

TWINING VALLEY GOLF COURSE LAND USE FEASIBILITY STUDY

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



June 2017



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Introduction



INTRODUCTION

Project Overview

Upper Dublin Township is a Pennsylvania First Class Community featuring desirable residential neighborhoods, active and diverse business interests, excellent private and public education, and is strategically located in proximity to PA-Route 309 and PA I-276, Pennsylvania Turnpike providing for easy access to Philadelphia and other regional employment centers. The Township has a well-developed, suburban-style, land use pattern that evolved over decades. That land use pattern includes a fine parks, active recreation and open space system.

Located within its borders is the 105-acre, Township-owned Upper Dublin Golf Course and Fitness Center (formerly the Twining Valley Golf Course and Fitness Center). The golf course has operated in the Township for more than 30-years providing a reasonably priced, daily play, golfing experience to the residents and the region in general. The incorporation of a fitness center, a recent addition to the facility, also provides affordable exercise programs that are made available to the residents of all ages and abilities.

While the facility is owned by Upper Dublin Township, the management, operations and maintenance has been contractually leased to a management company. Links Management Inc., a family-owned and operated company, has been under contract for many years through a number of contract renewals. The contract in force was signed for an initial duration from 1999 through 2004. The contract called for three (3) consecutive five (5) year extensions until 2019.

The golf facility has not been profitable and continues to pose a financial shortfall that must be met by the Township. Factors

contributing to the loss of revenue include the aging condition of the facility, the increased cost of operations and maintenance, the competition for users with neighboring facilities and the economic recession that continues to impact discretionary spending.

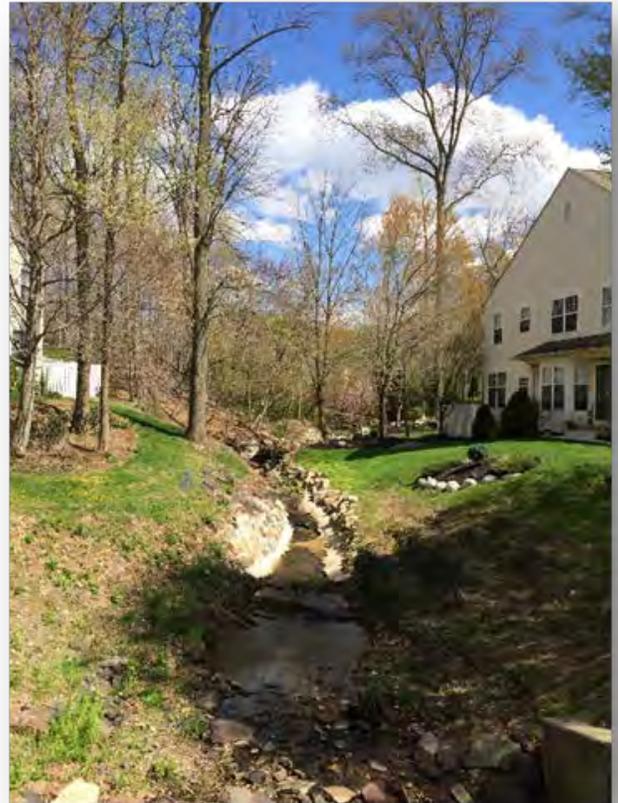
As the termination of the existing management contract approaches, the Township considers this an appropriate time to conduct an analysis of the facility and to begin planning for the future of the property, whether it be the continuation as golf course and fitness center or another more appropriate use. To achieve that end, Upper Dublin Township was awarded a planning grant from the PA Department of Natural Resources (DCNR) to prepare a feasibility study of the property to determine its highest and best use for the years ahead.

Project Goals & Objectives

The overall goal of this study is to identify, explore and assess the possible future uses of the Twining Valley property. The study format specifically follows the DCNR format for the preparation of a feasibility study. The focus of the study is to prepare a comprehensive parks and recreation development plan that responds to the wants and needs of the Township that will best service the community at large. By responding to the results of the public participation input and reviewing the existing parks and recreation facilities, the property may afford the Township a greater opportunity for active and passive recreation facilities and programs for all age groups.

Specific objectives of the study are:

- To reveal the current status of the site by conducting a comprehensive evaluation of the property that includes an analysis of the existing environmental features, the physical condition of the built facilities, and the recreation-related programs offered at the facility.
- To facilitate programming by soliciting resident's needs and desires for the site and utilizing the public participation process that includes steering committee involvement, various public meetings and workshops, and the distribution of a random community survey.
- To prepare and analyze Alternative Conceptual Plans with various reuse scenarios in an effort to select a Preferred Conceptual Plan to be elaborated upon and further detailed into a development strategy of highest and best use for the future of the site.



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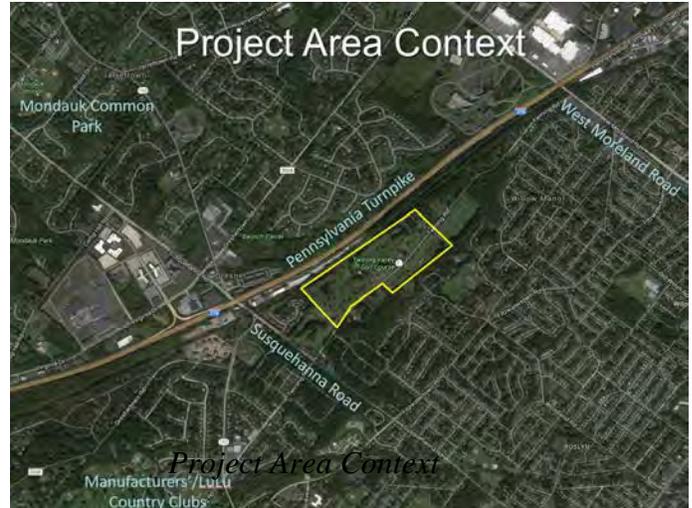
Community Background



Regional Setting Population, Size, Character & Geographic Location

*see appendix for corresponding maps

Located in eastern Montgomery County, Upper Dublin Township occupies the suburban inner ring of Philadelphia - an area that had its early settlement in the 1800s. Scattered nodes of settlement known as Fort Washington, Jarrettown, Maple Glen and Dresher grew tremendously following World War II, through the 1950s to the present. Upper Dublin is in a similar class of development history as nearby communities, including Upper Moreland, Abington and Springfield Townships. Today, the Township is over 90% built-out with a population of 25,878 (2000 U.S. Census Bureau). Upper Dublin has an area of 13 square miles, or approximately 8,340 acres.



Existing Land Use Patterns

A vast majority of the 13 square miles of Upper Dublin Township has already been committed to the following uses: residential (50.5%); commercial, office and industrial (8.9%); and other uses such as institutions, public and private open spaces, agriculture, etc. (40.6%).

Table 1. lists 15 categories of land use as of October 2003. What is evident is that the basic pattern of use generally remains the same and the Township is largely developed.

TABLE 1: ZONING/LAND USE IN UPPER DUBLIN ACRES % (ROUNDED)

Single Family – attached	97.94	1%
Single Family – detached	3,911.07	47%
Country Residence	133.98	2%
Multi-family	25.26	0%
Twin/Duplex	45.29	1%
Subtotal Residential (50.5%)	4,213.54	50%
Mixed Use	64.16	1%
Retail	81.86	1%
Office	341.85	4%
Industrial	251.21	3%
Subtotal Commercial/Office/Industrial (8.9%)	739.08	9%
Institutional	742.82	9%
Public Open Spaces	713.61	9%
Private Open Spaces	920.11	11%
Undeveloped (Vacant)	285.79	3%
Agriculture	186.81	2%
Other (r-o-w, water, utilities)	538.24	6%
Subtotal Other (40.6%)	3,387.38	41%
Total Land Usage	8,340	100%

As evident from Table 1. Depicting land usage, the primary land use in the Township is residential, constituting approximately 50% of the total land area of the Township (8,340 acres). Within this use category, the majority is single-family detached units (47% of total land and 93% of the residential use categories). The other residential categories represent a very small proportion of the total residential use in Upper Dublin. The next largest categories are public and private open spaces, which combined represent 20% of the total land area. In descending order, the next largest uses are institutional (9%), office/industrial (7%), vacant land/agriculture (5%) and retail and mixed use (1%). The “Other” category (6%) in the table includes road rights-of-way, water, utilities and some parcels for which no data was available from the County Board of Assessment.

Demographics Summary

Documented demographic information was obtained from the 1990, 2000 and 2010 censuses and the Montgomery County Planning Commission. Table 2. Presents the findings of the 2010 census with pertinent demographic data for Upper Dublin Township. Some general observations show that Upper Dublin’s population currently is 25,569, based on the 2010 census. This represents a 1.2% decrease from the 2000 population of 25,878. Between the 1990 and the 2000 census there was a 7.7% increase above the figure of 24,028. Population projections by the Montgomery County Planning Commission estimate the population of Upper Dublin to reach 27,370 by the year 2025.

TABLE 2 - UPPER DUBLIN TOWNSHIP DEMOGRAPHICS

Population (2010 Census)

Total Number of Residents: 25,569
Population Density: 1,966 per square mile
Households: 9,397

Age Structure (2010 Census)

Ages 0 to 4: 5.1%
Ages 5 to 19: 22.2%
Ages 20 to 24: 3.9%
Ages 25 to 44: 20.5%
Ages 45 to 64: 33.2%
Ages 65 and Older: 15.1%

Educational Level (2000 Census)

High School Graduate or Higher: 92.8%
Bachelor's Degree or Higher: 57.6%

Income Levels (2000 Census)

Per Capita Income: \$37,994
Median Household Income: \$80,093
Median Family Income: \$91,418

While the Township’s population is stabilizing, it is also aging. According to the 2010 census, the largest age group is the 45-to-64 year olds while the age group with the highest rate of growth since 2000 was found to be “Senior Citizens, 65-and-older” (15.1%).

The total number of housing units continues to increase from 8,206 units in 1990 to 9,174 units in 2000 and to 9,397 units in 2010. Average household size continued to decrease from 2.86 in 1990 to 2.78 in 2000 and 2.7 in 2010.) In reviewing the demographic data as a whole and based on observations of the community, Upper Dublin Township demonstrates the newest cultural acronym: “GRAMPIes” (Growing, Retired, Affluent, and Mobile Population.)

Upper Dublin can be characterized as an affluent community with a per capita income of \$37,994, a median income of \$80,093 and median family income \$91,418.

Description of Existing Park Systems; Type & Acreage

**see appendix for corresponding maps*

Overview

The Upper Dublin Township Parks and Recreation Department has been recognized as one of the premier municipal agencies in Montgomery County by providing leisure services to their constituents. Through creative programming, ample open space and numerous trails systems, Upper Dublin Township has been able to meet the recreational needs of their residents.

Parks, Trails and Open Space

Mondauk Common is the gem of Upper Dublin's active parks and as such is strategically located near the center of the township, accessible to all residents. The park supports multiple sports fields, playing courts and a perimeter walking trail. A playground, picnic pavilions and restroom facility complete the park, making it a gathering place for people of all ages. Multiple neighborhood parks and sports specific parks are located around the township and provide sports and recreational experiences within walking distance of township neighborhoods. There is an abundance of playgrounds, sports fields and walking trails within or connecting these Neighborhood Nodes. As a compliment to the inventory of Township owned parks, good relations exist with the Upper Dublin School District and Temple University allowing use of their facilities as needed. SPARK, the newest outdoor sports facility complex, adjacent to the high school offers the latest and best turf field experience for both the Township youth sports programs and school district teams.

Passive parks, conservation areas, environmental education facilities and trail

systems are also prevalent in Upper Dublin Township. Robbins Park, an Environmental Education facility, continues to provide hands-on environmental educational opportunities for all age groups. An impressive master trails plan is in place as part of the township's open space plan. A trail guide has been developed with some trails completed and others in the planning stages.

The goal of the Master Trails Plan is to safely connect people to parks, shopping centers, schools and other places of interest within Upper Dublin. Regionally, the trail plan is to connect to other township trail systems and the Montgomery County trail network. More bicycle pathways are necessary and identified in the plan. Results of this effort will reduce the amount of unnecessary vehicle traffic. Connecting neighborhood parks to other recreation facilities is a specific goal of the parks and recreation department.

Indoor Recreation and Sports Facilities

Currently, the Parks and Recreation Department is utilizing meeting room space at the Township Building for recreation programs, special events and adult education classes. As a result of the closure of the Montessori School and the EPI Center, (East Oreland Park and Intergenerational Center), overuse of the township building has resulted in expedited wear and tear on the meeting rooms. Often there are meetings and programs running at the same time in adjacent rooms causing conflict. The department is utilizing space at district schools for summer programs, indoor sports and some special events. The department must schedule the use of school space and is subject to cancellations or unavailable spaces due to conflicts. They also partner with the school district on some activities and programs. Storage for equipment and supplies is limited. With the construction of the new high school indoor

aquatic facility and the existing outdoor pool owned by the township, new swimming facilities are not recognized as a high priority need.

The Department recognizes that indoor programming space is limited and needs to be a top priority. Township Parks and Recreation should be less dependent on the school district. Increased demands for school facility space, from all user groups, has put more emphasis on the need for a facility to house Parks and Recreation activities, especially during the evening hours.

Unique Recreation Facilities and Program Opportunities

The Parks and Recreation Department offers several special events throughout the year that are conducted at facilities not owned by the township or on township facilities (Parks) that are not ideally suited for the nature of the event. The department recognizes the need to develop a master plan for a facility/park where such events can be held that captures the “special” nature of these events. Noted was the need for an amphitheater structure where movies, concerts, plays, environmental classes and other unique events could take place. An all-inclusive fully ADA compliant playground is suggested. The need for expansion of the very popular Mondaug Park (Dog Park) was noted by the department due to high volume of users.

Summary

The residents of Upper Dublin Township are fortunate to have a first class parks system and a highly proficient Parks and Recreation Department recognized and admired by the surrounding municipalities. Always on the cutting edge in programs and facilities for leisure services, the township strives to stay ahead of the curve in providing the best opportunities for their residents. Considering

the need for improvement, the staff has identified the following priorities:

- Developing a township-owned recreation facility where programs, classes, special events and meetings can be held, reducing the dependency on the school district facilities and freeing up the township building meeting room space.
- Connecting the township using the master trail plan to take trails, parks and points of interest in the township and the region by connecting them via trail links.
- Creating an ADA compliant outdoor facility with unique features to accommodate all age groups and interests. (Amphitheater/ all-inclusive playground)

Upper Dublin Township has incorporated a well-developed and diverse park, recreation and open space delivery system tailored to provide amenities for all ages. Table 3 presents a comprehensive list of the parks and open space properties along with their corresponding acreage and facilities or amenities included in each.

Recent calculation estimate that 561.14 acres of total open space has been protected throughout Upper Dublin Township. Specific categories of parks, recreation and protected open space include a total of 257.78 acres of passive recreation and natural resource areas, a total of 301.50 acres of active recreation. Additionally, a significant amount of natural areas of temporarily protected lands has been accomplished through various initiatives and cooperative efforts with property owners and other stakeholders.

