

# **PROPHECY CREEK PARK MASTER PLAN**



***Prepared for:***  
**Whitpain Township Parks  
and Recreation Department**

***With Technical Assistance by:***  
**The Waetzman Planning Group  
Bryn Mawr, PA**

A MASTER PLAN FOR

# Prophecy Creek Park

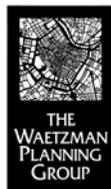
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**Prepared for:**

Whitpain Township  
Parks and Recreation Department

Adopted by the Whitpain Township Board of Supervisors  
May 5, 2009



The Waetzman Planning Group  
1230 County Line Road  
Bryn Mawr, PA 19010

P: 610.527.0600 F: 610.527.0445

# Study Committee

The Prophecy Creek Park Master Plan benefited from a diverse group of individuals collaborating together to form a strong and focused vision for the direction of the Park. The Steering Committee and Stakeholders worked with the Consultants to provide input and oversight into the development of the Master Plan and to finalize the results of the Plan. Members of the teams are listed below:

## Steering Committee

Leigh P. Narducci, Chairman, Board of Supervisors

Anthony F. Greco, Assistant Secretary, Board of Supervisors

Kurt Baker, Director of Parks & Recreation

William Rapine, Chairman, Parks and Recreation Board

N. Lee Miller, Superintendent, Parks Division

## Stakeholders

Wissahickon Valley Watershed Association representative

Wissahickon School District representative

Whitpain Recreation Association representative

Horseways representative

Local Neighborhood representatives (Lewis Lane, The Ridings, Broad Axe Village)

## Consultants

Charles Guttenplan, AICP, The Waetzman Planning Group

Laurel Hunter, The Waetzman Planning Group

Eric Wahl, RLA, The Waetzman Planning Group\*

\*Resigned during Plan preparation

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## Executive Summary

A comprehensive Master Plan for Prophecy Creek Park was undertaken by Whitpain Township, beginning in the fall of 2004 and adopted in September 2007. The Township's Open Space Preservation Plan, updated in 2005, identified the 82.5-acre parcel, formerly known as the Thompson Tract, as one of "the prime parcels of open space left in Whitpain Township." The Whitpain Township Board of Supervisors (BOS) took ownership of the parcel in 1999, and it was formerly dedicated at the Township's 300th anniversary celebration in October 2000. Soon after the final compensation agreement with the Thompson Family was settled in July of 2004, the BOS developed a Request for Proposals for the Park's Master Plan. The Waetzman Planning Group (WPG) was chosen as the consultant to the Township to assist in developing the Plan.

A Study Committee (listed on page i) was established to work with the consultant team. A number of Stakeholders were also involved in developing the Plan, including the Wissahickon Valley Watershed Association, the Wissahickon School District, the Whitpain Recreation Association, the local equestrian club (Horseways), and local neighborhood associations (Lewis Lane, The Ridings, and Broad Axe Village.) The resultant Plan was therefore a collaborative effort between the Township and those individuals who were directly impacted by the implementation of the Master Plan.

The scope of the Master Plan was designed to be comprehensive and address issues brought up during the initial park planning process including ADA Compliance; Environmental Education; Passive Recreational Opportunities; Facilities for Community-wide Cultural Events; Arts and Cultural Programming; Trail Improvements and Connections; Partnering with Shady Grove Elementary School to share recreation and parking facilities; and Buffering between the Park and adjacent residences. Additional concerns raised by the Study Committee included future Manor House and Barn Use, Parking Requirements, Riparian Corridor Restoration and Management; and Safety and Security. The concepts proposed by the Master Plan address these concerns and emphasize resource protection and passive recreational use. Although the Manor House and Barn are included in the Master Plan, specific uses for these structures will be explored in a separate feasibility study.

The Vision for Prophecy Creek Park is *a sustainable environmental and educational landscape*. Five interrelated themes guided the Plan's development: expanding passive recreational opportunities, creating public gathering spaces, protecting the site's natural resources and ecosystems, developing environmental education, and promoting financial self-sufficiency. The Plan proposes to restore the riparian habitat, expand and organize arts and cultural facilities, and calls for new amenities such as accessible trails, restrooms, an amphitheater space, and an educational classroom and history museum (within the converted barn.)

A land use and general site analysis were completed to identify key factors that would impact the design. These included ADA Compliance, Buffering, Manor House/Barn Use, Parking Requirements, Recreational Opportunities, Riparian Corridor, Safety and Security, and Trail Improvements and Connections. Once the analysis was completed, a concept diagram was

created to outline the best development strategies for the site. With the help of the Study Committee, the concept diagram evolved into a Master Plan for a passive recreation park that highlights ecology and culture. The Final Master Plan and development costs were presented to the Board of Supervisors and the Public on September 18, 2007. It incorporated analysis from the concept diagram, comments from the Study Committee, and the recommendations of the Parks and Recreation Plan: Recreation 2020 adopted in February 2004.

**MASTER PLAN RECOMMENDATIONS:**

**1. Increase Year-round Programming** – The Plan is designed so that Prophecy Creek Park can offer a range of Educational and Arts and Cultural Events programming which could be coordinated with Whitpain Township’s programs and services throughout the year. The programs would follow the seasons, holidays, ecology, astronomy, history, heritage and native flora and fauna of Prophecy Creek Park and Whitpain Township. All events organized should comply with Prophecy Creek Park’s mission to respect its heritage, ecosystems, improvements, and facilities.

**2. Improve Ecosystem Management** - The goal of managing the various ecosystems of the Park is to enhance the health of each of the unique ecosystems and encourage the presence of a rich diversity of species. An ecosystem management and implementation strategy is outlined in Chapter 3 for each of the following ecosystems on the site: Meadow, Successional Field, Woodland, Wetland, Pond, and Riparian Corridor/Stream Bank.

**3. Develop Master Plan in Phases** – The Prophecy Creek Park Master Plan will consist of three phases that will be implemented over a series of years so that appropriate funding can be in place for each Phase (See Chapter 5.) The exact time frame for beginning the Park improvements is contingent upon the schedule for road improvements along Skippack Pike, and each subsequent phase will begin roughly two years after the previous phase. Since park improvements are scheduled over a 6 year timeframe and more amenities and trails are available with each completed phase, an informational kiosk with a copy of the phasing plans is recommended to clarify which ADA compliant trails are completed, identify the locations of various ecosystems within the Park, and provide a timeframe for future park amenities.

**4. Secure Funding** – After master planning, the next phase is to secure funding for the design and construction of various park components. WPG has identified local and state funding opportunities as well as outlining a strategy for increasing non-appropriated funding.

**5. Enact Partnerships** – The Township should pursue cooperative agreements with agencies and public and private entities to develop, maintain, and improve Prophecy Creek Park. Potential partners could include the local equestrian club (maintain trails), Wissahickon School District (monitor ecosystems), garden club (maintain plantings around the Manor House), local artist guilds (maintain the barn), and performance companies (maintain the Amphitheater and Facilities)

## INTRODUCTION

### Background and Location

#### History

Established in 1701, Whitpain Township is one of the oldest municipalities in Montgomery County. The first Whitpain arrived with William Penn on ‘The Welcome’ in 1682. The earliest settlers were farmers of Protestant and Quaker faiths. Whitpain is composed of several small communities established before and after the Revolutionary War, including Blue Bell, Broad Axe, Custer, Franklinville, Center Square, West Ambler, Washington Square, and Belfry. From 1734 to 1950, the Township grew from 24 landowners to a population of 3,063. In the last fifty years, the township population increased six fold to over 18,000. The rural farmlands of the Township’s first 250 years have yielded to the establishment of a variety of businesses including some of Delaware Valley’s largest corporations (including Aetna and Unisys), and to first class residential communities. At the Millennium, Whitpain Township is one of the most desirable places to call home in the five counties of southeastern Philadelphia. It is consistently rated as one of the top places to live in the annual quality of life polls.

#### Location

Whitpain Township is located twenty miles northwest of Philadelphia in central Montgomery County, bordered by Upper and Lower Gwynedd to the north; Ambler, Upper Dublin, and Whitemarsh to the east; East Norriton and Plymouth to the South and Worcester to the west. Convenient access to major transportation has enabled residents to work throughout the region in Philadelphia, King of Prussia, the Lehigh Valley and beyond. The Pennsylvania Turnpike traverses the western portion of Whitpain and offers an exchange just two miles south of the Township in Plymouth Meeting. Other major routes include North Wales Road, Route 202, Penlyn Blue Bell Pike, Butler Pike, Morris Road, Route 73, and Township Line Road.

#### Parks and Recreation Department

The Whitpain Township Open Space Preservation Plan, adopted in December 1995 and updated in 2005, identifies Township owned open space and parkland. There are 194 acres of parkland in the Township distributed throughout seven parks, which range in size from .13 acres at West Side Park to 82.5 acres at Prophecy Creek Park. The parks are designated as ‘active’ or ‘passive’ recreation areas and park amenities range from the innovative sports complex of Stony Creek Sports Park to the magnificent scenic beauty of Prophecy Creek. Wentz Run Park is the hub of

community activity and offers a wide range of recreation facilities. The Township has no indoor recreation facilities, but takes maximum advantage of available school facilities.

## **A Brief History**

Prophecy Creek Park (PCP), situated along Route 73, is unique in character and diverse in its recreational opportunities and landscapes. The 82.5-acre property includes an array of ecosystems such as meadows, wetlands, ponds, woodland areas, and successional agricultural fields, not to mention the stream corridor for which the Park is named. With the combination of these characteristics and rich local history, Whitpain Township has an opportunity to educate its citizens and provide passive recreational adventures within the Park's boundaries and exhibit a sense of pride within the historic manor house and barn.



The Board of Supervisors of Whitpain Township took ownership of the property in 1999, formerly known as the Thompson Tract. The parcel was considered a prime area of open space left in the Township, and was targeted for priority consideration by the Whitpain Township's Open Space Plan adopted in 1995. Citizens of the Township vocalized their concern of losing this open space to suburban development. Through condemnation, a final agreement was reached and the Township acquired the parcel.

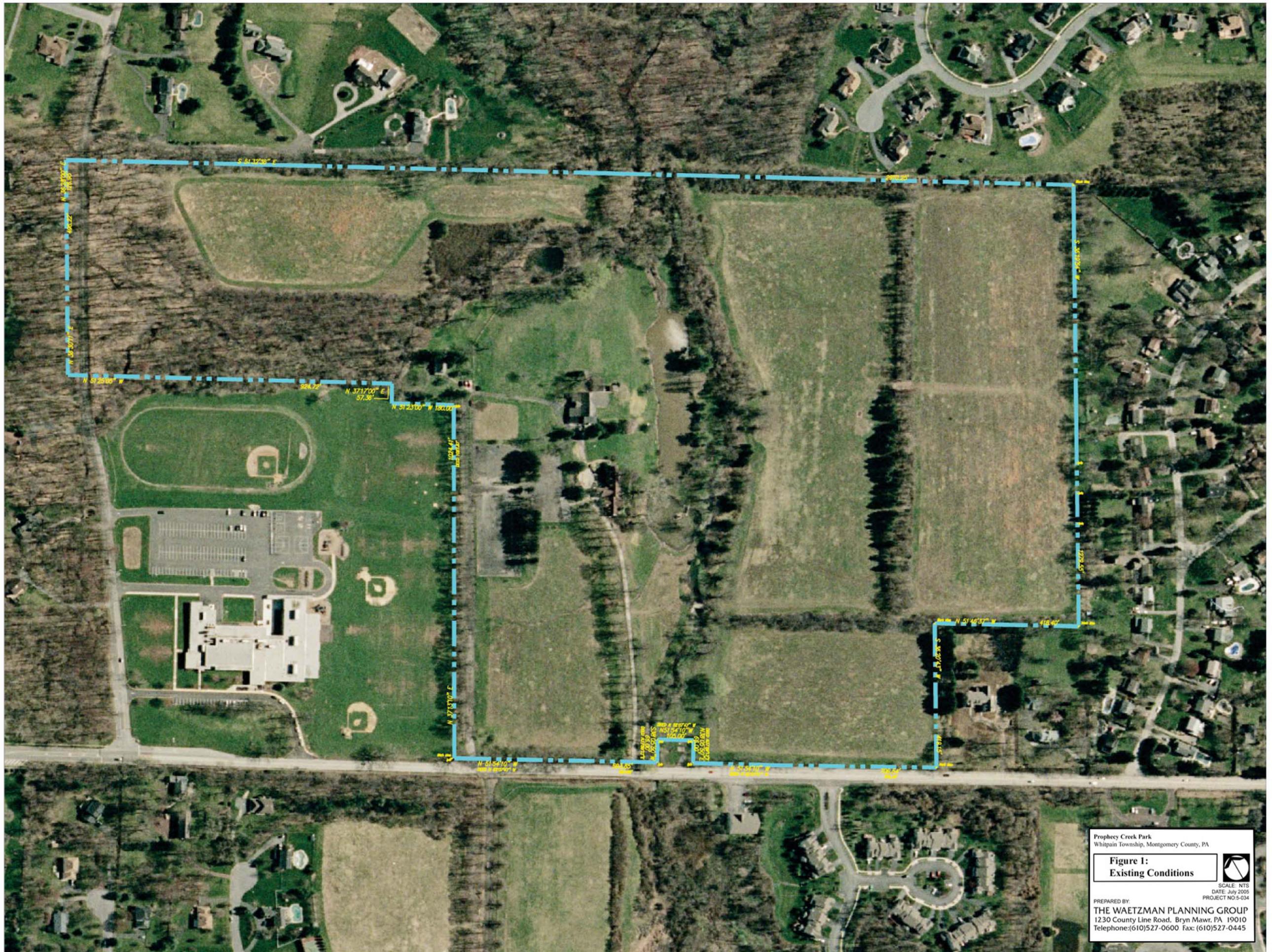
As part of the 300<sup>th</sup> anniversary celebration of Whitpain Township in October, 2000, the Thompson Tract was formally dedicated. Prophecy Creek Park was adopted as the parcel's new designation due to the stream that runs north-south through the center of the property. The Park features five (5) open fields (previously farmed), three (3) ponds (with aerator fountains), the manor house, and a stone barn.



## Context and Land Use

Prophecy Creek Park is located along the northerly side of Route 73 in the eastern section of Whitpain Township. Shady Grove Elementary School forms the border on the Park's western side and residential dwellings are found along its northern and eastern edges. Woodland areas are also found along the Park's northern property line where private land owners and the Wissahickon Valley Watershed Association own portions of abutting property. Existing horse trails are located within this area, just north of Prophecy Creek Park.

Open space and recreational areas are vital to the quality of life offered in Whitpain Township. The Township has various open spaces and public parks offering a diverse palette of recreational opportunities, ranging from active recreation in Wentz Run Park to passive opportunities in Prophecy Creek Park. Whitpain Township also maintains partnerships between other organizations, including the Wissahickon School District and the Whitpain Recreation Association, to provide recreational sports needs to local youth and promote sports programs, sports camps, and sports leagues year round. Other community organizations provide important support to the Township in terms of historic preservation, trail care, and additional public services.



