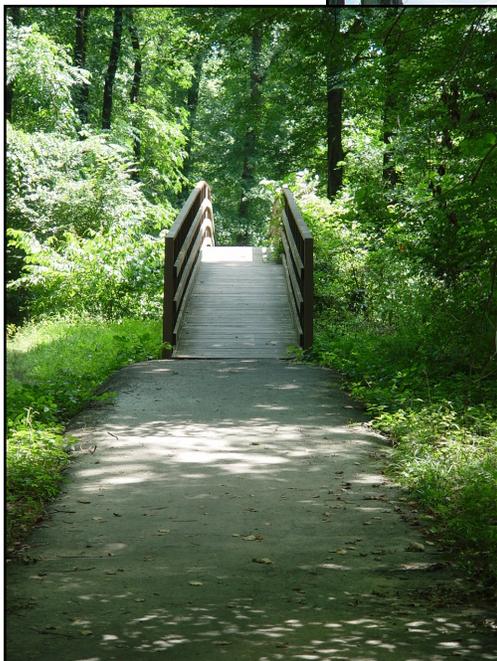


Kohler Park Master Site Plan

Horsham Township, PA



 Land Concepts

September 2010

**Kohler Plan
Master Site Plan
Horsham Township, PA**

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This project was financed in part by a grant from the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation. – BRC-TAG-13.3474.

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September 2010

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Kohler Park Master Site Plan

INTRODUCTION

Kohler Park is the oldest Township park located in the north central section of Horsham Township between Limekiln Pike (S.R. 152) and Horsham Road (S.R. 463). The Horsham Road portion was purchased by the Township in 1958 and the Limekiln Pike section in 1968. Development of the Park preceded incrementally beginning in 1959 with the addition of the fishing pond. The picnic grove area was added in the 1960s and 1970; sports fields constructed in the 1980s; the clubhouse/concession stand and trail network with pedestrian bridge across Park Creek in the 1990s; and the dog park in 2008.

The Park today is currently a mix of environments including natural open space, athletic fields, parkland and municipal facilities (police, administrative offices, community center, and firehouse). Although the formal Park is approximately 71.4 acres, it is more expansive, as it abuts a dedicated public open space of approximately 12.3 acres from the Kingswoods Estates Development to the north. Kohler Park, including all of the preserved area, is approximately 83.4 acres.



The purpose of this Master Site Plan project is to evaluate the existing Park and its site conditions and to make recommendations for future changes. These changes will make it more useful to members of the community and make maintenance and management as cost effective as possible.

Recommendations made in a Master Plan cannot normally be implemented at one time given available resources. This Plan is a long-range vision for change with an expectation that improvements will be made over time. The Plan was partially funded by a grant from the Community Conservation Partnership Program administered by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

During the course of this planning study, a Steering Committee comprised of ten members of the community and two Council member representing a broad range of interests, plus three Township staff met and guided the preparation of this study. The committee represented key stakeholders in the community who have interests in the Park and its future. The following organizations participated and directed the Plan: Township Council (2), Park Board (2), Township Planning Commission (2), Residents (2 - senior citizen, young family), Park Creek Watershed Association (1), Prudential Insurance Company (1 - Adopt-A-Park Corporation), Horsham Soccer Association (1), Greater Horsham Chamber of Commerce (1), and Township Staff (3).

Kohler Park Master Site Plan

The Committee held monthly public workshops from November 2009 through June 2010 and reviewed and commented on all information gathered and presented by the planning team. That information ranges from basic data regarding the Park's existing features to ideas for enhancing the Park. A public meeting was held on June 21, 2010 to receive comments and suggestions. Prior to the meeting, advertisements and announcements were made via local newspapers, Township website, cable television, community events, and phone/email to key interest groups. The final plan and report reflect input provided throughout the planning process by the Committee, stakeholders, staff, and other members of the community.



Kohler Park Master Site Plan

SECTION 1: EXISTING SITE CONDITIONS

The basis of all planning and design work is a thorough and accurate understanding of the site conditions. This information includes the natural and human-made environments. Basic data about the Park's environments was last updated in 1984 and was not an accurate representation of the current Park. To update the information, the Planning Team had a new topographic survey prepared based on aerial photography flown for this project in mid November 2009 and on-site survey work. From this updated survey, a base map of the Park and surrounding (scale 1"=100') was developed to permit site conditions, site analysis, and recommendations to be mapped. Given the sensitive nature of this Park, a field delineation of wetlands was undertaken for the entire Park and added to the base map.

Neighborhood Context and Land Uses

Kohler Park is conveniently located near the center of Horsham Township with good access from many neighborhoods. The context and uses within and adjacent to the Park are shown on Map 1. The primary vehicular access points are from Limekiln Pike and from Horsham Road. The large parking lot off Limekiln Pike exists by an easement with PECO.

Approximately half of the Park's borders along the north, west and south sides abut single-family residential use. Such proximity provides close and easy access for homeowners and a compatible use as preserved open space. The Kingswoods Estate Development is provided a trail for direct pedestrian access.

The remainder of the Park is adjacent to private open space (Horsham Valley Golf Course), public open space (Deep Meadow Park), and light industrial/office use (Township Public Works, Horsham Valley Industrial park).

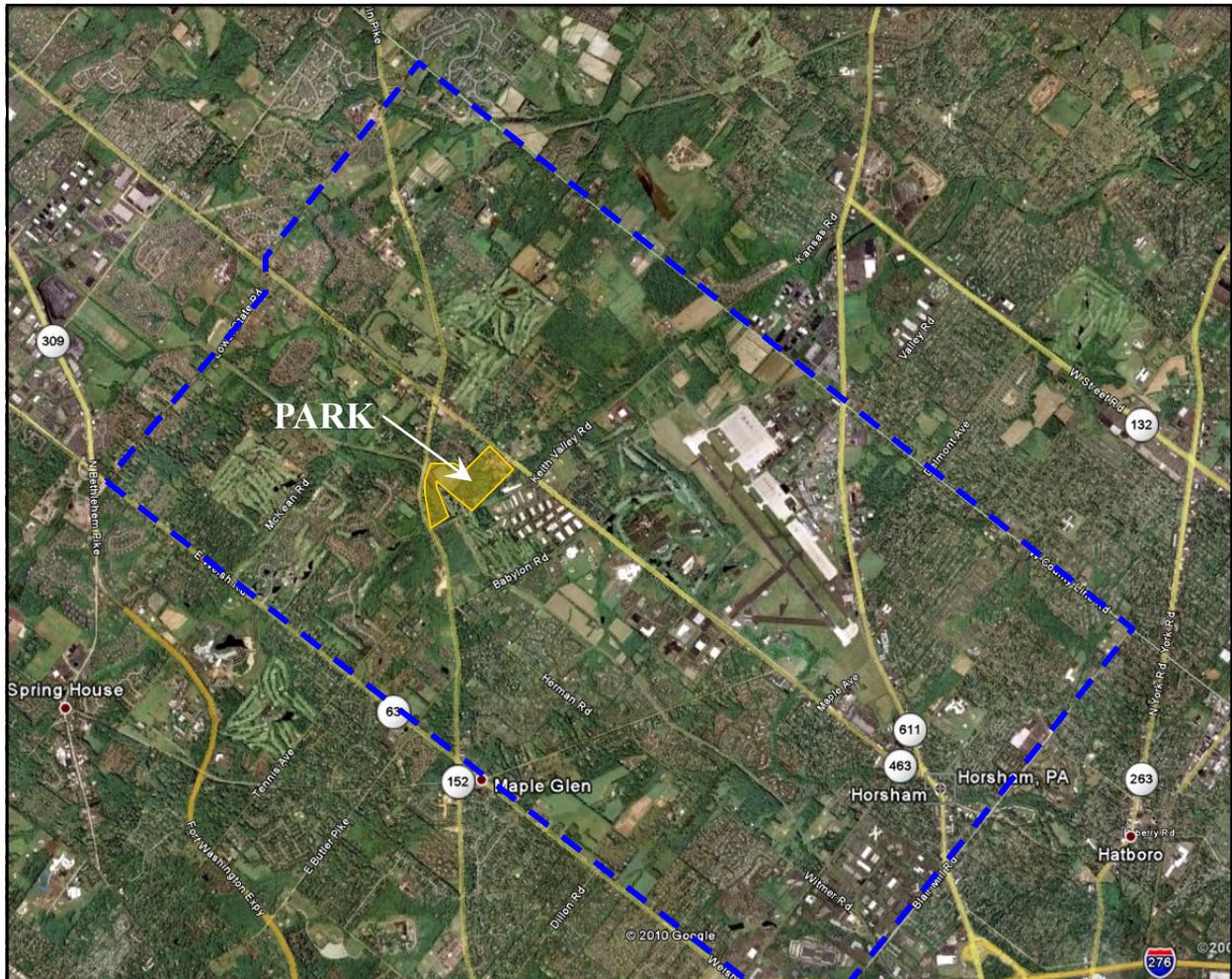
The Park is a mixture of natural areas that are predominantly the floodplain along Park Creek. It is labeled on Map 1 as "Public Open Space" and comprises approximately 46.6 acres.

A second major component of the Park is labeled on Map 1 as "Park and Recreation". These areas include (6) sports fields and associated facilities (~10.5 acres) along Limekiln Pike and informal/formal recreational areas with dog park, fishing pond, gazebo, picnic grounds, playground, and inline hockey facility (~8.7 acres) with access from Horsham Road.

A third key component of the Park is the municipal complex in which are found the Administration Building, Police Department, Fire Department, and Community Building. The area is approximately 8.9 acres and accessible from Horsham Road. The Township Public Works Department abuts the Park to the south and has a separate entrance from Horsham Road.

Kohler Park Master Site Plan

The Park is also crossed by utility lines and easements. The regional PECO powerline crosses through the western portion (parking lot) of the Park. The PECO easement is 150 feet wide and one tower is located in the parking lot. The second utility corridor is for a Transco pipeline. It runs in a southwest northeast direction along a portion of the Park's south border (near the dog park). This easement is 70 feet wide. The other large utility in the Park is a radio tower and support building adjacent to the dog park.