TABLE 3 – LIST OF UPPER DUBLIN TOWNSHIP EXISTING PARKLAND

PASSIVE RECREATION & NATURAL RESOURCES - Total = 257.78 acres	
A. NATURAL RESOURCE AREA (NRA) 190.75 acres	
1.	Aidenn Lair Woods 2 7.27 wooded tract, Pine Run
2.	Bub Farm 36 10.70 open field – SPARK, turf (athletic complex)
3.	Burn Brae Park 3 13.31 trails, wooded
4.	Camphill & Highland 4 12.00 wooded portion of tract
5.	Cinnamon Run Open Space 5 2.24 wooded, Small Creek/Rapp Run
6.	Dawesfield Open Space 7 2.75 wooded, Pine Run
7.	Dublin Chase Open Space 8 34.28 wooded, Rapp Run
8.	Dublyn Open Space 10 10.12 wooded, Pine Run
9.	Dublin Hunt Open Space 9 43.29 wooded, Pine Run
10.	Holly Hill Open Space 12 2.50 wooded
11.	John P. Mauchly Park 15 4.15 wooded, Tannery Run
12.	Meetinghouse Park 16 5.92 wooded
13.	Mondauk Park 21 11.11 wooded, Little Pine Run
14.	Mondauk Waters 19 4.33 Wentz Pond
15.	Mondauk Woods 20 5.47 wooded, Little Pine Run
16.	Rose Valley Preserve 27.4 wooded
16.	Susquehanna Woods 27 6.35 wooded
17.	Tannerie Run West 28 8.46 wooded, Honey Run
18.	Willowbrooke Open Space 37 2.96 wooded, Little Pine Run
19.	Woodside Park 34 3.56 wooded
B. NRA & SPECIAL USE FACILITY 45.10 acres	
1.	Dannenbergs Arboretum 6 7.22
	Special Use Facility; trails, Sandy Run Creek
2.	Robbins Park for Environmental Education 23 37.88
	Special Use Facility; trails, education buildings, animal/bird blinds, gardens, Rose Valley Creek
C. NRA & GREENWAY 21.93 acres	
1.	Sandy Run Park 24 21.93 Greenway; wooded, Sandy Run Creek

ACTIVE RECREATION AREAS - Total = 301.50 acres
D. COMMUNITY PARK 51.33 Total Active Recreation = 301.50 acres
1. Mondauk Common 17 51.33, playground, 1.0-mile walking track, rest rooms, picnic pavilions, ballfields (5), soccer fields, basketball courts (2.5), Small Creek
E. ATHLETIC COMPLEX 142.51 acres
1. Camphill & Highland Athletic Complex 4 13.99 playground, 0.4-mile walking track, picnic tables, ballfields (2), soccer fields (3L), Little Pine Run
2. UDHS Fields of Dreams / Loch Alsh Fields FOD 23.00 ballfields (4), soccer fields (3/1L), rest room, batting cages (School District owned; 25 yr. use agreement w/ Twp.)
3. Twining Valley Golf & Fitness Club 30 105.52 public golf course and fitness facility
F. NEIGHBORHOOD PARK 90.08 acres
1. Aidenn Lair Park 1 11.16 playground, ballfield, tennis (4), basketball
2. Franklin Park 11 6.43 ballfield, soccer field
3. Loch Alsh Reservoir 14 20.97 fishing lake, Honey Run, (Ambler Borough owned, maintenance & agreement w/ Twp.)
4. Mondauk Manor 18 23.80 dog park, trails, compost area, Little Pine Run
5. Veterans Memorial Park 22 5.20 playground, 0.25-mile walking track
6. Henry Lee Willet Park 32 17.00 playground, trails, tennis (2)
7 Robert Williams Park 33 5.52 open field
G. RECREATION NODE 11.39 acres
1. Luther Klosterman Park 13 3.07 basketball, open field
2. Sheeleigh Park 26 3.11 playground, ballfield, street hockey, basketball
3. Three Tuns Park 29 5.21 playground, ballfield, tennis (2) soccer
H. SPECIAL USE FACILITY / RECREATION NODE 6.19 acres
1. East Oreland Park 25 1.25 playgrounds, basketball, open field &, picnicking
2. North Hills Park & Community Center 31 2.04 playgrounds, basketball, open field, picnicking, inc meeting & program space
3. E.B. Wright Park & U.D. Community Pool 35 2.90 outdoor pool, basketball, ballfield, picnicking

I. UNCLASSIFIED / SPECIAL USE FACILITY 1.87 acres
--

1. Ave. G n/a 0.39

2. Limekiln Pike North n/a 1.23

3. Whitcomb Family Cemetery 38 .025 Twp. Assumed property maintenance in 1999

TOTAL OPEN SPACE = 561.14 ACRES
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TEMPORARILY PROTECTED LANDS

Act 515 Land / Act 319 Land / Golf Courses

The following illustrates lands in private ownership, which are temporarily preserved through two state programs, Act 319 (Clean and Green Act) and Act 515 (Open Space Covenant Act). Properties preserved under these acts are subject to preferential tax assessment programs that provide tax incentives to keep land undeveloped. These properties remain vulnerable to eventual development.
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• Upper Dublin's two private golf courses are covered by Act 515:

- | |
|--|
| - LuLu Temple Country Club (114.75 acres) in North Hills/Glenside (Twp. holds dev. rights) |
| - Manufacturers' Golf & Country Club (193.53 acres) in Fort Washington/Oreland |

Description of how Twining Valley Golf Course fits into the overall park system.

Various standards for the recommended amounts of parks, recreation and open space land should be provided for a community. The standards are developed for communities to evaluate their recreational facilities and programs while being able to target additional amount of land, facilities and programs to meet demands. Acknowledging that each community has its own characteristics, these standards are not meant to be strict targets but are to act as guidelines for community leaders to consider when tailoring land usage in their municipalities. For this study, two standards for parkland are referenced. Table 4. Presents a list of the National (NRPA) and Regional (DVRPC) standards for the recommended amount of parkland and compares it to Upper Dublin Township parkland.

The findings in Table 4 reveal that if the National Park & Recreation (NRPA) open space standard of 10.5 acres per thousand residents is applied, Upper Dublin Township would be required to have a minimum of 273 acres of active recreation space.

(Note: Upper Dublin exceeds the national standard for active park acreage by 28.5 acres when the Twining Valley Golf & Fitness Club is included in the total; but is deficient by roughly 77 acres, if it is excluded.)

The findings below reveal that if the Delaware Valley Regional Planning Commission (DVRPC) open space standard of 8.0 acres per thousand residents is applied, Upper Dublin Township would be required to have a

minimum of 208 acres of active recreation space.

(Note: Upper Dublin exceeds the regional standard for active park acreage by 93.5 acres when the Twining Valley Golf & Fitness Club is included in the total; but is deficient by roughly 12 acres, if it is excluded.)

Table 4 – National & Regional Standards for Parkland

A. Active Parkland Needs for Upper Dublin by National Standards - 2005

1. National Standard: 10.5 acres of active parkland *minimum* per 1,000 residents
2. Upper Dublin population = approximately 26,000 residents
3. 10.5 acres x 26 (thousand) = 273 acres (minimum by NRPA Standards)
- 4a. (with TVGC) 301.5 acres of active parkland - 273 acre standard = 28.5 acre **excess**
- 4b. (without TVGC) 273 acre standard - 196 acres of active parkland = 77 acre **deficit**

B. Active Parkland Needs for Upper Dublin by Regional Standards - 2005

1. DVRPC Standard: 8 acres of active parkland *minimum* per 1,000 residents
2. Upper Dublin population = approximately 26,000 residents
3. 8 acres x 26 (thousand) = 208 acres (minimum by DVRPC standards)
- 4a. (with TVGC) 301.5 acres of parkland – 208 acre standard = 93.5 acre **excess**
- 4b. (without TVGC) 208 acre standard – 196 acres active parkland = 12 acre **deficit**

List of Planning Documents

The following is a partial list of municipal and recreation planning documents along with various other studies and pertinent documents collected and reviewed for the project:

- *Upper Dublin Comprehensive Plan, 2010*
- *Upper Dublin Open Space & Environmental Resource Protection Plan, 2005*
- *Sandy Run Creek Watershed Conservation Plan, 2001*
- *Summary of Golf Courses Located in Montgomery County PA, MCPC, Undated*
- *Upper Dublin Public Library Plan, Casaccio Architects, 2009*
- *Twinning Valley Golf & Fitness Club Master Plan, J. Blaukovitch GC Design, 2001*
- *Twinning Valley Golf Club Lease and Management Agreement, 1999*

Summary of Conclusions

Based on the report analysis, the Critical Areas Commission advocates that recommendations included in the Open Space Plan (2005) reflect the following findings:

1. The TVGC land should not be used in the calculation of parkland available for public recreation for the reasons articulated in the report.
2. The active recreational parkland standards are a minimum for a community, and the target for additional open space for Upper Dublin should exceed this amount.
3. The minimum standard for parkland should be that recommended by the National Recreation and Park Association (NRPA). The higher standard (10.5 acres per 1,000 population) was selected

because of its advantages to the community in protecting more, rather than less, open space relative to population.

4. Parkland is valued for recreation, but it significantly contributes to the community's quality of life and sense of place, protection of natural features, and maintenance of environmental functions, provision of visual relief and aesthetics and sustenance of property values.

5. Land preserved as open space and parkland will save the municipality money that would otherwise be required for municipal services associated with new development. In the past decade Upper Dublin Township acquired 54.2 acres of parkland.

Based on national and regional standards, establishing a range of 8 to 10.5 acres of parkland for every 1,000 residents, it will be necessary for the Township to obtain an additional 24 to 93 acres in order to comply with minimum standards for active parkland as the expected growth in Upper Dublin's population occurs.

Public participation and community outreach

A very detailed public participation process was programmed into the study. Obtaining community input became a critical and far-reaching aspect that was felt to be necessary to complete the feasibility study with meaningful results. Keeping the community and other stakeholders well informed was a significant goal of the study and the information gathered from the public outreach played an important role in determining the future uses for the 105 acre property. The expansive public participation process included Steering Committee meetings at regular intervals; a public opinion survey mailed-out to random households; an on-line survey on the Township's website available to all residents; key person interviews of selected stakeholders; numerous workshops for the general public; on-line forums; periodic presentations to the Board of Commissioners at critical junctures.

Steering Committee & Meetings

To provide guidance for the study and to act as an informational source, a nine-person Steering Committee was created. The Steering Committee was staffed with a diverse cross-section of participants to ensure the most far reaching interests throughout the Township structure. Members of the committee include representatives from appointed Township Boards, School District representatives, citizens-at large, stakeholders from the business community and the Director of the Department of Parks and Recreation.

Throughout the planning process, pre-scheduled, bi-monthly meetings were held at significant milestones that permitted consistent project updating and review of the projects progress. Documentation in the form of meeting minutes were prepared to reflect the discussions and resolutions at

each session. These are included in the appendix. Meeting milestones included:

- *Introduce the Consultants and the Steering Committee and a guided site tour of the golf course and fitness center led by the facility operator.*
- *A meeting upon completion of the data gathering and a presentation of the findings revealed by the collected information.*
- *A meeting to present the random and on-line survey results and agree upon elements to be included in the Conceptual Plan Options.*
- *A meeting and presentation of the Preliminary Conceptual Plan Options and their specific components.*
- *A meeting and presentation to discuss an on-line forum, key person interviews, cost estimates for the Conceptual Plan Options and discussion as to a selected or preferred plan to be further developed.*



- *A meeting and presentation of the Selected or Preferred Site Development Plan and discussion as to the plan components and associated costs.*

Public Workshops

A series of Public Workshops were incorporated into the study process. The dates, times and locations of the meetings were well-advertised in advance, utilizing various mediums throughout the Township community. The public workshops were facilitated by the Consulting Team and acted as an informational source and a method to familiarize the public with the project and its progress and findings. As with other study meetings, the discussions were documented in the form of meeting minutes for each workshop. These are included in the appendix.

Three Public Workshops were facilitated at important junctures of the project duration. The workshops were featured at the following phases.

- *A workshop to introduce the project to the community, to present the findings of the site conditions, survey results and note the upcoming meetings and presentations.*
- *A second workshop for presentation of the Preliminary Conceptual Plan Options and a period of open dialogue that allowed the residents of the community to voice their opinion and offer suggestions for improvement as they related to the plan.*
- *A third workshop and presentation of the Preliminary Master Plan and a period of open dialogue that allowed the residents of the community to once again voice their opinion and offer suggestions for improvement as they related to the plan.*

After the second and third workshops, an online opinion forum was posted, allowing people who may not have been able to attend the workshops a chance to voice their opinions, as they related to the proposed improvements. A record of all

public comments as they related to these forms was tabulated and utilized in refining the master plan. Results of the on-line opinion forums are included within the appendix of this report.

Many of the residents in attendance at the workshops were in favor of the amenities that were being proposed within the presented Master Plan. The residents were receptive to the idea that each of the proposed construction phase could be developed independently at any given time and not be burdened with a large expenditure of finances all at once in the development of the proposed improvements.

Resident voiced opinions about access to the proposed facility, when and if the master plan is implemented. People had asked about the addition of a second tunnel under Twining Road, providing sidewalks along Susquehanna Road, providing access to Willet Park (Ayr Lane development) and providing sidewalks along Twining Road.

Some concerns were raised about the lack of a larger community center. A center that would not only hold meeting spaces and a library but gym and pool facilities

Several opinions had been voiced about the inclusion of community garden spaces along with maintaining a couple of the existing golf holes for public use.

A copy of the workshop and on-line comments are available in the appendix of this report.

Key Person Interviews

Reaching beyond the public and intending to gather additional viewpoints from various stakeholders, a series of key person interviews were conducted by the consulting team. The list of the key person interviews was compiled to provide a cross-section of special interests that may

provide important input to the design process and identify potential impacts for consideration. In general, many of the same comments that had been voiced at each of the public workshops were reiterated by the interviewees. One of the more prominent comments was to develop a facility that had a broader use within the community while not increasing taxes and being sensitive to the stormwater issues that have plagued the site over the years. A full list of the key person interview responses is included within the appendix of this report.

Random & Online Survey Findings

In order to gather input from the community at large, a survey/questionnaire process was designed and executed for distribution throughout the Township. The survey format and questions were prepared by the park and recreation professional member of the consulting team. The information included an introduction cover letter and the questionnaire itself. The survey was presented, reviewed and revised in concert with the Steering Committee. A copy of the cover letter and the survey is included in

LIST OF KEY PERSON INTERVIEWS AND AFFILIATIONS	
Key Person	Affiliation
Lisa Kasser	Burn Brae Day Camp (adjacent to the property)
Wayne Luker	Fairview Cemetery Company (adjacent to the property)
Gary Miller	Resident
Bob Danaher	Resident - Very Involved in Community
Terry Thompson, Chief	Township Department Head
Cheri Fiory, Library	Township Department Head
Dan Supplee, Operations	Township Department Head
Rick Barton, Zoning & CD	Township Department Head
Jonathan Bleemer, Finance	Township Department Head
Tom Fountain (UDT)	Township Engineer
Jeff Wert (Metz)	Engineering Consultants - Storm Water Mgmt
Alan Greve	UD Environmental Protection Advisory Board
Wes Wolf	UD Planning Commission
Mike Klein- UDJAA	Youth Sports Organizations
Kent Zambelli - CCLC-B	Youth Sports Organizations
Amy Reardon - CCLC-G	Youth Sports Organizations
Bryan Pollack - UDSC	Youth Sports Organizations
Glenn Griffin	Fort Washington Business Alliance
John Mariotz	Fort Washington Fire Company
Hugh Reilly	Links Management

the appendix of this report.

It was decided by the Steering Committee that in order to provide the most opportunity for public input, two survey distributions would be implemented. They included a "Random Survey" to be mailed

to 2,500 households representing about 25% of the total Township households and an "Online Survey" that was advertised and available for the public to fill-out and respond through the Township website.

A total of 2,498 random paper surveys were mailed to the Township households with 961 of the executed surveys returned. This represents a 38.5% return rate. This rate of return exceeded expectations for surveys of this nature. In addition, a total of 376 online surveys were completed and returned to the Township. By including both the random and online survey results, a total of 1,337 households representing about 5% of the households in the Township submitted their input through the survey.

The questions included in the survey, intended to gather pertinent information focused on household demographics, participation rates for the golf course and fitness center and facility satisfaction opinions. In addition, and of significant value, the survey requested the opinions for the future reuse of the property as a recreational facility.

Of note is the fact that the results of both the random and online surveys were very consistent in their responses. This added a level of acceptance and validity to the survey results. The results of the surveys can generally be summarized as follows:

- *The ages of the majority of the respondents to both the random and online surveys were in the range from 40 to 60+ years of age.*
- *Approximately 50% of the respondents to both the random and online surveys played golf but only a small percentage frequented the Twining Valley Golf Course facility.*
- *Residents that used the Twining Valley Golf Course did so due to its*

convenient location, the cost of the fees and the ease of scheduling a tee time.

- *Residents that did not use the Twining Valley Golf Course responded with reasons such as poor course conditions, the course design and overall aesthetics of the facility.*
- *Approximately 60% of the respondents to both the random and online surveys used a fitness center but only a small percentage frequented the Twining Valley Fitness Center.*
- *Residents using the Twining Valley Fitness Center used it due to its convenient location, the cost of membership and the equipment that is available at the facility.*
- *Residents that did not use the Twining Valley Fitness Center responded with reasons such as they were members at another club, the cost of membership and the equipment that is available at the facility.*
- *The top preference for the future reuse of the Twining Valley Golf and Fitness Center property overwhelming included the development of walking and biking trails. Additional preferred uses included maintaining as passive open space, chip & putt or a par-3 golf course, an indoor community space, an amphitheater and a 9-hole golf course.*

Board of Commissioners (BOC) Public Meetings

A number of presentations to the Board of Commissioners at public meetings were made during the course of the study. The following is a summary of the presentations to the BOC and the topics discussed at each. The meeting minutes for the presentations to the Board of

Commissioners in included in the appendix.

Board of Commissioners Presentation #1

An initial presentation was made to the BOC approximately mid-way through the project and upon completion of fact finding and the preparation of concept plan options. At the conclusion of the presentation there was a Q&A session to address the Board of Commissioner's questions, comments and opinions relating to the project.

The presentation included the following:

- *A description of the project goals and objectives*
- *An overview of the site and facility characteristics*
- *A summary on the results of the public surveys and key person interviews*
- *The presentation of 3 Concept Plan Options*
- *The presentation of associated cost estimates*
- *The schedule for additional meeting and completion of the study*

There was comment that the concept plans should include amenities beyond what was needed or desired by the results of the public participation process. The consultants were encouraged to think "outside the box" for new and unique features to be incorporated into the plan.