Prophecy Creek Park  
 Whitpain Township, Montgomery County, PA

**Figure 1:  
 Existing Conditions**

SCALE: NTS  
 DATE: July 2005  
 PROJECT NO: 5-034

PREPARED BY:  
**THE WAETZMAN PLANNING GROUP**  
 1230 County Line Road, Bryn Mawr, PA 19010  
 Telephone: (610) 527-0600 Fax: (610) 527-0445

## Existing Conditions



Prophecy Creek Park consists of 82.5 acres of passive recreational opportunities including large open space areas, mowed trails, and distinctive natural features including ponds, wetlands, woodland areas, meadows, and successional, agricultural fields. The topography of the land is gently sloping from the more elevated east and west corners to the stream corridor that bisects the property. Slopes range from 1% to 10% with some steeper gradients along the banks of the creek and tributary. Wetlands exist within the floodplain area of the

watercourses in addition to densely wooded areas predominantly covering the northwest quadrant. Vegetation along the stream banks and within wetland areas includes a mixture of native and non-native species. Invasive species such as *Rosa multiflora* also exist and are further discussed in the ecosystem management section of this report. It should be noted that riparian corridor measures have been implemented along portions of the creek and additional measures are recommended later in this chapter.

Access to the Park, including the manor house and barn, is provided by an entrance drive off of Route 73. Improvements to the entrance have been proposed and will result in a realignment of the drive with the Narcissa Road/Route 73 intersections, construction of left turn lanes into both the Park and Narcissa Road, and installation of a traffic signal. These improvements are pending. The entrance drive provides access to an existing gravel parking lot that services the manor house and barn. The drive also provides access to a private residence on Park grounds where the Park Supervisor lives.

The manor house and barn are situated centrally in the Park. Currently, the manor house serves as an occasional gathering place for Township officials; future uses will be explored in a separate feasibility study. Possible future functions for the manor house and barn are discussed under Park Programming under Chapter 2. It should be noted that an additional access drive is existing on Park land that connects the manor house with Route 73. This access drive is currently gated and no public admittance is allowed at this gate. The access drive is only utilized for deliveries, if necessary.

The meadows and successional fields that exist on the property are currently mowed at appropriate times throughout the year. These areas are further discussed in the ecosystem management section of Chapter 3. Existing trails in the Park are also maintained by mowing as can be clearly identified on Figure 1: Existing Conditions, the aerial photograph provided earlier in this chapter.



## PROPHECY CREEK PARK MASTER PLAN

Soils within Prophecy Creek Park are generally rich, well-drained and conducive to excellent growing conditions, based on the property previously being farmed. However, there are areas subject to flooding and include poorly-drained, wet soil types. This is evident by observation of indicative wetland species that are found in these locations, such as Skunk Cabbage. The floodplain and wet soil types are delineated on the following plan, provided by Whitpain Township, and indicates the 100 year floodplain, based on FEMA (Federal Emergency Management Agency) mapping, and alluvial soil areas.

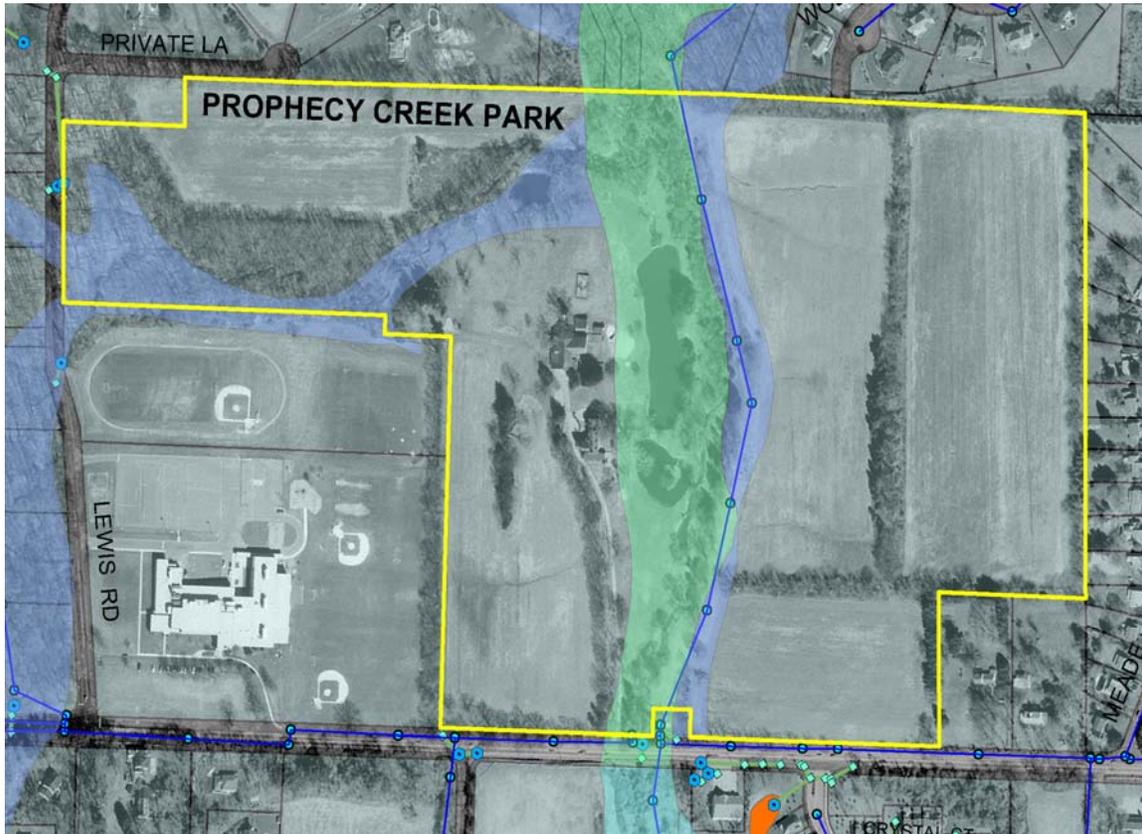


Figure 2: Floodplain Features

The above plan shows the 100 year floodplain boundary based on FEMA delineation and is indicated in green. Wet soil areas (the alluvial soils) are shown in blue. A public sewer line is also indicated on the plan, and is located along the floodplain's eastern boundary.

## Site Analysis

### ADA Compliance

The existing manor house has been under renovation and brought up to code requirements, and the existing parking lot provides handicapped parking areas. The master plan will address parking lot improvements and expansion, including an ADA accessible drop off area at the manor house entrance. Parking facilities will be ADA compliant.

Any trails that are proposed for the Park that are surfaced in concrete, asphalt, unit pavers, or other hard-surface treatment, will be ADA compliant. Although the U.S. Access Board (an independent Federal agency who promotes handicap accessibility) does not prescribe a specific percentage of accessible trails for a public park, the Master Plan will provide accessible paths to all of the major site features within the Park. ADA Standards for Accessible Design (28 CFR Part 36) are referenced in conjunction with this Plan.

### Buffering

Existing hedgerows and woodland edges appear to adequately buffer the property from adjacent land uses. Shady Grove Elementary School, located west of the Park, is currently buffered from the property by an existing, mature hedgerow. Openings that occur in the vegetation are utilized as pedestrian linkages to the Park, and are regularly used by students and teachers. A more formal connection will be further investigated on the Plan. Existing vegetation should be maintained and dead or noxious invasive species removed. This will be addressed in the management section of this report.

The Park boundary along Route 73 includes existing vegetation and should be supplemented with buffering material appropriate to street frontage. An existing fence line along a portion of Route 73 will be utilized as a visual and physical separation between trails and vehicular traffic.

The northern and eastern boundaries of the Park include existing vegetation with a few gaps dotted along the property line. These gaps allow striking views into the open fields and opportunities for adjacent residences to access the Park by foot.

### Manor House/Barn Use

The existing Manor House and Barn are centrally located within the Park. Their grand spaces and dynamic views are a focal point in Prophecy Creek Park. Potential uses for these structures include municipal meetings, public gatherings, private events, museum spaces, or educational facilities. Further analysis and a needs assessment of these structures will be performed to address their future use; these will be done as a separate effort, subsequent to this Plan.



### Parking Requirements



Existing parking areas for the Park are currently surfaced in gravel, with paved handicapped accessible spaces located near the manor house entrance. Currently, the parking areas can accommodate approximately 160 vehicles. Additional parking should be provided to accommodate large groups that may visit both the manor house and the Park grounds. In addition, sections of parking should be gated, and only be accessed by users of the manor house, or in cases of large public events at the Park.

### Recreational Opportunities

Whitpain Township currently enjoys a myriad of opportunities for active recreation for both youth and adult groups. In keeping with the intent of Whitpain Township Parks and Recreation Plan: Recreation 2020, Prophecy Creek Park should remain a passive recreational space. Visitors to the Park currently enjoy mown walking trails, unique ecosystems, and beautiful open spaces. In addition to enhancing the existing picnic, nature study, and walking facilities on-site, the Master Plan will identify areas to provide certain additional facilities and areas to host community-wide cultural events. The Master Plan will identify a circulation pattern that will link the existing and proposed site features within the site and provide connections to trails within the larger region.

### Riparian Corridor

The Wissahickon Valley Watershed Association (WVWA) and the Township are partnering on a stream bank stabilization program along Prophecy Creek's edges to help establish a riparian corridor. The corridor flows north/south through the Park, and includes three ponds connected by the stream. In addition to the stream bank stabilization, the Township should consider improvements to the ponds and stream to improve water quality, prevent flood damage on either side of the floodplain, and improve fish and wildlife habitat through the Park. Improvements should include removing invasive plant material from the site and incorporating the wetlands into the stormwater management program for the site to prevent additional unfiltered runoff from entering the stream.



To protect and restore the natural hydrology of the stream, this Plan recommends that a riparian corridor management strategy be developed to protect and restore the wetlands.

### **Safety and Security**

The primary safety issues at Prophecy Creek Park relate to circulation conflicts among the various Park users. In addition to the shared use of park trails by equestrians, pedestrians, and joggers, there are no clearly identified crossing points for pedestrians from the school across the access drive into the Park. Also, because of the long, straight access drive into the Park, some vehicles drive too fast, thereby endangering students that may be crossing the drive. The master plan will identify unique circulation paths for the various types of users, and where the paths of users intersect, traffic calming measures or trail identification signs will be provided.

The other safety concern the master plan will address is the lack of pedestrian lighting at the Park. Lighting should be provided along the access drive and parking areas, and should also be provided along walking paths from the parking areas to the manor house and to other site features which could be used after dark.

### **Trail Improvements and Connections**

The existing trail system at Prophecy Creek Park is not well defined: trails are delineated by mown grass paths and are shared by equestrians, walkers, and joggers. A formal trail system should be included in the Master Plan and consist of a hierarchy of trails. Those pathways that connect the parking areas to the manor house, barn, and other site features should be ADA compliant and surfaced accordingly. The next series of trails, traversing the perimeter of the site, could be surfaced in a soft material, such as woodchips, mulch, pea-gravel, or grass and should separate equestrian and pedestrian users. Additional trail spurs could be provided off the primary and secondary trail system and remain a mowed surface.

We note that students and teachers located adjacent to the property at Shady Grove Elementary School utilize gaps within the existing hedgerow between the properties. We recommend that the main opening be made more prominent and surfaced accordingly. In addition, the existing horse/pedestrian trails located north of the Park should connect to the Briar Hill Preserve Trail System. Although the Briar Hill Trail will not provide a separate trail loop for horses and pedestrians, the trails within the Prophecy Creek Park site should distinguish between the different user groups with signage and a separate trail system (especially near the existing stream crossing.)

## PLAN RECOMMENDATIONS

### Park Master Plan

#### Vision

The Vision for Prophecy Creek Park is a sustainable environmental and educational landscape. The Vision for the Park's development is based on five closely-related themes: expanding passive recreational opportunities, creating public gathering spaces, protecting the site's natural resources and ecosystems, developing environmental education, and promoting financial self-sufficiency. The plan proposes to restore the riparian habitat, expand and organize arts and cultural facilities, and calls for new amenities such as accessible trails, a restroom facility, an amphitheater space, and an educational classroom and history museum (within the converted barn.)

#### Master Plan Concept Diagram

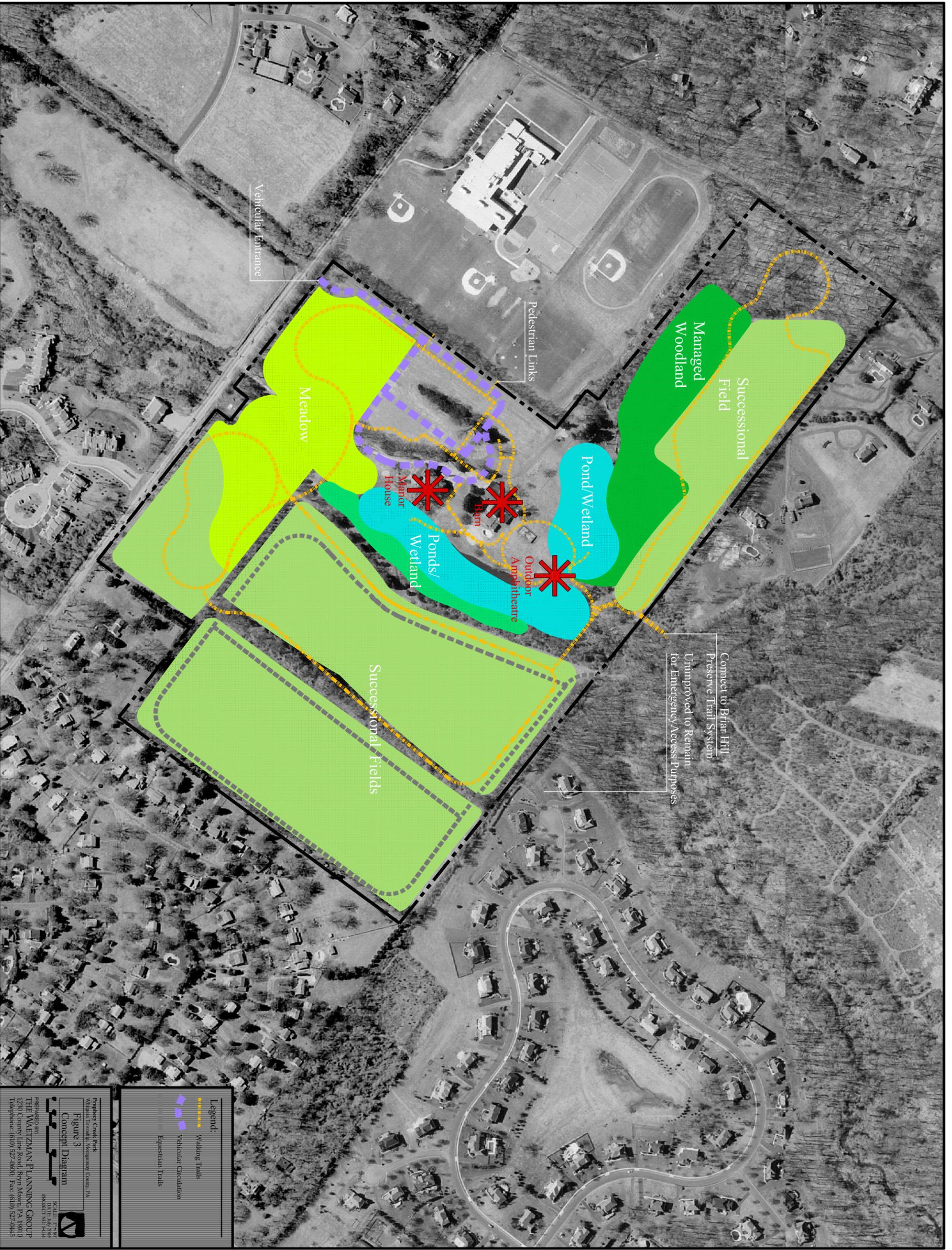
The Master Plan Concept Diagram was prepared after field observations in the Park and initial discussions with the Study Committee. A key element to the master plan of Prophecy Creek Park is its role in ecological education, both to students (from Shady Grove Elementary School and other schools in the district) and other users of the Park.