Location Map

MAP 1

Kohler Park Master Site Plan

Physiography

The topography of Kohler Park ranges from very flat to very gradually sloping. The land slopes from the north side of the Park (elevation approximately 266) towards Park Creek (elevation approximately 240). Similarly, the Park slopes gradually from the south boundary (elevation approximately 262 near the radio tower) towards Park Creek. There are no areas of steep slopes, except the Creek embankments where erosion and scouring has occurred. Outside of the Creek channel, the steepest grades (approximately 8-15%) are located in the Kingswoods Estates Development open space.

Geology and Soils

According to the Soil Survey of Montgomery County, there are eight soil types that occupy Kohler Park. A soil map for the site is located the appendix to this report. The soil types (series) are as follows:

Bowmansville-Knauers Silt Loam (Bo, Bp) – This soil is a floodplain soil and is deep, poorly-drained, and hydric. In the Park, it typically flanks Park Creek. As such, it has moderate permeability and slow surface drainage. Seasonal high water table is within ½ foot and bedrock at a depth of 3-8 feet.

Chalfont Silt Loam (CfA) – This soil is deep, somewhat poorly-drained and typically occupying flat areas. The soil is slowly permeable with a seasonal high water table within 1 foot and bedrock 4-8 feet deep. In the Park, this series is found in the area of the sports fields.

Doylestown Silt Loam (DsA, DsB) – This soils is a deep, poorly drained soil found on level and gentle slopes. It is hydric, slowly permeable and has a seasonal high water table within ½ foot. Bedrock is located at 4-8 feet. This soil underlays a substantial portion of the sports fields.

Lansdale Silt Loam (LaB, LdB2) – This soil is moderately deep and deep and well drained. It is typically found on areas that are level to 8% slope. This soil has moderate to moderately rapid permeability with a season high water table 5 feet or deeper and bedrock at depths of 4-12 feet. This soil is found in the area of the dog park and police facility.

Lawrenceville Silt Loam (LeA) – This soil type is deep and moderately well-drained. It is moderately permeability to slow permeability. It is found on lower slopes and has a seasonal high water table at 1-2 feet. It is typically found in the Park near the picnic grove and the area southeast of the pond. Depth to bedrock is typically 4-12 feet.

Readington Silt Loam (ReA, ReB, ReB2) – This soil is deep, moderately well-drained silt loam on level to moderately sloping terrain. Permeability at the surface is moderately rapid. Seasonal high water table is 1.5-2.5 feet and bedrock at a depth of 3-5 feet. This soil is found in the woods west of the police facility and sports fields.

Kohler Park Master Site Plan

Rowland Silt Loam (Rt) – This series is a floodplain soil and is found in stream bottoms. It is deep and moderately well-drained. It shares a similar position as Bowmanville and flanks portions of Park Creek in Kohler Park. Seasonal high water table is 0-2 feet and bedrock 4-6 feet deep.

Urban Land (UgB, MeB) – This land type is a mix of soils from weathered shale and sandstone. Conditions of drainage and wetness vary depending on the disturbance and mix of soil and subsurface materials. The areas in the Park occupied by the mix are generally flat and found where the municipal complex exists.

Hydrology and Drainage

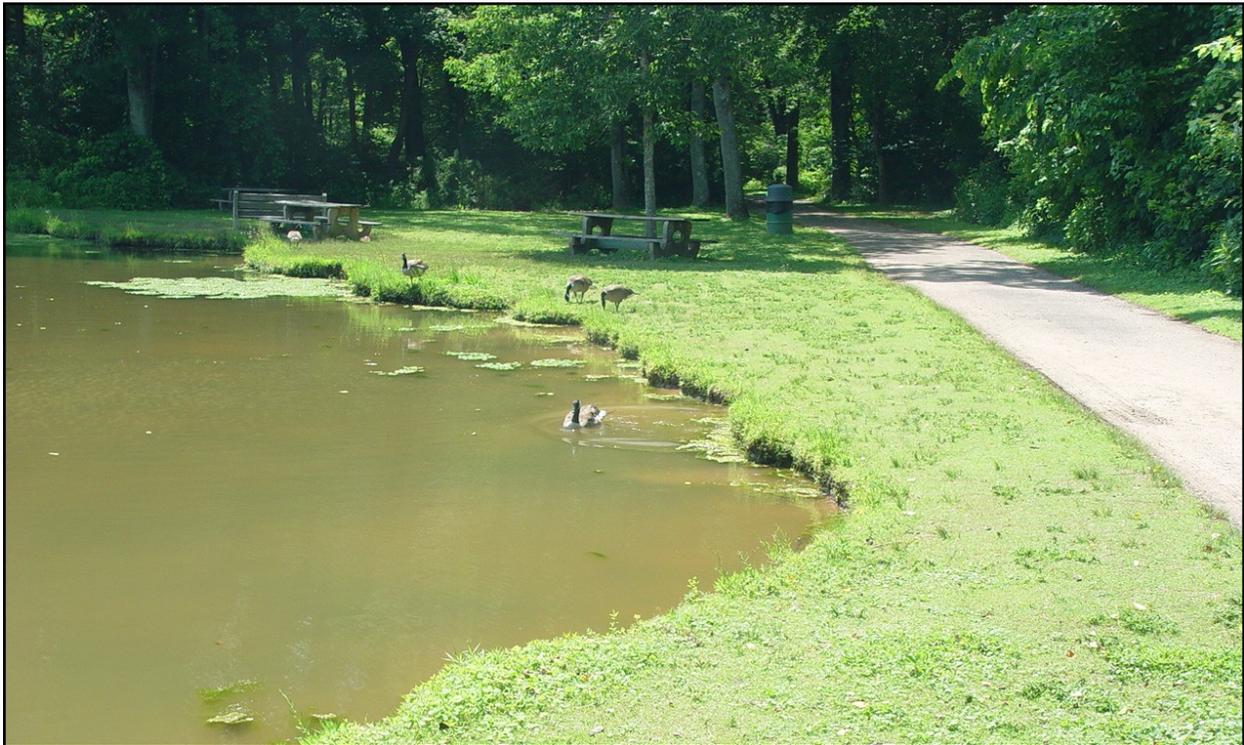
The flow of water through Kohler Park via Park Creek and its floodplain is one of the most influential elements of the Park's environment. Park Creek flows through the entire Park (~4,800 linear feet, including golf course section) from its western border along Limekiln Pike to where it exits under Horsham Road near the parking lot adjacent to the pond. Low dams exist on Park Creek just before and after Horsham Road. It is noted that there is an extensive watershed upstream of the Park that contributes large volumes of surface water during major rain events. The Creek and associated drainage features are shown on Map 2.

Park Creek is fairly shallow and narrow (~10-50 feet wide) during regular flow periods. During heavy rain events, the Creek reaches bank full stage and overflows into the adjoining floodplain. Map 2 shows the floodway and 100-year floodplain based on FEMA data (Federal Insurance Rate Map - FIRM - map). The floodway covers approximately 22 acres within the Park. The more extensive floodplain covers approximately 40 acres of the Park.



Kohler Park Master Site Plan

The other predominant hydrologic feature is the fishing pond located in the east portion of the Park. The pond is stocked each year and is habitat to aquatic life and a large population of Canada geese and ducks. The fishing pond is heavily used for recreation. This 2.1-acre pond is supplied by springs and surface water from contributing swales and channels. Aerators are used to help maintain water quality and oxygen for aquatic life. Given its close proximity (~30 feet) to Park Creek, during storm events, the pond and Creek join. It is noted that the vast majority of the pond lies within the floodway and all within the 100-year floodplain. During flood events, the pond is flushed and also subjected to sediment deposition which reduces its water depth.



Map 2 also shows by blue arrows the drainage pattern for the small tributaries and swales that enter Park Creek from the parkland. Each of these channels carries surface water to the low points of the Park signified by the Creek and its sinuous alignment. A pond on the adjacent golf course and man-made channel from it parallels Park Creek north and west of the dog park. This surface flow contributes to maintaining water levels and nutrient loading of the fishing pond.

MAP 2

Kohler Park Master Site Plan

Vegetation

The vegetative cover on the Park can be categorized in two broad categories – woodland and open areas/sports fields. Park woodlands can be further described by type depending on site conditions and level of disturbance by human activity and deer browse. The vegetation and other facilities in the Park are shown on Map 3.

Woodlands have been further divided into seven types. Lowland Woodland and Riparian Woodland are similar in that species composition reflects the wet conditions within the floodplain. Trees found in this woodland survive routinely saturated soils. Typical species are Sycamore, Red Maple, Silver Maple, Box Elder, Spicebush, Viburnum, among others. The understory and ground layer are subject to the scour of flood events and deer browse. Consequently, there is little vegetation at the lower and ground levels and often a muddy surface with flood debris and invasive species (e.g., Lesser Celandine). A third and similar woodland is the Wetland Woodland. This woodland survives in saturated soils. Soils in this area are hydric with shallow water table and are occasionally flooded. These areas were cleared and have re-established as wooded wetland with even-aged trees and mostly the same species (Red Maple).



Another major category is Upland Woodland where the soils are drier and less subject to periodic flooding. The canopy and understory layers are the dominant layers due to deer pressure. Trees typically found in these layers are Tulip Poplar, Red Maple, White Oak, Pin Oak, Cherry, Ash, Sycamore, and Hickory. Edges and breaks in the canopy have allowed invasive species including Black Locust, Honeysuckle, and Multi-flora Rose. Where the Upland Woodland has been cleared for other uses such as sports fields, small areas of

woodland remain. They have similar tree species as the Upland Woodland, but they are small woodland pockets in rows or clumps. Edges have invasive species, and where drainage has been altered by grading, trees are showing stress. These are identified and mapped as Remnant Woodland/Hedgerows.

