environments to promote safety, visibility, and positive social interaction.

Natural Surveillance: The master plan prioritizes clear sightlines, open views, and activity clustering to enhance natural surveillance throughout the site. The Butterfly Loop Trail creates continuous circulation around the park’s primary spaces, allowing regular movement and visibility across the central lawn, play area, and gathering zones. The removal of unnecessary structures, the shaping of topography, and the placement of shade structures and seating nodes all contribute to increased visibility. Programmed areas—such as the central lawn, play and fitness zone, and pavilion—are intentionally located in open and observable settings with visibility from Walnut Avenue and internal paths. By concentrating major uses toward the center of the site and avoiding isolated pockets, the park encourages more “eyes on the space,” discouraging undesirable activities and supporting a safe environment for all users.

Natural Access Control: Access to the park is guided through clearly defined entry points, pathways, and circulation routes. The main parking area, primary entrance nodes, and the Butterfly Loop Trail direct visitors into and through the park in predictable patterns. These defined pathways naturally guide visitors toward intended use areas while discouraging off-trail or unauthorized entry into sensitive zones such as planted buffers, stormwater features, and monitoring areas. Groundcover and evergreen screening along the perimeter reinforce these boundaries, preventing casual access into restricted areas while still maintaining visibility from surrounding properties. The design ensures that visitors intuitively understand where they should walk, where activities occur, and which areas are off-limits.

Territorial Reinforcement: The park’s design strengthens a sense of ownership and stewardship among users. Clear organization of program areas, thoughtful placement of amenities, and unified landscape character convey that the space is actively cared for and intended for community use. The Butterfly Loop Trail, central gathering spaces, and play areas establish an inviting identity for the park, helping residents feel connected to the space and responsible for its condition. Future programming and community events—such as seasonal festivals, fitness classes, volunteer planting days, or youth activities—can further reinforce positive use of the park. Visible and frequent community activity reduces the likelihood of negative behavior, builds social cohesion, and strengthens territoriality by creating a shared public asset that residents value and protect.

Maintenance: Maintaining an image is important and research shows that well maintained facilities are more inviting, draw users and discourages undesirable users. A well-maintained park shows that people care about the place and that negative activity will not be tolerated. Regular lawn maintenance, landscape maintenance, and trash pick-up are all important examples of how to maintain a positive image to keep the park safe.

Volunteering + Stewardship

Throughout the engagement process for Walnut Avenue Park, many community members and local organizations expressed interest in contributing to the long-term care and vitality of the park. This enthusiasm provides an opportunity for Springfield Township to cultivate a strong culture of stewardship—one that builds community ownership, supports maintenance efforts, and strengthens the park’s identity as a shared public asset.

Partnerships with nearby institutions such as local schools, faith-based organizations, and civic groups can play a valuable role in activating the park. Schools may participate in environmental education programs, assist with planting days, or use the park as an outdoor learning laboratory. Neighborhood groups and residents have shown interest in supporting programming, park clean-up events, and seasonal beautification efforts. Local service organizations such as scout troops, sports clubs, or volunteer associations may also become key partners in small-scale improvement projects and ongoing stewardship initiatives.

A dedicated and well-organized volunteer network can significantly reduce the burden of labor-intensive maintenance tasks. Opportunities include forming a “Weed Warriors” group or similar stewardship team to help with weeding, invasive removal, mulching, and habitat care in the park’s planted zones and pollinator meadows. Collaborations with programs such as the Penn State Extension Master Gardeners or Master Watershed Stewards could bring trained volunteers who provide both hands-on assistance and community education. In addition, Boy Scout or Girl Scout projects may contribute toward trail amenities, seating areas, landscape enhancements, or ecological monitoring, providing lasting improvements to the park.

Establishing a Friends of Walnut Avenue Park group—a 501(c)(3) nonprofit dedicated to supporting the park—would provide a long-term framework for volunteer recruitment, fundraising, and event coordination. Such an organization could help organize community workdays, seasonal stewardship events, and public programs while also serving as an advocate and ambassador for the park within the broader township.

Overall, cultivating a robust network of volunteers and stewardship partners will be critical to the long-term success of Walnut Avenue Park. Community involvement not only strengthens maintenance capacity but also builds shared responsibility, pride, and connection—ensuring that the park is cared for, valued, and enjoyed for generations to come.