The idea is to draw people into the Park for passive recreation, education, and respite. Currently park users can arrive at the site via foot, horse, or vehicle, with most users entering the site from Route 73 (by vehicle). The Master Plan proposes to enhance the pedestrian circulation into the site (with a sidewalk along Route 73, designated crossings from Shady Grove Elementary School into the site, and by connecting the site to the Briar Hill Preserve trail system), to provide a network of accessible trails between existing and proposed site features within the Park, and to delineate between pedestrian and equestrian trails on the site.

Since environmental protection is part of the vision guiding the design of the Park, most of the Park improvements will be located near the existing Manor House and Barn. Reprogramming and enhancing existing features (such as the Manor House and Barn), will allow the majority of the site to remain undisturbed, while providing unique gathering facilities for Township residents. Proposed site features will be developed in harmony with the site environment, with the amphitheatre being built into the existing topography of the site and the restroom facility being a self-composting unit.

Finally, the various ecological zones identified on the site will be accessible to users through unique and appropriate circulation patterns. For example, the pond/wetland area divides the successional fields (and trails) on the site, rendering a pedestrian bridge necessary near the eastern property line. Near where this bridge would cross the ponds, however, is also the ideal location for an equestrian water space. To prevent conflicts between pedestrians and equestrians entering/exiting the site via the Briar Hill Trail Head, trails will be separated and signage provided identifying the site feature.

Although the vision for Prophecy Creek Park is one of passive recreation, we acknowledge that the master plan is a fluid document and that the details of this plan may require revision from time to time to accommodate the overall objectives of the plan and future needs of the Township. Because the primary role of Prophecy Creek Park is to provide a quiet, tranquil open space to residents in the Township, it should be accepted that this park cannot satisfy all the Township's recreational needs. However, if additional recreational fields are needed at Shady Grove Elementary School in the future, we recommend they be located in the lower meadow, where they would be in close proximity to the parking lot and existing fields at Shady Grove Elementary; this would keep the major activity area in the front of the Park. This location is also the flattest and driest on the site, and would provide the least amount of disturbance to the site's ecosystems. It is important that any site elements proposed for this area be graded and landscaped so as not to detract from the natural beauty of the site and majestic views toward the manor house.



--- Walking Trails  
 --- Vehicular Circulation  
 --- Equestrian Trails

**Legend:**  
 --- Walking Trails  
 --- Vehicular Circulation  
 --- Equestrian Trails

Prepared by:  
 THE WAITZMAN PLANNING GROUP  
 1250 County Line Road, Bryn Mawr, PA 19010  
 Telephone: (610) 527-0600 Fax: (610) 527-4445

## **Master Plan**

The Master Plan for Prophecy Creek Park proposes an entirely different type of park than currently exists in Whitpain Township – the Park would emphasize passive recreation and highlight ecology and culture. The Plan highlights the unique ecosystems and natural resources on the site and provides opportunities for visitors to explore these environments in a natural setting. In addition to the ecologically sensitive areas, the Plan proposes open lawn spaces for impromptu activities and designated facilities for arts/cultural events. The result is a design that accommodates the natural systems and ecology on the site, while providing the citizens of Whitpain Township a serene location for recreation and social events.

### **CIRCULATION**

Before the site was dedicated as a public park, the Manor House was accessed via a 12' wide asphalt driveway located between the two hedgerows along Route 73. When the Township acquired the site, a 25-foot wide public access drive was installed along the northwestern property line, and the original driveway was maintained for use as a service driveway. Although this entrance provides direct access to the parking lot, it is offset from the Narcissa Road intersection, and could complicate future traffic circulation. To create a safer traffic pattern, the entrance to the Park will be realigned with Narcissa Road to create a four-way signalized intersection at Narcissa Road and Route 73. This is part of a separate road improvement project being undertaken by Whitpain Township through a Federal Transportation Grant administered by Penn DOT; the roadway project is to be completed prior to Phase I. As part of this project, and the Safe Routes to Schools Program in the Township, sidewalks are proposed along the south side of Prophecy Creek Park extending west toward Lewis Lane and east toward Butler Pike.

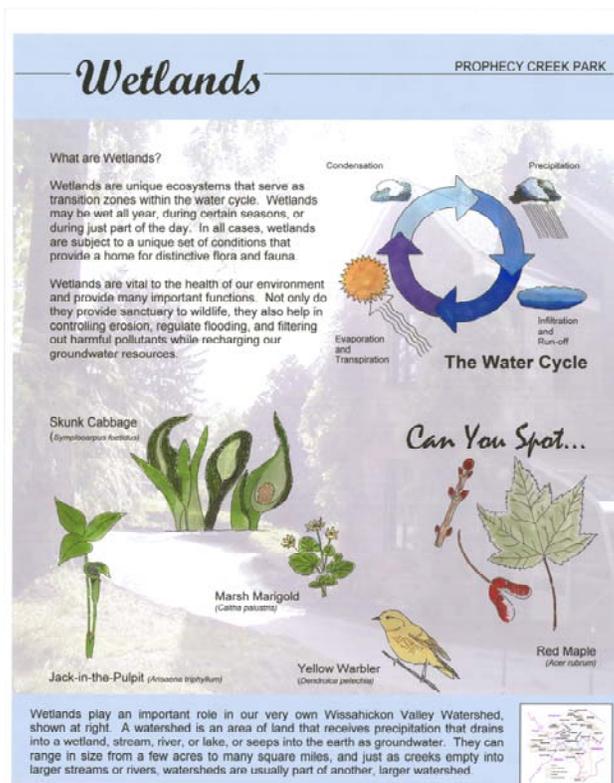
The realigned access drive will lead visitors into the main parking lot, and will be connected to the existing driveway, providing an accessible drop-off at the Manor House during events. Like the existing service drive, this portion of the driveway will be closed off to park visitors (with a formal wrought iron gate and entry monuments) when events are not scheduled at the Manor House. Accessible parking during non-event occasions will be located at trail heads near the existing barn and restrooms.

### **TRAIL ENHANCEMENTS**

The existing trails at Prophecy Creek Park are delineated by mown grass paths and are shared by equestrians, walkers, and joggers. A formal trail system is proposed by the Master Plan and includes a hierarchy of trails (ADA compliant trails, other pedestrian trails, and those for equestrian use.) Pathways that connect the parking areas to the manor house, barn, and other major site features will be ADA compliant and surfaced accordingly. The next series of trails, traversing the perimeter of the site, will be mown, and will be separated from the equestrian trails with split-rail fencing and informal tree plantings to prevent conflicts between the different users. Where the two trail types intersect, signage will be provided to alert trail users of overlapping uses.

Mown trails will be consistent with the width of the Township’s lawn mowers, sized 16’ wide for pedestrians and 18’ wide for equestrians. Accessible trails will be 10’ and surfaced according to United States Access Board specifications. Along the amphitheatre, the accessible trails will also be lined with structural grass paving cells to allow (limited) vehicular access to the stage.

The trail system for the Park will make several regional connections, including a link to the Briar Hill Preserve Trail System at the north end of the Park. Although the Briar Hill Trail will not provide a separate loop for horses and pedestrians, signage at the entrance to Prophecy Creek Park will direct users to the appropriate trail system. The trail system will also designate formal entrances to the Park from Shady Grove Elementary School. Currently, students and teachers accessing the site from the school utilize gaps within the existing hedgerow between the properties. The Master Plan proposes to make these openings more prominent and provide crosswalks and rumble strips along the entry drive to alert drivers to pedestrian activity.



Finally, the experience of walking through the various ecosystems will be enhanced by several design elements, including an accessible pedestrian overlook at the north pond, a pedestrian bridge connecting the northwest side of the site to the northeast side, and an interpretive program illustrating the cultural history, hydrology, and ecology of the various ecosystems.

**SITE ELEMENTS**

The existing **Manor House** is currently the nucleus of the Park. The structure was retrofitted in 2000/2001 and can accommodate 200 guests, although it is currently only used by Township Officials for meetings and gatherings. Possible programming ideas for the structure are explored in Chapter 3.

The other existing structure on the site is the Barn. This structure is currently used as a storage facility, but the building could be retrofitted and converted into an educational classroom, county history museum, and equipment storage area. The Master Plan proposes a picnic area with a fruit tree ‘orchard’ adjacent to the barn/classroom, which could be irrigated with potable water collected from rain barrels connected to the barn gutters. Additional programming ideas for this structure are explored in Chapter 3.

A six-stall accessible restroom is proposed between the Barn and Picnic Pavilion. This central location will make it convenient for those using the outdoor amenities at the Park (amphitheatre, trails, educational classroom). The restroom proposed is a pre-engineered, no-flush composting

system, which will reduce the amount of water used on the site and the amount of grey-water filtering. The restroom facility will be ADA compliant.

**Lighting** is designed to facilitate safe and convenient circulation for motorists driving from the main entry drive into the parking lot and through the accessible drop-off area at the Manor House. Bollard lighting is proposed along the accessible path between the parking lot, restroom, and amphitheater, allowing for safe circulation of pedestrians after dusk. The lighting will provide sufficient levels of lighting for safety, while minimizing glare and light pollution.

One of the most discussed items during the design process of Prophecy Creek Park was a 'living' **outdoor amphitheatre**. Based on the naturally sloping topography of the Park, the ideal location for the amphitheatre would be east of the wetland area (north of the large pond.) The amphitheatre walls and stage would be constructed of natural materials, such as stone or wood, to visually connect the amphitheatre with the existing structures in the Park. Large canopy trees will provide the 'ceiling' around the seating area to provide shade and cover to the audience.

The six-tiered amphitheatre will provide approximately 450 terraced seats around the stage and additional informal seating on the surrounding lawn. The **stage area** would be equipped with sound and light equipment for live theater and summer concerts and a screen for projecting outdoor movies. A covered structure is envisioned to protect the stage area during events and provide shade and shelter for park patrons when no events are taking place.



**Terraced seating** around the stage would be defined by stone retaining walls, allowing patrons to sit along the perimeter of the wall or to spread out on picnic blankets or lawn chairs in the grass behind their seats. To accommodate those with special accessibility requirements, the seating area closest to the stage abuts the accessible trail.



The **accessible trails** proposed for the site pass through the amphitheatre facilities, providing user-friendly seating between the stage and tiered seating areas. These trails would be paved with vehicular strength asphalt and lined with structural grass paving cells and allow (limited) vehicular access to the stage. Also, a loading area for equipment or shuttling handicapped patrons is proposed behind the stage.

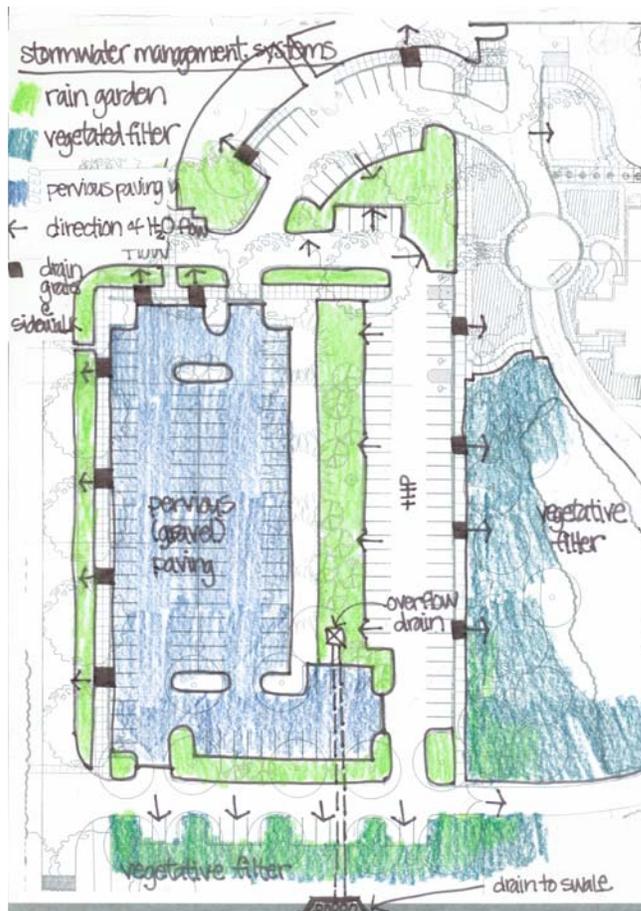
The spaces created around the outdoor amphitheatre will allow the Township to enhance the existing visual, performing, literary and culinary arts programs with summer camp programs, a summer concert and movie series, art fairs, live theater, and craft classes to provide youth and adult opportunities throughout the year.

## **PLANTING**

The landscape at Prophecy Creek Park was previously that of a farmstead. Hedgerows, successional fields, and ponds responded to the topography and drainage of the site. These site features have been maintained by the Township since the site was formally acquired; however,

invasive plant species have recently been introduced to the site and are threatening the ecology of the wetland and riparian corridor.

The goal of the planting philosophy is to enhance the health of the site’s ecosystems, while maintaining the historic agrarian landscape. The planting plans and ecosystem management strategies outlined by the Master Plan emphasize maintaining the native genetic pool of plant material at the Park. The vegetation in the various ecosystems (notably the riparian corridor and the meadows) should be replaced and replanted with native species, while ornamentals proposed for the site should be non-invasive. This planting philosophy should continue with each phase of the Park.



**STORMWATER MANAGEMENT**

The expanded parking area and ADA compliant paths significantly increase the amount of impervious coverage on the site. To avoid the need for a traditional stormwater basin, the Master Plan proposes to divide the parking lot into (pervious) gravel paving and (impervious) asphalt areas. The impervious surfaces (asphalt and accessible concrete walk) would be graded so that most of the surface water could drain into the rain gardens (shown in green) and the remaining water could be directed via vegetative filter strips (shown in dark green) to the swales. To prevent the rain gardens from overflowing during heavy rainstorms, an overflow drain will be provided at the low point of each of the rain gardens, which will spill out into the swales.

The gravel portion of parking lot will be contained by a continuous 6” curb

to prevent gravel from spreading to the paved area of the parking lot or into the planting beds. Where asphalt parking areas are adjacent to rain gardens, the Master Plan proposes a 6” curb with 12” breaks in it (similar to the image below) to allow water to drain into the planting areas. Both the continuous and broken curbs should be the same height, material, and finish to provide a consistent style to the parking lot.

Although the Whitpain Township Stormwater Management Ordinance is very specific on water quantity requirements, there is some discretion with respect to water quality requirements. Therefore, there is some flexibility in the design for the water quality BMP’s (note that the vegetated filter strips and swales would contribute to any water quality requirements.) Also, a

## PROPHECY CREEK PARK MASTER PLAN

detailed stormwater management report (to calculate the volumes for design) will be necessary in addition to infiltration testing, which will verify that the rain garden would work as designed.

The image shown to the right is from the SW 12th Avenue Green Street Project in Portland, Oregon. There, the project team made use of stormwater planters (which collected runoff to a depth of 6" before the water would flow into the next planter area) using 'broken' curbs to collect runoff from the sidewalks.