Kohler Park Master Site Plan

The last woodland category is defined as Disturbed Woodland and is different disturbance than strictly deer browse or routine inundation. These areas have had the understory removed for other uses and include the dog park, playground, pavilion, and the picnic grove areas. The vegetation is park-like with tall, mature canopy trees and few understory species. The ground layer is turf or leaf litter. The dog park has a large number of mature Tulip Poplar and Beech. The areas of the dog park that have no canopy resulted from a major wind storm on September 23, 2003 that toppled many of the tall canopy trees. The woodland in this section also includes Ash, Silver Maple, Red Maple, Red Oak, and Hickory. Pressure from heavy use and routine mowing leaves the ground layer as turf or bare ground.

Those areas that are not wooded, are primarily turf which is maintained for sports fields and as open space for informal recreation. The latter is primarily around the fishing pond and the lawn between the northern parking lots behind the municipal complex and Park Creek.



Map 3 also indicates facilities located in the Park. Besides sports fields, picnic grove/pavilion, dog park mentioned previously, the current Park includes a hard surface trail system linking the Limekiln Pike and Horsham Road sections. Vehicular access to the parking lots is available at Limekiln Pike near the PECO easement and two locations on Horsham Road at the Administration Building and adjacent to Park Creek. A pedestrian access is provided from the Kingswoods Estates Development. Municipal buildings and several support buildings (restrooms, concession stand, storage garage, gazebo) are indicated throughout the Park.

Parking is available in a gravel parking lot at the Limekiln Pike entrance. Besides 10 handicap spaces, this large gravel parking lot can accommodate approximately 150 cars. Parking is available in a smaller parking lot near the fishing pond. This parking lot is paved with approximately 34 spaces, including 2 handicapped spaces. Although more remote, most of the paved parking spaces behind the Administration Building and Community Center are available for Park users. The number of spaces behind and adjacent to the Community Center is approximately 134 and behind the Administration Building approximately 64 (some are reserved for staff and council members).

MAP 3

Kohler Park Master Site Plan

Opportunities and Constraints

Existing Features as described above have been mapped as an inventory of the Park today. This information has been used for an analysis of the opportunities and constraints posed by the human-made and natural conditions found in the Park. These are shown on Map 4 and are an important step in evaluating current and future uses. This assessment is useful to locate new and changed uses in the most suitable sites within Kohler Park. Further, it helps assess how this Park can be better linked to the community and to other public parks and open spaces. It is also key in determining where improvements should not be placed.



Map 4

Kohler Park Master Site Plan

SECTION 2: PROGRAM AND CONCEPT PLANS

The Master Site Plan is formulated from a comprehensive knowledge of existing site features derived from the inventory and analysis as described and mapped in Section 1 of this report. The next step in the planning process is the development of the program of uses and facilities that will be included in the Park. As an existing Park, the program for Kohler Park will be a combination of current uses and facilities and proposed changes or additions to them.

Park Program

Kohler Park has a variety of passive and active uses. Many of these are well-used and will be essential components of the future park. Current facilities are listed below:

- Fishing Pond
- Picnic Grove (grills, tables, pavilion)
- Horseshoe Pits (2)
- Playgrounds (2)
- Macadam Trails
- Street Hockey Court (lighted)
- Restrooms
- Gazebo
- Dog Park
- Parking Lots (3)
- Soccer Fields (6, lighted)
- Concession Stand/Clubhouse
- Storage Garage



Kohler Park Master Site Plan

During review of the current uses by the Steering Committee, it was determined that none of the current uses would be eliminated from the Park. It was resolved that some of these uses are outdated and need to be upgraded or replaced as part of the future Park Program. These improvements are included in the future Park Program List as follows:

- Pond Renovation
- Replacement Restroom with public sewer, water, electric
- Replacement Picnic Pavilion with electric
- New Picnic Pavilions with electric
- New Sports Field(s) with land acquisition
- Replacement Playground Equipment (2-12 year olds)
- Access Path to Gazebo (hard surface & ADA accessible)
- Gazebo Furnishings
- New Shelter
- New Court Games
- New Signage (identity, wayfinding, rules)
- Improved Stormwater Management
- Parking Lot BMPs - Best Management Practices (rain gardens)
- Dam (Downstream) Removal Study
- Trail Lighting – Solar (limited segments)
- Direct Access to Remote Parking
- New Footbridge Over Park Creek (3rd crossing)
- Potable Water in Dog Park
- Benches at Dog Park
- Linkage to Other Parks & Trails
- Expanded Riparian Corridor Restoration
- Goose Control in Pond Area
- New Landscape

Master Site Plan Concepts

Based on the inventory of site conditions and the future Park Program List, the planning team developed alternative Master Plan Concepts for the Steering Committee to review. A set of recommendations was prepared and mapped over the course of several workshop sessions. Recognizing that improvements to the Park will occur over time as resources are available, the planning team presented the list of improvements according to priorities. Priority categories are as follows:

Shorter-term/Higher Priority (yellow)

Medium-term/Medium Priority (orange)

Longer-term/Lower Priority (blue)

Kohler Park Master Site Plan

SECTION 3: MASTER SITE PLAN

Recommendations

The Plan recommendations are summarized below and presented on Map 5 with numbering and color coding. (Note: A cost estimate is provided at the end of this section. It uses same enumeration and color coding as shown on Map 5.)

Shorter-term/Higher Priority

1. Pond Renovation – The fishing pond needs to be deepened by dredging. It was last dredged in the mid-1980s. Reconstruction should include a hard edge treatment around portions heavily used for fishing and pond access to stabilize the banks. The pond should be reconfigured to widen and raise the strip of land separating the pond from Park Creek as erosion over time has narrowed that separation. Aquatic benches and habitat enhancement should be added, including pond edge vegetation. New outlet structures and gate structures should be incorporated.



2. Extend Water Line to Dog Park – Install potable water supply line from the water main (near parking lot).

3. New Restroom – The existing pit toilet will be replaced by a modern restroom with public water, sewer, and electric. It should be located outside the floodplain and convenient to users of the pond, dog park, and picnic grove. Solar should be considered as the power source given the low demand.

4. Remove Debris in Creek – Immediately and ongoing, debris that topples into Park Creek or washes down during floods should be removed to reduce damming.



Kohler Park Master Site Plan

5. Woodland Management – Woodlands are to be planted with young plantings to establish the replacement forest as the woodland is mature and will begin to disappear due to natural attrition over the next few decades. Planting should include canopy, understory, shrub, and ground layers. Use of deer resistant plants and deer protection is required. This work should begin and be done yearly to replace the aging woodland and enhance its value as habitat. It is recommended that the Township complete a Forest Stewardship Plan with assistance of a DCNR District Forester.

6. Replace Outdated Playground

The existing playground equipment is very dated and needs to be replaced. The equipment should be selected for children and youth ages 2-12. The location should be similar to the current facility.



7. Picnic Grove Pavilion – The current pavilion should be replaced in a similar location and size. Electric and potable water (outdoor faucet) should be provided.

8. Add Trail – The trail network should be expanded with a hard surface trail (8-12 feet wide). The primary segment is between the parking lot behind the Community Center and the portions of the Park south of Park Creek and to the sidewalks along Horsham Road.

9. Reforest Creek Buffer – The open mowed area north of Park Creek near the Horsham Road parking lot should be reforested. Species should be selected to provide a riparian buffer. Besides the environmental and flood mitigation benefit, the reforestation will reduce maintenance (mowing) in this area. Funds from donated trees are a potential source.

10. Preserve/Enhance Buffer – The buffer between the Park and the Township Public Works facility should be preserved and supplemented with plantings to retain an effective screen buffer.

11. Solar Trail Lighting – The existing trail segment from the Community Center parking lot to the sports fields needs to be lighted in the evening to provide a safer pedestrian access through the woods. Lights need to operate for approximately an hour at dusk after sport field use concludes. The Park is closed after that time until dawn. Solar lighting (bollard type) can be installed with solar collector panels and timers to meet this need. (e.g., Solar Electric Power Company - SEPCO)



Kohler Park Master Site Plan

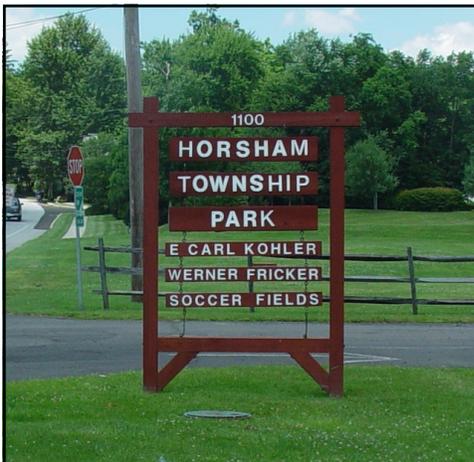
12. Dog Park Benches – New benches (5-6) would be useful near the dog park for dog owner’s use. These should be sighted inside and outside the dog park in sun and shade.

13. Dog Park Water Fountain – A water fountain for people use and outdoor faucet for dogs should be added.

14. Wayfinding Signage – New wayfinding signage should be added to supplement the scarce signage in place. It should be designed for clarity and with consistent image and color palette.



15. Entrance Signs – Updated entrance signs at the Limekiln Pike and Horsham Road entrances are needed to replace the out-of-date signage. It should be designed for clarity and with consistent image and color palette. New signage should be consistent with the new municipal complex signage.



16. Map Signs – A map of the Park’s facilities, access routes, parking, and connecting trails should be added in the Park at a minimum at each entrance point (Limekiln Pike, Horsham Road, Kingswoods Estates Development).

17. Complete Trail Segment – The short section of trail to connect the sports fields and Limekiln Parking lot to the frontage will be completed in Summer 2010.

18. Remove Pit Toilets – The restroom on the Horsham Road portion (near the picnic grove) should be removed and replaced with a new modern facility.

Kohler Park Master Site Plan

19. Add Pedestrian Signal – A flashing signal is planned for crossing Limekiln Pike to the extended powerline trail. This pedestrian-operated flasher will provide a safer connection. (It will be similar to the road crossing on Dresher Road at Lukens Park.)