In addition, there was general consensus from the board about cost consideration for all plans that were presented. It was recommended that when preparing the cost estimates for the proposed improvements and operations, that future projected values not current values be applied.

There was a request that an implementation strategy be prepared that would present potential funding sources and revenue streams to support the

construction and ongoing operations of the park.

Board of Commissioners Presentation #2

A second presentation was made to the BOC approaching the completion of the study process. This presentation responded to the opinions expressed at the previous public presentation. It also served as an opportunity to present the Final Preferred Conceptual Plan Option and associated cost estimates and implementation strategy. At the conclusion of the presentation there was a Q&A session to address the Board of Commissioner's questions, comments and opinions relating to the project.

The presentation included the following:

- *The presentation of Preliminary Master Plan*
- *The presentation of associated cost estimates*
- *An implementation phasing plan*
- *Suggestions for project funding*

The commissioners were very receptive to the level of community input that had aided in the development of the presented Master Plan. Several of the main points that had been discussed at this Commissioners meeting included the following.

- Assurances that golf was no longer a revenue generating amenity for the site. Any investments that the Commissioners make to continue offering golf at this location will be done so with the understanding that an equal return would be received.
- Understanding that a minimum investment must be made to the facility, once the management company leaves the site in YR2019. The investments discussed relate to the "Restore" phase of the

Master Plan, discussed in detail later in the report.

- Understanding that outside funding sources, outside the municipality, will be needed to make the “Grow” phase of the master plan a reality. One commissioner had suggested that a grants administrator may be needed to research grant opportunities for not only this project but for other projects within the community.
- Understanding that volunteer efforts would be an important component to developing the various natural ecologies that are proposed for the new park facility.

Two residents, in attendance at the meeting, offered opinions relating to the presented master plan. The first person stated that golf should remain in some form on the site while the other person voiced concerns relating to the need for an expanded community center/pool facility.

3

Site Information, Analysis & Design Considerations



Site Information, Analysis and Design Considerations

See Appendix Maps 1&2 for Site Analysis maps

General description of sites, acreage, zoning, adjacent land uses.

The total 105 acre site is bisected by Twining Road into two distinct parcels. A majority of the golf course, clubhouse, fitness center, maintenance yard and the parking lot comprise 87 acres on one side of the highway. Located on the opposite side of Twining Road on 18 acres is the remainder of the golf course. The smaller, yet still important parcel of land, is home to four of the golf courses holes. Users of the golf course safely access the adjoining parcel through the use of an existing tunnel that runs underneath Twining Road.

Along the western edge of the property sits the Burn Brae Fire Station. This Station was constructed using the southwestern corner of the original golf course property. Located just to the north of the fire station and downstream of the golf course is the DresherBrooke Community, a townhouse community. Also located along the northern edge of the property is a portion of the Norfolk Southern Railroad and the PA Turnpike, including their associated rights-of-ways. The eastern boundary of the golf course is located adjacent to a single family detached residential neighborhood. Located on the golf course site, near the northeastern boundary, is a fire training facility and a communication cell tower. Located to the south of the

property, the predominant land use includes: contiguous single family residential neighborhoods, a cemetery, Burn Brae Park and the Burn Brae Day Camp.



Other land uses, located in close proximity to the property, that may influence the reuse and participation of the any new recreational facility or programs is the Prudential Business Campus (Northeast) and the Fort Washington Office Center (West).

Description of the Natural Environment

The Upper Dublin Golf and Fitness Center facility is located within the Wissahickon Valley Watershed. The watershed encompasses portions of Upper Dublin, Abington, Whitemarsh and Springfield Townships. This watershed exhibits significant stormwater volumes and periodic flooding in some locations. Two sub-watersheds are of direct influence to the golf course site. The sub-watersheds are the Pine Creek (where the property is located) and the Sandy Creek (located adjacent to the golf course). Both watersheds continue to be areas of study relating to improving flood control and environmental sustainability.

There are a number of distinct drainage ways that transect the site. The predominant drainage corridor captures stormwater from the dense residential development to the south, channelizing it behind the fire station and through the DresherBrooke Residential Community. The drainage corridor previously contained a man-made dam structure, which was removed and reconstructed into a drainage channel to provide unimpeded flow and a higher level of stormwater protection for the DresherBrooke residents. The drainage corridor continues to be a focus for flood protection on the site.

A second and less critical drainage course is located within the eastern portion of the site. It collects water from Twining Road and conveys it through a number of golf fairways and the existing driving range. This swale terminates at the base of the elevated Norfolk Southern Railroad and is somewhat impounded, producing small pockets of wetland areas. Any proposed development must be cognizant of this stormwater corridor and its potential impact on the watershed and the site.

In addition to the two aforementioned existing drainage courses, a significant volume of stormwater is generated by the parking lot, the clubhouse and various adjacent impervious surfaces. This uncollected stormwater flows directly through the course, some of which is collected by three small ponds that are located within the central portion of the 87-acre parcel. Stormwater that by-passes the ponds is deposited at the base of the railroad right-of-way.



According to the USGS Soils Survey, there are three predominant soils classifications located on the site: Edgemont channery loam 58.1%, Lawrenceville silt loam 19.4% and Califon loam 14.7%. Selected characteristics of these soils are as follows:

Edgemont: Slopes: 3 to 15 percent; Depth to bedrock: 42 to 84 inches; Natural drainage class: Well drained; Depth to water table: more than 80 inches.

Lawrenceville: Slopes: 3 to 8 percent; Depth to bedrock: 48 to 99 inches; Natural drainage class: Moderately well drained; Depth to water table: about 18 to 36 inches.

Califon: Slopes: 3 to 8 percent; Depth to bedrock: 20 to 30 inches; Natural drainage class: Moderately well drained; Depth to water table: about 6 to 36 inches.

The topography of the property can be classified as hilly with grades generally averaging around 10 percent. The slopes are predominately oriented with higher elevations to the south and descending to the north approaching the Norfolk Southern Railroad right-of-way. While well suited for a golf course layout, the rolling terrain does not lend itself to the development of sports fields and court games without significant regrading and earth disturbance.

Areas with mature woods exist in scattered locations throughout the property. Generally, the perimeter of the site possesses the mature woodland while the interior of the site possesses smaller isolated woodland stands of native oak, maple and pine trees. There are numerous individual mature specimen trees of good quality, scattered throughout the property. While there are stands of woodlands and some individual trees of note, the overall quality of the vegetation suffers from some invasive plant intruders (Multiflora rose and Norway Maples). Prior to any construction on the site, a tree inventory and tree condition study should be conducted to insure protection of suitable vegetation.

There are three man-made ponds situated generally in the middle of the property that provide an exciting environmental feature. The largest pond measures approximately 20,000 square feet of surface area. The two remaining ponds are approximately 17,000 square feet and 6,000 square feet in area. The ponds are fed from wells and are used for golf course irrigation purposes. Discussions with the course operator noted that the ponds provide insufficient water to adequately irrigate the fairway areas, tees and greens. The ponds, although man-made, provide habitat for local wildlife. These water features are significant to the environment in that they have potential to be adapted and or expanded to provide additional stormwater management, enhanced

environmental eco-systems and a wide-array of recreational facilities that will open possibilities for the future use of the property.

Description of the Park Facilities

Clubhouse & Fitness Center

The property includes an existing two-story building of approximately 15,000 square feet, serving as a multi-use building for various functions. Located within the 1st floor of the building is a clubhouse/management office, pro shop, snack bar and lounging area to facilitate the golfing experience and operations. Also located within the building are open



rooms that provide an area for free weight exercise equipment and aerobic classes. A small locker room and bathroom facilities are available to both the golfers and the exercise users.



The second floor of the building is occupied primarily by the fitness center, offering an array of up to date equipment such as tread-mills, exercise bikes and elliptical training machines. In addition to the exercise area a portion of the 2nd floor is devoted to a child care facility, a small office and a converted kitchen/storage area.



Golf Course

By far the major component of the 105-acre property is occupied by the golf course and its support facilities. The course has been in existence for over 50 years and over time has developed into an 18-hole golfing facility with associated amenities. For many years, the course has been a staple for daily golfers seeking a somewhat challenging, reasonable priced golf experience tailored for the beginner and novice player. While the facility is owned by Upper Dublin Township, the maintenance and operations of the course has been contracted out to a management group for many years. For 30 years, through a number of contracts and subsequent renewals, Links Management Incorporated has been the sole operators of the facility.



Maintenance Area

Located a short distance from the clubhouse is a general maintenance area. The maintenance area is occupied by a butler-style building of approximately 7,500 square feet that houses golf carts, equipment, parts and an area that provides a staging yard for maintenance operations and storage.

Driving Range

The golf course layout includes the location of a practice driving range that is available for users at any time during the hours of operation. The practice driving area is in close proximity to the clubhouse with its layout awkwardly situated between a number of holes. Very high netting has been installed in an attempt to protect the players from errant practice shots.



Parking Lot

The parking lot that accommodates users to the golf course and fitness center is located directly adjacent to Twining Valley Road. The parking lot is located approximately a quarter-mile from Susquehanna Road, a major township arterial. The asphalt paved lot includes approximately 100 parking spaces intended to support all uses of the facility on the site. The condition of the asphalt can be described as in need of repair. The portion of the parcel that is located across from Twining Valley Road cannot be accessed by vehicles and has no parking on or near the land. Limited landscaping, lighting and signage portray the entrance as less than inviting.



Handicap Accessibility

Throughout the site handicap accessibility could be described as non-responsive or limited at best. While a number of handicap parking spaces are located within the existing parking lot, they appear to be insufficient and not located in closest proximity to the clubhouse and fitness center. The age of the unaltered facility and the relatively steep sloping topography lends itself to difficult maneuvering to accommodate handicap accessibility.

The existing main structure is comprised of two stories with the primary fitness center use on the upper level and the golf clubhouse, exercise rooms and toilet facilities on the lower level. There are no handicap ramps providing access to the upper story and internally no elevator to accommodate movement between the floors.

The lower level is difficult for providing handicap access externally due to the topographic changes in grade. The restroom facilities are older and have not been modified to provide an adequate level of handicap accessibility.

Whether the facilities remains with its current uses or is adapted for other future uses, any modifications to the existing site or the existing building must constructed to provide the appropriate level of handicap accessibility.

4

Activities and Facilities Analysis



Activities & Facilities Analysis

General description of the Activities and Facilities

The Upper Dublin Golf Club was designed and built by Jock Melville in 1931 as a nine hole golf course. The additional holes were added over the next decade. Locally, Melville also designed the recently closed Horsham Valley Golf Course in Ambler. Melville was not an architect of particular note, but most likely learned his craft from some of the more influential golf course architects in the Philadelphia area in the early part of the 20th century.

The course sits on approximately 105 acres and is bisected by Twining Road. The course ranges from 4736 yards from the forward tees to 5949 yards from the back tees, making it short by modern standards but more playable for the average and beginning golfer. The slope rating, the United States Golf Association's measure of how much more difficult the course is for the average golfer than the scratch golfer, is 114, placing it at just about average among American golf courses. The course rating, the USGA's measure of what the scratch golfer would score on the course, is 66.3 from the back tees. This makes the course easier for the scratch golfer than average.

Safety

Safety is by far the most important single consideration on a golf course. There are no set regulations for safety zones on golf courses. Zones change depending on the

type of course, altitude, climate, elevation, vegetation, etc. Even with the largest safety boundary, no golf course is totally safe. When using a modern safety template of 150 foot diameter around tees and 300 foot diameter at landing areas and greens, there are a number of areas on the golf course that are of particular concern.

External to the golf course, Twining Road presents the most significant safety hurdle. The road is within the left side of the safety zones for hole 7, 8, 9, 12 and 13. This



safety concern has been mediated with the addition of mounding between the road and the course with long fescue grasses coupled with understory and evergreen tree plantings. The road borders each hole on its left side. This is the preferable situation since a majority of right handed golfers curve the ball to the right, meaning less golf balls are missed to the left of the intended target.

Internal to the golf course, there are seven areas where safety is of most concern. These include the following: between 1 and 12, between 2 and 17, the area around 4, 5, 6 tees and 7, between 8 and 11 and between 18, 4, and the driving range. The practice area, even with the protection fence, presents some concern due to its position in the middle of the course. The

route the golfer takes from 13 to 14 takes the golfer back down the 13th hole and in conflict with oncoming shots. A number of these concerns have been mediated with the addition of trees, ornamental grasses, mounding and bunkers.

Recommendation:

The best way to mitigate safety issues is through the placement of trees to direct the golfer away from the area of greatest safety concern. Other less effective ways to mitigate are through the placement of water hazards, mounding, and bunkers.

The strategic placement of additional large scale (20 feet to 30 feet tall) deciduous trees on the mounding along Twining Road would help to further mediate safety concerns. Internal safety concerns should be additionally mediated through the addition of large deciduous trees where appropriate. Furthermore the strategic placing of hazards would additionally direct golfers to hit away from areas of concern.

ESTIMATED COST OF IMPROVEMENTS...\$25,000

Irrigation

The second biggest factor to consider on a golf course is irrigation. The existing system is an antiquated automatic single row system with additional sprinklers around tees and greens. There is a half-acre irrigation pond located between the first and second holes that feeds the irrigation system via a pump located near the maintenance building. The irrigation pond is fed by both surface run off and a well.

As it stands, the half-acre pond should provide about a sixth of the water required for an eighteen hole golf course. As a result, the maintenance crew is only irrigating tees and greens. This leads to very poor conditions in the fairways and

rough areas during the summer and early fall months. Fairways become very hard and in dry years there is very little playable grass in unirrigated areas. Additionally, it is very difficult to successfully overseed bare areas in the fall without a reliable source of irrigation.



Recommendation:

The amount of water available for the golf course leaves the course in a very tenuous situation. In very hot and dry stretches, it is very difficult for the maintenance staff to provide even adequate water for tees and greens. Fairways should be overseeded with drought resistant fescue grasses that can better tolerate the lack of irrigation. Again, it will still be difficult to get these fescues established with the lack of reliable irrigation. The irrigation source should be expanded to provide adequate water to irrigate at least the tees, greens and fairways sufficiently. A thorough analysis of the existing system should be completed to determine if it is suitable for the demands of a modern golf course. Costs can be better determined once an evaluation is completed.

ESTIMATED COST OF IMPROVEMENTS..... \$650,000.00-\$850,000.00

Routing

The best golf course routings provide holes that change direction regularly, provide balance in the direction of doglegs and offer holes of many different lengths. The best courses also provide a variety of hazards throughout the course and allow for many different shot types to hold the players interest throughout the round.

The size of the property at Upper Dublin, coupled with the long narrow shape and road, make it very difficult for the routing of the course to change directions or provide doglegs that turn in a variety of directions. Subsequently, a vast majority of holes are straight and shorter than modern standards. A weakness in the layout is the back to back short par 4s on holes 8 and 9 since these holes travel in the same direction and have a similar look. The course has 5 par 3 holes with three of medium length and two long. The layout finishes on a par 3 hole, a unique feature. The layout requires a long commute between hole 7 and 8 and 11 and 12, a condition partially required by the tunnel under Twining Road.

The course has an acceptable variety of hazards with bunkers, streams, ponds, mounding, native grass, wetland areas, and woodland areas. The location of bunkers is not repetitive, meaning most holes have a different but not memorable appearance. A majority of the approach shots to greens allow for a shot that will run along the ground, while only a few require a forced aerial shot to the green. While not providing great variety, this is preferable for the average and beginning golfer.

Recommendation:

As stated earlier, the existing conditions of the property make it difficult to change directions, allow for dogleg holes, or provide holes of a variety of lengths. These constraints can be addressed by the planned placement of hazards around the

course that add to the strategic value, memorability and aesthetics of the golf course.

ESTIMATED COST OF IMPROVEMENTS..... \$ Covered in bunkers, water hazards, trees, etc.

Practice Area

The practice area at Upper Dublin Golf Club has synthetic turf hitting stations for +/- 20 players including a covered area for lessons. The range is approximately 275 yards long and averages 180 feet wide, much narrower than modern practice areas that can be 350 feet or more wide. The narrowness of the space coupled with the adjoining holes requires the use of netting to prevent golf balls from leaving the practice area. The protection netting on each side of the range creates a very unnatural look on both holes 3 and 4. It also sacrifices the playability of these holes by allowing poorly hit golf balls to bounce off the net and into a better position. Its location in relation to the clubhouse, hole 4 and hole 18, creates cart circulation issues and requires the addition of safety fencing behind both the 4th and 18th greens.



The putting green is located ideally behind the first tee. It appears to be placed on what was once a tee for the first hole. It is fairly flat, allowing players to prepare adequately, but is small, not allowing players to practice longer putts before the

round. There is an additional unused par 3 hole east of the clubhouse between holes 7 and 8 acting as an additional practice green.

Recommendation:

The relocation of the practice area should be considered so it does not adversely affect the playability and aesthetics of the golf course. This would require the relocation of at least one golf hole and may require changes to other holes. The additional hole between 7 and 8 should be utilized as a short game area allowing players to practice sand shots, chips and short shots under 50 yards. It would also be beneficial as a short game lesson area or an area where group and junior clinics are held.