**Conceptual Plan**

- Lawn  
Turf maintained at 3"
- Meadow  
Flowering Perennials and Grasses mown annually
- Successional Field  
Manage and maintain field to create and restore early successional habitat
- Woodland  
Maintain healthy woodland
- Wetland / Riparian Corridor  
Stabilize streambank and Restore Wetlands Habitat
- Existing Ponds  
Improve Water Quality and Habitat and Remove Invasive Plants

**Trail Legend**

- ADA Accessible Pedestrian Walkway  
10' wide (typ.), concrete or brick pavers
- ADA Accessible Trail  
10' wide, asphalt pedestrian trail
- ADA Accessible Trail with Vehicular Access  
12' wide, asphalt pedestrian trail
- Pedestrian Walking Trail  
12' wide, mown pedestrian trail
- Pedestrian Wildflower Meadow Trail  
8' wide, mown pedestrian trail
- Equestrian Trail  
16' wide, mown equestrian trail

Prophecy Creek Park  
Whitpain Township, Montgomery County, PA

**Figure 4:  
Master Plan**

SCALE: NTS  
DATE: July 2005  
PROJECT NO: 5-034

PREPARED BY:  
**THE WAETZMAN PLANNING GROUP**  
1230 County Line Road, Bryn Mawr, PA 19010  
Telephone: (610) 527-0600 Fax: (610) 527-0445

## PARK PROGRAMMING AND ECOSYSTEM MANAGEMENT

### Park Programming

Prophecy Creek Park will offer a range of Educational, Arts and Cultural and Events programming and will be coordinated with Whitpain Township's programs and services throughout the year. The programs will follow the seasons, holidays, ecology, astronomy, history, heritage and native flora and fauna of Prophecy Creek Park and Whitpain Township. Guests may enjoy planned community and civic events including wildflower and birding walks, dinner theater, amphitheater performances, and historical re-enactments. Additionally, it is anticipated that the Manor House and Terrace will be available for various private and community events.

All events organized on the site must comply with Prophecy Creek Park's mission to respect its vegetation, trees, fixtures, and accessibility.

#### Environmental and Educational Programming

Improvements made to the Park will feature environmentally friendly building materials and methods. The overflow parking area will feature (pervious) gravel paving and rain gardens along the paved areas to capture some of the stormwater at the source. The proposed restroom structure will be a 'no flush' composting system which will reduce the amount of water used and grey water loading on the site, resulting in a lower maintenance cost for the Park. Rain barrels could be incorporated into the design of the barn when it is converted to a classroom/history museum to collect drainage from roof leaders and provide a potable water source for irrigating the adjacent fruit tree grove.

The existing barn could be converted into an educational classroom and history museum. This space could be used for educational field trips for Shady Grove Elementary and other schools in the Wissahickon School and open to the public on weekends. Prophecy Creek Park should coordinate the curriculum with the Wissahickon School District's initiative on environmental education to meet curriculum requirements of the District. For example, younger students could focus on county history and spend a day at the barn re-enacting a day in a one-room school house, while older students could hike through the various ecosystems, hunt for aquatic insects, dissect owl pellets, and study watershed protection.

A network of trails meandering through the various ecosystems on the site will offer the visitor the opportunity to experience each ecosystem. Pedestrian trails will feature interpretive signage describing the vegetation and wildlife in each ecosystem and elevated boardwalks and overlook platforms will provide access into the fragile wetland and pond ecosystems. Equestrian trails will feature directional signage towards the Briar Hill Preserve Trail and a designated watering area on the pond. Secondary 'habitat trail spurs' could be provided off the pedestrian trails and offer opportunities for bird watching and exploring historical excavations.

### **Arts and Cultural Programming**

The outdoor amphitheater, converted educational classroom, and outdoor event space will become the center for the arts and cultural programs at Prophecy Creek Park. The amphitheater will have its own sound and light equipment for live theater and summer concerts, and a screen for projecting outdoor movies; the converted classroom will be provide a learning space for youth and adult students. A portion of the educational classroom may be used as a history museum, providing insight into the early settlers, industry, and growth of the Township. These spaces could be open to the public on weekends and can be rented for large events and exhibits.

These spaces will allow the Township to enhance the existing visual, performing, literary, and culinary arts programs with summer camp programs, a summer concert and movie series, art fairs, live theater, and craft classes to provide youth and adult opportunities throughout the year. The Township Recreation Director should coordinate with local arts organizations to identify specific programming needs and partner with public and non-profit organizations and private and commercial businesses to develop funding partnerships for these programs.

### **Events Programming**

The existing manor house could become the event nucleus for private and public parties. Currently, the manor house is a gathering place for Township Officials on a limited basis, but it could become available for outside parties to lease for special events such as weddings and receptions, community and civic events, corporate events and seminars, holiday and themed parties, prom and winter formals, memorial services, anniversaries and birthdays, bar and bat mitzvahs, and fundraisers. The house can accommodate up to 200 guests and offers a large reception area and dining room which open onto a terrace that overlooks the pond and a gazebo. The exact uses to be programmed at the Manor House and leasing and management options will all be examined as part of a separate feasibility study.

Although all landscaping around the building envelope will be part of a future phase (due to maintenance and economic constraints), formal gardens should be installed around the house before it is marketed as a site for special events. The addition of formal plantings and enhanced paving around the foundation of the building will enhance the building's attractiveness to prospective users. A portion of the revenue generated from leasing the space could be used for park maintenance.

## Ecosystem Management

The goal of managing the various ecosystems of the Park is to enhance the health of each of the unique ecosystems and encourage the presence of a rich diversity of species. The resulting habitat for plants, animals, birds, butterflies and a myriad assortment of other creatures will greatly enhance the experience of the humans using these areas as well.

### Meadow Management

Managing the meadows of Prophecy Creek Park to offer an environment that will support a large and diverse group of species is the goal. A healthy meadow contains high grass and wildflowers.

#### *Meadow Creation*

Meadow creation will involve clearing the site of the proposed meadow to remove invasive plants and noxious weeds. Manual removal, light tilling (2" – 4" deep), a series of herbicide treatments (with a non-residual herbicide) or a combination of these can be used effectively. Watering during the clearing period, which encourages weed seed germination, helps to rid the soil of seeds that could come up later after the wildflower seeds are planted.

Next, a mix of wildflower seeds native to the area and suited to the site will be planted. A properly chosen mix of seeds and fobs for the site will ensure healthy growth of desirable plants. It is important to use a method of planting that ensures that the seed will have good contact with the soil.

#### *Meadow Maintenance*

Mowing the meadow will be necessary to control weeds. Mower blades must be set high enough to allow native grasses and flowers to grow. The meadow should not be mowed below a height of 6" and should not be mowed in late summer or early fall (which is detrimental to native grasses) or in late spring and summer (to protect nesting wildlife.) Between mowing, unwanted plants should be controlled through weeding or spot application of a non-residual herbicide.

### Successional Field Management

Management of the successional field is being done to improve habitat diversity and promote declining, threatened, and endangered species.

Successional Field Management controls the growth of woody plants that would, if left alone, grow large enough to shade out many of the types of plants found in fields. The goal of this management is to disturb limited areas of the field each year to retard the growth of these woody plants, noxious weeds and invasive species. Primary disturbance can be accomplished through the use of mowing and/or light tilling. Secondary manipulation of

the plant community through weeding or the spot application of non-residual herbicides will reduce numbers of unwanted plants on a more controlled basis.

Treatments should be rotated. Not more than 1/3 of the area should be disturbed with light disking or mowing each year. As with the meadow mowing, the mower blade should be set to a minimum height of 6" and the fields should not be mowed in late summer or early fall (which is detrimental to native grasses) nor should they be mowed in late spring and summer (to protect nesting wildlife.)

### **Woodland Management**

The goal for this woodland is to manage for biodiversity, habitat creation and future birding/wildlife trails.

#### Woodlands Restoration

To encourage biodiversity, the manager must work to provide the greatest variety of habitats and microhabitats that are economically feasible. Approaches that would be applicable to this site include removing invasive species of woody and herbaceous plants, controlling deer access, and creating trails to allow for human access. The first step is to remove the largest invasive vines growing on trees. Then, selected areas of the woodland should be thinned out to increase the light levels and improve the diversity of plants that will grow in the woodland. Finally, the woodland plantings should be supplemented with species of canopy trees, under story trees, shrubs and herbaceous plants that support large numbers of bird and mammal species. These newly planted saplings, shrubs, and herbaceous plants should be protected from deer, with control methods such as fencing, tree shelters or flexible deer guards.

#### Woodland Maintenance

The site should be monitored for the presence of invasive vegetation and reduced levels of regeneration of desirable plants due to deer browsing, and any problems should be corrected. Allow fallen trees to remain on the woodland floor. These logs provide nutrients and habitat for a wide variety of living things. Allow dead standing trees to remain in the woodland unless they are located in an area that may be dangerous to visitors (i.e. along trails). These dead standing trees provide food and habitat to many creatures including woodpeckers. Create a transition zone, comprised of native understory trees, shrubs and herbaceous plants between the woodland and the surrounding area. Create additional trails to expand human access.

### **Wetland Management**

Wetlands represent a significant portion of Prophecy Creek Park. Types of wetlands on the site include marshy wetlands and forested wetlands. Healthy wetlands of these types offer nesting and feeding habitat to a large variety of wildlife. Maintaining these wetlands is critical to increasing the diversity of the wetland population of plants, animals and insects in the Park, some of which could be endangered species.

Wetland Restoration

Remove invasive plant species. Plant native species, missing but normally found in this type of wetland. Place fencing and educational signage at the edge of the wetland areas to educate park visitors and restrict their movement to protect nesting species.

Wetland Maintenance

Monitor the site for the presence of invasive vegetation. Remove invasive vegetation and noxious weeds when found. Continue to add native plants as needed.

**Pond Management**

The goal for the ponds at Prophecy Creek Park is to restore and maintain the three ponds as healthy habitat for aquatic life forms.

Pond Restoration

The ponds are located at a low point in the topography which causes water to drain from the surrounding area. As a result, it is important to plant the wetland area surrounding the ponds with an assortment of site specific native plants that will help to slow the flow and clean the water before it reaches the ponds. Stormwater runoff may contain many pollutants such as pesticides and excessive amounts of nitrogen from fertilizers which make this wetland a critical buffer for the ponds and Prophecy Creek. Wetlands act as a neutralizer for many forms of pollution. Pollutants in the water are broken down in the wetland by sunlight, bacteria, oxygen and plants. If excessive nutrients reach the ponds, it will increase the growth of aquatic plants and algae.

Any invasive species of plants or noxious weeds should be removed. If the ponds have been receiving an excessive amount of silt from erosion, the stream bank stabilization measures to be taken for the Riparian corridor (see below) will reduce the amount of silt flowing into the ponds. If removal of accumulated silt is necessary to ensure the health of the ponds, it can be done by either draining the pond and mechanically removing the silt, or by a dragline.

Pond Maintenance

Routine inspections of the pond for water quality, the presence of invasive species of vegetation and general health are required. Invasive plants should be removed. If water quality indicates a problem with pollution the source should be found and neutralized to eradicate the problem.

The ponds are not going to be used for active recreation such as swimming or fishing. They do serve as a visual focus from many areas of the Park. A gazebo placed on a small island in one of the ponds and its connecting bridge will allow humans to enjoy the pond at close range. Maintenance of this area will be required.

**Riparian Corridor/Stream Bank Stabilization**

Restoration of the portion of Prophecy Creek that runs through the Park involves stabilization of the banks and replanting the Riparian Corridor.

Riparian Corridor Restoration and Stream Bank Stabilization

After determining the cause of the stream bank erosion (increased development along corridor, reduced stream bank vegetation, changes to the flow pattern of the stream), the stabilization approach best suited to the cause can be designed. It is important to keep in mind that erosion can be reduced using many methods from riprap and gabions to soil bioengineering, in-stream structures and native material revetments. The methods that are the least intrusive and most supportive of the natural environment should be implemented. It is important to preserve as much existing woody native vegetation as possible to aid in the stabilization. Planting layers of native plants that are suited to a riparian corridor should be undertaken to further reduce erosion. Native trees, shrubs and herbaceous plants should be used to give an overhead canopy and provide groundcover. The overhead canopy shades the streams keeping water temperatures cooler. The combined vegetation provides shade, cover and food for a large variety of living things.

Specific access points for humans should be created. These access points should be of a limited size and located along areas of the stream bank that are the most stable. The access points should also be stabilized after construction to ensure safe access and no damage to the stream.

Riparian Corridor Maintenance

On going maintenance involves monitoring of the stream corridor to ensure integrity of the stream banks. Removal of foreign debris (garbage, plastic, etc.), and diseased or invasive species of plants and trees should be undertaken as an ongoing function. Whenever possible do not remove fallen trees and woody debris from the land or stream as almost 50 percent of the habitat found in a riparian corridor is the result of these.

## PUBLIC PARTICIPATION

In addition to the Study Committee and Focus Groups, other stakeholders and the public were invited to participate in the planning process for the Park. On May 2, 2005, a kick-off meeting was held. The meeting began with an introduction by project manager Charlie Guttenplan of the Waetzman Planning Group. Charlie discussed the overall vision of PCP as a passive recreational public park combining preservation and conservation with educational and social gatherings. WPG then met with the Study Committee on May 23, 2005 to further discuss the PCP Master Plan, which followed with a walking tour and site analysis of the Park. Based on input from the Study Committees, Focus Groups, the public, and the site analysis, WPG created a draft master plan for the Park. Throughout the master planning process WPG met with the Study Committee to refine the program elements, circulation, and phasing implementation for the Park. Study Committee meetings (June 20, 2005; December 22, 2005; and October 20, 2006) were followed by a Stakeholders' Meeting (April 10, 2006), and a presentation to the Park and Recreation Board on April 11, 2007. Additional revisions were made to the plan based on suggestions from these meetings, and the plan was then presented to the Board of Supervisors on September 4, 2007 and finally at a public meeting on September 18, 2007, at which time it was adopted. A summary of Meeting Minutes, Dates, and Attendees is listed below; for complete meeting minutes refer to Appendix (A).

### Summary of Meetings

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#### **Kick-off Meeting (#1)**

**May 2, 2005**

On Monday, May 2, 2005, a Kick-Off Meeting was held at Whippany Township to discuss the Prophecy Creek Park Master Plan. The overall vision of Prophecy Creek Park is a passive recreational public park combining preservation and conservation with educational and social gatherings. The social gatherings will occur at the manor house if the renovations prove cost-effective. The following list outlines pertinent issues that will be further discussed in the Existing Conditions Analysis and in the Design Process of Prophecy Creek Park: **Manor House** programming and use; **Parking Lot** circulation, material, and expansion; **Site Features** for park including outdoor amphitheatre, trails, educational areas; preserving open space and ecological zones within the Park.

#### **Planning Committee Meeting #2**

**May 23, 2005**

On Monday, May 23, 2005, a Study Committee Meeting was held at Prophecy Creek Park to further discuss the Prophecy Creek Park Master Plan. The meeting commenced within the existing manor house followed by a walking tour of the Park.

**Planning Committee Meeting #3**

**June 20, 2005**

On Monday, June 20, 2005, a Study Committee Meeting was held at Prophecy Creek Park to further discuss the Prophecy Creek Park Master Plan. The following items were discussed: Trail Connections, ADA compliance, Separating the Equestrian and Pedestrian Trails, Overflow Parking Location, the Outdoor Amphitheater, Lighting, Interpretive Signage, and the Phasing Schedule.

**Planning Committee Meeting #4**

**December 22, 2005**

On Thursday, December 22, 2005, a Study Committee Meeting was held at Prophecy Creek Park to discuss the current status of the Prophecy Creek Park Master Plan. The following items were discussed: Vehicular Access and Parking, the Outdoor Amphitheater, and the Trail System.