20. Add Pedestrian Signal – A flashing signal is planned for crossing Horsham Road from Kohler Park to Deep Meadow Park. This pedestrian operated flasher will provide a safer connection. (It will be similar to the road crossing on Dresher Road at Lukens Park.)

37. Extend Powerline Trail to Cedar Hill Park – There are plans to extend the powerline trail, west along the PECO easement. The trail should be continued from the segment near the Limekiln Pike entrance to Cedar Hill Park. Work was begun Summer 2010



Medium-term/Medium Priority

21. Wet Area Near Parking – A wet area (~15,000 s.f. or ~1/3 acre) between the Limekiln Pike parking lot and the sports fields is not able to support the remnant woods due to wetness from altered drainage for the fields. The area should be cleared and replanted with wet meadow vegetation and a footbridge for easy field access.

22. Add Rain Garden – The Horsham Road parking lot has a turf area that could be converted to a rain garden depending on soil conditions to provide a Best Management Practice (BMP) for this parking lot adjacent to Park Creek.



23. Small Court Games – Additional recreation facilities (court games such as shuffle board, bocce, horseshoes) could be added to an open area behind the Community Center and near available parking and trails.

24. Small Shelter – With additional court game facilities, a small shelter should be added for sun and weather protection. This small complex could be used for small events (e.g., family gatherings).

Kohler Park Master Site Plan

25. Stabilize Park Creek – Due to the flow in Park Creek during and after storm events, the banks are routinely subject to erosion and slumping. The erosion and impact on water quality can be reduced with stabilized banks. This is best accomplished with stream corridor vegetation and limited pedestrian access that tramples it. Areas subject to erosion should be stabilized with replanting efforts. Signage should be used to advise the public and restrict pedestrian access to the stream banks.

26. Improve Drainage Adjacent to Trail – A portion of the trail south of the sport fields is subject to regular wet conditions, in part due to the adjacent golf course grading. Drainage improvements will extend the trail life and reduce maintenance.

Long-term/Lower Priority

27. Remove Invasive Plants and Replant – The Kingswoods Estates Development stormwater basin has become overgrown with invasive plants. Its function can be enhanced and habitat improved with removal of the invasive species and planting with suitable native species.

28. New Footbridge – A new (third) foot bridge crossing should be added over Park Creek to better connect the existing parking behind the Community Center with the facilities south of Park Creek (dog park, picnic grove, playground, trail network). Although it will require complex permitting, it will improve the access and usability of the Park.



29. Add Sidewalk Along Horsham Road – A missing segment of sidewalk along Horsham Road north of Park Creek to the street hockey facility should be added. This can be installed at the time that improvements are made to Horsham Road by PA DOT which may include a roadside trail on an enlarged Park Creek culvert.

30. Add Sport Field(s) - With the acquisition or donation of land which abuts the Park and now part of the Horsham Valley Golf Course, there is an opportunity to add one or two sports fields. These would be close to the existing fields and the Limekiln Pike parking lot. The Township may need to obtain a recreational easement from PECO.

31. Add Pavilion – With the possible acquisition noted above, a pavilion should be added near the fields for shelter and gathering purposes. Approximate size would be 22' x 28', with an optional concrete pad. Extending water and electric (or solar) should be considered at the time. The Township may need to obtain a recreational easement from PECO.

Kohler Park Master Site Plan

32. Future Link to Powerline Trail – When the powerline trail is extended from Babylon Road (south of Park), links to it should be added to/from Kohler Park. These should be outside the floodplain and hard surface (8'-12' width) to accommodate multiple users (pedestrians, strollers, bikers).

33. Retain Conservation Area – The area (~18.3 acres) on the west side of the Park (west of golf course and PECO easement) is a wooded wetland. Its future use should be a conservation area with only informal foot access.

34. Parking Retained As Gravel – The Limekiln Pike parking lot is gravel except for some handicapped parking spaces. It should remain gravel and not converted to a paved lot to avoid more impervious cover, runoff, and stormwater management. This decision also will have positive impacts on water quality.



35. Extend Powerline Trail – If the golf course ceases operation, the powerline trail now terminating at Babylon Road should be extended to Limekiln Pike. (Extension beyond Limekiln Pike is proceeding.) This trail and easement should be included in any future land development plan associated with a change of use from golf course.

36. Acquire Horsham Valley Golf Course – The Township should acquire the wedge-shaped piece of land adjacent to the Park. Uses and key trail linkages are noted above.

38. Support Future Road Improvement (Horsham Road) – The State plans to improve Horsham Road should be supported by the Township with inclusion of an off-road trail along the edge and bridge crossing of Park Creek. This trail expansion will connect Kohler Park to other neighborhoods and other Township parks (e.g., Samuel Carpenter Park).

Kohler Park Master Site Plan

Master Plan Implementation

A Master Plan is a “blue print” to direct future improvements. Due to limited resources, most Master Plans are implemented over time and in phases. The improvements have been categorized in three phases. Costs for the improvements also have been estimated. These are presented in Table 1 and have been organized, numbered, and color coded as on Map 5 reflecting the phases. Changes in resources and priorities may result in projects being undertaken earlier or later than anticipated at the time of preparation of this Master Plan. Such changes are effected by municipal budgeting and public funding through grant programs normally administered by the County and State, as well as private grants. The Township should continue to actively seek funding to implement the project described in the Master Plan.



MASTER PLAN

COST ESTIMATE

APPENDIX

Kohler Park Master Plan					
Preliminary Budget (Revision 3)					
9-Jul-10					
AREA	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Pond Renovations				
	Retaining Wall	SF	3450	\$ 35.00	\$ 120,750.00
	Dredge	CY	10000	\$ 27.00	\$ 270,000.00
	Bench	SY	750	\$ 2.00	\$ 1,500.00
	Plant	SF	6750	\$ 0.50	\$ 3,375.00
	Install New Outlet Structures and Gate Valve	EA	3	\$ 20,000.00	\$ 60,000.00
	Engineering and Permits	LS	1	\$ 20,000.00	\$ 20,000.00
	Pond Total				\$ 475,625.00
2	Water Line Extended to Dog Park	LF	600	\$ 25.00	\$ 15,000.00
3	New Restroom	EA	1	\$ 120,000.00	\$ 120,000.00
4	Remove Debris in Creek	LS	1	\$ 10,000.00	\$ 10,000.00
5	Woodland Management	AC	18	\$ 6,000.00	\$ 108,000.00
6	Replace Outdated Playground	LS	1	\$ 50,000.00	\$ 50,000.00
7	Picnic Grove Pavilion	EA	1	\$ 17,000.00	\$ 17,000.00
8	Trail (1700 lf @ 8' wide porous)	SY	1360	\$ 35.00	\$ 47,600.00
9	Reforest for Creek Buffer	AC	1.9	\$ 4,500.00	\$ 8,550.00
10	Preserve/Enhance Buffer	SF	2400	\$ 2.50	\$ 6,000.00
11	Lighting (Solar)	LS	1	\$ 10,000.00	\$ 10,000.00
12	Dog Park Benches	EA	4	\$ 800.00	\$ 3,200.00
13	Dog Park Water Fountain	EA	1	\$ 1,500.00	\$ 1,500.00
14	Wayfinding Signs	EA	15	\$ 500.00	\$ 7,500.00
15	Entrance Signs	EA	2	\$ 5,000.00	\$ 10,000.00
16	Map Signs	EA	3	\$ 2,500.00	\$ 7,500.00
21	Wet Area Near Parking Lot (remove trees, install foot bridge, and plant wet meadow)	SF	16,200	\$ 2.00	\$ 32,400.00
22	Rain Garden	LS	1	\$ 5,000.00	\$ 5,000.00
23	Small Game Courts	LS	1	\$ 10,000.00	\$ 10,000.00
24	Small Shelter	LS	1	\$ 17,000.00	\$ 17,000.00
25	Park Creek Banks Stabilization	LF	1700	\$ 200.00	\$ 340,000.00
27	Invasive Species Removal & Kingswood Basin Replanting	SF	41097	\$ 1.25	\$ 51,371.25
28	New Footbridge	LS	1	\$ 100,000.00	\$ 100,000.00
29	Add Sidewalk along Horsham Road (230 lf)	SY	127	\$ 70.00	\$ 8,890.00
30	Sports Field(s)	EA	1	\$ 200,000.00	\$ 200,000.00
31	Add Pavilion (22' x 28" w/ concrete pad)	EA	1	\$ 17,000.00	\$ 17,000.00
	Subtotal				\$ 1,679,136.25
	15% Contingency				\$ 251,870.44
	Engineering and Permitting (excluding pond)	LS	1	\$ 122,052.00	\$ 122,052.00
	TOTAL				\$ 2,053,058.69
17	Complete Trail Segment	LS	1		TWP
18	Remove Pit Toilets	LS	1		TWP
19	Add Pedestrian Signal	LS	1		TWP
20	Add Pedestrian Signal to Deep Meadow Park	LS	1		TWP
26	Improve Drainage Adjacent to Trail	LS	1		TWP
32	Future Link to Powerline Trail	LS	1		TWP
33	Retain Conservation Area	LS	1		TWP
34	Parking Retained As Gravel	LS	1		TWP
35	Extend Powerline Trail (to Babylon Rd.)	LS	1		TBD
36	Acquire HGC Land	LS	1		TBD
37	Extend Powerline Trail to Cedar Hill Park	LS	1		TBD
38	Support Future Road Improvements (Horsham Rd.)	LS	1		TBD
	Shorter-term/Higher Priority (Subtotal w/ contingency) = \$ 1,032,096.25 (plus TBD & Eng./Permitting, excl. pond)				
	Medium-term/Medium Priority (Subtotal w/ contingency) = \$ 465,060.00 (plus TBD & Eng./Permitting, excl. pond)				
	Longer-term/Lower Priority (Subtotal w/ contingency) = \$ 433,850.69 (plus TBD & Eng./Permitting, excl. pond)				