ESTIMATED COST OF IMPROVEMENTS..... \$150,000-200,000

Greens

The greens at Upper Dublin are old style “push up” greens constructed out of native soils, while modern greens are constructed of modified sand/soil mix with underdrainage, providing excellent growing conditions for turf. A number of the greens have been rebuilt over the years to expand the size and increase playability. Existing turf is a mixture of turf type bent grass, poa annua and fescues that are adapted to the lower mowing heights of a green surface.



The greens at Upper Dublin are undersized by modern standards, averaging near 4000 square feet. Modern daily fee courses provide approximately 7000 square feet of green space to properly allow for the rotation of hole locations. Many of the holes at Upper Dublin have trees within 90 feet of the green surfaces. Any tree within 90 feet of a green is effecting the conditioning of the greens. The greens appear to drain fairly well considering the underlying soil conditions. The greens are receiving the most intensive maintenance on the golf course with aeration, fertilization, pesticide and herbicide treatments at appropriate times throughout the growing season.

There is a good variety of slopes on the greens with a good mix of front to back sloped, back to front sloped and tiered greens. Generally, slopes are not too steep to accommodate play at today’s agronomic standards. A few, such as 16, are shaped and slope in a way that does not accept the length of the shot hit by the golfer. Generally, longer approach shots should be hit to longer greens that slope to accept the long shot while shorter shots can be hit to narrower greens.

Recommendation:

Any greens that are worn due to small size should be considered for expansion. All trees within 90 feet of the green should be considered for removal. The value of trees from a safety and aesthetic point of view should be weighed against the agronomic benefits of removal.

ESTIMATED COST OF IMPROVEMENTS..... \$75,000.00

Tees

A majority of the tees on the golf course are very old. A few, such as 16, have been rebuilt in recent years to be brought up to standard for area and levelness. The tees

are a mixture of bluegrass, rye grass and fescues that are suited for tee surfacing.

To properly maintain teeing surfaces, there should be approximately 4500 square feet of tees on par fours and fives and 6000 square feet on par threes and the first hole (based on 30,000 rounds/year). A majority of the tees on the course are undersized, leading to conditions that make it difficult for surfaces to properly heal before reuse. The conditioning on a few of the tees, most notably 4, 14 and 15, is hindered by shade from neighboring trees. Trees block sunlight and limit air circulation, making conditions less favorable for turf establishment.



Conditioning issues have been combatted by the addition of strips of synthetic turf on some holes, allowing for play from this area while turf recovers. While not typical within the golf industry, the synthetic turf strips are an adequate remedy to the tee area issue.

Tees on a number of holes are not level, a condition typical for tees of this age. A few of the tees do not provide the proper angle for the tee shot while others aim the golfer away from the intended line of play. Tees on holes such as 2, 4, and 10 do not provide a clear view of the landing area, which can cause both safety and pace of play issues. A majority of holes do provide a different teeing ground for each set of

tees, allowing the less accomplished golfer to play the hole from a shorter distance and/or better angle.

Recommendation:

Any holes that are particularly short on tee space should have additional tees constructed or existing tees expanded. Any trees that are not in place for safety reasons should be pruned/removed to allow sunlight/air flow to teeing surfaces. The synthetic turf would be more acceptable if the location was consistent throughout the course (i.e.: always at the front of a tee surface)

Tees that do not allow for clear views of landing areas should be regraded to provide an open view of landing areas and tees that slightly misaim the golfer should be realigned either through mowing practices or reconstruction.

ESTIMATED COST OF IMPROVEMENTS..... \$65,000.00

Bunkers

The bunkers at Upper Dublin are in poor condition, even though the maintenance crew is doing their best to keep them up to standard. Again, a majority of the bunkers are old and most are constructed as scooped out hollows simply filled with sand. The bunkers do not appear as though they have modern drainage and some have stormwater flows being directed into the sand. As a result of this, the sand quality is poor and inconsistent in many of the bunkers.

A few of the bunkers on the course are not visible from the prior hitting area. Other bunkers are behind trees, creating an unfair double hazard situation. There is a nice variety in the sizes of bunkers and most are an appropriate scale with their surroundings. The addition of wood boards in the bunkers adds a memorable

touch on a few holes, while also eliminating maintenance on problematic steep slopes.

Recommendation:

Due to the difficulty of maintenance, the number of bunker on the course should be minimized. Bunkers that create a double hazard with a tree should be removed.



Bunkers that don't add to the course visually or strategically, such as those behind greens should be removed and replaced with mounding or hollows. Any new bunkers should be around greens and should add to the course strategically and aesthetically and increase the variety of the appearance and strategy of the course. All remaining bunkers should be rebuilt to modern standards.

ESTIMATED COST OF IMPROVEMENTS..... \$200,000.00

Cart Paths

The cart paths are worn with many ruts and uneven surfaces. The addition of artificial turf to some of the cart paths provides a playable surface for carts to use. On steeper slopes and in areas where carts stop or turn, the artificial turf shifts, creating a minor maintenance issue. On many holes cart paths end and an area worn by cart traffic has developed just beyond the paved area.

Recommendation:

Cart paths in steeper areas, around tees and greens that are worn should be considered for total replacement. Paths could be replaced with stone in flatter, less traveled areas to reduce cost of replacement. A curved design (Pinehurst Curve), similar to that on hole one, at the end of paths would allow traffic to be spread over a larger area reducing wear.

ESTIMATED COST OF IMPROVEMENTS..... \$65,000.00

Out of Play Area, Woodlines, Trees

The woodland edges around the golf course are filled with invasive plant materials and vines making it difficult to find golf balls. This slows the round down and costs the golfer a golf ball, two of the most frustrating parts of the game. Additionally, the undergrowth cuts down on air circulation around tees and greens, making the establishment of an acceptable stand of turf more difficult.

The out of play areas including the area between 2, 16 and 17 and along Twining Road are maintained as meadow. This is both aesthetically pleasing and cuts down on the amount of maintenance required on the course.

The course has some large hardwood trees both in groves and as individual specimen trees. Evergreen trees are utilized to separate neighboring holes and provide a backdrop to some holes. A number of smaller understory and evergreen trees have been planted on the berms between the road and the golf course.

Recommendation:

Invasive and woodland edge plant materials should be removed throughout the golf course so golfers can find golf balls

and play continues to move at a good pace. Large specimen trees should be evaluated by a Certified Arborist for recommendations for preservation and enhancement. Again, large trees should be strategically planted on the berm between Twining Road and the golf course to help knock down wayward shots.

ESTIMATED COST OF IMPROVEMENTS..... \$ 20,000.00

Water Hazards

There are four ponds on the golf course. The water hazards on 3 and 18 do not come into play for the average and better player, while the irrigation pond between 1 and 2 is not in play for anything more than very poorly shots. The small pond in front of 17 adds interest to the hole and is in a very challenging location. It does seem to encourage approach shots toward the second green, creating a safety concern at this pinch point.

A semi-wet stream with invasive plant material and meadow grasses crosses 3, 4, and 5 in the landing areas. First, it crosses in areas where a less accomplished player's ball is likely to finish, leading to time spent looking for golf balls. Second, the stream creates pinch points at cart crossing leading to areas where it is impossible to maintain turf due to cart traffic. A stream crosses in front of the 15th green, forcing all golfers to carry the area to reach the green.

Recommendation:

As stated earlier, the irrigation pond should be expanded or new ponds should be added to increase the irrigation capacity of the golf course. Invasive plant material should be removed from the stream crossing 3, 4 and 5 to increase the speed of play and reduce time spent searching for golf balls. A larger portion of these should be considered for piping so that cart traffic

is not consolidated at narrow stream crossings.

ESTIMATED COST OF IMPROVEMENTS..... \$ 15,000.00

Pro Shop/Snack Bar

The pro shop and snack bar are an appropriate size for a daily fee course such as Upper Dublin. The pro shop is appropriately located to act as a point of control for the golf course with open views towards the first tee and the practice area. The pro shop currently sells items needed for everyday use in the game, including balls, tees, and gloves. The snack shop sells basic food like hot dogs, candy bars, soda and beer. The golfer passes by the snack shop twice during the round increasing the opportunity for sales. The management office is just inside the door and is acting as both an office and a winter lesson area. Again, the location is good for managing operations in the pro shop/snack bar area but the lesson area seems problematic with low ceiling clearances.

Recommendations:

It is difficult to compete with large national chains in sales of clubs, bags and apparel in the daily fee golf market, so sales should remain limited to balls, tees and gloves. Food and beverage sales are appropriate for daily fee golf where most golfers get a snack or beverage during or after the round. The indoor lesson area is problematic from a ceiling clearance standpoint and a better location for that use could be explored.

Description of Deed Restrictions

Burn Brae Fire Station

There are a number of development easements or condition of note that present significant consideration to the unimpeded development potential of the 105 acre site. The most significant of these conditions was imposed with the construction of the Burn Brae Fire Station.

The Burn Brae Fire Station was constructed on approximately 1.3 acres in the late 70's on land formerly known as the Schrope property, which is now the Twining Valley Golf Course. The Schrope property was purchased by the Township using PA Project 70 Grant Funds and thus its use restricted to recreation, conservation and historic purposes. The construction of the fire station violated this condition.

The grant agency required that the Township reimburse the Commonwealth of Pennsylvania for the value of the land used for the fire station. In lieu of a cash reimbursement, the Township negotiated the purchase of the 2.5 acre Crockett property, located adjacent to the golf course (far eastern boundary). It was recommended that the fire station be subdivided from the golf course and a deed without Project 70 restrictions be recorded. Thus, specific parcels were subdivided from or added to the overall golf course tract. The Crockett Tract is restricted to recreation, conservation and historic purposes while the fire station site is no longer encumbered by these restrictions.

Fire Training Grounds & Cell Tower

Construction of the Fire Training Grounds commenced in 1967 and was dedicated by the Township in 1972. The facility generally occupies approximately 2.5 acres of land area and serves as a training facility for fire fighters and rescuers. Subsequent to the construction of the training facility, a cellular communication tower was approved and installed in close



proximity. Access to the facility is provided by a separate driveway from Twining Road through the eastern portion of the golf course.

Access Drive

The remaining easement or condition of note is the presence of an existing maintenance access drive with its entrance off of Susquehanna Road. The entry drive is located between the DresherBrooke Residences and the Norfolk Southern Railroad right of way. The access drive offers an additional means of entry to the site and adds a higher level of function for emergencies and maintenance functions.

Description of Financial Operations

Financial Summary

For the purposes of this study, select financial information is being presented to analyze the scope of the financial operations of the golf course and fitness center facility to determine the cost versus benefit to the Township. The financial data, specifically revenues, was provided by the Township. It includes the operations of the facility, since the inception of the contractual arrangement with Links Management Inc. The contract was renewed for three consecutive 5 year periods.

The contractual agreement with Links Management generally states that a fixed annual rent shall be paid to the Township. In addition to the rent, Links Management Inc. shall pay the Township a fee based on a percent of revenues that is over and above prescribed amounts. It shall be noted that, according to the contract, the costs associated with the operations and maintenance of the facility must be the responsibility of the operator and not the Township. Any substantial physical improvements to the facility must first be approved by the Township prior to the commencement of work.

Financial data, associated with the golf course, is included in the appendix of this study. It presents an overall breakdown of the financial data from the execution of the initial contract until the YR2014.

To evaluate the revenue stream from golfing activities it is important to consider the total number of rounds of golf played over the last 10-years (2005 through 2014). The total rounds of golf played over the past 10-years ranged from a high of 26,734 in 2011-2012 to the fewest number of rounds being 17,627 in 2006-2007. This represents a difference of 9,107 rounds of

golf for those identified years. During the 2013-2014 years, there were 21,253 total rounds of golf posted. Golf courses typically strive to achieve around 30,000 rounds of golf per year, a difference of 8,747 rounds of golf.

In reviewing the total revenues generated from the golf course and fitness center the financial data includes the fees paid for as greens fees, cart rentals, club memberships, as well as food and beverages sold in the clubhouse. According to the contract for operations, a fixed rent and a percent of the revenues (Revenues Subject to Override - RSO) must be paid to the Township based on actual revenues over and above prescribed limits.

For the fiscal year 2011-2012, the year that generated the most revenue over the past 10 years, the total sales were \$1,030,881.00. During that period, a total of \$434,378.00 is attributed to revenues generated by the fitness center. Of that, \$991,290.00 represented the Revenue Subject to Override. Of that RSO, a total of \$100,750.00 was paid to the Township that year with \$78,811.00 of that paid in the form of annual rent to the Township and \$21,939 attributed in addition to the rent.

For the fiscal year 2006-2007, the year that generated the least revenue over the past 10 years, the total sales were \$876,317.00.00. During that period, a total of \$434,378.00 is attributed to revenues generated by the fitness center. Of that RSO, \$631,460.00 represented the Revenue Subject to Override. Of that RSO, a total \$86,940.00 was paid to the Township that year with \$68,485.00 of that paid in the form of annual rent to the Township and \$18,455.00 attributed in addition to the rent.

5

Conceptual Design Alternatives



CONCEPTUAL DESIGN ALTERNATIVES

Summary of Community Needs and Desires through Public Participation and Meetings

Continuation of the Current Uses

A major component of the feasibility study is to analyze the existing conditions of the golf course and its accessory uses to determine if Upper Dublin Township should continue to endorse and sponsor the ongoing operation of the facility in its current or a modified physical condition. Various factual and emotional determinations were revealed that justified a recommendation that Upper Dublin Township should consider abandoning the property as a golfing facility and look for more appropriate uses for the site that could provide recreational activities and preservation efforts for a greater number of Upper Dublin Township residents of all ages.

It is fair to say that while a very small segment of the residents who participated in the study expressed minimal desire for providing a golfing amenity, the vast number of study participants opined that the continuation of golf in its current form is not desirable going forward. The following statements are some of the findings that support the discontinuation of the current golfing and fitness facility and the exploration of the future adaptive reuse of the property to be a more beneficial

recreational and open space amenity for the Upper Dublin Township community:

- *The current design and layout of the golf course falls short of the modern standards for a contemporary golfing facility. As a result to these deficiencies, players are presented with a substandard golfing experience along with ever-present safety and liability concerns.*
- *The golf course suffers from a lack of on-going maintenance and the updating of the facility to acceptable standards would be very costly while the financial investment would unlikely be paid back in a reasonable duration.*
- *The 105-acre property represents about 18% of the Township's open space land area, but is utilized by only a small percentage of the community.*
- *The golf course has experienced a significant loss of play and to be competitive must increase the number of rounds of play per year from the current 20,000 rounds to an excess of 30,000 rounds. This target for increased play may be unlikely due to competition from the plentiful number of other golf courses located in close proximity to the site.*
- *Comments and opinions were offered by Upper Dublin Township residents, questioning whether the Township should be involved in the commercial operation of a golf course and fitness center.*

Future Reuse Options

Upon analyzing the wealth of information gathered from the extensive research and public input, the Steering Committee recommended that the Township consider the discontinuation of the facility in its current status and the exploration of more appropriate and beneficial uses to support a wider array of programs and activities for the community. Once it was decided to explore adaptive reuses for the future development of the property, the Steering Committee worked toward the creation of concept plans that would reflect the desires of the community.

As a basis to commence with the initial programming of the conceptual planning efforts, the Steering Committee took note of the results of the random and on-line community surveys. These results clearly presented preferences for potential uses to be incorporated into the proposed concept designs. The following list presents the order of preferential ranking and respective percentage of responses that resulted from the surveying vehicles:

1. *WALKING/BIKING TRAILS (61%)*
2. *CONTINUE AS PASSIVE OPEN SPACE (32%)*
3. *CHIP & PUTT AND/OR PAR 3 GOLF COURSE (23%)*
4. *INDOOR COMMUNITY SPACE (22%)*
5. *AMPHITHEATER (20%)*
6. *9-HOLE GOLF COURSE (19%)*
7. *COMMUNITY GARDENS / FARMING (19%)*
8. *ACTIVE PLAYING FIELDS (18%)*

Clearly, providing walking and biking trails overwhelmingly ranked highest in the survey results with the preservation of the site as public open space receiving a significant response. These low intensive uses became a theme in developing the conceptual plans frameworks. A myriad of other desirable uses and amenities followed the highly preferred uses and

were included into the design programming process. Where feasible, the uses were incorporated into the various design programs.

Additional selective design program items relating to preferred recreational uses, site amenities and support features were identified based on discussions with the Steering Committee and Municipal staff. The compilation of these design program items established the groundwork for the variety of components, included in the Conceptual Plan Options. Some latitude for additional programming items were accepted, based on the consultants design experience/knowledge of the site and its development potential.