**Stakeholders' Meeting #5**

**April 10, 2006**

On Monday, April 10, 2006, a Stakeholders' Meeting was held at Prophecy Creek Park to present the initial concept of the Prophecy Creek Park Master Plan. The following items were discussed: Equestrian trail locations, Lighting, Recreation Types, and Educational Signage along the nature trail. Focus group representatives agreed to distribute information handouts from this meeting to their constituents and provide comments to the Township so that comments could be addressed in the Master Plan.

**Focus Group Meeting #6**

**October 20, 2006**

On Friday, October 20, 2006, a Focus Group Meeting was held at Prophecy Creek Park to review the Concept Plan for Prophecy Creek Park Master Plan. The following items were discussed: Traffic Calming measures along the access drive; Sidewalk Connections between Shady Grove Elementary and the Park and Route 73 and the Park; the Phasing Plan; Accessibility; Restrooms; and Lighting.

**Park and Recreation Meeting**

**April 11, 2007**

On Thursday, April 11, 2007, a Park and Recreation Committee Meeting was held at Whitpain Township to discuss stormwater management strategies for the Park. Recreation programs in the Township and the Briar Hill Preserve were also discussed.

**BOS Meeting**

**September 4, 2007**

The consultants presented the final draft master plan to the BOS for their review and comment.

**Public Meeting**

**September 18, 2007**

On Tuesday, September 18, 2007, a Public Meeting was held at Whitpain Township to present the Prophecy Creek Park Master Plan to the public. The Board of Supervisors adopted the Plan at this meeting.



## DEVELOPMENT SUMMARY

### Cost Analysis

Projected costs for the Prophecy Creek Park Master Plan were analyzed based on typical costs for general and specific standards that are currently being applied to parks and related construction activities. Collaboration on cost analysis with the Township Engineer was initiated primarily for stormwater management and earthwork estimates. The Prophecy Creek Park Master Plan will consist of Phases that will be implemented over a series of years so that appropriate funding can be in place for each Phase. Site amenities are broken down by phase as follows:

### Phasing Schedule

#### Phase One (2010-2011)\*:

- Front entrance drive,
- parking improvements,
- hard-surface trails (ADA compliant),
- lighting,
- stormwater management plan.

The start date for Phase I is contingent upon the scheduled street improvements for Skippack Pike (State Route 73.) Currently, the street improvements for the Skippack Pike and Narcissa Road intersection are expected to begin in 2009 and end in 2010. (Note: Phase I and its costs do not include the cost for the street improvements referenced above; they are being funded separately.)

#### Phase Two (2012-2013)\*:

- Soft-surface trails
- Educational signage
- Restrooms

#### Phase Three (2014-2015)\*:

- Outdoor amphitheater,
- Pedestrian bridge at north end of pond

#### Future Phases\*:

- Manor House

## PROPHECY CREEK PARK MASTER PLAN

- Barn
- Pond improvements

\*The exact time frame for the Park improvements is contingent upon the schedule for street improvements along Skippack Pike, and each subsequent phase will begin roughly two years after the previous phase.

Estimated Phase I Cost: \$1,216,846.41

Estimated Phase II Cost: \$283,333.32

Estimated Phase III Cost: \$415,200.38

Total Estimate for Phases I-III: \$1,915,380.10

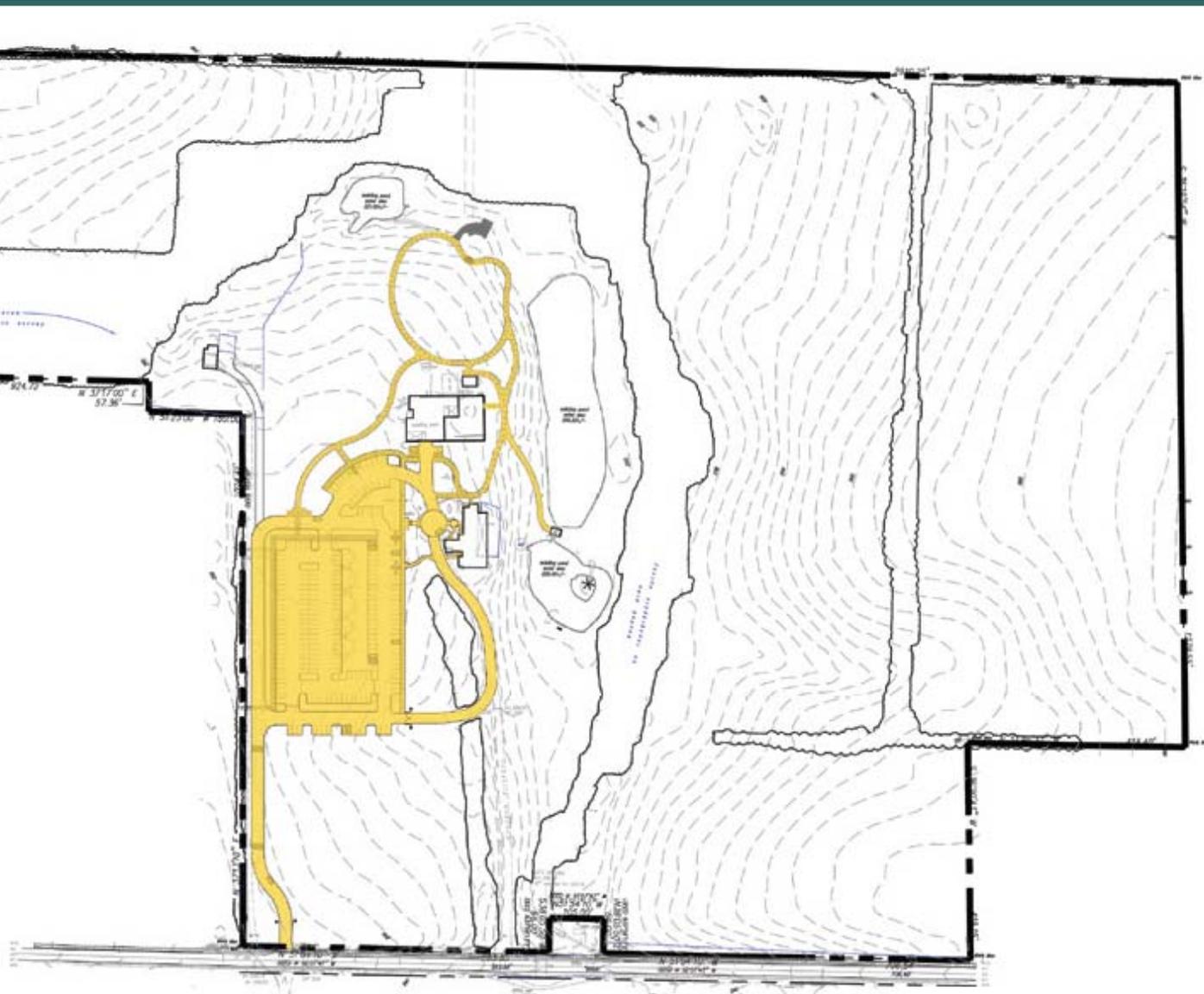
*Note: All figures in 2009 dollars; detailed cost breakdown in Appendix B shows original cost estimates (2007) and costs in 2009 dollars.*

Since park improvements are scheduled over a 6 year timeframe and more amenities and trails will be available with each completed phase, it has been suggested that a phasing plan be provided for park users. A kiosk could be located near the parking lot with a copy of the phasing plan, which would clarify which ADA compliant trails are complete, identify trails to the various ecosystems within the Park, and provide a timeframe for future park amenities.

# Phase 1

## PHASE I IMPROVEMENTS

- Front Entrance Drive
- Parking Improvements
- ADA Accessible Trail Installation
- Lighting (Parking Lot, Building)
- Trail Identification Signage
- Stormwater Management Plan



Prophecy Creek Park  
Whitpain Township, Montgomery County, PA

Figure 5a:  
Phase I Improvments

SCALE: NTS  
DATE: July 2005  
PROJECT NO: 5-034

PREPARED BY:  
**THE WAETZMAN PLANNING GROUP**  
1230 County Line Road, Bryn Mawr, PA 19010  
Telephone:(610)527-0600 Fax: (610)527-0445



## Phase 2

### PHASE 2 IMPROVEMENTS

- Trail Improvements to Existing Horse and Pedestrian Trails
- Trail Identification Signage
- ADA Accessible Boardwalk and Overlook
- Restroom
- Lighting (Restroom)

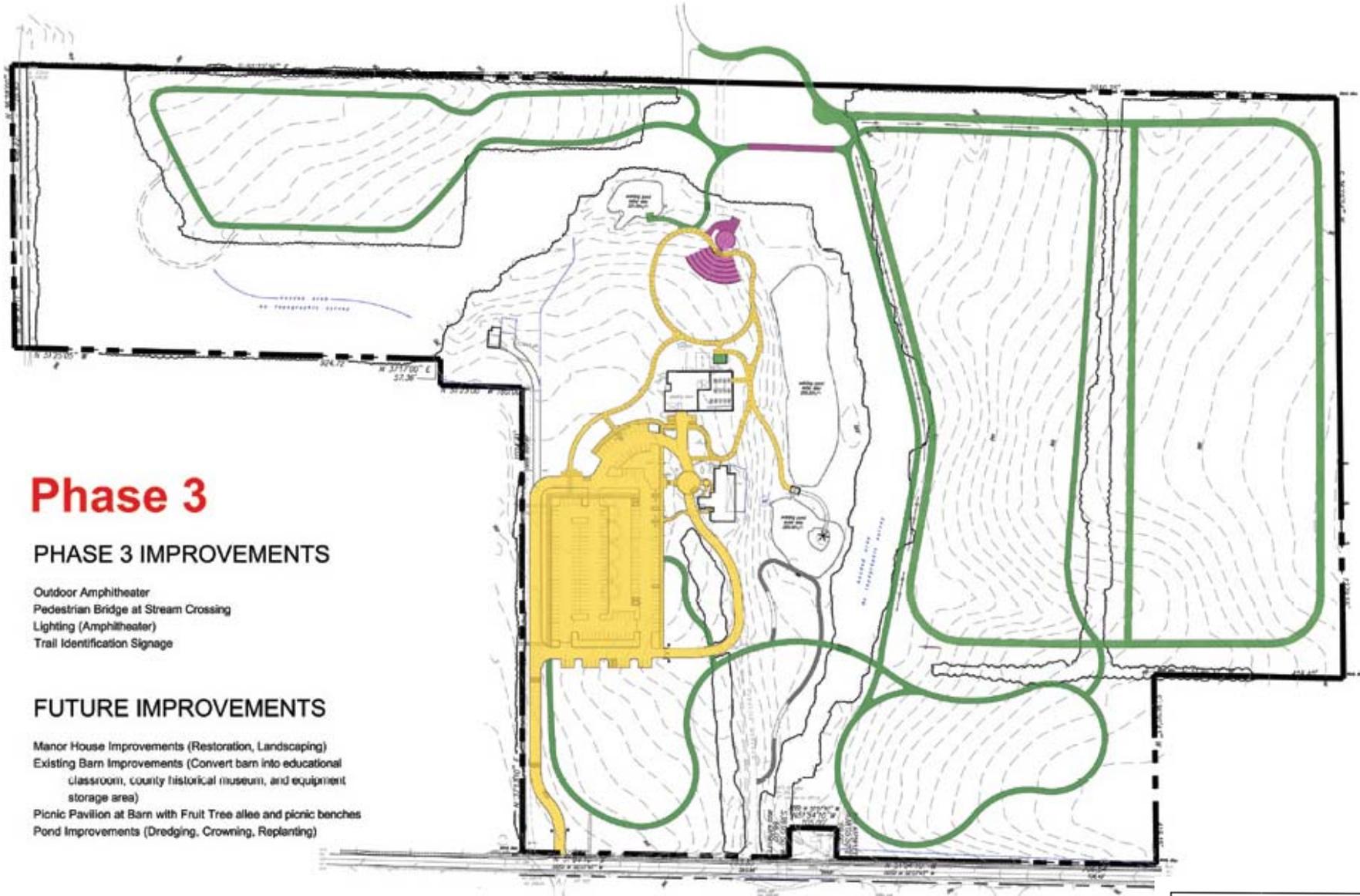
Prophecy Creek Park  
Whitpain Township, Montgomery County, PA

Figure 5b:  
Phase 2 Improvements



SCALE: NTS  
DATE: July 2005  
PROJECT NO: 5-034

PREPARED BY:  
**THE WAETZMAN PLANNING GROUP**  
1230 County Line Road, Bryn Mawr, PA 19010  
Telephone: (610) 527-0600 Fax: (610) 527-0445



# Phase 3

## PHASE 3 IMPROVEMENTS

- Outdoor Amphitheater
- Pedestrian Bridge at Stream Crossing
- Lighting (Amphitheater)
- Trail Identification Signage

## FUTURE IMPROVEMENTS

- Mancr House Improvements (Restoration, Landscaping)
- Existing Barn Improvements (Convert barn into educational classroom, county historical museum, and equipment storage area)
- Picnic Pavilion at Barn with Fruit Tree allee and picnic benches
- Pond Improvements (Dredging, Crowning, Replanting)

Prophecy Creek Park  
Whitpain Township, Montgomery County, PA

**Figure 5c:**  
**Phase 3 Improvements**

SCALE: NTS  
DATE: July 2005  
PROJECT NO: 5-034

PREPARED BY:  
**THE WAETZMAN PLANNING GROUP**  
1230 County Line Road, Bryn Mawr, PA 19010  
Telephone:(610)527-0600 Fax: (610)527-0445

## **Funding Opportunities**

Because Prophecy Creek Park Master Plan is a long term plan (minimum 6 years from commencement) which will require significant funding for each Phase, WPG has identified available funding opportunities which the Township should actively pursue. Funding opportunities for the Township to pursue include various programs administered by federal, state, regional and private sources and include the National Park Service; Department of Environmental Protection; Department of Community and Economic Development; Pennsylvania Infrastructure Investment Authority; Pennsylvania Department of Transportation; Pennsylvania Infrastructure Bank; Delaware valley Regional Planning Commission; Natural Lands Trust; among others that may be available in the future. For complete source information, refer to Appendix C which lists funding sources, program names, information and contacts. Since this information continually changes, monitoring funding opportunities and new sources, is recommended.

## APPENDICES

## Appendix A: Meeting Minutes/Publicity

### Kick-off Meeting #1

**Prophecy Creek Park Master Plan**  
Whitpain Township, Montgomery County, PA

**Kick-Off Meeting Minutes of May 2, 2005**

In Attendance: Kurt Baker, Director of Parks & Recreation  
Leigh Narducci, Chairman, Board of Supervisors  
Anthony Greco, Board of Supervisors  
William Rapine, Member, Park & Recreation Board  
Lee Miller, Superintendent, Parks Division  
Charles Guttenplan, Waetzman Planning Group  
Eric Wahl, Waetzman Planning Group

On Monday, May 2, 2005, a Kick-Off Meeting was held at Whitpain Township to discuss the Prophecy Creek Park Master Plan. The overall vision of Prophecy Creek Park is a passive recreational public park combining preservation and conservation with educational and social gatherings. The social gatherings will occur at the manor house if the renovations prove cost-effective. The following list outlines pertinent issues that will be further discussed in the Existing Conditions Analysis and in the Design Process of Prophecy Creek Park.