APPENDIX

Plan Review

In addition to month public Steering Committee meetings, a public meeting was held on June 21, 2010 in the Township building to review the findings, draft Master Site Plan, and recommendations. A PowerPoint presentation was made followed by comments, questions and suggestions by the audience. Advertisements and announcements for this meeting were as follows:

- Meeting Notice in the Legal Notice section of The Intelligencer newspaper on May 27th and June 8th
- Posted on the Legal Bulletin Board in the Township Building lobby on May 24th
- Posted on the Community Calendar on the Township website on May 24th
- Posted on Comcast Channel 22 and Verizon Channel 32 on May 24th
- Announced at the Horsham Day fishing tournament on June 5th
- Announced at the Senior meetings on May 20th and June 17th
- Email to the Horsham Fire Company President and Chief on June 15th
- Email to a resident on Balmoral Way in Kingswoods Estates Development on June 15th
- Email to the Park and Recreation Board members on June 15th
- Email to the Planning Commission members on June 15th
- Press Release sent to our assigned reporters at the Intelligencer and Public Spirit newspapers on June 15th
- Called and informed the owner of Horsham Valley Golf Club on June 15th
- Email to the Environmental Advisory Board members on June 16th
- Called and informed the President of the Horsham Soccer Association on June 16th
- Called and informed the President of the Friends of Horsham Dog Park on June 16th
- Called and informed the President of Park Creek Watershed Association on June 16th
- Called and informed PA DCNR Southeast Office
- Sent Township Email "News Alert" to residents June 18th

Steering Committee Meetings

The Steering Committee met eight times to discuss and guide the Master Site Plan development. The list of meetings and dates appears below. Minutes for each meeting were distributed and approved by the Committee. They are included on the pages that follow.

Meeting I	06/15/2009	
Meeting II	07/20/2009	
Meeting III	08/17/2009	
Meeting IV	11/16/2009	With <i>LandConcepts</i>
Meeting V	02/08/2010	With <i>LandConcepts</i>
Meeting VI	04/19/2010	With <i>LandConcepts</i>
Meeting VII	05/17/2010	With <i>LandConcepts</i>
Meeting VIII	06/21/2010	With <i>LandConcepts</i>

Kohler Park Master Site Plan Committee Meeting I **Monday, June 15, 2009**

Committee Members in Attendance:

Mark McCouch, Vice President of Council
Gregory Nesbitt, Member of Council
Jack Beiderman
Eric Frary
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Rich Portelli
Mike McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Mary Dare
Carl Meixsell

Meeting began at 7:05pm

Mr. McGee, explained to the committee the process that they had agreed to participate in. He explained to the committee that the master site plan process is a necessary step in the redevelopment of a park. Kohler Park is in need of revitalization and from the master site plan will come the townships direction for the park. A master site plan is also an important part of the process in asking for grant money to complete projects with in the park.

Mr. McGee, then asked each of the members of the committee that were in attendance to introduce themselves.

Mr. Hudson, gave a brief overview of the Grant Application that was submitted to DCNR and a brief overview of the RFP which had been sent out to consultants.

Mr. McGee let everyone know that the pond was man made and was last dredged between 15 and 20 years ago.

Mr. Greenhalgh, asked are grants that we could receive for implementation in the future also matching grants? Mr. McGee explained to the committee that most grants would be matching grants, but that the match can vary.

Mr. Frary asked if the grant amount of \$50,000 was included in the RFP? Mr. McGee told the committee that it was not included in the RFP but that it was public information, so the consultants could have easily found that out.

Mr. Greenhalgh, asked if there is any chance of more land being added to the park when the golf course is sold and residential construction begins. Mr. McGee explained to the committee that Horsham Valley Golf Club is under agreement to be sold to Cutler Home Builders. At this time there are some preliminary plans that do show land being given to the township as open space, but where that land is has not yet been determined.

Mr. Nesbitt asked about how long will the master site plan process take. Mr. McGee answered that it should take between 6 to 9 months, but that the time it takes will probably depend on the committee.

Mr. Frary asked if there was any conflict of interest in using the Township Engineer and Landscape Architect to complete the master site plan. Mr. McGee told him that there is not a conflict of interest because they meet the requirements given to us from DCNR.

Mr. McGee then asked the committee to discuss the six plans that were submitted and narrow the field to three, those three will be the consultants to be interviewed. The committee had an evaluation/tally sheet where we scored each consultant with, please see attachment "Evaluations of RFPs for Kohler Park Study." The committee decided that it would like to interview the following consultants: Pennoni, Land Concepts and McCloskey & Faber/Carroll Engineering. The following consultants also submitted plans for the committee to review: CMX, T&M Associates and YSM Landscape Architects.

The committee then decided that they will meet on the third Monday of each month at 7:00pm in the Horsham Township Building.

The committee asked that we arrange the interviews with the three consultants for July 20th and that we begin the meeting at 7:00pm. Each consultant will be

allotted 30 minutes to present to the committee and then the committee will have a 15 minute question and answer session with each consultant.

Mr. McGee stated that he would like the committee to tour Kohler Park as a group during one of the upcoming meetings, so that everyone can become familiar with the whole park.

Mr. Nesbitt asked the township staff to answer the following questions for the next meeting:

What does the park need in our view?

What trends are we seeing up and what trends are we seeing down?

What types of things in the park are highly utilized and what types of things are under utilized, and try to explain?

Get a Map of the park for each member of the committee.

Mr. Nesbitt asked Mr. Portelli if Horsham Soccer had anything that they were looking for and if so please let the committee know.

Mr. Frary commented that bike racks will probably be needed as more kids are able to ride their bikes to the soccer fields with the addition of all the trails in the township.

The committee then briefly talked about parking at the park and ways to possibly alleviate those parking problems.

The Committee agreed that their next meeting will be on Monday, July 20, 2009 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:40 P.M.

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan Committee Meeting II
Monday, July 20, 2009
Consultants Presentations

Committee Members in Attendance:

Mark McCouch, Vice President of Council
Gregory Nesbitt, Member of Council
Jack Beiderman
Mary Dare
Eric Frary
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Carl Meixsell
Mike McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Rich Portelli

Meeting began at 7:00pm

Mr. McGee asked if there were any comments from the committee regarding the minutes from the committee's first meeting, June 15, 2009. There were none.

Mr. Nesbitt made a motion to approve the June 15, 2009 meeting minutes, this motion was seconded by Mr. Heiduk, the motion passed unanimously.

Mr. Evan Stone and Mr. Joel Totten from Pennoni Associates Inc. presented to the committee.

Mr. Frary asked if the cost that was submitted included everything in the presentation. Mr. Stone explained the cost that was submitted in their proposal did include everything that was presented.

Mr. McGee asked if the ten month time line that is shown in their proposal was accurate or if that time line could be accelerated. Mr. Stone stated that the time line shown is a normal expectation but if the committee is focused they can move faster.

Mr. McGee asked if they had any direct personal experience with a comparable plan. Mr. Stone stated that he worked on the Doylestown Central Park starting with the Master Plan and also working on some of the actual construction of the park. Mr. Stone also stated that he worked on Master Site Plans for Upper Makefield: Lookout Park and Brownsville Park.

Mr. McGee asked what their initial gut reaction to the Kohler Park Pond is. Mr. Stone stated that the pond edges need some attention. He said that he would look to naturalize the pond edge and maybe use the pond as a type of Stormwater BMP.

Mr. Nesbitt asked if they had any direct experience in dealing with ponds. Mr. Stone stated that he had worked with some ponds for a previous employer at Penns Woods Village and for Morgan Stanley.

Mr. McGee asked them to give us a quick answer to: Why are you the consultant for us? Mr. Stone stated that Pennoni views itself as a stakeholder in the project and the community. They feel that public recreation opportunities and the environment are very important. They would like to plan for Kohler Park to meet today's needs and be able grow in the future.

Mr. Rick Collier, Mr. David Cavanaugh from Land Concepts along with Mr. Matt Williams from Hibbeln Engineering presented for Land Concepts.

Mr. McGee stated that the time line in your proposal is ten months, can that be accelerated? Mr. Collier stated that he has found the 10 month time line to be accurate but eight months could be possible.

Mr. McGee asked what their experience with other Master Site Plans was and from those Master Site Plans what have they seen constructed? They have worked on Master Site Plans for parks in Upper Dublin and Whitpain. They have worked with those townships all the way to the construction of several parks most recently new park in Upper Dublin with the synthetic turf fields.

Mr. McGee asked how they would get the banks of the pond to be vegetated. Mr. Collier explained that he would limit access to the pond but make the access points accessible. Maybe add a dock or walkway of some kind.

Mr. McGee asked how often a pond needs dredged? Mr. Collier stated that there is no real answer for that question each pond has its own specific needs. One way he would suggest to extend the time between dredging would be to add a forbay to the inflow of the pond to catch sediment and debris.

Mr. McGee asked them to give a quick answer to: Why are you the consultant for us? Mr. Collier stated that they are here to work with and for the committee. We do not walk away once the job is complete, we want to work with you to make sure that you and your users are happy with the end result of your project.

Mr. Jim Faber, Mrs. Kim Flanders from McCloskey & Faber, P.C. along with Mr. Tom Crawley from Carroll Engineering Corporation presented for their joint proposal.

Mr. McGee asked what their initial reaction to the pond was. Mr. Faber stated that the pond is over taking the area and that he feels that it needs to be deepened. There are high nutrient levels in the pond and we may want to add some rain gardens to the area to help with that.

Mr. McGee asked how they were going to complete the base map. Mr. Faber explained that they would consult the PA GIS maps to complete the map.

Mr. McGee asked what Master Site Plans had they worked on in the past and how long did they take. Mr. Faber stated that they had worked on the Bonnet Lane Park Plan which took 18 months to complete and the Central Park plan which took eight to ten months to complete.

Mr. McGee asked from the Master Site Plans that they worked on how much was then completed as a Capital Improvement Project. Mr. Faber stated that the Wentz Run Park in Whitpain Township was a 1.5 million dollar construction project with the majority of the Master Site Plan being completed. They also worked on the Metroplex basin retrofit which had the majority of the plan implemented.