Appendix

Opinion of Probable Cost Details

SPRINGFIELD TOWNSHIP WALNUT AVENUE PARK					
Master Site Development Plan - Opinion of Probable Cost					
PORT					
11.25.2025					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COST
EXISTING CONDITIONS / DEMOLITION					
	Demolition, Site Preparation (Clear and Grub Only)	339,259 SF		\$0.60	\$ 203,555
	Demolition of Existing Structures + Related Abatement	1 LS		\$177,500.00	\$ 177,500
	Erosion Prevention + Sediment Control	1 LS		\$50,000.00	\$ 50,000
	Abatement of hazardous materials				Not Included
EARTHWORK					
	Excavation	1,000.00	cy	\$6	\$ 6,000
	General Earthwork (Onsite cut/fill)	23,973	cy	\$10	\$ 239,730
SITE IMPROVEMENTS					
Walkways / Pathways / Trails / Flatwork					
	C.I.P. Concrete Path	22,400 SF		\$10.00	\$ 224,000
	Woodland Path (Mulch)	3,240 SF		\$1.00	\$ 3,240
	C.I.P. Concrete Flatwork	5,415 SF		\$10.00	\$ 54,150
	DG Areas	1,816 SF		\$12.00	\$ 21,792
	Drainage and Stormwater Management System	1 LS		\$50,000.00	\$ 50,000
Playground					
	PIP Safety Surfacing	8,590 SF		\$25.00	\$ 214,750
	Beam Rock Boulders	35 TON		\$220.00	\$ 7,700
	Conc Curb	350 LF		\$22.00	\$ 7,700
	Fence	1,770 LF		\$25.00	\$ 44,250
	Split Rail Fence	500 LF		\$40.00	\$ 20,000
	Wooden Bench	7 EA		\$4,060.00	\$ 28,420
	Corten Planter Edge	260 LF		\$75.00	\$ 19,500
	Play Equipment	1 LS		\$640,000	\$ 640,000
Features					
	Shade Structure w/ Furnishing	2,640 SF		\$125.00	\$ 330,000

Bathroom Fence	77 LF	\$75.00	\$	5,775
Portable Restroom	2 EA	\$1,600.00	\$	3,200
Parking				
Asphalt Roadway + Parking	16,700 SF	\$4.00	\$	66,800
Pavement Markings	760 LF	\$8.00	\$	6,080
Planting				
Planting Soil	1,600 CY	\$60.00	\$	96,000
Trees-Evergreen SM	100 EA	\$500.00	\$	50,000
Tree- 4" Caliper	94 EA	\$600.00	\$	56,400
Trees- 2.5" Caliper	70 EA	\$450.00	\$	31,500
Level 3—Light Shrubs + Landscaping (Gross Area)	1,177 SF	\$7.00	\$	8,239
Level 1—Prairie Grasses (Seeded)	109,550 SF	\$0.50	\$	54,775
Sodded Lawn	64,030 SF	\$0.55	\$	35,217
FURNISHING				
General Furnishings				
Wayfinding Type C	4 EA	\$1,500.00	\$	6,000
Primary Entrance Sign	1 EA	\$65,000.00	\$	65,000
Anchor Wayfinding	2 EA	\$2,000.00	\$	4,000
Bike Rack	10 EA	\$600.00	\$	6,000
Typical Bench	12 EA	\$4,060.00	\$	48,720
Bird House	12 EA	\$500.00	\$	6,000
Litter/Recycling Receptacle	6 EA	\$1,000.00	\$	6,000
SUBTOTAL				\$ 2,897,993
Contractor General Conditions + Mobilization	10%		\$	289,799
Contractor Overhead + Profit	10%		\$	289,799
Design Contingency SD-DD-CD	25%		\$	724,498
Escalation	6%		\$	252,125
CONSTRUCTION TOTAL				\$ 4,454,215
Planning and Design Fees	10%		\$	445,422
GRAND TOTAL				\$ 4,899,637

Phase 1A

SPRINGFIELD TOWNSHIP WALNUT AVENUE PARK					
Master Site Development Plan - Opinion of Probable Cost - Phase 1 — WALNUE AVENUE PARK					
PORT: #REF!					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COST
EXISTING CONDITIONS / DEMOLITION / EARTHWORK					
	Demolition, Site Preparation (Clear and Grub Only)	339,259 SF		\$0.60	\$ 203,555
	Demolition of Existing Structures + Related Abatement	1 LS		\$177,500.00	\$ 177,500
	Erosion Prevention + Sediment Control	1 LS		\$50,000.00	\$ 50,000
	Excavation	1,000.00	cy	\$6	\$ 6,000
	General Earthwork (Onsite cut/fill)	23,594	cy	\$10	\$ 235,940
SITE IMPROVEMENTS					
Walkways / Pathways / Trails / Flatwork					
	C.I.P. Concrete Path	22,400 SF		\$10.00	\$ 224,000
	Woodland Path (Mulch)	3,240 SF		\$1.00	\$ 3,240
	Stormwater Management System	1 LS		\$25,000.00	\$ 25,000
Parking					
	Asphalt Roadway + Parking	16,700 SF		\$4.00	\$ 66,800
	Pavement Markings	760 LF		\$8.00	\$ 6,080
Planting					
	Planting Soil	1,556 CY		\$60.00	\$ 93,360
	Trees-Evergreen SM	47 EA		\$500.00	\$ 23,500
	Trees- 4" Caliper	76 EA		\$600.00	\$ 45,600
	Trees- 2.5" Caliper	28 EA		\$450.00	\$ 12,600
	Level 1—Prairie Grasses (Seeded)	94,660 SF		\$0.50	\$ 47,330
	Sodded Lawn	64,030 SF		\$0.55	\$ 35,217
FURNISHING					
General Furnishings					
	Wayfinding Type C	4 EA		\$1,500.00	\$ 6,000
	Primary Entrance Sign	1 EA		\$65,000.00	\$ 65,000