1. **Meeting Commences: Study Committee Welcome**
2. **Park Overview**
  - a. An Aerial Photograph exhibit was presented showing the Park and surrounding context
  - b. Aerial image courtesy of DVRPC, flown c. 2000
3. **Issues Brought up for Discussion**
  - a. Manor House
    1. Will be able to accommodate events that include up to 200 people
    2. Building will be rented out for social events, thereby partially funding maintenance
    3. Building has been renovated, but currently empty
    4. Building may be used for meetings
    5. Formal gardens may be included directly adjacent to the house, this item will be discussed further in the design process
  - b. Realignment of entrance drive
    1. A grant has been applied for to realign the entrance drive with Narcissa Road, in addition to signalization
  - c. Parking
    1. Current gravel parking areas may require resurfacing for manor house use

2. Overflow parking for adjacent school events may be needed
3. "Pocket" parking areas may be useful in other areas of Park
- d. Programming/User Groups
  1. Prophecy Creek Park will retain its passive open space character
  2. Separation of social events and other user groups is required
  3. Outdoor "living" amphitheatre
  4. Trails
  5. Designated educational areas
  6. Conservation /preservation is vital to the Park
  7. Barn (educational classrooms, museum, equipment storage, restrooms)
4. **Site Information**
  - a. WPG will be given access to information (digital data if available) by Whitpain Township in order to prepare the Master Plan
5. **Future Meetings**
  - a. The next scheduled meeting will be held at Prophecy Creek Park on May 23, 2005 at 9:00.
6. **Meeting Adjourns**

## Planning Committee Meeting # 2

### Prophecy Creek Park Master Plan Whitpain Township, Montgomery County, PA

#### Meeting Minutes of May 23, 2005

In Attendance: Kurt Baker, Director of Parks & Recreation  
Anthony Greco, Board of Supervisors  
William Rapine, Member, Park & Recreation Board  
Lee Miller, Superintendent, Parks Division  
Eric Wahl, Waetzman Planning Group

On Monday, May 23, 2005, a Study Committee Meeting was held at Prophecy Creek Park to further discuss the Prophecy Creek Park Master Plan. The meeting commenced within the existing estate home followed by a walking tour of the Park.

1. **Meeting Commences: Study Committee Welcome**
2. **Prophecy Creek Park Existing Conditions Plan**
  - a. An 8 ½" x 11" reduction of the Existing Conditions was handed out showing: existing topography, woodland edges, hedgerows, ponds, existing structures, boundary information, etc.
  - b. This information will be combined with aerial photography to produce a complete "snap shot" of existing conditions.
3. **Prophecy Creek Park Concept Diagram**
  - c. An 8 ½" x 11" reduction of a Concept Diagram for the Park was handed out indicating different eco-zones and possible trail locations in addition

- to a living amphitheatre location to be used as a central “hub” for pathway connections.
- d. Additional issues discussed in conjunction with the Concept Diagram:
    - 1. Permission from landowner and watershed authority to cross Prophecy Creek just north of the Park boundary line in order to connect to existing Horse Trails.
    - 2. ADA compliance for the pedestrian trails. Percentage?
    - 3. Location of overflow parking.
    - 4. Existing driveway to estate home to be used for deliveries and emergency access only.
  - e. The Concept Diagram was also referred to during the walking tour.
- 4. Walking Tour**
- f. The Study Committee then proceeded to tour the Park on foot and discussed items as mentioned above in addition to:
    - 1. existing mown pathways through agricultural fields;
    - 2. adjacent land uses and access;
    - 3. pedestrian and horse trail links and creek crossings;
    - 4. pond edge treatments;
    - 5. invasive plant species and native plant communities;
    - 6. wetland areas;
    - 7. outdoor, living amphitheatre location; and
    - 8. additional locations of possible trails.
- 5. Future Meetings**
- g. The next study committee meeting is tentatively scheduled for Monday, June 20, 2005 at Prophecy Creek Park (9:00 a.m.). This date and time to be confirmed.
- 6. Meeting Adjourns**

**Planning Committee Meeting # 3**

**Prophecy Creek Park Master Plan**  
Whitpain Township, Montgomery County, PA

**Meeting Minutes of June 20, 2005**

In Attendance: Kurt Baker, Director of Parks & Recreation  
Anthony Greco, Board of Supervisors  
William Rapine, Member, Park & Recreation Board  
Lee Miller, Superintendent, Parks Division  
Eric Wahl, Waetzman Planning Group

On Monday, June 20, 2005, a Study Committee Meeting was held at Prophecy Creek Park to further discuss the Prophecy Creek Park Master Plan. The following items were discussed.

- 1. Meeting Commences: Study Committee Welcome**
- 2. Prophecy Creek Park Updated Aerial Photograph (Context Plan)**
  - a. An 8 1/2" x 11" reduction along with a 36" x 48" exhibit board was provided showing an updated aerial photograph that depicts existing conditions and surrounding context.
- 3. Prophecy Creek Park Master Plan**
  - a. An 8 1/2" x 11" reduction along with a 36" x 48" exhibit board was provided indicating existing conditions and proposed conceptual layout of parking, trails, outdoor amphitheatre, etc.
  - b. Items discussed in conjunction with the Master Plan:
    1. Trail connections (school district grounds, watershed authority)
    2. ADA compliance for the pedestrian trails: only hardscaped surfaces providing access require compliance. All walking/fitness/hiking trails that are surfaced in lawn, mulch, or other "soft" surface are not required to be ADA compliant.
    3. Separation of horse trail and pedestrian trail can be natural buffer, for example, an un-mown strip between the two trails.
    4. Location of overflow parking: more of a separation should be indicated between estate home parking and park-user parking.
    5. Interpretive signage: Any signs proposed for the Park should be consistent with signage being developed under a grant as mentioned by the Park & Rec. Director.
    6. Outdoor amphitheatre: further discussions are needed and examples of similar facilities will be provided at following meetings.
    7. Lighting: All proposed lighting should be consistent and shown on the Master Plan.
- 4. Prophecy Creek Park Phasing Schedule**
  - a. A Phasing Schedule and preliminary summary of findings will be included in a draft report to the Study Committee members (and forwarded to BOS) so that the Board of Supervisors can review and comment on progress of the Master Plan.
    1. Phase 1: front entrance , manor house, parking improvements, lighting
    2. Phase 2: "soft" surface trails, signage, restrooms (pool house)
    3. Phase 3: elevated boardwalk trail/overlook, amphitheatre, barn improvements
- 5. Future Meetings**
  - b. The next study committee meeting to be announced.
- 6. Meeting Adjourns**

**Planning Committee Meeting # 4**

**Prophecy Creek Park Master Plan**  
Whitpain Township, Montgomery County, PA

**Meeting Minutes of December 22, 2005**

In Attendance: Kurt Baker, Director of Parks & Recreation  
Anthony Greco, Board of Supervisors  
William Rapine, Member, Park & Recreation Board  
Charles Guttenplan, Waetzman Planning Group  
Eric Wahl, Waetzman Planning Group

On Thursday, December 22, 2005, a Study Committee Meeting was held at Prophecy Creek Park to discuss the current status of the Prophecy Creek Park Master Plan. The following items were discussed.

- 1. Meeting Commences: Study Committee Welcome**
- 2. Vehicular Access and Parking**
  - a. A grant for the entrance realignment has been approved. This work must be done through PennDOT. The realigned entrance will be incorporated into the master plan.
  - b. A drive from the expanded parking area to the existing driveway should be shown, allowing a drop-off/turnaround in front of the manor house. This drive should be gated or closed off when no events are occurring at the manor house.
  - c. Parking should accommodate approximately 200-250 spaces.
    1. Utilize landscape islands.
    2. Larger vehicles.
    3. Storm run-off.
- 3. Outdoor Amphitheatre**
  - a. This item should become a higher priority.
  - b. Should be able to accommodate events such as movies and concerts, as well as educational opportunities.
- 4. Trails**
  - a. To amphitheatre
    1. An ADA compliant pathway should connect the amphitheatre with the parking/manor house.
  - b. Boardwalk
    1. Further discussions of the elevated boardwalk in the wetland area will take place at future meetings.
  - c. To manor house
    1. ADA compliant pathways are required from parking to manor house.
  - d. Accommodation of bikes
    1. A discussion of bike usage in the Park was brought up and that certain trails may need to be surfaced accordingly.
- 5. Future Meetings**
  - a. The next study committee meeting to be announced.
- 6. Meeting Adjourns**

**Stakeholders' Meeting # 5**

**Prophecy Creek Park Master Plan**  
Whitpain Township, Montgomery County, PA

**Meeting Minutes of April 10, 2006**  
**Stakeholders' Meeting**

On Monday, April 10, 2006, a Focus Group Meeting was held at Prophecy Creek Park to present the initial concept of the Prophecy Creek Park Master Plan. The following items were discussed.

- 1. Meeting Commences: Focus Group Welcome**
- 2. Introduction to Prophecy Creek Park**
  - a. A brief history of the Park was presented.
  - b. Existing conditions of the Park were described as well as its context and current land use.
  - c. An analysis of the site was presented to the group and opportunities for certain areas of the Park were described.
  - d. The vision of Prophecy Creek Park as a passive recreational and educational Park was emphasized.
- 3. List of Exhibits Presented at Meeting**
  - a. Aerial Photograph (Context)
  - b. Existing Conditions
  - c. Concept Diagram
  - d. Master Plan
  - e. Outdoor Amphitheatre
  - f. Phasing Plan
- 4. Comments/Input from Focus Group**
  - a. Horse Trails
    1. An existing trail is already utilized along the northern property line of the Park.
    2. The pedestrian and horse trails as shown on the Concept Diagram should be reversed as many riders do not take their horses along Route 73 edge.
    3. In the past, some riders took their horses over the existing bridge at the creek and past the estate home. This can be avoided due to increased public use of the estate home and immediate grounds.
    4. The current treatment of the trail surface is more than adequate. It was noted that the mowed pathways have great footing for horses.
    5. It was noted that the Horse Ways group does not encourage trailers on Park grounds.
  - b. Lighting
    1. It was mentioned that any proposed lighting should not produce high amounts of glare. Shielding was recommended.
    2. It was also stated that nighttime lights may be a possible distraction to Wings Field nearby as the landing approach actually crosses over

the Park grounds. This will be taken into consideration when choosing appropriate lighting for the access drive and parking lot.

- c. Recreation
    - 1. It was noted that passive recreation was the appropriate use for this Park. The current need for active recreation is adequately met within the Township.
  - d. Education
    - 1. It was noted that the focus of educational signage and trails should be northwest of the estate home. Long distances to walk may be problematic to large groups of young students.
    - 2. It was stated that more than one connection to the school grounds should be investigated; this is an agreement for the school to use Park parking for large events.
    - 3. It was also mentioned that some vehicles drive too fast down the access drive, thereby endangering students that may be crossing the drive. This may be addressed by utilizing traffic calming measures when the drive is resurfaced (i.e. raised crosswalks).
  - e. Access to Park (Easement)
    - 1. There is a concern that the existing easement from the Ridings, north of the Park, will be considered a secondary entrance point to the Park. This is currently an easement for emergency access purposes. Possibility of formal abandonment was raised to reduce more active use; this will be addressed by the Township. Currently, the Master Plan does not propose any improvements to this area.
5. **Next Steps**
- a. The Focus Group representatives will distribute and review the informational packets handed out at the meeting with their constituents. They will provide additional feedback to the Township with one month so that all comments and questions can be adequately addressed.
  - b. A complete Draft Master Plan to be completed by fall.
6. **Meeting Adjournment**

**Focus Group Meeting #6**

**Prophecy Creek Park Master Plan**  
Whitpain Township, Montgomery County, PA

**Meeting Minutes of October 20, 2006**  
**Focus Group Meeting**

On Friday, October 20, 2006, a Focus Group Meeting was held at Prophecy Creek Park to review the initial concept of the Prophecy Creek Park Master Plan. The following items were discussed.

- 1. **Meeting Commences: Focus Group Welcome**
- 2. **Introduction to Prophecy Creek Park**

- a. A brief history of the Park was presented.
- b. Existing conditions of the Park were described as well as its context and current land use.
- c. An analysis of the site was presented to the group and opportunities for certain areas of the Park were described.
- d. The vision of Prophecy Creek Park as a passive recreational and educational Park was emphasized.

**3. List of Exhibits Discussed at Meeting**

- e. Aerial Photograph (Context)
- f. Existing Conditions
- g. Concept Diagram
- h. Master Plan
- i. Outdoor Amphitheatre
- j. Phasing Plan

**4. Comments/Input from Focus Group**

- a. Summary of revisions to Prophecy Creek Park Master Plan
  - 1. HORSE TRAILS – Trails will remain in locations proposed on July 2005 plans.
  - 2. ADDITIONAL PEDESTRIAN LINK BETWEEN SCHOOL AND PARK – A second pedestrian access point will be provided between the break in the tree canopies along the north west property line between the school and the Park.
  - 3. SIDEWALK BETWEEN SCHOOL AND PARK - The Penn DOT streetscape improvements, which are part of Phase I, include a sidewalk along the perimeter boundary of the school from Lewis Lane to the entrance to Prophecy Creek Park (across from Narcissa Road.) This walk will be referenced on the Master Plan Drawings.
  - 4. TRAFFIC CALMING MEASURES AT PARK ENTRANCE – With increased pedestrian traffic between the Prophecy Creek Park parking lot and the fields at Shady Grove Elementary School, traffic calming measures were suggested along the entry road to the Park. Tony suggested grooved paving, street lumps, and signage instead of raised cross walks.
  - 5. ADA PATH LOCATIONS – The location of accessible trails was revised to improve accessibility along the manor house side of the ponds. ADA compliant trails should average 5% or less running slope for any distance, provide signs indicating the length of the accessible trail segment , and have a minimum tread width of 36.” Also, no more than 30% of the total accessible trail length may exceed a running slope of 8.33% per The Americans with Disabilities Act Trail Guidelines Report.
  - 6. MANOR HOUSE ACCESSIBILITY – ADA accessibility to the Manor House will be provided by drive. Patrons will cross through a gate at the southwest edge of the parking lot and drive along the existing driveway up to the manor house, where a valet service will provide parking.

Because the turnaround at the manor house will be used as a valet drop-off, improvements to the paving and planting should be considered.

7. AMPHITHEATER VEHICULAR ACCESS – WPG suggested proving vehicular access to the outdoor amphitheater for venues where large amounts of equipment will be part of the event. Plans will be revised to show ADA compliant vehicular access following the grade between the manor house and amphitheater.
8. TRAIL MATERIAL – All trail material will be pervious and look as natural as possible. Lee mentioned that at other locations in the township, ADA trails constructed of decomposed gravel were more maintenance than trails made of asphalt.

**Pedestrian trails** will be the same material as ADA accessible trails. Also discussed was the suggestion of elevated boardwalks (in a letter dated December 22, 2005) through the wetlands; however, no elevated boardwalks will be provided through the wetland area at this time.

The **vehicular access drive** to the amphitheater will also serve as an ADA accessible trail. Since vehicular access will be minimal, the drive will look like the other pedestrian trails and have a structurally sound base course. Although the drive needs to be wide enough to accommodate a vehicle, the paved portion can be the same width as the pedestrian trail and additional width can be accommodated on either side by grass pave cells.