Mr. Frary asked how they would use the pond consultant that was shown in their proposal and did they allot enough time for that consultant. Mr. Faber

stated that redistribution of hours for the pond consultant would not be a problem. Mr. Faber also stated that the pond consultant will do an evaluation of the pond and then we will get the recommendations from that evaluation.

Mr. Nesbitt then asked what their experience with DCNR grants was. Mr. Faber stated that he had worked on DCNR grants with Upper Moreland and Upper Pottsgrove.

Mr. McGee asked them to give us a quick answer to: Why are you the consultant for us? Mr. Faber stated that they are dedicated to provide the township with quality service, that they are good listeners and they have the skills to provide us with a complete plan.

The committee then discussed each of the consultants.

Mr. Nesbitt made a motion to select Land Concepts Group for the Kohler Park Master Site Plan with the understanding that Land Concepts bring their price down to approximately \$45,000.00.

Mr. McGee stated that our next meeting will be held on Monday, August 17th at 6:30pm, meeting at the Horsham Community Center. We will be taking a walking tour of the park.

The meeting was adjourned at 9:30pm

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan Committee Meeting III
Monday, August 17, 2009
Park Walk

Committee Members in Attendance:

Mark McCouch, Vice President of Council
Jack Beiderman
Eric Frary
Ken Gehlhaus
Heinz Heiduk
Joe Heffernan
Carl Meixsell
Mike McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Gregory Nesbitt, Member of Council
Mary Dare
James Greenhalgh
Kay Jacobs
Rich Portelli

Park walk began at 6:45pm

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan Committee Meeting IV Monday, November 16, 2009

Committee Members in Attendance:

Gregory Nesbitt, Member of Council
Jack Beiderman
Mary Dare
Ken Gehlhaus
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Carl Meixsell
Rich Portelli
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Mark McCouch, Vice President of Council
Eric Frary
James Greenhalgh
Mike McGee, Township Manager

Meeting began at 7:34pm

Mr. Walker asked if there were any comments from the committee regarding the minutes from the committee's first meeting, July 20, 2009. There were none.

Mr. Nesbitt made a motion to approve the July 20, 2009 meeting minutes, this motion was seconded by Mrs. Dare, the motion passed unanimously.

Mr. Walker then turned the meeting over to Rick Collier and Dave Cavanaugh from *LandConcepts*.

Mr. Collier went over the scope of the project: first we will look at the existing features already in the park, second we will look at conceptual ideas and plans for the park, last we will take the ideas that the committee chooses and make the master plan.

Mr. Collier then explained that the survey work of the park was in progress. The survey company waited till the leaves were off the trees so that when they took a picture from the plane, we could see land features. This picture will give us a good base map to begin with, the wetlands biologist has also started mapping the wetlands and that will be added to the base map.

Mr. Collier then asked everyone what they thought the needs of the park are. Mr. Walker then presented a list of needs that was put together by the township staff. The group discussed that list, added to the list and moved some items around on the list. I have attached the list to these minutes please review.

Mr. Collier then began discussing the pond and some drawings that *LandConcepts* put together. Mr. Collier explained that at the present moment the pond bank a wall that the pond water is up against. The water is undercutting the bank and causing the bank to erode making the pond larger but also shallower. They presented the idea of a gentle grade to the water with plants planted along the pond edge; these plants would help to hold the soil in place. They also showed drawings of the pond with boardwalks and a dock to give access to fishing.

The group then discussed the pond and the drawings from *LandConcepts*. The committee questioned the boardwalks, being a built in nuisance. A park user could fall into the pond from the boardwalk. The committee asked where the water for the pond comes from. At this time there is a mill race that adds water to the pond, some committee members also thought that there may be a spring that adds water to the pond. Mr. Beiderman also commented that it was always his dream to keep the pond open so that kids could cast with out getting hung up, he would like to see ice skating on the pond, and at the Horsham Day Fishing Contest he has approximately 200 kids so their needs to be room around the banks to fit that many children.

The committee decided to have the next meeting on Monday, January 18th at 7:00pm in the Horsham Township Building.

The meeting was adjourned at 8:56pm

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan
November 16, 2009

Needs:

- New Restroom with public water, sewer and electric (maybe solar).
- New picnic pavilion on Horsham Rd. side with electric.
- New picnic pavilion on soccer field side.
- New Playground equipment on Horsham Rd. side.
- Brick walkway to gazebo and furniture for gazebo.
- Extend riparian corridor restoration along Park Creek.
- Bocce/horseshoe/chessboard area behind Community Center with shelter.
- Goose control.
- Landscape plan...new trees, around gazebo, etc.
- Stormwater management opportunities for the entire park.
- Trail lights (to hockey court and trail from Community Center to Soccer fields). Maybe solar.
- Parking:
 - Third bridge over Park Creek behind Community Center to access the parking.
 - Signage/map directing park visitors where parking is available.
 - Asphalt soccer parking lot with stormwater control.
 - Make parking lot Island along Horsham Rd. a rain garden.

Desires:

- Public water to Dog Park.
- Field behind firehouse...natural grass meadow and/or stormwater best management practice.
- Parking lot lights possible solar.
- Better signage and map of park. Park signs at both Horsham Rd. and Limekiln Pike entrances.

Future Study:

- Pond.
- Removal of dam in Park Creek.
- Possible Horsham Valley Golf Club future development.

**Kohler Park Master Site Plan Committee Meeting V
Monday, February 8, 2010**

Committee Members in Attendance:

Mark McCouch, President of Council
Jack Biedermann
Mary Dare
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Carl Meixsell
Rich Portelli
Michael McGee, Township Manager
William Walker, Assistant Township Manager
Richard Collier, Land Concepts Group
David Cavanaugh, Land Concepts Group

Committee Member not in Attendance:

Gregory Nesbitt, Member of Council
Eric Frary
Kay Jacobs
Mark Hudson, Park Superintendent

The meeting was called to order at 7:04 P.M.

The Committee members introduced themselves.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for November 16, 2009. It was moved by Mr. Greenhalgh, and seconded by Mr. Biedermann, to approve the minutes. The motion passed unanimously.

Mr. Collier reviewed the base mapping. He explained the topographic survey was completed based on aerial photography and ground survey. An approximate park boundary was based on a very old map but since this was done they have obtained the deeds for the property and will make the necessary changes. In addition, site features such as inlets, telephone poles, etc. will be added. This work is being done by Tracy Land Services. Mr. McGee stated that the Township wants to be informed when the property corners have been identified so that a more permanent marker can be put in place. Mr. Collier further explained that the wetland delineation has been delayed by the weather. The wetland areas have been 'flagged' on site and will be added to the map. The Kingswood Estates development dedicated open space will be added to the base map.

Mr. Collier explained that other background information that has been researched includes FEMA maps, soil survey maps, 2003 Township Recreation and Park Comprehensive Plan, 2005 Township Open Space Plan and trail connections map.

Mr. Collier explained that the most of their time since the last meeting has been spent on existing site conditions, analysis and mapping. There are four different maps which will be reviewed.

Mr. Cavanaugh distributed and reviewed 'Existing Features – Hydrology' map. He explained that the dominate features of the park is the creek, pond and water pockets. He pointed out the FEMA Floodway and the 100 year floodplain and explained the difference between the two. Forty (40) acres of the seventy-one (71) acre park is either in the Floodway or in the Floodplain, which is 60% of Kohler Park.

Mr. Collier distributed and reviewed the 'Existing Features – Vegetative Cover and Facilities' map. He recommended that the Committee consider a woodland management program to replant the understory with new trees for future generations.

Mr. Collier distributed and reviewed the 'Neighborhood Context and Uses' map. The boundaries of the Township Maintenance Building and Garage property will be added to the map. In addition, township owned open space in the Kingswood Estates development will be added. The Farne property, owned by the Township, which is contiguous to Deep Meadow Park, will be added.

Mr. Collier distributed and reviewed the 'Opportunities and Constraints' map. Each opportunity and constraint was discussed. Mr. Walker stated the additional footbridge opportunity could help address the parking problem. Mr. McGee updated the Committee on the proposed zoning change and proposed development for Horsham Valley Golf Club. Mr. McGee informed the Committee of the plans for a walking path from behind the community center out to Horsham Road and the pedestrian crossing for Horsham Road in front of the Firehouse.

Mr. Collier asked the Committee if there were any more ideas since the list that was created at the last meeting for Park Uses/Facilities whether a new use, removed use and/or upgraded use. The following comments/ideas were stated:

- Mr. Gehlhaus suggested an amphitheater and distributed pictures of one in Upper Gwynedd Township.
- Mr. Meixsell suggested a trail connecting Kohler Park to the Babylon Industrial Park/Caredean Drive.
- Mr. Heinz suggested solar power for any lights.
- Mr. Heinz suggested a possible restroom behind the Community Center.
- Mr. Biedermann stated that he did not like limiting the edge access of the pond.
- Mr. Heffernan wondered how a pedestrian crossing on Horsham Road would affect traffic.

The Committee agreed that their next meeting will be held on Monday, March 15, 2010 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:45 P.M.

William T. Walker

**Kohler Park Master Site Plan Committee Meeting VI
Monday, April 19, 2010**

Committee Members in Attendance:

Gregory Nesbitt, Member of Council
Jack Biedermann
Eric Frary
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Carl Meixsell
William Walker, Assistant Township Manager
Richard Collier, Land Concepts Group

Committee Members Not in Attendance

Mark McCouch, President of Council
Mary Dare
Rich Portelli
Michael McGee, Township Manager
Mark Hudson, Park Superintendent
David Cavanaugh, Land Concepts Group

The meeting was called to order at 7:00 P.M.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for February 8, 2010. It was moved by Mr. Nesbitt, and seconded by Mr. Greenhalgh, to approve the minutes. The motion passed unanimously.