ALTERNATIVE CONCEPTUAL PLANS & PROGRAMS

*See appendix pages 5, 6 & 7 for
concept plans

The extensive and far-reaching community input and public participation efforts included in the study process revealed substantial information about the existing amenities and potential future uses for the Twining Valley Golf and Fitness Center property. In response to the findings of the various means of community input, a series of recommended recreational amenities were selected, ranked and agreed upon by the Steering Committee and the Consulting Team. The potentially viable uses were intended to act as a wish-list of amenities that could be incorporated into various Conceptual Plan Options. A preliminary set of concepts were prepared based on the programming criteria that was approved by the Steering Committee. The preliminary concepts were presented, discussed and suggested revisions were incorporated into the preliminary concepts.

Taking into consideration the Steering Committee comments and directions, three Conceptual Plan Options were developed. Each of the three Conceptual Plan Options were distinct and blended the highly-ranked amenities into the existing site conditions. The proposed amenities, identified on the specific plans, were depicted at various scales and sizes so they were able to be evaluated by the Steering Committee and ultimately developed into the Master Plan, discussed later in this report.

Responding to the community's overwhelming request for trails and bike paths along with the strong desire for preservation of site as natural open space, an eco-park theme with a multi-user trail system was developed in each of the plan

options. Some moderately-ranked uses such as an indoor community facility, an amphitheater and the incorporation of some form of golf, are presented in varying scales so that they could be discussed for inclusion in the final Master Plan.

An evaluation of the existing clubhouse structure revealed that the continued use or renovations was ill-advised and found not to be a cost-effective initiative moving forward. Some minor modification that would result in small spaces such as an office, storage or restrooms may be feasible upon further investigation. The existing storage building and maintenance yard is unsightly and in disrepair. Their location, centrally positioned within the property, negatively impacts site utilization and are not identified for re-use in any of the proposed concept plans.

The following is a general description of the three Conceptual Plan Options. The Conceptual Plan Options were presented at a public workshop to provide a status update to the community and acquire their input to the individual concepts and their components.

Conceptual Plan Option #1.

This conceptual plan resulted in preserving the entire land area in a naturalistic setting by creating an eco-oriented park facility. The park would include a 2-mile multi-use trail system as the highlight of the plan. The inclusion of an indoor, multi-purpose, community center of 12,000 square feet is identified adjacent to the existing fire station. An intimate amphitheater, seating approximately 200 users, was also included in this plan. Additional low impact recreational uses were proposed to provide an array of amenities for the residents. This option did not include the continuation nor development of any golf-related uses. The primary program components of Conceptual Plan Option #1 are listed below.

- Demolish and remove all golf related structures and restore areas to a natural state
- Improve the existing parking facility to meet Township standards
- Preserve the entire site as an accessible public open space.
- Develop distinct natural ecological areas that are representative of on-site features and terrain (Upland, lowland, wetland, successional forest and meadow/grassland ecologies).
- Develop a major multi-use trail system for walkers, joggers, cyclists, etc.
- Develop low impact uses such as picnic areas, sledding hill, amphitheater area, bird watching areas, star gazing areas, etc.
- Develop an indoor community space and expanded parking area near the existing clubhouse area.
- Construct new maintenance storage facility within park limits.

The estimated cost to develop the amenities, identified within Concept Plan Option #1, is shown below.

TWINING VALLEY LAND USE FEASIBILITY STUDY				
COST ESTIMATE FOR CONCEPT PLAN OPTIONS 7.7.2015	UNITS	QTY	PRICE	COST
TV REUSE CONCEPTUAL PLAN OPTION # 1.				
PRIMARY PROGRAM ELEMENTS:				
Demolish and remove all structures and restore areas.	LS	1	\$100,000	\$100,000
Improve and add 200 to parking facility to meet additional need.	LS	1	\$890,000	\$890,000
Preserve entire site as public open space.	AC	105	\$1,000	\$105,000
Develop distinct natural ecological areas.	AC	75	\$20,000	\$1,500,000
Develop a major multi-use trail system.	MI	5	\$250,000	\$1,250,000
Develop a small amphitheater.	LS	1	\$250,000	\$250,000
Develop low impact uses.	LS	1	\$500,000	\$500,000
Develop an indoor community space and expanded parking.	SF	12000	\$300	\$3,600,000
Construct new Maintenance Building (8,000 SF) & Yard (2-3 Acres).	LS	1	\$400,000	\$400,000
PROJECT ESTIMATE				\$8,595,000
Soft Costs and Contingencies (15%)				\$1,289,250
TOTAL PROJECT ESTIMATE				\$9,884,250

Conceptual Plan Option #2.

This conceptual plan proposed the preservation of approximately 85 acres of the site in a naturalistic setting as an eco-based park facility and a 2-mile multi-use trail system continuing as the mainstay of the plan. An indoor multi-purpose, community center of 12,000 square feet continues to be located adjacent to the existing fire station. An expansive amphitheater, seating approximately 750 users, was included in this plan. Additional low impact recreational uses were also proposed to provide an array of amenities for the residents. This option included the construction of a chip and putt course located on the 18-acre parcel, located across Twining Road from the primary park land. The primary program elements of Conceptual Plan Option #2 are listed below.

- Demolish and remove storage buildings and restore areas to a natural state
- Renovate the existing clubhouse for offices, bathrooms and storage
- Improve the existing parking facility to meet Township standards
- Preserve a majority of the site as public open space.
- Develop a 750 seat amphitheater with associated parking facility.
- Develop distinct natural ecological areas that are representative of on-site features and terrain.
- Develop a major multi-use trail system for walkers, joggers, cyclists, etc.
- Develop a Chip & Putt Course on +/- 18 acres of land area
- Develop low impact uses such as picnic areas, sledding hill, bird watching areas, star gazing areas, etc.
- Develop an indoor community space and expanded parking near the existing clubhouse.

- Construct new maintenance storage facility within park limits.
- The estimated cost to develop the amenities, identified within Conceptual Plan Option #2, is shown below.

TWINING VALLEY LAND USE FEASIBILITY STUDY				
COST ESTIMATE FOR CONCEPT PLAN OPTIONS 7.7.2015	UNITS	QTY	PRICE	COST
TV REUSE CONCEPTUAL PLAN OPTION # 2.				
PRIMARY PROGRAM ELEMENTS:				
Demolish and remove storage buildings and restore areas.	LS	1	\$100,000	\$100,000
Renovate the existing bldg. for offices, bathrooms and storage.	SF	2500	\$200	\$500,000
Improve and add 500 to parking facility to meet additional need.	LS	1	\$1,500,000	\$1,500,000
Preserve entire site as public open space.	AC	87	\$1,000	\$87,000
Develop distinct natural ecological areas.	AC	60	\$20,000	\$1,200,000
Develop a large amphitheater.	LS	1	\$750,000	\$750,000
Develop a major multi-use trail system.	MI	4	\$250,000	\$1,000,000
Develop a Chip & Putt Course w irrigation on +/-18 acres of land area.	LS	1	\$1,000,000	\$1,000,000
Develop low impact uses.	LS	1	\$500,000	\$500,000
Develop an indoor community space and expanded parking.	SF	12000	\$300	\$3,600,000
Construct new Maintenance Building (8,000 SF) & Yard (2-3 Acres).	LS	1	\$400,000	\$400,000
PROJECT ESTIMATE				\$10,637,000
Soft Costs and Contingencies (15%)				\$1,595,550

Conceptual Plan Option #3.

This conceptual plan proposed the preservation of approximately half or 75 acres of the site in a naturalistic setting as an eco-oriented park facility with a 2-mile multi-use trail system. No amphitheater was included in this plan. The optional indoor multi-purpose, community center of 12,000 square feet is located near the existing clubhouse area. Additional low impact recreational uses were also proposed to provide an array of amenities for the residents. This option included the construction of a par-3 golf course located on both sides of Twining Road. The primary program elements of Conceptual Plan Option #3 are listed below:

- Rebuild existing clubhouse, storage buildings and maintenance yard for golf course use.
- Develop a Par 3 – 18 Hole Golf Course on +/-75 acres of land area
- Improve the existing parking facility to meet Township standards
- Preserve the remainder of the site as public open space.
- Develop distinct natural ecological areas

that are representative of on-site features and terrain. (Upland, lowland, wetland, successional forest and meadow/grassland ecologies).

- Develop a major multi-use trail system for walkers, joggers, cyclists, etc.
- Develop low impact uses such as picnic areas, sledding hill, bird watching areas, star gazing areas, etc.
- Develop an indoor community space and expanded parking area adjacent to the existing fire station.
- Construct new maintenance storage facility within park limits.

The estimated cost to develop the amenities, identified within Concept Plan Option #3, is shown below.

TWINING VALLEY LAND USE FEASIBILITY STUDY				
COST ESTIMATE FOR CONCEPT PLAN OPTIONS 7.7.2015	UNITS	QTY	PRICE	COST
TV REUSE CONCEPTUAL PLAN OPTION # 3.				
PRIMARY PROGRAM ELEMENTS:				
Demolish and remove storage buildings and restore areas.	LS	1	\$100,000	\$100,000
Demo & construct new clubhouse w offices, bathrooms and storage.	SF	2500	\$300	\$750,000
Develop a Par 3 – 18 Hole Golf Course on +/-75 acres of land area.	LS	1	\$3,000,000	\$3,000,000
Improve the existing no additional parking.	LS	1	\$300,000	\$300,000
Preserve the remainder of the site as public open space.	AC	30	\$1,000	\$30,000
Develop distinct natural ecological areas.	AC	25	\$20,000	\$500,000
Develop a major multi-use trail system.	MI	3	\$250,000	\$750,000
Develop low impact uses.	LS	1	\$500,000	\$500,000
Develop an indoor community space and expanded parking.	SF	12000	\$300	\$3,600,000
Construct new Maintenance Building (8,000 SF) & Yard (2-3 Acres).	LS	1	\$400,000	\$400,000
PROJECT ESTIMATE				\$9,930,000
Soft Costs and Contingencies (15%)				\$1,489,500
TOTAL PROJECT ESTIMATE				\$11,419,500

Evaluation of Alternative Plans

To arrive at the highest and best use for the long-range planning of the site, it is very important to gauge the proposed plans and their specific amenities as to the preferences and needs of the community at large. Just as the selected design and program criteria for the individual plans was based on the results of the planning process, the evaluation of the three Optional Conceptual Plans was implemented through the public participation process. The evaluation continued and extended through discussions during public meetings/workshops, Steering Committee meetings, on-line forums and presentations to the Board of Commissioners.

Online Public Forum

In addition to the other described forms of project publicity and community outreach, an interactive "Online Forum" was initiated by the Township Department of Parks and Recreation. This public participation feature was prepared and executed so that the community at large would have additional opportunity to weigh in on the feasibility study to date and to provide their opinions relating to the Conceptual Plan Options, presented at the public meetings and on display on the Township's website as well as at the Township Municipal Building.

The online forum was specifically tailored to solicit community opinions that focused on the three Conceptual Plan Alternatives. The online forum was on display and available for approximately 30 days with 121 responses during that period of time. A summary of the online forum results is included in the appendix.

Generally, the comments for the specific Optional Conceptual Plans were as follows:

Conceptual Plan Option #1.

This option was highlighted by preservation of the most open space, the development of an environmental park, the most extensive multi-use trail system, a small amphitheater and did not include any golf amenities. Of the 121 responses, 74 of the respondents *liked* this option while 5 respondents *disliked* this option. Based on the responses, Option #1 was clearly the most liked of the conceptual plans.

Additional topics or comments of note regarding Option #1 included:

- *The environmental park is identified as a community asset and the best use of the space that provided year-round use and would be an amenity for this portion of the Township.*
- *This Option resulted in the least environmental impact and returned the site to its natural state while lowering maintenance costs.*
- *Concern for the demand or need of the indoor community space was noted.*
- *The size, traffic, noise and maintenance of the amphitheater was questioned.*

Conceptual Plan Option #2.

This option was highlighted by preservation of a significant amount but not all of the existing open space, the development of an environmental park, a multi-use trail system, a large amphitheater and a 9-hole chip and putt golf course. Of the 121 responses, 47 of the respondents *liked* this option while 8 respondents *disliked* this option. Based on the responses, Option #2 had interest and support and ranked second in preference.

Additional topics or comments of note regarding Option #2 included:

- *The large amphitheater was not preferred and considered to detract from the environmental aspects for the site.*
- *The large amphitheater may be a benefit if it could generate revenue to support the park.*
- *The chip and putt golf amenity was thought to become an underutilized and costly feature of the plan.*
- *Some liked the balance of nature, amphitheater and multi-purpose trail system.*

- *Golf has failed at this location and is generally losing popularity nationally.*
- *The Township should not be managing a golf course.*
- *This option appeals to only a small segment of the residents and will be a major expense.*
- *Continuation of the fitness center was noted to be an important feature or use.*

Conceptual Plan Option #3.

This option was highlighted by preservation of about half of the existing open space, the development of an environmental park, a smaller multi-use trail system (Compared to the other concepts), a small amphitheater and the inclusion of a 9-hole, par-3 golf course. Of the 121 responses, only 28 of the respondents *liked* this option while 31 respondents *disliked* this option. Based on the responses, Option #3 had the least amount of interest and support, ranking last in preference.

Additional topics or comments of note regarding Option #3 included:

6 The Master Plan



Preferred Site Development Master Plan

Once all of the background data had been compiled and all of the public input was tabulated, the design team along with the Steering Committee and Municipal Staff began to establish the final preferred master plan. The main theme of the plan was to be the creation of a sustainable “Ecology-Park”. The goal was to implement a series of local ecological areas that worked in harmony with the surrounding environment. A multi-use network of trails is to be the basis for connecting all of the ecological areas that are proposed for development throughout the site. The trails would not only provide a means of exercise for the residents of Upper Dublin Township but educate the users on the value of incorporating natural plant and wildlife diversity on the site.

The Master Plan has been divided into 3 phases of development. The first phase “Restore”, returns the site back to a natural setting while developing a continuous paved trail system. The second phase of the project, “Grow” includes enhancing the newly preserved land to include new ecosystems and recreation events for the residents of Upper Dublin Township. The third phase of the Master Plan, “Transform”, identifies the possibility of including amenities that may be needed in the future of Upper Dublin Township.

The project begins with the “Restore” phase of development. This phase will include the removal of all golf related activities. The tee boxes, astro-turf, golf netting, storage structures, etc., will all be removed from the site and restored to a natural setting. The existing cart-paths will be connected, creating a multi-purpose paved trail. The existing clubhouse will be

secured and not utilized for any future events, during this phase of development.

The main component of the “Restore” phase is the newly connected trail system. Weaving its way through the main section of the park is the newly developed 2-mile multi-purpose trail. This system has been developed to accommodate the local walkers, joggers and runners. The paved trail is recommended to be 10’ wide with a 2’ wide soft-surface shoulder to allow people to jog/walk on a more forgiving surface. The main trail will wind its way through the site, allowing the user to experience the ecologies (ponds, woodlands, open fields) that currently exist on the site. Centered within the main 85 acre parcel is the existing parking lot and pond ecologies, which are explored in more depth below.

The second phase of development, the “Grow” phase, expands upon the preservation efforts discussed above. It is within this phase that the 2-mile trail system



is expanded onto the southern, 18-acre, portion of the site. This expansion will provide users with an additional 0.5 mi of walking trails, winding its way through the newly planted meadow ecology. Access to the 2-mile trail will be provided by the existing tunnel, located underneath Twining Road. or by the newly developed 40-car parking facility that is proposed for the 18-acre parcel.

Expanding upon the public’s desire to have differing trail amenities, it shall be recommended that unpaved hiking and cycling paths be developed for this property. The “off-road” trails shall meander around

the perimeter of the existing site, minimizing conflict with the users of the paved trail system. The off-road trails shall be limited to the northern portion of the site as the existing tunnel, affording access under Twining Road, does not have sufficient clearance to accommodate adults riding bicycles. The “off-road” trail shall be designed to accommodate the casual cyclist and hiker. The trail will follow the steep and interesting grade changes throughout the site, providing a unique setting for exploration. It shall not be intended for development for professional off-road cyclists. It shall serve as a means for the local population to experience a different level of exercise within the park facility.

The surface of the off-road trail should consist of existing soils. The existing soils should be thoroughly compacted during construction to form a durable tread substrata that will be capable of supporting the additional uses. Soil stabilizers may need to be added to the surface soils to minimize erosion and wear of the “off-road” trail system.

One of the major concerns conveyed by the public and the Commissioners, during the public meetings, was to minimize the number of crossings that may occur between the paved and un-paved trail systems. The crossings have been limited to approximately 5 locations, minus secondary connections. If possible, these crossings shall be minimized further during the construction documentation phase of this project. It shall be recommended that design measures be incorporated at each of the crossings. The design measures shall include, but not be limited to the implementation of warning signage, changes in surface materials or requiring users to dismount their bicycles at each crossing.

Some of the most exciting components of this park master plan will be the expansion of the various ecologies that currently exist on the site. The expansion of the existing forest and pond ecologies, the

inclusion of meadows and wetlands and the development of lowland forests and riparian corridors are just some of the ideas that we shall discuss below.