9. PEDESTRIAN BRIDGE AT STREAM – Lee noted that the amount of water where two creeks converge below the wetland marsh could create a pedestrian accessibility problem between two sides of the Park. Currently, pedestrians are crossing the creek on the Ridings side of the property line where there is only one creek to cross. To encourage pedestrians to stay within the Prophecy Creek Park property line, a suggestion was made to provide an accessible pedestrian bridge, crossing both streams, to improve connectivity to trails on the other side of the pond. On the Ridings side of the property line, 'Horse Trail Only' crossing signs will be located around the existing trail to encourage pedestrians to use the bridge in Prophecy Creek Park.
10. PHASING PLAN DISPLAY – Since park improvements are scheduled over a 6 year timeframe and more amenities and trails are available with each completed phase, Tony suggested providing a phasing plan for park users. A kiosk located near the entrance to the Park with a copy of the phasing plan would clarify which ADA compliant trails were completed, identify the locations of various ecosystems within the Park, and provide a timeframe for future park amenities.
11. EMERGENCY ACCESS AT THE RIDINGS – No improvements will be made to the Ridings Emergency Access

Easement which abuts Prophecy Creek Park. It was stated that if it was necessary to get a vehicle to the south east part of the Park, a vehicle would be able to traverse the wood line between the Ridings property and the Prophecy Creek Park horse trail. The Prophecy Creek Park Master Plan will not propose any improvements for the emergency access easement, and the plan will label the easement as “Unimproved to Remain for Emergency Access Purposes.”

12. ACCESS FROM HOSS PROPERTY – Developers of the Hoss tract expressed interest in connecting trails on their site to the pedestrian trails at Prophecy Creek Park. WPG is not aware of any development plans for the Hoss tract, but once this information becomes available, WPG will reference the Hoss Tract trails on the Prophecy Creek Park Master Plan.
13. OPEN SPACE EASEMENTS – Open space easements will be added to the plan.
14. RESTROOMS – Phases I and II include passive recreation improvements (trails, interpretive signage) and Phase III includes more ‘destination’ activities (amphitheater, meeting house). Because it is anticipated that restroom traffic will be heaviest from active recreation users the restroom is proposed for Phase III.
15. LANDSCAPING AROUND MANOR HOUSE – Due to maintenance and cost constraints, all landscaping around the building envelope will be part of the Manor House improvements and not the Park improvements.
16. LIGHTING – Kurt wondered if lighting plans for the Park would need to be submitted to the FAA for approval. After checking, he confirmed via email that the FAA does not require a lighting plan or study of the driveway lights as part of the master plan.

b. Phasing

17. Phase I: 2006-2008. The start date for Phase I is contingent upon the year Penn DOT budgets street improvements for Skippack Pike (State Route 73.) Currently, Penn DOT has budgeted the street improvements for the Skippack Pike and Narcissa Road intersection for fiscal year 2008. Per a conversation with Penn DOT, Kurt believes the project may be accelerated and included in the 2007 fiscal budget. Once Kurt confirms which year the street improvements are budgeted for, the timeframe for each phase will be more concrete.

While waiting to hear from Penn DOT regarding their 2007 budget, Kurt will begin the RFP process for the Manor House business plans.

18. Phase II: 2008-2010 (contingent on Penn Dot budgeting) The Manor House may come in to use during this phase; however, it will more likely be part of Phase III.

19. Phase III: 2010-2012 (contingent on Penn Dot budgeting)

**5. Next Steps**

- a. NOV 14, 2006 - A public meeting with McMahon's proposals is scheduled for November 14, 2006. Prophecy Creek Park Master Plan will not be presented to the public until January or February of 2007. Revisions to the Master Plan will be completed by November 14 and available if requested.
- b. DECEMBER 2006 - The Prophecy Creek Park plans will be presented to the Park and Recreation Subcommittee before they are presented to the Board of Supervisors.
- c. JANUARY 2007 – Kurt will present the Master Plan to the B.O.S. Once the plans have been approved by both the B.O.S. and the Park and Recreation Subcommittee, they will be presented to the public.
- d. JANUARY/FEBRUARY 2007 - Kurt will present the proposal for the Park to the public; during this presentation he will specifically identify the concerns of each member of the focus group and address how the plan responds to these issues. Meetings are held on the first and third Tuesdays of each month, and projected presentation dates are January 02, January 16, February 6, or February 20 of 2007.

**6. Meeting Adjournment**

**Park and Recreation Board Meeting #7**

**Whitpain Township  
Park and Recreation Board  
April 11, 2007  
Meeting Minutes**

**Attendees:** Kurt Baker, Kathy Brooke, Fran Byrnes, Nancy Munn, Bill Rapine,  
Bill Dion, David Byrnes

**Absent:** John Verica

The meeting was called to order at 8:05 p.m.

The Minutes of January 10, 2007 were reviewed; Kathy Brooke motioned to approve the Minutes, Dave Byrnes seconded and all were in favor.

**Presentation:**

Charlie Guttenplan and Laurel Hunter from Waetzman Planning Group gave an overall presentation of Prophecy Creek Park; emphasizing stormwater retention and a variety of safety aspects.

Kurt Baker advised that the Master Plan is precluded until road widening/improvements are completed by PennDot and Supervisors approval is sought.

**Parks & Recreation Department Activities:**

Kurt discussed the cancellation of Hockey at Stony Creek Sports Park because of lack of participation. The Department is also looking into a manual lighting system for the rink and what the costs might be.

Kurt mentioned that Earth Day was proceeding along nicely and full participation from 5 Wissahickon elementary public schools plus St. Helena's. All posters and poems are judged by the Shade Tree Commission and Kate Harper's office is notified of winners for certificate presentation.

**Park and Open Space Update:**

Kurt Baker gave an overview of Briar Hill Preserve, WRA Opening Day & Parade, and Wissahickon Park. Kurt also met with Whitpain Residents Organization (WRO) to discuss West Side Park.

**Adjournment:** Kathy Brooke motioned, seconded by Nancy Munn to adjourn the meeting at 8:58 p.m.

**Board of Supervisors Meeting**

**Prophecy Creek Park Master Plan**  
Whitpain Township, Montgomery County, PA

**Meeting Minutes of September 4, 2007**  
**Board of Supervisors Meeting**

On Tuesday, September 4, 2007, the Prophecy Creek Park Master Plan was presented to the Whitpain Board of Supervisors. The following items were discussed.

A Work Session of the Whitpain Township Board of Supervisors was held on Tuesday, September 4, 2007 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA at 7:30 PM for the purpose of reviewing the agenda of the September 4, 2007 Supervisors' Meeting. Chairman Leigh P. Narducci was present with Supervisors Joseph J. Palmer, Brian W. Young, William L. McKernan III, and Anthony F. Greco. Township Solicitor J. Peirce Anderson, Assistant Township Manager/Township Engineer Roman M. Pronczak, Chief Mark A. Smith, Director of Finance M .Elizabeth McBride, Director of Public Works Ronald J. Cione, Director of Code Enforcement Michael McAndrew, Fire Marshal David M. Camarda, and Parks and Recreation Director Kurt W. Baker were also present. Township Manager Phyllis C. Lieberman was absent. Charles Guttenplan and Laurel Hunter from the Waetzman Planning Group were present, as were two residents and one reporter.

The Supervisors reviewed the agenda discussing approval of the minutes from August 7, 2007 Board of Supervisors' Meeting, the approval of all expenditures on the August, 2007 Voucher List, a motion to piggyback State Contract #6810-02 for sodium chloride for the period August 1, 2007 through July 31, 2008, the authorization of an agreement between the Board of Supervisors of Whitpain Township and the Second Alarmers Association and

Rescue Squad of Montgomery County, Inc., for the provision of emergency medical services for a term of (5) years to commence on January 2, 2007 and end on January 2, 2012, authorization to advertise proposed Ordinance #308, an Ordinance regarding the erection of “Stop” signs at the intersection of Midway Lane and Doans Way, a confirming motion to release escrow, a request for a waiver from The Highlands Historical Society to place directional signs for their upcoming craft show.

Mr. Guttenplan and Ms. Hunter presented the Prophecy Creek Park Master Plan and discussed how the \$1.9 million project could be broken down into three phases. Mr. McKernan expressed concern regarding impacts of this proposal on the operating budget, especially for the Public Works and Police Departments. He asked that these costs be considered in the overall evaluation of the feasibility of this project. Mr. Palmer also indicated that it is important to preface the presentation of this plan at the public meeting by informing the public that although this is a master plan of what could be done at the park, there currently is no funding allocated for these improvements. This would prevent false hopes from being generated.

The Supervisors discussed a legal matter pertaining to 501 Kurt Drive and then left for the public meeting.

At approximately 9:00 PM the work session was reconvened.

Mr. and Mrs. Kreamer discussed the Boys and Girls Clubs in Souderton and Franconia, and indicated that they would like to build a similar facility in West Ambler. The Souderton facility was built on a Brownfields property. Operating expenses are typically covered by grants and donations. The building in Souderton was built by the club; however, the borough arranged for the site work and maintains the grounds. The building would be approximately 130 feet x 230 feet. Although the club offers its members a building for sports activities, they also provide tutoring and areas for doing homework. Members cannot participate in sports activities until all schoolwork is completed. The Supervisors thanked Mr. and Mrs. Kreamer and indicated that this matter would have to be discussed further during budget deliberations.

Fire Marshal David Camarda discussed the purchase on a new fire truck and explained the cost increases that are beyond the budgeted amount. The initial budgeted amount was \$357,000 and the actual cost will be closer to \$425,000. The additional costs are all justifiable and involve recommended safety features, changes in regulations, and increases in production costs. The Supervisors concurred with the recommendation and asked the Finance Director whether there were sufficient funds available in the fund balance or whether the additional amount would have to be budgeted for in next year’s budget. Ms. McBride indicated that the money would have to be budgeted. The Supervisors agreed that there really was no choice and that the truck has to be ordered. The Supervisors also discussed the Centre Square Fire Company’s request for purchase of a snow plow and concluded that it would be better for Township crews to plow critical areas on the property.

The Supervisors discussed the request made by a resident to have fluoride added to potable water in Whippain Township. After reading the water company’s response, the Supervisors agreed that the addition of fluoride was not necessary.

At approximately 9:25 the work session was adjourned.

**Public Meeting**

**Prophecy Creek Park Master Plan**  
Whitpain Township, Montgomery County, PA

**Meeting Minutes of September 18, 2007**  
**Public Meeting**

On Tuesday, September 18, 2007, a Public Meeting was held at Whitpain Township to discuss the Prophecy Creek Park Master Plan. The following excerpts relate to the Master Plan discussion.

The regular meeting of the Whitpain Township Board of Supervisors was held on Tuesday, September 18, 2007 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Supervisors Leigh P. Narducci, Joseph J. Palmer, Brian W. Young, and Anthony F. Greco were present. Township Manager, Phyllis C. Lieberman, Township Engineer/Assistant Township Manager, Roman Pronczak, Township Solicitor, J. Peirce Anderson, Director of Finance, M. Elizabeth McBride, Code Enforcement Officer, Michael E. McAndrew, Police Chief Mark A. Smith, Park and Recreation Director, Kurt W. Baker, Director of Public Works, Ronald J. Cione, Fire Marshal, David M. Camarda and Recording Secretary, Michele Alifano were also present. Supervisor William L. McKernan, III was absent. There were approximately 30 members of the public in attendance...

...The next item of business was a presentation by Mr. Charles Guttenplan, AICP and Ms. Laurel Hunter of The Waetzman Planning Group regarding the Prophecy Creek Park Master Plan. The 82 acre parcel of land was acquired by the Township in 1999, and the intended use is a passive recreation park which will contain an outdoor amphitheater, a pedestrian bridge, and walking trails. Ms. Hunter provided a site analysis, and she highlighted the improvements that are slated to be done including the roadway improvements at Skippack Pike & Narcissa Road. Also noted were Manor House and Barn uses, parking and access requirements, stormwater management, natural resource protection, and environmental education. Diagrams outlining the Prophecy Creek Park Master Plan will be on display in the Police Atrium through Friday, October 19, 2007 for review by the public. Any comments or questions may be directed to Mr. Kurt W, Baker, Director of the Parks and Recreation Department. The Board of Supervisors will vote on the matter at its November 7, 2007 meeting.

Insert May 5, 2009 minutes and any articles.

# THE AMBLER GAZETTE

09/05/2007

## Whitpain supers agree to contract with Second Alarmers

By: Amanda Rittenhouse, Staff Writer

**A motion to authorize the Second Alarmers Association and Rescue Squad of Montgomery County Inc. as providers of emergency transport services in Whitpain township was approved at Tuesday night's meeting of the Whitpain Township Board of Supervisors.**

The Second Alarmers Association and Rescue Squad of Montgomery County Inc. began servicing Whitpain Township in January, Leigh Narducci, chairman of the board of supervisors said. The motion to approve the agreement legalized a five-year contract starting on Jan. 2, 2007 and ending on Jan. 2, 2012.

A motion to permit Township Manager Phyllis Lieberman to advertise a proposed ordinance that would place stop signs at the intersection of Doans Way and Midway Lane was also approved.

During the work session held prior to the supervisors meeting, The Waetzman Planning Group of Bryn Mawr presented possible plans for Prophecy Creek Park located on Skippack Pike in Blue Bell. The Waetzman Planning Group presented a long-term proposal for the park that can be considered in part or in full by the board.

Phase one of the plan proposed the installation of paved trails compliant with the Americans with Disabilities Act, lighting, storm water management, parking improvements and a front entrance drive to the park. Phase two of the proposal would include work on soft surface trails, restrooms and the installation of educational signs. Phase three proposed an outdoor natural terrain amphitheater and a pedestrian bridge at the north end of the park's pond.

The estimated cost of all three phases of the proposed project is about \$1.9 million. Supervisors Vice Chairman Joseph Palmer expressed interest in seeking grant money to partially fund the project. The proposal currently remains in the planning stage and will be presented at the next Whitpain Township Board of Supervisors meeting at 8 p.m. Sept. 18, where the board will vote on whether to adopt or modify the plan for the park.



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AMBLER, PA., September 19 - 25, 2007

## Ambler discusses Butler Avenue zoning issues

By Melissa Brooks  
Staff Writer

Residents concerned about the re-zoning of properties along the north side of Butler Avenue to extend the commercial district to Hendricks Street attended the Ambler Borough Council meeting Monday.

Heather McKay and Danele Herron, both of the unit block of Hendricks Street,

distributed a letter to council and the public, which McKay said was drafted by about 30 residents who could not attend the meeting.

As recommended by the finance and planning committee chaired by Councilman Tom Kenney, council voted to resubmit the zoning and map change ordinance to the borough and Montgomery County planning commissions for feedback before the ordinance is

advertised for adoption and a public hearing is held.

Solicitor Joe Bresnan reminded council that the owner of the corner property at 281 E. Butler Ave. expressed a desire to be included in the zoning change to "downtown commercial" after the committee already recommended that particular property remain zoned "office." Re-zoning that property along with the rest would be "voting against the committee's recom-

mendation," Bresnan said.

Planning commission member George Benigno said landscape buffering would be necessary to prevent headlights from hitting homes if a corner property bordering the residential neighborhood is developed as an office with parking in the side yard.

In their letter, neighbors requested that

See *Ambler*, Page 5



**CHECK IT OUT ...** Zach Schapiro, left, his mother, Donna Schapiro, and Dahlia Rosenthal look at acorns as they talk about what squirrels like to eat at Mondauk Common Tuesday, after preschool at Temple Sinai.

Gazette staff photo by BOB RAINES

## Whitpain swears in two new officers

By Amanda Rittenhouse  
Staff Writer

Two new police officers were sworn in by District Judge John Murray III at the Sept. 18 Whitpain Township Board of Supervisors meeting. Francis Rippert and Luke Deussing were sworn in as new officers serving Whitpain Township.

A motion to approve an application from Normandy Farm in Blue Bell was approved by the board. The approval will allow Normandy Farm to reallocate the number of hotel room units installed among buildings on the property without exceeding the previous plan of 142 units, to build an addition to an existing barn for storage, and to expand the property's hotel and conference center bar. The motion was made by supervisors' Vice Chairman Joseph Palmer and seconded by Brian Young.