Mr. Collier updated the Committee on the mapping portion. He explained that the Park Boundary and Site Features are still going on for two sections of the park property near Limekiln Pike. Since both areas are in conservation areas they are not relevant for tonight's meeting. They will be completed and shown on the final map. Mr. Collier explained that the wetlands survey had been delayed due to snow but is now complete and would be shown on the final map. Finally, the Inventory Maps are being revised and the gaps are being filled in and will be shown on the final plan.

Mr. Collier distributed the draft conceptual master plan. He advised that additional park signage, environmental signage and also landscaping are not shown on the plan. These will be included

in the written text of the final plan. In regards to the draft map, he would like to receive comments and input from the Committee tonight and then bring back a revised plan to the May meeting.

Mr. Nesbitt inquired if there was some way to control the stormwater in the Park better. Mr. Collier explained that there were not many options to improve the stormwater management because the Park is the recipient of all the water. The way to improve it would be to improve things upstream.

The Committee discussed the idea converting the small wooded area between the parking lot off Limekiln Pike and the soccer fields into a wetland area with a low boardwalk type bridge with a fence to direct people to the walkway. The boardwalk would provide a pedestrian route between the parking area and playing fields.

Mr. Walker updated the Committee on the status of the Power Line Trail project and the pedestrian flashing warning device for same at Limekiln Pike.

The Committee had a discussion regarding the possibility of acquiring land from the rear of the Horsham Valley Golf Club property. It was agreed if the Township acquired this property to provide an access trail into the rear of Kohler Park near the dog park. Mr. Nesbitt asked if a soccer field would be able to fit on this area. Mr. Walker explained that it would but we would need a recreational easement from PECO. Mr. Walker also suggested this area may be a location for a picnic pavilion.

Mr. Collier pointed out other recommendations to include improving drainage along the existing trail, removing debris in the creek, implementing a woodland management program, removing the pit toilets, replacing the playground equipment, adding a picnic grove with pavilion, adding a path/walkway to the gazebo and adding a new restroom. In addition, a water line that would extend to the pavilion area and dog park.

The Committee had a discussion on the renovation of the pond. Mr. Collier distributed pictures of a pond with a wall/hard edge. The pond is located on the property of St. Mary's Orphanage in Ambler. Mr. Heiduk inquired about the dredging of the pond, permits and the existing fish. Mr. Biedermann explained how the fish were dealt with the last time the pond was dredged. The Committee agreed that the plan should show the front and middle portions of the pond with a hard surface type wall.

Mr. Collier pointed out further recommendations to include enhancing the buffer with the township maintenance garage property, adding a rain garden in the parking lot off Horsham Road, adding a pedestrian segment along Horsham Road at the culvert for Park Creek, studying

the possible dam removal in the creek, stabilizing creek banks, removal of invasive plants and adding safety/security solar lighting.

The Committee agreed that parking is one of the major problems with the Park. Mr. Nesbitt stated that in his opinion the most important parking area is the existing area behind the Township Building closest to the Firehouse with the proposed trail connection behind the hockey court. Although the Committee agreed the proposed additional footbridge might not be feasible, it should be shown on the map. The Committee agreed to leave the trail behind the Community Center following the perimeter of the parking area (option 2) on the map and to remove the trail shown going behind the storage garage (option 1).

There was a discussion on the small grass area behind the Community Center. Mr. Biedermann stated he believed we have enough pavilions in the park system. The Committee agreed to show the uses for this area to be a small shelter and small game courts such as bocce ball courts, shuffle board courts and/or horseshoe pits.

Mr. Collier explained that at the May 17th meeting he will have the revised draft conceptual master plan with cost estimates. The draft Master Plan Report will be distributed to the Committee and to DCNR in early June. The Public Meeting, which would be the last meeting of the Committee, will be held on June 21st at 7pm. The Final Report will be sent to DCNR in mid to late July.

The Committee agreed that their next meeting will be held on Monday, May 17, 2010 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:55 P.M.

William T. Walker

Kohler Park Master Site Plan Committee Meeting VII
Monday, May 17, 2010

Committee Members in Attendance:

Mark McCouch, President of Council
Jack Biedermann
Eric Frary
Ken Gehlhaus
Heinz Heiduk
Carl Meixsell
Michael McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent
Richard Collier, Land Concepts Group
David Cavanaugh, Land Concepts Group

Committee Members Not in Attendance

Gregory Nesbitt, Member of Council
Mary Dare
James Greenhalgh
Joe Heffernan
Kay Jacobs
Rich Portelli

The meeting was called to order at 7:04 P.M.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for April 19, 2010. It was moved by Mr. Frary, and seconded by Mr. Meixsell, to approve the minutes. The motion passed unanimously.

Mr. Collier then presented the 2nd draft of the Master Site Plan map. The committee then discussed the highlighted improvements that are shown on the map. The committee discussed removing all of the trees along the soccer parking lot by the snack stand and then replanting that area with wetland plants. The committee stated that a bridge or walkway could be installed through the wet area to give park users access to soccer fields.

Mr. Collier then showed that there would be an opportunity to add another soccer field to the park if Horsham Township acquired open space from the golf course if it gets developed. He showed that you could fit one full size field two small fields.

Adding water to the park was discussed, they discussed how many spots in the park they feel a water hook up is needed in. The committee came up with three locations that they would like water: front of the park, bathrooms and the dog park.

The committee also discussed adding a small lawn games, horseshoe's, bocce, small pavilion to the open space that is behind the Community Center. The rest of the highlighted areas on the map remained the same and were not discussed.

Mr. Collier then presented the 1st draft of the construction budget. The committee reviewed each line item with Mr. Collier and Mr. Cavanaugh. As the committee discussed each line item and the numbers were changed to meet the committee's cost analysis. I have included both the 1st and a second draft with these minutes. The consultant was asked to add in engineering and permitting fees to the existing projects so that we could get a better price estimate.

The committee also discussed reforesting the open field/meadow behind the firehouse. This area is not used for anything and remains wet for most of the year, which makes it unusable. This area is also in the riparian corridor of Park Creek, so the committee feels that it would help with Stormwater to reforest this area.

The Committee agreed that their next meeting will our public meeting be held on Monday, June 21, 2010 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:41 P.M.

William T. Walker

Kohler Park Master Site Plan Committee Meeting VIII
Public Meeting
Monday, June 21, 2010

Committee Members in Attendance:

Gregory Nesbitt, Member of Council
Mary Dare
Ken Gehlhaus
Joe Heffernan
Kay Jacobs
Carl Meixsell
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent
Richard Collier, Land Concepts Group
David Cavanaugh, Land Concepts Group

Committee Members Not in Attendance

Mark McCouch, President of Council
Jack Biedermann
Eric Frary
James Greenhalgh
Heinz Heiduk
Rich Portelli
Michael McGee, Township Manager

The meeting was called to order at 7:04 P.M.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for May 17, 2010. It was moved by Mrs. Jacobs, and seconded by Mr. Gelhaus, to approve the minutes. The motion passed unanimously.

Mr. Walker welcomed everyone to the meeting and gave a quick synopsis of how the township and committee got to the point we are at in holding a public meeting. He told the audience: we received a grant, formed a committee, which choose a consultant, the committee has meet with the consultant for about a year and came up the draft plan that will be presented tonight.

Mr. Walker then introduced Rick Collier and Dave Cavanaugh from *LandConcepts* Group, our consultants for the Kohler Park Master Site Plan. Mr. Collier then explained to the audience

what a Master Site Plan is. He said that the Master Site Plan is a blue print for the future of the park. Items that are in the master plan are recommendations and can be modified or excluded as projects are completed in the park.

A copy of *LandConcepts* presentation is attached to these minutes.

Mr. Cavanaugh then spoke about the existing conditions within the park. He explained the good points and constraints that the park has and then showed how the committee recommended to improve some of the constraints that are feasible and save the good areas.

Mr. Collier then discussed the specific projects that they committee has recommend to take place in the park and how we have ranked these projects in terms of most important. The following are some of the points he spoke about:

- Adding solar lighting to the trail that connects the soccer complex with the rear parking lot of the municipal complex
- Removing the trees in the wetlands between the soccer parking lots and fields, then to replant that area with wetland plants
- If the township has the opportunity to acquire part of the Horsham Valley Golf Course to add one full soccer field
- Plant trees through out the park to keep buffers and the riparian corridor
- Remove the existing playground, pit toilets, pavilion and to replace all of these with update amenities
- Add water and sewer to the park, run water to the dog park
- Add a trail to the gazebo
- Dredge the pond, add a solid wall around the front portion of the pond to protect the bank and build a stepped slope area in the back that would support plant growth
- Add a trail or trails to get from the front bridge by the hockey court to the trail in the back of the municipal complex

Mr. Collier asked for questions and comments from the public:

- What will the lighting on the trail from the municipal complex to the soccer fields be?
 - Mr. Collier explained that it is proposed to be several bollards, 4' tall that would have lights in the top that glow and provide lighting for the trail, these lights would be solar. He also mentioned that these lights could be put on a timer and that Plymouth Township has just installed some of these lights.
- When the Pedestrian Crossings were planned did the committee discuss the option of a bridge or a tunnel?

- Mr. Walker explained that this project has already been started and that the discussion of a bridge or tunnel were both considered. In both instances a tunnel did not fit because of Stormwater and services under the roads. Bridges were also discussed but were not feasible due to cost.
- Where does the pond water come from?
 - Mr. Collier explained that we are not 100% positive but we think it is a combination of Stormwater, springs and a mill chase that brings water from another pond that is on the golf course property.
- Why does the park have geese and why does the township not hire dogs to chase the geese?
 - Mr. Walker explained that we do use some deterrent methods to try and rid the park of geese, but they generally just come back. We have used dogs in the past and did not find that they were that effective and that cost now also limits the use of dogs.
- Soccer Club is excited about the possibility of having another soccer field or two but who would be responsible for providing the lighting for the field(s)?
 - Mr. Walker stated that he did not know who would provide the lighting, but Horsham Township past practices have been that the youth sport organization that wants lights installed the lights.
- Would the new bathrooms be full plumbed?
 - Mr. Collier stated that they would have both water and sewer.
- Was there any thought about adding distance markers to the trail?
 - Mr. Walker explained that there was some discussion and that the township staff is working on putting something together that would provide users with distance. There will not be trail distance markers out on the trail because there are too many different ways to get from one point to another.
- How do you plan on planting trees with all the deer around?
 - Mr. Collier stated that we would use deterrents such as the plastic on the trunk of the tree.