Established Meadow Ecology

The first new ecology that we shall discuss will be the development of wildflower meadows. We discussed this earlier in the chapter, that meadows are proposed for development on the southern portion of the site, however many of the open areas located within the main park parcel will be developed with wildflower meadows as well. The meadows will be planted with native wildflowers and ornamental grass seed mixes, creating a beautiful sloping swath of vibrant colors. They will attract unique wildlife such as field mice, gophers and other small mammals. Birds will be attracted to the meadows as they will use the seeds and smaller animals as a food source, providing a demonstration area for the local birdwatching community. In the winter months, when the meadows of the main park area have gone dormant, it shall be recommended that they be mown or burned to allow for sledding. Burning of the wildflower meadows is the better of the two maintenance measures discussed above. By burning the meadows you are returning nutrients back to the soil in the form of ash and removing invasive species, as they don't respond well to fire. Burning the meadows provides an activity that directly corresponds to the fire training facility that is present on site. Once managed, the areas set aside for the meadow ecologies will allow for varying degrees of sledding

opportunities for the residents of Upper Dublin Township.

It shall be recommended that the meadows/sledding hills be graded to provide an overall length of approximately 450 feet with a level landing area for a sledder to slow down and safely come to a stop. An easy way for the sledder to return to the top of the hill shall be provided. The sledding slope area has been relocated from its current location to a new area, contiguous to the main parking area. This will lessen the need for people to park within the Ayr Lane development, located south of this site.

Small areas of the meadow/sledding slope can be used during the summer months as a water “slip-n-slide” area, providing for year round use. Should a “slip-n-slide” area be developed, care shall be taken to not negatively impact the meadow ecology.

The second ecology that shall be recommended for development on the site is the creation of riparian corridors along the two existing stream valleys. The re-development of these areas are of great concern to the members of the Dresher Brooke community, as they have experienced flooding issues in the past. Although these issues appear to have been resolved through channelizing the creek, the ultimate desire is to restore these channels to a more natural state, allowing the areas to manage stormwater through water absorption (Via plant roots) and natural flood control (Through the development of vernal pools) on the site. The two storm channels shall be recommend for restoration back to their natural state utilizing the guidelines set forth by the Department of Environmental Protection.

By restoring the stream corridors we are providing an opportunity to better manage the local stormwater, which includes run-off from the residential neighborhood located along Ayr Lane.

Some of the design elements to be included within the riparian corridor restoration shall include; stream bank restoration and stabilization - widening the banks of the stream and creating vegetated floodplain areas will slow the velocity of the storm water and allow for absorption by the plant life and alluvial soils. If possible, the development of a meandering water course will provide the opportunity for the creation of vernal pools, creating wonderful new aquatic ecosystems that will enhance the local wildlife while further managing stormwater.

Included in the development of the riparian corridors shall be the opportunity for the public to observe the ecosystem itself. This can be achieved by creating a wood deck system that extends from the proposed pedestrian bridges (Spanning the stream corridors), allowing the users of the site to observe what is happening within their surroundings in a safe, non-invasive manner.



Established Upland Ecology

The next major ecology that is being recommended for development on the park site is the creation of a successional forest. This area will be planted with native successional plants, such as black cherry and eastern red cedar trees. It shall be recommended that this area be maintained in such a manner that it will remain planted with designated pioneer species. Volunteers can be used to identify and remove invasive and native tree saplings, preserving the successional forest ecology. The design intent of this ecology is to

educate the general public on the first stages that Mother Nature takes in restoring an open lawn or unmaintained field back to a more natural state.



Sample lowland forest ecology

The next ecology presented on the site is the lowland ecology. The proposed lowland ecology is located within the northern part of the site, along the existing railroad tracks. This area will provide the park users with a unique setting through a peaceful wooded area. This ecology shall be home to both the paved walking trail as well as the proposed hiking and biking trails. The lowland ecology section will be planted with trees and plants that range from understory to canopy trees and contain many deciduous plantings, including Maple (*Acer*), Sycamore (*Planatus*) and Black Gum (*Nyssa*). Lowland ecologies attract multiple types of wildlife, such as deer, fox, squirrels, chipmunks along with multiple species of birds. The lowland ecology will provide the members of the public a chance to learn about the native flora and fauna that inhabits an area that contains periodically inundated soil types.

The upland ecology section of the park will be populated with plants and trees that are specific to that eco-system. It shall be recommended that competing, non-native plants, that do not fit the criteria of this ecology be removed when developing this portion of the site. Some of the tree species that should be included within the upland forest ecology are: Pine (*Pinus*), Spruce

(*Picea*) and Oak (*Quercus*) trees. The upland ecology will typically be populated with deer, fox, squirrels, chipmunks and birds. It shall be recommended that due to the harmful nature of deer on the forest ecology that the township staff take the appropriate measures to control the deer population, attracted to this newly developed park facility.

The northwest part of the park site is currently used by the Fort Washington Fire Department as a training ground, and also includes a cell phone tower. This area shall be obscured by planting a dense vegetation screen that will include understory trees and shrubs as well as dense canopy trees.

The next programming element within this master plan is the expansion/redevelopment of the pond facilities, centrally located within the site. The primary goal with redeveloping the ponds is to manage stormwater on the site in a more ecological fashion. The expanded ponds shall serve to mitigate as many pollutants as possible, shedding off of the man-made structures.

By carefully selecting the species of reeds and grasses that are to be planted within the pond/wetland ecologies, a reduction in the amount of pollutants, absorbed into the groundwater and shed off-site can be greatly reduced. The reeds and grasses absorb these pollutants and metabolize them in a process known as phytoremediation. This process is critical in our design, as stormwater run-off from parking areas may contain many different harmful chemicals, such as oils and brake dust (by-products from vehicles), heavy metals and nitrates. The wetland phytoremediation system will keep the pollutants from reaching the main ponds and harming the local animal and insect species that will tend to populate the area. It shall be recommended that volunteers be organized to remove the dried vegetation of all the reeds and grasses in the winter months and dispose of them. Do not

recycle, burn or allow the dried vegetation to decompose on-site as that will release the harmful pollutants back into the environment.



Boardwalk through wetlands

The wetland area, associated with the pond redevelopment, will attract a wide variety of animals, birds and insects, creating a vibrant eco-system. The addition of a low impact, sustainable boardwalk shall allow park users to move freely through the wetlands, providing opportunities for education and observation. Interpretive signage should be posted along the boardwalk, and within all ecological areas, educating the public on the animals, insects and plant species that inhabit these areas. It shall be recommended that the boardwalk be constructed from local, reclaimed wood and be elevated above the wetlands, allowing for as little impact to the natural environment as possible.

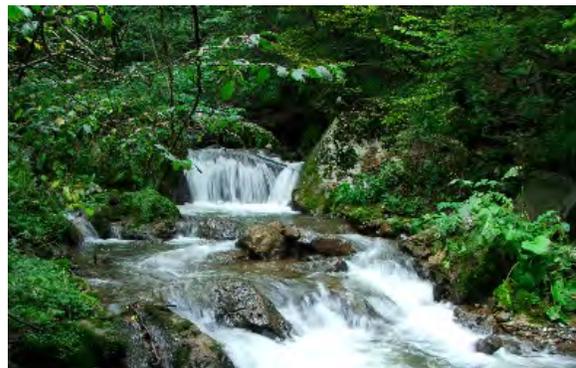
The large 2-acre pond will be the main attraction for visitors to the site. This will be a wonderful, aesthetically pleasing landscape providing a nice relaxing space



Expand existing pond system

that can be used for a multitude of recreational opportunities.

The pond shall serve multiple purposes, one of which will be continued stormwater management. As mentioned before, during a heavy rain storm, all of the stormwater that traverses the site should be managed to prevent down-stream flooding. The proposed 2-acre pond will be capable of controlling in excess of 300,000 cubic feet of storage. The primary goal is to allow for most, if not all, of the stormwater to be stored in the large pond and released slowly into the environment through evaporation. Any excess stormwater volume will be controlled by the second, smaller pond, described in more detail below. One major concern with the addition of an open pond area is the attraction of geese. It has been our experience that the goose population can be managed through environmentally sustainable practices. By planting a minimum 10 foot wide herbaceous buffer around the entire perimeter of the pond, it will deter the geese from nesting within the area. Geese prefer direct line of sight around their nesting places as it provides them with time to escape from a potential predator. If the pond edge is heavily vegetated, the direct line of sight is removed. Using highly trained dogs (Sporadically throughout the summer months) and minimizing lawn areas, this will further prevent geese from using the park as a nesting/feeding ground. The technical guide "*Managing Canada Geese in Urban Environments*" is an excellent resource for further controlling geese.



Sample Waterfall

Some of the programming elements that were considered for the large 2-acre pond were fishing, boating and ice skating. If fishing and boating are considered for the pond areas it shall be recommended that floating docks be strategically installed away from the edge of the pond. The docks will allow access to the water's edge for all of these activities without compromising the intent of maintaining vegetation around the entire perimeter of the pond.

The 2-acre pond shall be approximately 4-5' deep during the spring, summer and fall months. During the winter it shall be recommended that a mechanism be installed allowing for the maintenance staff to drain the pond level to a maximum depth of 1 foot. Draining of the pond is done for two reasons; shallower water freezes quicker and a 1 foot deep pond is safer to skate on than a 4-5 foot deep pond.

It is anticipated that due to the soil types located on the site, a bentonite clay liner will be needed for all pond and wetland areas. The clay liner will prevent the water from leaching into the ground, maintaining the specific ecological areas. It shall be recommended that a percolation test be completed to gain an understanding of how well the water drains into the surrounding soils.

Stormwater, shedding from the site, will provide some, but not all of the water needs for the ponds/wetlands. The water for these ecological areas will need to be supplemented through the installation of an on-site well, to be located a short distance from the pond system.

The smaller pond will be connected to the larger pond through a waterfall and stream valley system. The small pond will be approximately 5-7 feet deep, and be capable of accommodating an additional 150,000 square feet of stormwater volume. A mechanical pump system will need to be installed to aid in the circulation of the water, allowing for it to move between the larger

and smaller ponds. Circulating the water serves two purposes, aside from being aesthetically pleasing it will also allow for aeration of the water, preventing the growth of algae.

A second method of preventing the growth of algae, is to control the temperature of the water. Algae requires a high water temperature to thrive. To keep the water temperature low, the edges of the pond will be heavily planted with trees and shrubs, shading the pond from the afternoon sun, reducing the water temperature. It shall be proposed that a bridge be installed over the connecting stream valley, located between the two ponds. The bridge shall serve as a viewing platform for the two ponds and the waterfall area.

It shall be recommended that the entire edge of each pond be constructed with gently sloping banks in accordance with Pennsylvania's Best Management Practices Recommendations, to ensure the general safety of the public.



Example of a Natural Playground

Included within the "Grow" phase of the project is the addition of a new natural play scape for children. This playground shall be located between the new parking lot and the large pond, and will provide an ADA accessible space for kids of all ages and abilities to get "dirty" and interact with their surroundings and environment. Some of the amenities that were discussed for inclusion within the natural playground were; a dinosaur bone dig located within a beach

environment; a tricycle path to practice riding skills; an art wall that could be painted with washable paints; tunnels traversing through hills, an interactive stream valley that could be activated by the user; large slides – sliding down the side of the hillside; a colonist ship that could replicated the settling of America. The goal of the natural playground is to provide a place for children to gain a better understanding of the nature that surrounds them. Plantings that should be included within the natural playground should be durable - capable withstand the “abuse” of young children. Planting hardy grasses, and beautiful vibrant flowers allows the children to learn about the local flora and gain an interest in their natural surroundings.

Located westward of the natural playground, on the map of the Master Plan, is the large pavilion space. This space shall serve as a place for the public to congregate, to exercise and serve as a special event area. The pavilion is shown at a 45 foot width and may or may not be capable of including a fireplace and restroom facilities.



Art wall for children

Located directly adjacent to the pavilion is an area that could potentially include “life size games”. Items such as a full scale chess or scrabble boards could be included within this area along with a multitude of other opportunities.

The next major design element of this Master Plan is the “winter and summer programming area”. This space is located directly adjacent to the large pond. The overall intent of this area is to provide a

Example of a Summer Event



community gathering space that is currently lacking within the municipality. Because Upper Dublin Township does not contain a designated “downtown” area, there is currently no suitable area for the residents of the township to gather throughout the year. This area could serve as a venue to program different events throughout the season that would encourage the residents of Upper Dublin to get outside and interact with their neighbors. Events such as a small craft fair, food service associated with the ice skating/sledding or an environmental education day could be conducted within this area. The events could be used to generate revenue that could be applied to the ongoing maintenance of the park facility.

Located at the entrance to the park is the main parking lot. This area has been designed to accommodate approximately 200 spaces, within the “Grow” phase of development. The parking area can be expanded to accommodate up to 400 vehicles, within the “Transform” phase of development (described later in this chapter).

It shall be recommended that the parking area be re-developed during both the “Grow” and “Transform” phases of

development in the most ecologically manner possible.

Consideration shall be given to the inclusion of bio-retention swales, located in between each of the parking lot drive aisles; the use of porous pavers within areas that may be used infrequently; the use of porous pavement throughout the entire parking facility; the use of solar powered LED lighting; the ongoing use of native plant material

Bio-retention swales should be an important component in the development of any new parking facility. The creation of bio-swales will reduce the amount of pollution that could reach the wetland/pond ecology. In a sense, the bio-swales will be Mother Nature's first line of defense against allowing pollutants to infiltrate into the ground or shed off the site or into the pond ecology. Similar to the wetland plantings, all herbaceous vegetation will need to be removed and disposed of each year to prevent the harmful chemicals from re-entering the ecosystem, if the plants were to bio-degrade on-site.



Bio Retention Swales

The use of porous pavers/pavement should be considered. Eco-pavers, such as grass style concrete paver sets or porous asphalt/concrete pavers can be utilized on a portion or all of the proposed parking lot, depending upon available funding options. Porous pavers/paving allows the stormwater to be filtered by the underlying soils, reducing the amount of pollutants that could

reach the groundwater/be shed from the site.

The use of solar powered LED lighting and native plantings will further expand upon the ecological themed park that is being presented within this report.

Handicap parking area shall be located in the northwest corner of the parking lot, providing the safest and easiest access to all of the parks amenities. Due to the anticipated difference in elevation, between the parking lot and the pavilion/natural play area/event area, a direct connection from the handicap parking spaces will be difficult. Providing a staircase will be an easy solution, however, handicap users will still need to enter the park at one of the identified entry plaza areas. Direct vehicular access from the parking lot to the pavilion, although not shown, should be considered. Currently it is anticipated that vehicles would gain entry to the pavilion at the western most entry plaza. A vehicular paved asphalt path would be provided from the plaza to the pavilion. A more direct access point should be explored when preparing the construction documents for this park facility.

A visual barrier/screen shall be proposed between Twining Road and the newly developed parking area, creating an interesting visual effect while screening the parked vehicles. A combination of earthen landforms and native vegetation shall be used to develop the screen effect. It shall be recommended that the proposed walking trail meander through the earthen berms, creating varying interest for the users of the paved trail.

The final "Transform" phase of this master plan includes concepts that have been discussed/reported on, prior to the development of this report. Some of the items, discussed below were also acknowledged at several of the public meetings and on-line forums. Because these items are identified within this report

does not mean that they will be included within the proposed park facility. The design team was asked by the Steering Committee and the Municipal staff to explore the potential of including the items, described in more detail below.

The design team identified an area that could effectively accommodate a community space and/or library (replacing the existing library). The structure would be located adjacent to the main parking lot, identified by a dashed light green outline on the master plan. The structure could range in size from 15,000 square feet (one story building) up to 50,000 square feet (two story building). Due to the parking needs of a new community space/library, the proposed parking lot would need to be expanded beyond the 200 spaces identified in the "Grow" phase of development. It is anticipated that an additional 200 spaces would be needed to accommodate the new facilities. The expanded parking area is identified on the master plan using a light green dashed line.



Potential Community Space

The design team was tasked with exploring the possibility of accommodating a new maintenance garage on the proposed park site. It was determined that a new maintenance garage could be accommodated directly adjacent to the fire training facility, located within the northeast

corner of the property and identified using a light green dashed line on the master plan. It was determined that a facility ranging in size from 10,000 - 40,000 square feet could be accommodated with little impact to the ecological nature of the site.

Should any of the above facilities be considered for development within this park, it shall be recommended that best management practices be utilized to minimize their impact on the site and the environment as a whole. The use of green roofs, the installation of roof mounted solar panels and locally sourced materials should be considered, if either of the two structures are considered for development.

The use of interpretive signage should be used throughout the park facility. Every opportunity to educate the users on the benefits of each design idea, should be utilized.