President of Land Concepts, David Cavanaugh, a representative working on Normandy Farm's property additions, presented a floor plan of the project. Cavanaugh said that the addition to the barn would be 600 square feet and the addition onto the bar would be 520 square feet atop an existing patio.

A motion to install stop signs at the intersection of Midway Lane and Doans Way was approved. The motion was made by Palmer and seconded by Young.

A motion to award a contract to Land Concepts of Blue Bell for a master trail plan for the township was made by Young and was seconded by Palmer. The motion was approved and the contract was given to the lowest bidders at a price of \$24,100.

See *Whitpain*, Page 4

## Main Street gearing up for Oktoberfest

The 16th annual celebration will take place along Ambler's Main Street on Sept. 30.

By Melissa Brooks  
Staff Writer

Ambler Main Street's Oktoberfest on Sept. 30 from noon to 5 p.m. is expected to outshine past years, according to Main Street Manager Bernadette Dougherty.

The 16th annual Oktoberfest

celebration will feature more vendors, crafters and food than before and, for the first time, a Brew Tour at three downtown restaurants.

Ambler's Oktoberfest falls in the middle of the two-week-long traditional German festival in

Thousands are expected to gather at Butler Avenue between Lindenwold and Main Street, according to Dougherty. "It's a true community event," she said.

Kid-friendly attractions at the intersection of Butler Avenue and Main Street include face painting and spin art by Denine Wish of Mermaid Arts Studio as

through town.

Residents who want pumpkins, corn or pies for the fall can buy fresh produce and baked goods.

Dougherty said she asked Les Pigs Extraordinaire of Cedars, Pa., to bring two pigs this year because last year's sold out so quickly. Other food will include bratwurst, BBQ ribs and funnel cake.

## Whitpain swears in two officers

■ *Whitpain*, from Page 1

Palmer said that the trail would connect areas of open space and allow residents to hike throughout the township.

A motion for the supervisors to waive a sign permit fee for Boehm's Church in Blue Bell was approved. The motion was made by Young and seconded by Palmer. Chairman Leigh Narducci said the permit fee costs \$31

The meeting ended with a presentation on a proposal for Prophecy Creek Park by Waeztman Planning Group representatives, Charles Guttenplan and Laurel Hunter. The park upgrades, as planned by the Waeztman Planning Group, would be installed in three phases. The proposal for Phase One includes a front entrance drive, parking improvements, hard surface trails in compliance with the Americans with Disabilities Act

lighting and storm water management. Phase Two includes soft surface trails for pedestrian and equestrian use, restrooms and educational signs. Phase Three includes an outdoor amphitheater and a pedestrian bridge at the north end of the pond. The proposed upgrades to the 82-acre recreational park are estimated to cost a total of \$1,881,349 but have not yet been put forth for consideration to the board.



## Appendix C: Funding Sources

### Federal Sources

#### Catalogue of Federal Domestic Assistance

-Available at public libraries or at [www.cfda.gov](http://www.cfda.gov).

#### National Park Service

[www.nps.gov/ncrc/programs/rtca/](http://www.nps.gov/ncrc/programs/rtca/)

Rivers, Trails, and Conservation Assistance Program – The program offers technical assistance only to nonprofit organizations, community groups, and local or state government agencies. Rivers and Trails technical staff offers the following types of assistance for recreation and conservation projects:

- Building partnerships to achieve community-set goals;
- Assessing resources;
- Developing concept plans;
- Engaging public participation;
- Identifying potential sources of funding;
- Creating public outreach;
- Organizational development; and
- Providing conservation and recreation information.

### Commonwealth of Pennsylvania Sources

#### Department of Environmental Protection

[www.dep.state.pa.us](http://www.dep.state.pa.us)

#### Stormwater management

- Assist or reimburse counties for costs involved in preparing or revising watershed stormwater plans
- Reimburse municipalities for costs associated with the preparation, administration, enforcement, and implementation of ordinances and regulations as required by the Stormwater Management Act.

## **Department of Community and Economic Development**

[www.inventpa.com](http://www.inventpa.com)

- Community Development Block Grant Program (CDBG): Provides grant assistance and technical assistance to aid communities in their community and economic development efforts
- Community Revitalization Program (CR): Provides grant funds to support local initiatives that promote the stability of communities
- Elm Street Program: Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.

## **Department of Natural Resources and Conservation**

[www.dcnr.state.pa.us/grants](http://www.dcnr.state.pa.us/grants)

Community Conservation Partnerships Program (C2P2) - The Community Conservation Partnerships Program provides state and federal grant dollars to help fund Community Recreation, Land Trust, Rails-to-Trails, Rivers Conservation and PA Recreational Trails projects.

Contact: Southeast Field Office (Philadelphia)  
Don Gephart and Fran Rubert  
908 State Office Building  
1400 Spring Garden Street  
Philadelphia, PA 19130  
E-mail: [dgephart@state.pa.us](mailto:dgephart@state.pa.us) or [frubert@state.pa.us](mailto:frubert@state.pa.us)  
Phone: (215) 560-1182 or (215) 560-1183  
Fax: (215) 560-6722

## **Pennsylvania Infrastructure Investment Authority (PENNVEST)**

<http://www.pennvest.state.pa.us/pennvest/site/default.asp>  
(for brownfield redevelopment and water / sewer issues)

## **Pennsylvania Historical and Museum Commission**

[www.phmc.state.pa.us](http://www.phmc.state.pa.us)

- Certified Local Government Grant Program – Provides funding for cultural resource surveys, national register nominations, technical and planning Assistance, educational and interpretive programs, staffing and training, and pooling CLG grants and third party administration
- Keystone Historic Preservation Grant Program - Funding for preservation, restoration, and rehabilitation
- Pennsylvania History and Museum Grant Program - Funding under this program is designated to support a wide variety of museum, history, archives and historic preservation projects, as well as nonprofit organizations and local governments. There are 10 types of grants.

**Pennsylvania Emergency Management Agency**

www.pema.state.pa.us

**Pennsylvania Dept. of Transportation**

www.dot.state.pa.us

- Safe Routes to School

This category includes projects for bicyclists and pedestrians that permit safe passage for children to walk or bike to school. This includes activities that enhance the transportation system through the construction of new facilities or the improvement of existing facilities to make them more usable for pedestrians and bicyclists. Some examples of eligible activities include: sidewalk improvements, pedestrian/bicycle crossing improvements, bike lanes, traffic diversion improvements, off-street bicycle and pedestrian facilities. In addition, this program may fund traffic calming measures to slow the speed of cars such as the following: curb extensions, bulb-outs, traffic circles, raised median islands, speed humps, textured or raised crosswalks. Funds cannot be used for bicycle and pedestrian facilities that are solely for recreational use.

<http://www.dot.state.pa.us/Penndot/Bureaus/CPDM/Prod/Saferoute.nsf>

- Home Town Streets

This category includes a variety of streetscape improvements that are vital to reestablishing our downtown and commercial centers. These will include activities undertaken within a defined "downtown" area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, community "gateway" plantings, signage and other visual elements.

- Transportation Enhancement Program

Trails – Construction, Maintenance and Improvement  
Historic Resource preservation and enhancement  
Streetscape improvements  
Public Transit Facility improvements  
Traffic Calming  
Trees/Planting

Contact: Greg Brown  
7000 Geerdes Boulevard  
King of Prussia, PA 19406  
(610) 205-6950  
gregbrown@state.pa.us

**Pennsylvania Infrastructure Bank**

<http://www.dot.state.pa.us/pennndot/bureaus/pib.nsf/homepagepib?readform>  
(low interest loans for capital improvement and construction projects)

**WREN – Water Resources Education Network**

[www.palwv.org/wren](http://www.palwv.org/wren)

Administered through the League of Women Voters of PA  
Grants available for water resources education projects – especially projects that raise awareness about protecting drinking water sources and preventing non-point pollution.

*REGIONAL*

**Delaware Valley Regional Planning Commission**

[www.dvrpc.org](http://www.dvrpc.org)

Transportation and Community Development Initiative - The TCDI program is intended to assist in reversing the trends of disinvestment and decline in many of the region's core cities and first generation suburbs by:

- Supporting local planning projects that will lead to more residential, employment or retail opportunities;
- Improving the overall character and quality of life within these communities to retain and attract business and residents, which will help to reduce the pressure for further sprawl and expansion into the growing suburbs;
- Enhancing and utilizing the existing transportation infrastructure capacity in these areas to reduce the demands on the region's transportation network; and
- Reducing congestion and improving the transportation system's efficiency.

**Schuylkill River Heritage Area**

[www.schuylkillriver.org/Grant\\_information.aspx](http://www.schuylkillriver.org/Grant_information.aspx)

Grants are available to counties, municipalities and non profit organizations to develop projects and programs that address SRHA's five core goals:

1. resource conservation (natural and cultural)
2. education and interpretation
3. recreation
4. community revitalization
5. heritage tourism

Projects should be consistent with criteria established in the Schuylkill River Heritage Area Management Plan and Environmental Impact Statement, *Living with the River*, 2003, available on their website.

Contact: Cory Kegerise, Heritage Coordinator at 484-945-0200

*PRIVATE*

**PECO Energy “Green Region” (administered by Natural Lands Trust)**

[www.natlands.org](http://www.natlands.org)

Grants for municipalities in Southeastern Pennsylvania

- Up to 50% of the planning expenses associated with developing or updating municipal open space protection plans.
- Up to 75% of the direct and indirect expenses associated with the fee simple purchase (or receipt by donation) of open space properties identified in a municipal open space plan.
- Up to 75% of the direct and indirect expenses associated with the purchase (or receipt by donation) of conservation easements (also known as “development rights”) on properties identified in a municipal open space plan.
- Up to 75% of the planning expenses to improve municipally-owned open spaces, or lands to be acquired by a municipality.
- Up to 50% of the cost of materials and labor to install habitat improvements and capital improvements for passive recreation similar to those in item 4, above, on municipally-owned open space, when such improvements are identified in a municipal open space plan.

Contact: Elizabeth Robb, Administrator  
Green Region  
c/o Natural Lands Trust  
1031 Palmers Mill Road  
Media, PA 19063  
610-353-5587  
e-mail: [brobb@natlands.org](mailto:brobb@natlands.org)

**Claneil Foundation, Inc.**

Purpose and activities: Giving primarily for the arts, education, health, the environment, and community development. Geographic focus: Pennsylvania

Contact: Cathy M. Weiss, Exec. Dir  
630 W. Germantown Pike, Ste. 400  
Plymouth Meeting, PA 19462-1059

**Foundation Grants**

[www.fdncenter.org](http://www.fdncenter.org)

Contact the Foundation Center at 79 Fifth Avenue, New York, NY 10003

This website has a large database of organizations that make grants for many different types of projects.

## Appendix D: Site Furnishings

### Trail Head Signage



Available through Guidepost Sign Systems, Inc. Contact Doug Conant at 970-255-1338 or [www.trailsigns.com](http://www.trailsigns.com).



Available through Invisible Structures. Contact 856-467-4477 or [www.invisiblestructures.com/GP2/grasspave.htm](http://www.invisiblestructures.com/GP2/grasspave.htm)

### Post and Rail Fence

#### Paddle Rail Section Cedar Post & Rails



Quantity in Cart: None  
Code: PRCP3  
Price: \$38.00

Choose Size: 1P-3R 4'H = \$54.00

Choose Post Type: Line Post

Quantity: 1

Section is 1 Post and 2 Rails or 1 Post and 3 Rails  
Rails are 10' long

Paddle Rail Cedar Post and Rail 4' tall fence available through County Line Fence. Contact 800-534-1200 or [www.countylinesfence.com](http://www.countylinesfence.com).

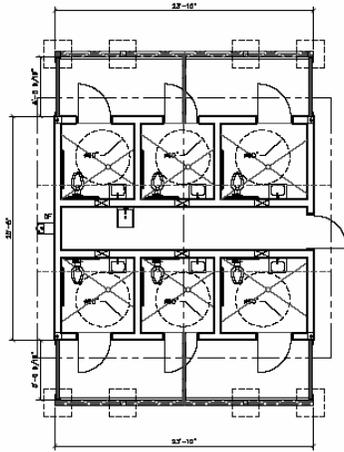
### GrassPave 2 Cells

### Trail Head Kiosk

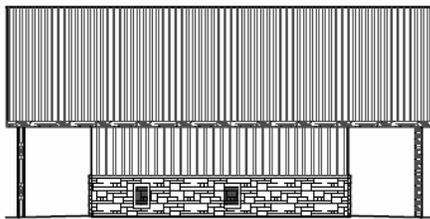


Orlando Style Trail Head Kiosk available through Classic Recreation Systems. Contact Melanie Finlay at 412-793-4848 or [www.classicrecreation.com](http://www.classicrecreation.com).

### Prefabricated Composting Restroom



1 FLOOR PLAN SCALE: 3/16" = 1'-0" PRELIMINARY



1 EAST ELEVATION SCALE: 3/16" = 1'-0"

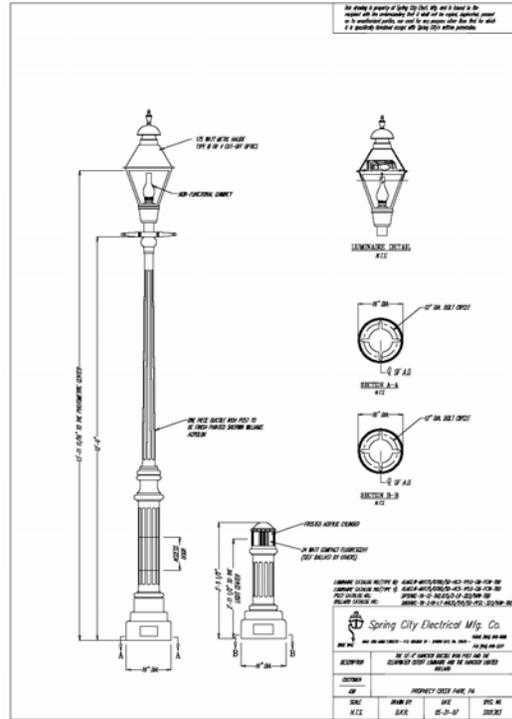


2 SOUTH ELEVATION SCALE: 3/16" = 1'-0"



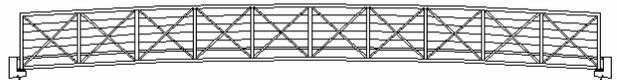
Sierra IV Pioneer 6 Pack Restroom available through Romtec Pre-Engineered Buildings. Contact Kendra Pettengill at 541-496-3541 or [www.romtec.com](http://www.romtec.com).

**Light Fixtures**



Hancock Ductile Iron Post and Clearwater Cutoff Luminaire and Hancock Lighted Bollard available through Spring City Lighting. Contact Kent Lazor at Independence lighting: 610-363-5271 or [www.independencelighting.com](http://www.independencelighting.com)

**Pedestrian Bridge**



Available through Continental Bridge.  
Contact Jodi Seidl at CONTECH Bridge  
Solutions Inc. at 800-328-2047 or  
[www.contechbridge.com](http://www.contechbridge.com).

**Band Shelter**



44' Atlanta Model available through  
Classic Recreation Systems. Contact  
Melanie Finlay at 412-793-4848 or  
[www.classicrecreation.com](http://www.classicrecreation.com).

## Appendix E: Resolution of Plan Adoption

**Insert Adopted Resolution here.**