Mr. Walker thanked everyone for coming out, listening, asking questions and providing the group with ideas.

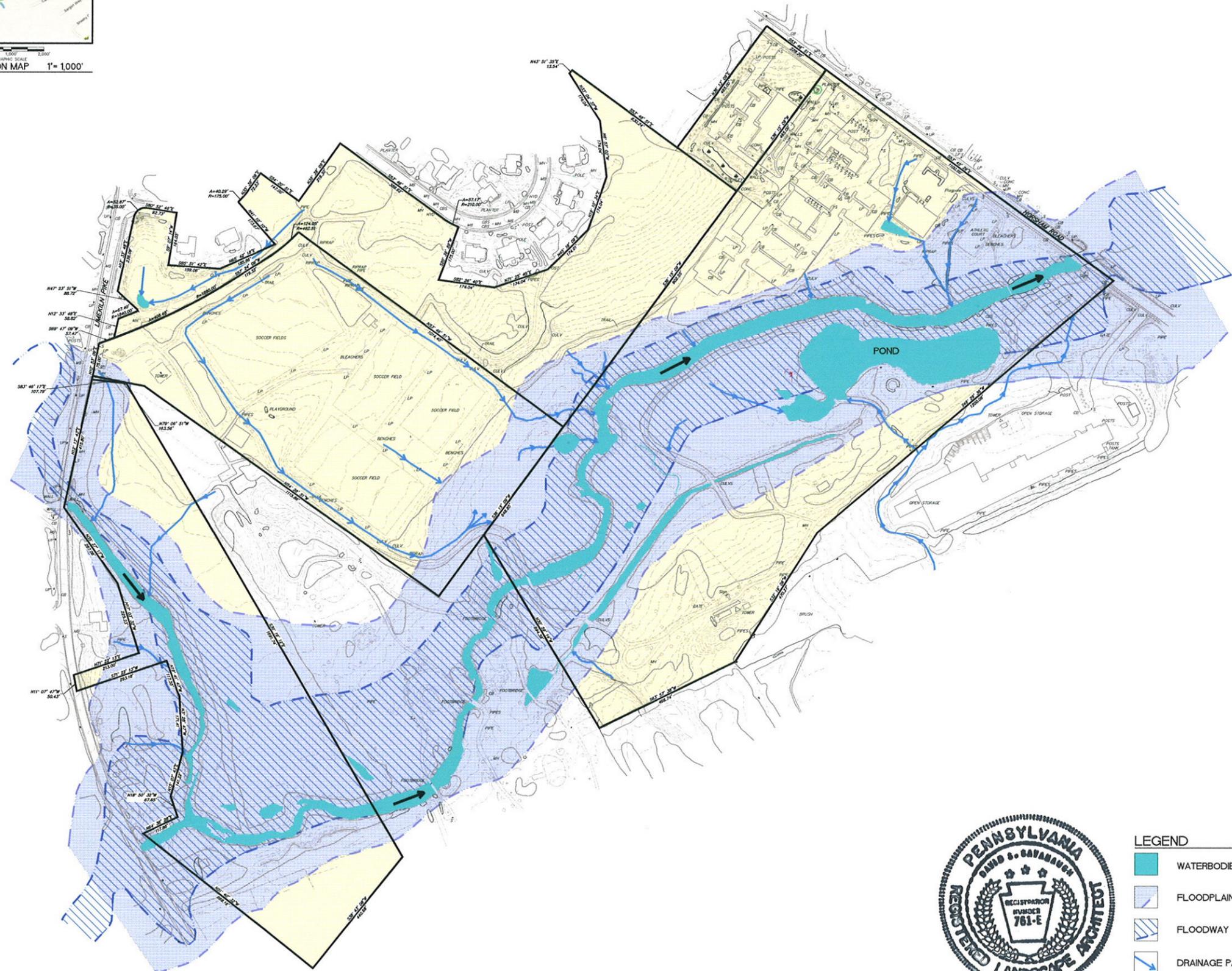
There being no additional business to come before the Committee, the meeting was adjourned at 8:30 P.M.

Mark Hudson, Park Superintendent

EXISTING FEATURES
HYDROLOGY



SITE LOCATION MAP 1" = 1,000'



- LEGEND**
- WATERBODIES
 - FLOODPLAIN (100-YEAR)
 - FLOODWAY
 - DRAINAGE PATTERN
 - PARK

TOTAL PARK = 83.4 ACRES (INCLUDING KINGSWOODS)

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563 Shippen Pk., Suite 300
Blue Bell, Pennsylvania 19322
www.landconceptsgrp.com

BRIAN ENGINEERING COMPANY, LLC
CIVIL ENGINEERS
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WATFORD, PA 15460
(717) 855-5000
TOPOGRAPHIC SURVEY PROVIDED BY:
LAND MAPPING SERVICES
300 NORTH SECONA STREET
CLEAFIELD, PA 16830
(814) 442-5027

**KOHLER PARK
MASTER SITE PLAN**
PREPARED FOR
HORSHAM TOWNSHIP
SITE SITUATE IN
HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

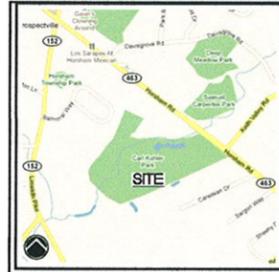
<p>NO. 1000 DATE: 08/14/2013 BY: MRS. J. B. B. / MRS. J. B. B.</p>	<p>NO. 1000 DATE: 08/14/2013 BY: MRS. J. B. B. / MRS. J. B. B.</p>
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LandConcepts
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Blue Bell, Pennsylvania 19322
www.landconceptsgrp.com

**KOHLER PARK
MASTER SITE PLAN**
SITE SITUATE IN
HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

<p>PROJECT MANAGER: MRS. J. B. B. PROJECT NUMBER: 687 PLAN SCALE: 1" = 100'</p>	<p>DRAFTED BY: MRS. J. B. B. DRAWING FILE: 687_BHT02 PLAN SHEET NUMBER: MAP 2</p>
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0 100 200
GRAPHIC SCALE



SITE LOCATION MAP 1" = 1,000'

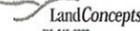
EXISTING FEATURES
VEGETATIVE COVER AND FACILITIES



- LEGEND**
- LOWLAND WOODLAND
 - WETLAND WOODLAND
 - UPLAND WOODLAND
 - UPLAND WOODLAND CANOPY
 - RIPARIAN
 - REMNANT WOODLAND / HEDGEROW
 - DISTURBED WOODLAND
 - OPEN AREA / SPORTS FIELDS
 - WATERBODIES
 - WETLANDS (REGULATED)
 - TRAILS
 - BUILDINGS
 - PARKING
 - ACCESS POINTS



TOTAL PARK = 83.4 ACRES (INCLUDING KINGWOODS)



310-645-2900
583 Shoppack Pike, Suite 300
Blue Bell, Pennsylvania 19422
www.landconcepts.com

IN CONJUNCTION WITH:

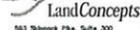


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CONSULTING ENGINEERS
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LAND MARKING SERVICES
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CLEARFIELD, PA 16800
1-888-645-0927

**KOHLER PARK
MASTER SITE PLAN**
PREPARED FOR
HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

	
 <p>310-645-2900 583 Shoppack Pike, Suite 300 Blue Bell, Pennsylvania 19422 www.landconcepts.com</p>	
<p>KOHLER PARK MASTER SITE PLAN SITE SHEET # HORSHAM TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA</p>	
PROJECT MANAGER: AC/ID/EC	DRAWN BY: MB
PROJECT NUMBER: 857	DRAWING FILE: 857_S853
PLAN SCALE: 1"=100'	PLAN SHEET NUMBER: MAP 3
 <p>GRAPHIC SCALE</p>	

MASTER SITE PLAN



SITE LOCATION MAP 1" = 1,000'

RECOMMENDATIONS

- SHORTER-TERM / HIGH PRIORITY
- MEDIUM-TERM / MEDIUM PRIORITY
- LONGER-TERM / LOW PRIORITY



TOTAL PARK = 83.4 ACRES (INCLUDING KINGSWOODS)



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 263 Shipook Pike, Suite 300
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 www.landconceptsgrp.com

IN CONJUNCTION WITH:

RIEDEL ENGINEERING COMPANY, L.L.C.
 CONSULTING ENGINEERS
 263 Shipook Pike, Suite 300, Blue Bell, PA 19422

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 HARTFORD, PA 19440
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 300 NORTH SECOND STREET
 CLEARFIELD, PA 16830
 1-888-443-0217

KOHLER PARK MASTER SITE PLAN
 PREPARED FOR:
HORSHAM TOWNSHIP
 SITE SITUATE IN:
HORSHAM TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/20/2024
2	ISSUED FOR PERMITTING	08/20/2024
3	ISSUED FOR PERMITTING	08/20/2024
4	ISSUED FOR PERMITTING	08/20/2024
5	ISSUED FOR PERMITTING	08/20/2024
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36	ISSUED FOR PERMITTING	08/20/2024
37	ISSUED FOR PERMITTING	08/20/2024
38	ISSUED FOR PERMITTING	08/20/2024

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KOHLER PARK MASTER SITE PLAN
 SITE SITUATE IN:
HORSHAM TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT NUMBER: 807
 DRAWING FILE: 807-001818
 PLAN SCALE: 1"=100'
 MAP 5

GRAPHIC SCALE

- ### LEGEND
- KOHLER PARK
 - KINGSWOOD OPEN SPACE
 - OTHER MUNICIPAL FACILITY
 - EXISTING TRAIL
 - EXISTING ACCESS
 - HC PARKING / ROUTE
 - 100-YEAR FEMA FLOODPLAIN
 - WATERBODIES