Several trail connections, to the outlying community, were identified on the Master Plan. Multiple paved/unpaved trail connections to Susquehanna Road have been identified on the proposed master plan. An at-grade connection with the Ayr Lane community has been identified on the master plan. Due to the level of usage that is anticipated at this connection and the fact that pedestrians will be forced to cross Twining Road, it shall be recommended that this crossing be identified through the use of flashing warning signs and painted markings/crosswalks on the road. It is recommended that a sidewalk connection from Ayr Lane to the existing tunnel be explored as an alternate means of gaining access across Twining Road. Installing a second tunnel at the Ayr Lane and Twining Road intersection was studied in YR1990. It was determined that a second tunnel would cost the township \$150,000 dollars. It current dollars the cost to construct a second tunnel would be approximately \$210,000 dollars, a 40% increase.

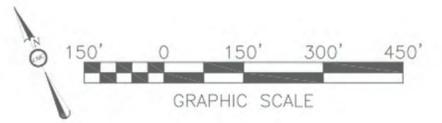
The concept of providing golf facilities was not completely discounted in the development of this master plan. The desire to provide some form of golf at this park facility ranked within the top 5 survey options. Should the township decide to provide a golf amenity for the residents of Upper Dublin Township, it can be accommodated within the 18-acre parcel of land, located adjacent to the Ayr Lane residential development. This area is capable of accommodating an 18-hole chip & putt course or two par-3 golf holes. Fees could be charged to play the chip and putt course, to assist in offsetting some of the ongoing maintenance fees. The par-3 golf holes would be accessible to all users of the park facility with no fee charged.

Should the Township decide to develop a chip and putt course, they shall do so with the understanding that all development costs expended to create the course will not be recouped by charging user fees. The design team interviewed other chip and putt courses, operating within the outlying areas, in an attempt at determining their yearly operating costs and profits. Although specific financial data was not released, the design team was informed by each operator that any initial investment that is expended to develop a chip and putt course would not be recouped over the life span of the course. Ongoing maintenance, staffing and improvements deplete the profits from each year, preventing the municipality from applying any profits toward the original investment. If golf is to be provided at this park facility, it should be treated like any other recreation activity (baseball, basketball, soccer, etc.) that a municipality may choose to offer within their park system.

Preferred Site Development Master Plan



- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1. PROPOSED WALKING TRAIL (2.0 MI.) 2. POTENTIAL LOCATION FOR COMMUNITY SPACE/LIBRARY (15,000 SF ONE FLOOR, 50,000 SF TWO FLOORS) 3. PROPOSED MAIN PARKING LOT (140 SPACES - 5 HANDICAP) 4. PROPOSED SATELLITE PARKING LOT (40 SPACES - 4 HANDICAP) 5. PROPOSED MEADOW ECOLOGY 6. PROPOSED STREAM BUFFER ESTABLISHMENT 7. PROPOSED LOWLAND ECOLOGY 8. PROPOSED MOUNTAIN BIKING / HIKING TRAIL 9. POTENTIAL LOCATION FOR MAINTENANCE GARAGE (10,000 SF - 40,000 SF) 10. EXISTING CELL PHONE TOWER | <ul style="list-style-type: none"> 11. PROPOSED UPLAND ECOLOGY 12. PROPOSED POND #1 (+/- 2 AC.) 13. PROPOSED POND #2 (+/- 1/2 AC.) 14. PROPOSED STORMWATER FILTRATION POND 15. BERMS TO HIDE PARKING LOT / TRAIL FEATURES 16. PROPOSED PAVILION (1,400 SF) 17. PROPOSED DISCOVERY PLAYGROUND 18. PROPOSED WINTER / SUMMER PROGRAM AREA 19. PROPOSED SLEDDING SLOPES 20. PROPOSED SOUTHERN WALKING TRAIL (0.50 mi) 21. EXISTING FIRE STATION 22. PROPOSED WOODLAND EDGE RESTORATION 23. PROPOSED SUSQUEHANA RD. TRAIL | <ul style="list-style-type: none"> 24. PROPOSED SUCCESSIONAL FOREST 25. PROPOSED DENSE VEGETATION SCREEN 26. EXISTING VEHICULAR ACCESS DRIVE 27. EXISTING PEDESTRIAN BRIDGES 28. PROPOSED BRIDGE, WATERFALL AND CONNECTING STREAM 29. PROPOSED PLAZA AREA 30. PROPOSED HANDICAP PARKING 31. PROPOSED WETLAND BOARDWALK 32. PROPOSED BIO SWALE 33. PROPOSED STREAM VALLEY FOR OVERFLOW 34. EXISTING FIRE TRAINING CENTER 35. POTENTIAL PARKING EXPANSION (260 SPACES - 3 ADDITIONAL HANDICAP) 36. POTENTIAL CONNECTION TO AYR LANE 37. TRAIL ACCESS FROM PLAZA |
|---|---|---|



ALL PROPOSED WALKING TRAILS (ITEM #1) SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

Master Plan

7

Evaluation of Materials and Design



Evaluation of Materials & Sustainable Design

The design team was presented with many different challenges throughout the design process, one of those challenges was implementing the design with sustainability to mind. Some of the options that were presented to the Board:

- Solar Panels – solar panels could be installed on the proposed buildings such as the possible indoor community space/Public Works garage and the pavilion. There could also be a space set aside within the park limits for a collection of solar panels. The panels would generate enough power to create a closed power generation system.
- Green roofs – Green roofs could be incorporated within the design of the community center and the maintenance building allowing for better control of the stormwater management system and the reduction of impervious coverage on site.
- Rain gardens – Rain gardens are a great sustainable way to incorporate Best Management Practices within the site.
- Rain Barrels/Cisterns (Rain collection systems) – These rain collection systems could be a way to provide a water sources to irrigate landscape or flush restroom facilities on-site.
- Building Materials – Low impact and sustainable building materials such as reclaimed or locally harvested/supplied wood would be a great option for this park facility. Using reclaimed/locally harvested/supplied wood reduces the carbon footprint in the development of the site
- Wildflower meadows versus lawn area – reduces the amount of site

maintenance needed, reduces the municipality's carbon footprint, increases bio-diversity and aesthetics.



Example of a collection of solar panels



Green Roof example

Maintenance & Operating Costs

Due to the ecological nature of the proposed park facility, the ongoing maintenance and operating costs of the park should be minimal. In speaking with the Upper Dublin Parks and Recreation Director, a future operating cost estimate was assembled.

- To maintain the park it has been estimated that one additional full time staff member would be needed, this would cost a total of \$80,000 per year, including salary and benefits
- There would be no specialized equipment anticipated that would need to be added to the site, all of the site work could be done with existing township equipment.
- Additional materials and fuel would cost approximately \$10,000 per year.
- Total yearly operating cost - **\$90,000 per year**



Safety and Security

In the development of the Master Plan, safety and security of the park users was of the highest level of importance. To ensure that any safety concerns were identified in development of the proposed park facility the municipal staff met with the local police and fire rescue departments to review the plan's components.

Listed below are recommended inclusions to the Master Plan that were provided by each of the local safety divisions.

- In the "Preserve" phase of development, a small storage shed should be installed in close proximity to the existing parking lot. The shed should be capable of storing a personal off-road vehicle. The vehicle would be used to gain quick emergency access to any part of the park facility.
- Safety and warning signage should be posted near any water source. Life preservers should be available at each of three proposed pond facilities.
- The installation of emergency call boxes is recommended at intervals of +/-200 yards in open space areas, closer together in wooded areas. The call boxes should directly connect to local authorities and provide a location to assist anyone in distress.
- The location of the Fort Washington Fire Company, on the western edge of the park site, should provide a quick response time to most emergency.
- An emergency vehicular access drive was added to the master plan. The emergency access drive connects the eastern entry plaza, located adjacent to the main parking lot, with the northern portion of the site. Removable bollards should be provided to restrict access to

emergency vehicles only.



Sample emergency call box.

8

Cost and Development Analysis



Cost Estimate

As stated earlier in the report, the Master Plan is divided into three phases. The first of these phases, “Restore”, included the removal of the existing golf course related site amenities and the addition of a 2-mile paved trail system.

Cost of the “Restore” Phase
\$650,000 dollars

The second phase of the project is the “Grow” phase. This phase includes the complete development of all of the proposed eco-systems (no volunteer labor is utilized), the construction of the natural playground, the pond redevelopment, the pavilion development and associated amenities, the implementation of the sledding hill, parking lot improvements, development of multi-purpose trail system and expansion of the paved trails.

Cost of the “Grow” Phase
\$5.35 million dollars

The third and final phase of the project is the “Transform” phase. Since this phase of the project was intended to provide a determination as to whether or not varying facilities could be accommodated at the site, a detailed cost estimate was not developed. A more in depth study involving the size, type and development options associated with each facility will be necessary before assigning a monetary value to their inclusion in the Master Plan.

A more detailed cost estimate can be found in the appendix of this report.



Funding Opportunities

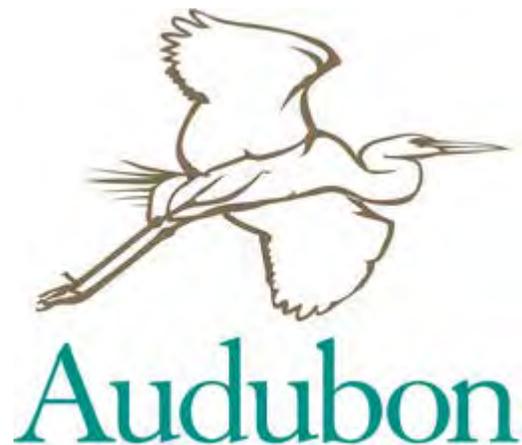
The total projected cost of the new park facility is \$6,000,000. One of the largest concerns for the success of this project is how will the construction be funded? The committee and Municipal staff are dedicated to finding sources for funding to reduce the burden on the general public as much as possible.

Some of the funding options available for this project are:

- *County Conservation and Recreation Program*
- *CFA (Commonwealth Financing Authority) Flood Mitigation Program –*
 - *Up to **\$500,000***
- *CFA Greenways, Trails and Recreation Program*
 - *Max of **\$250,000***
- *CFA Watershed restoration and protection program*
- *DEP Environmental education Grants Program*
- *DEP Growing Greener Watershed Protection grants*
- *Growing greener environmental stewardship program*
 - ***\$150,000***
- *National Audubon Society*
- *PENNVEST Watershed Education Grants*
 - *Up to **\$11,000,000** available*
- *William Penn Foundation*

It was determined, that if the township were to decide to fund the entire \$6,000,000 park improvement project without any grant funding, the ANNUAL

household cost would amount to approximately. \$38 dollars per year, over a 20 year period.