Anchor Wayfinding	2 EA	\$2,000.00	\$ 4,000
Bike Rack	10 EA	\$600.00	\$ 6,000
Typical Bench	7 EA	\$4,060.00	\$ 28,420
Bird House	9 EA	\$500.00	\$ 4,500
Litter Receptacle	6 EA	\$2,000.00	\$ 12,000
TOTAL			\$ 1,381,642
Contractor General Conditions + Mobilization	10%		\$ 138,164
Contractor Overhead + Profit	10%		\$ 138,164
Design Contingency SD-DD-CD	25%		\$ 345,410
Escalation	6%		\$ 120,203
CONSTRUCTION TOTAL			\$ 2,123,584
Planning and Design Fees	10%		\$ 212,358
TOTAL			\$ 2,335,942

Phase 1B

SPRINGFIELD TOWNSHIP WALNUT AVENUE PARK					
Master Site Development Plan - Opinion of Probable Cost - Phase 1 — WALNUE AVENUE PARK					
PORT:					
#REF!					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COST
EXISTING CONDITIONS / DEMOLITION / EARTHWORK					
	Demolition, Site Preparation (Clear and Grub Only)	72,630	SF	\$0.60	\$ 43,578
SITE IMPROVEMENTS					
Walkways / Pathways / Trails / Flatwork					
	Woodland Path (Mulch)	3,240	SF	\$1.00	\$ 3,240
	C.I.P. Concrete Flatwork	5,415	SF	\$10.00	\$ 54,150
	DG Areas	1,816	SF	\$12.00	\$ 21,792
Features					
	Shade Structure w/ Furnishing	2,640	SF	\$125.00	\$ 330,000
	Bathroom Fence	77	LF	\$75.00	\$ 5,775
	Portable Restroom	2	EA	\$1,000.00	\$ 2,000
Planting					
	Trees-Evergreen SM	53	EA	\$500.00	\$ 26,500
	Trees- 4" Caliper	10	EA	\$600.00	\$ 6,000
	Trees- 2.5" Caliper	26	EA	\$450.00	\$ 11,700
	Level 1—Prairie Grasses (Seeded)	62,159	SF	\$0.50	\$ 31,080
TOTAL					\$ 535,815
	Contractor General Conditions + Mobilization	10%		\$	53,581
	Contractor Overhead + Profit	10%		\$	53,581
	Design Contingency SD-DD-CD	25%		\$	133,954
	Escalation	6%		\$	46,616
CONSTRUCTION TOTAL					\$ 823,547
	Planning and Design Fees	10%		\$	82,355
TOTAL					\$ 905,902

Phase 2

SPRINGFIELD TOWNSHIP WALNUT AVENUE PARK					
Master Site Development Plan - Opinion of Probable Cost — WALNUE AVENUE PARK					
PORT: #REF!					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COST
EXISTING CONDITIONS / DEMOLITION / EARTHWORK					
	Demolition, Site Preparation (Clear and Grub Only)	25,000	SF	\$0.60	\$ 15,000
SITE IMPROVEMENTS					
Playground					
	Corkeen Surfacing	8,590	SF	\$25.00	\$ 214,750
	Beam Rock Boulders	35	TON	\$220.00	\$ 7,700
	Conc Curb	350	LF	\$22.00	\$ 7,700
	Fence	1,770	LF	\$25.00	\$ 44,250
	Split Rail Fence	500	LF	\$40.00	\$ 20,000
	Wooden Bench	7	EA	\$4,060.00	\$ 28,420
	Corten Planter Edge	260	LF	\$75.00	\$ 19,500
	Play Equipment	1	LS	\$640,000	\$ 640,000
Planting					
	Planting Soil	44	CY	\$60.00	\$ 2,640
	Trees- 4" Caliper	8	EA	\$600.00	\$ 4,800
	Trees- 2.5" Caliper	16	EA	\$450.00	\$ 7,200
	Level 3—Light Shrubs + Landscaping (Gross Area)	1,177	SF	\$7.00	\$ 8,239
	Level 1—Prairie Grasses (Seeded)	14,890	SF	\$0.50	\$ 7,445
FURNISHING					
General Furnishings					
	Bird House	3	EA	\$500.00	\$ 1,500
	Typical Bench	5	EA	\$4,060.00	\$ 32,480
TOTAL					
	Contractor General Conditions + Mobilization	10%		\$	106,162
	Contractor Overhead + Profit	10%		\$	106,162

Design Contingency SD-DD-CD	25%	\$	265,406
Escalation	6%	\$	92,361
CONSTRUCTION TOTAL		\$	1,631,716
Planning and Design Fees	10%	\$	163,172
TOTAL		\$	1,794,888

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