Appendix



Appendix

Upper Dublin Township Parks & Open Space

Twining Valley Golf Course Context Map

Twining Valley Golf Course Existing Conditions Map

Twining Valley Golf Course Site Analysis Map

Alternative Conceptual Plan #1

Alternative Conceptual Plan #2

Alternative Conceptual Plans #3

“Outside the Box” Programming Ideas

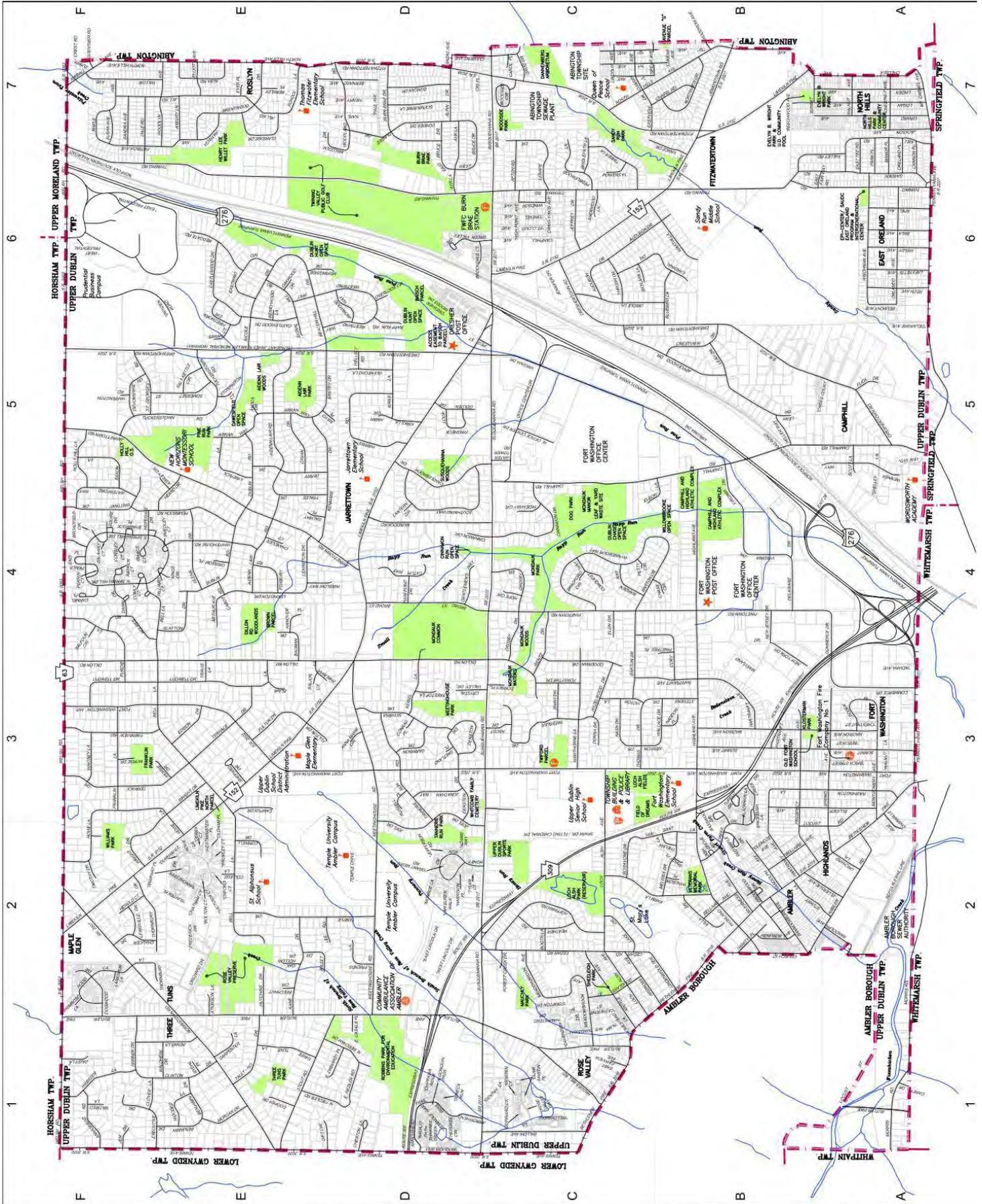
Project Meeting Minutes

Key Person Interview Response

On-line Forum Responses

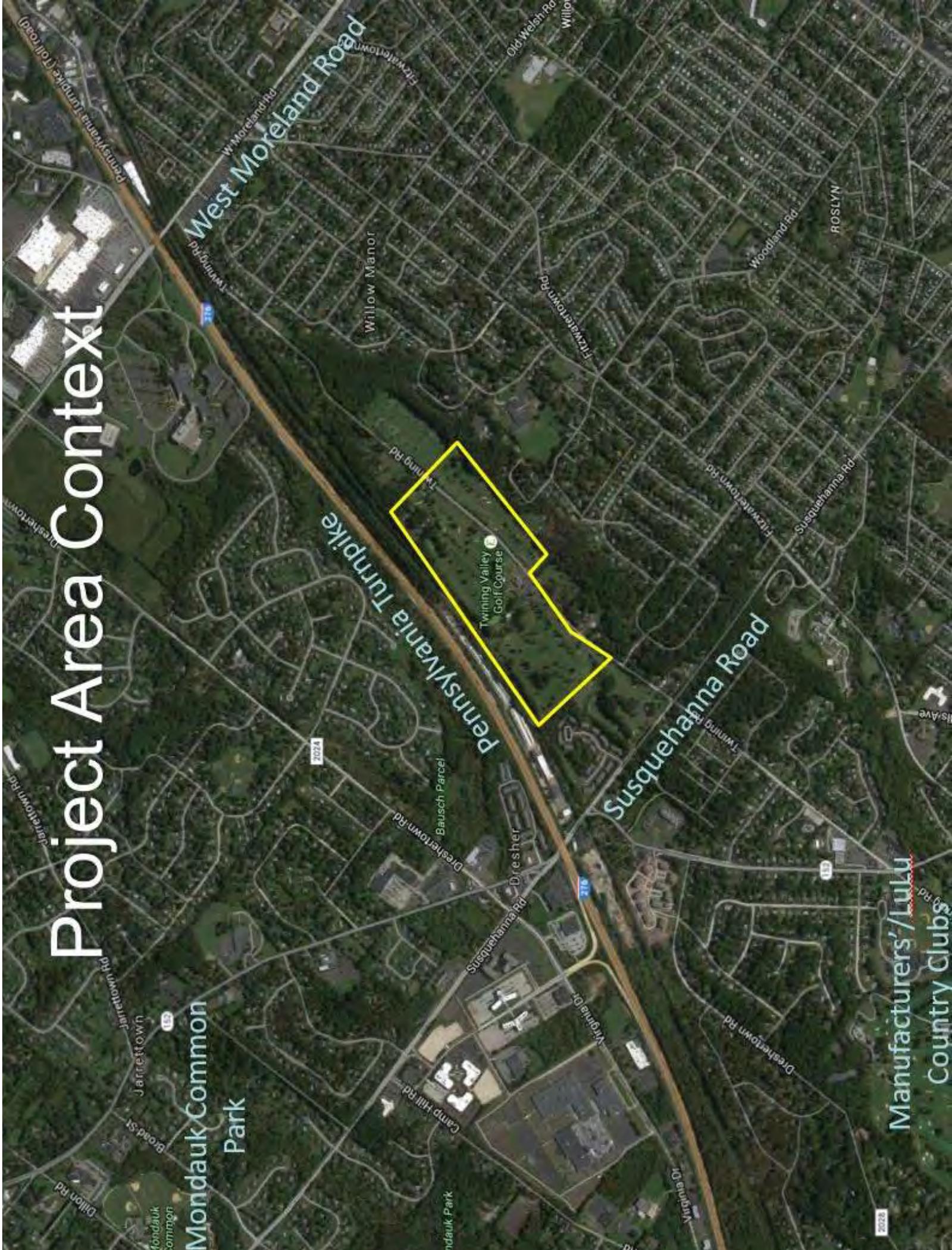
Upper Dublin Township Open Space Map

Upper Dublin Township Open Space Map



Twining Valley Golf Course Context Map

Project Area Context

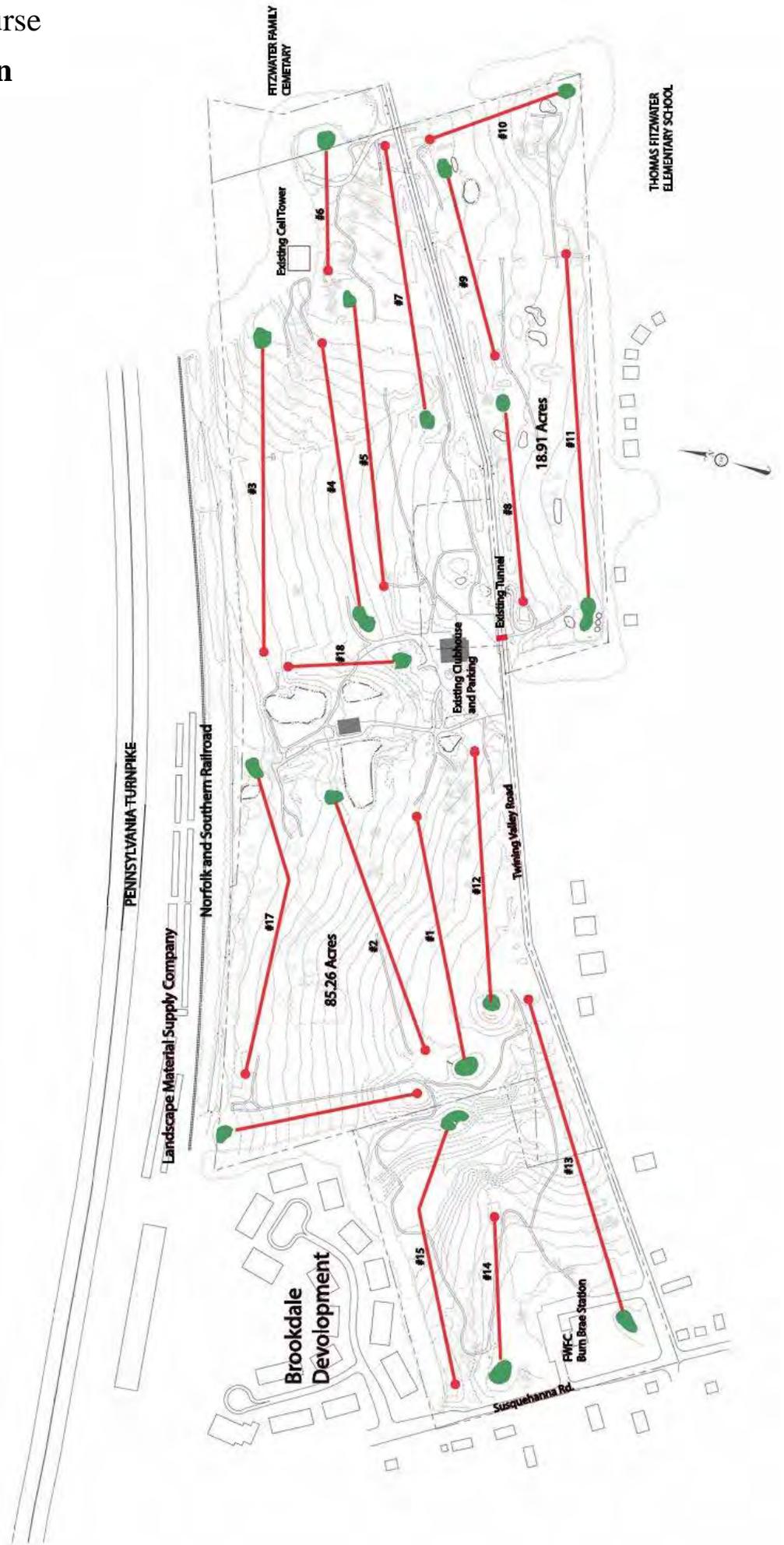


Mondauk Common
Park

Manufacturers' / Lulu
Country Clubs

Twining Valley Golf Existing Conditions Map

Twining Valley Golf Course Existing Conditions Plan

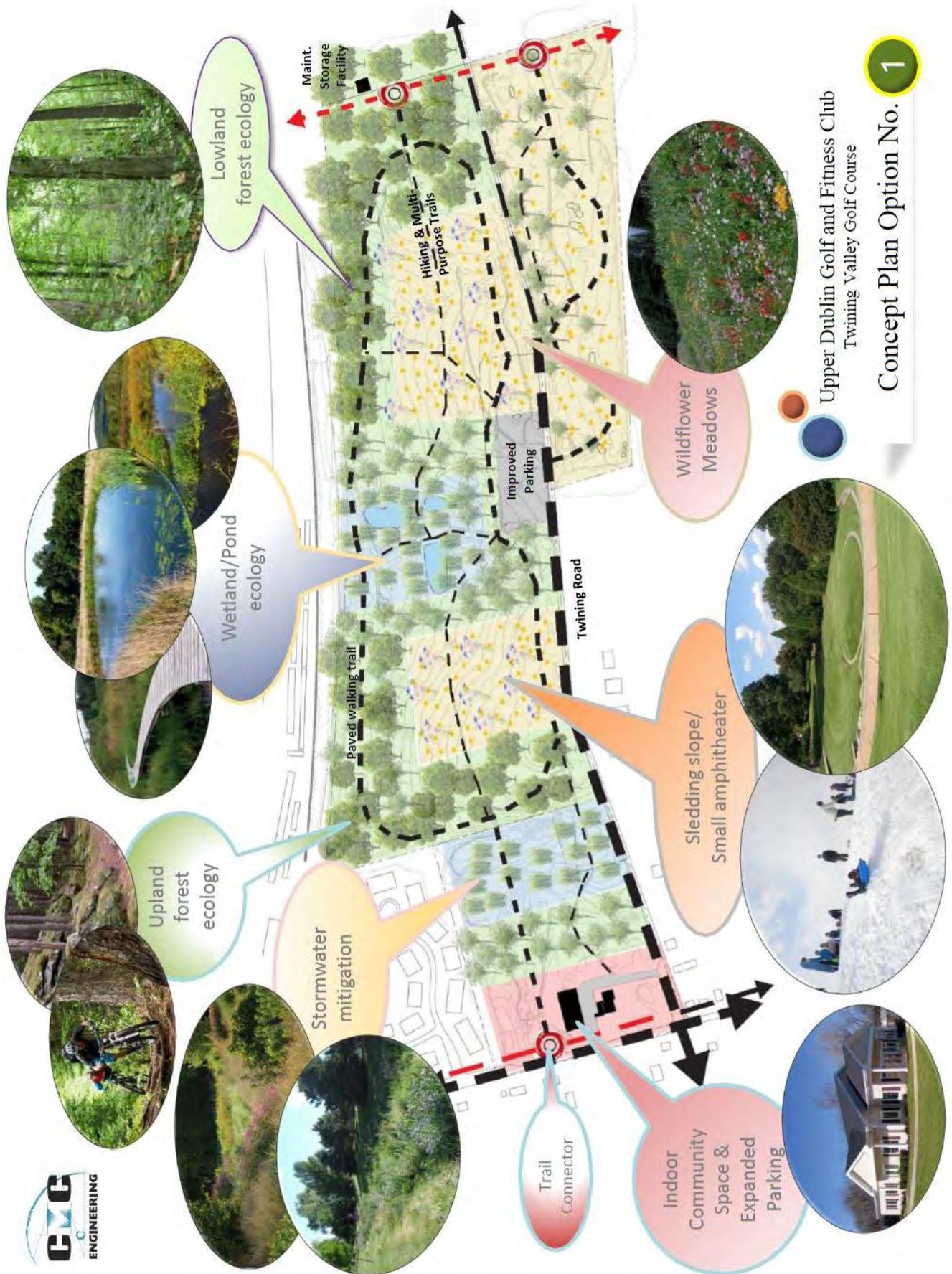


Twining Valley Golf Course Site Analysis Map



Alternative Conceptual Plan #1

Twining Valley Golf Course Existing Conditions Plan



Alternative Conceptual Plan #2



6. HIKING & MULTI-PURPOSE TRAILS



7. INDOOR COMMUNITY SPACE



8. WILDFLOWER MEADOWS



5. IMPROVED STORMWATER MITIGATION



4. SLEDDING SLOPE



3. AMPHITHEATER



2. ENHANCED WETLAND/POND



1. IMPROVED WOODLAND



Proposed Trail Connection

Chip & Putt Golf Course



SPRING MILL CHIP & PUTT

Upper Dublin Golf and Fitness Club
Twining Valley Golf Course

Concept Plan Option No. 2



Alternative Conceptual Plan #3



6. HIKING & MULTI-PURPOSE TRAILS



7. INDOOR COMMUNITY SPACE



8. WILDFLOWER MEADOWS

5. IMPROVED STORMWATER MITIGATION

4. SLEDDING SLOPE

3. AMPHITHEATER

2. ENHANCED WETLAND/POND

1. IMPROVED WOODLAND



Par 3 Golf Course



CAPE MAY, NJ
PAR 3 (18 HOLE)

Upper Dublin Golf and Fitness Club Twining Valley Golf Course

Concept Plan Option No. 3

“Outside the Box” Programming Ideas

“Outside the Box” Programming Elements

During the design process one of the Commissioners challenged the design team to come up with some “outside the box” programming ideas, in an effort to set this park apart from the rest of the regional parks. The “outside the box” programming elements are listed below

- Outdoor Fitness / Aerobics Area
- Extreme Sports Area (rock climbing, zip line, ropes courses)
- Eco-Oriented Archery Range
- BMX Pump Track
- Roller Hockey Rink
- Foot Golf Course
- Dedicated Single Track Mountain Bike Course
- Children’s Train Ride
- Beach Area
- Solar Farm
- Overnight Camping Area
- Apple Orchard / Community Garden
- Native Flower Scavenger Hunt
- Dog Park



Sample Outdoor Exercise Area

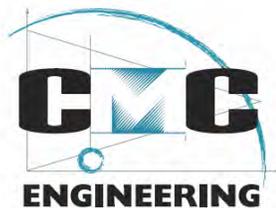


Sample Ropes Course



Sample BMX Pump Track

Project Meeting Minutes



MEMO

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To:	Derek Dureka
Company:	Upper Dublin
Cc:	File
From:	Victor DePallo
Date:	9.26.2014

Comments:

A project meeting was on Thursday September 25, 2014, at 1:30 PM. The following are notes from the meeting and any actions to be taken. Attendees were: Victor DePallo, Paul Leonard, Derek Dureka and Sonny Keane.

Number	Item	Action By or Comment
1	INTRODUCTION	Paul gave his overview and opinions on the project. Noted that Township is in litigation with mgmt. group to be settled in the immediate future. In response to the Commissioners request, a 6 - 9 month 'aggressive' schedule was presented and submitted.
2	STEERING COMMITTEE	We discussed and agreed on the Committee make-up. DD will notify and select the group in time for the first meeting in late October or November.
3	DATA COLLECTION NEEDS	It is important to expeditiously collect the available data for the project.
	Survey, boundary, topo, phys. features, etc.	DD to obtain available survey from Metz Engineering. Digital preferred.
	Data from management company of the facility	DD to obtain available documentation on file from management group and Township litigation.
	P&R facilities inventory	Assumed that Comp. Plan and PR&OS Plan are available on Twp. Web site.
	Miscellaneous	Make available any other reports or studies or data relating to the property.
4	PUBLIC SURVEY VEHICLE	Contracted for 2500 surveys. DD to obtain Tax Role Addresses and labels for distribution of "Random" survey. CMC will design, tabulate and summarize results.

Twining Valley Land Use Feasibility Study Committee
March 17, 2015
Meeting Minutes

Location: A project Steering Committee Meeting was held on March 17, 2015 at the Upper Dublin Township Building. It commenced at 4:00 pm.

Committee Members in Attendance: Those in attendance included: Derek Dureka, Steve Stone, Janet Wallace, Elaine Lucas, Susan Lohoefer, Joe Chmielewski, Sonny Keane, Steve Olsen, Debra Blum, Jerry Rock, Victor DePallo, Kurt Baker, Sue Wallover, Ed Shearon, and Ben Engleman.

INTRODUCTION

Derek Dureka, UD parks and Recreation Director, opened the meeting with an introduction and the Steering Committee and Consultants identified themselves.

Victor DePallo from CMC presented the agenda and the goals for the meeting that included: To review the results from the Random and On-line surveys; To establish design programs to be incorporated into the Alternative Conceptual Plans and To set the dates for the upcoming Public Meetings.

SURVEY RESULTS

Sue Wallover described the "Random Mailed-Out Survey" process and noted that 2,400 surveys (25% of the total households in the Township) were mailed and that 940 surveys were returned. This calculated into approximately a 40% survey return. She noted that this level of return far exceeds the rate of return for similar surveys of her past experience. The results were analyzed and tabulated into a draft report.

Some discussion was held that identified some confusion with the interpretation and results of a number of the survey questions. The survey results are to be reviewed, adjustments made and a final summary report prepared and presented. The results will be incorporated into the final report document.

Derek Dureka gave an overview of the "On-line Survey" processed through Survey Monkey on the internet and presented the results of the on-line survey. It was noted that a total of 365 surveys were completed, returned, tabulated and summarized through the on-line web site.

Generally the results of the survey findings revealed the following:

- Only a small segment of Township residents, who were surveyed, used the Twining Valley Golf Course and Fitness Center facilities.
- Most residents, who were surveyed, played golf at other public or private golf courses throughout the area.
- Most residents, who were surveyed, used private fitness centers throughout the area.
- The highest ranking amenities for the future use of the TVGC include incorporation of walking/biking trails, continued use as passive open space, chip & putt and or par 3 golf course, indoor community space, an amphitheater and a 9-hole golf course.

Twining Valley Land Use Feasibility Study Committee
 April 16, 2015
 Meeting Minutes

Location: A Public Meeting was held on April 16, 2015 at the Chelton Baptist Church Building. It commenced at 7:00 pm.

In Attendance: Those in attendance are included on a sign-in sheet made available at the meeting.

Study Committee and Project Consulting Team Members included: Derek Dureka, Steve Stone, Sonny Keane, Steve Olsen, Debra Blum, Jerry Rock, Victor DePallo, Al Gryga, Kurt Baker, and Ben Engleman. Paul Leonard, Township Manager, was present as well.

INTRODUCTION

Derek Dureka, UD Parks and Recreation Director, opened the meeting with an introduction of the goals and purpose of the study and the meeting. The Consultants were identified.

Victor DePallo from CMC led and presented the meeting that included: A description of the project goals and objectives; A description of the study process; An overview of the site characteristics; A summary on the results of the public survey; and A Q&A session to gather public input, comments and opinions relating to the project.

The following are the questions, comments and the responses to the specific inquiries:

QUESTIONS & Responses

Question	Traffic along Twining Road could be a major issue for an amphitheater.
Response	A traffic consultant will be on the team and analyze for the impacts and necessary roadway improvements for all scenarios.
Question	Could a portion of the property be sold off for development?
Response	It is possible, but the survey results did not indicate that as a preference.
Question	Is there a breakdown of the ages of the survey respondents?
Response	Yes, a survey summary will be posted on the Township website.
Question	Will there be an open space tax to pay for the improvements?
Response	Possibly, it is too early to tell.
Question	How much income is generated for the Township from the current lease?
Response	Very little. It varies with the success or failure of the management group.
Question	Who is responsible for the course maintenance?
Response	Links Management, the facility operators.
Question	Which trails are active or planned nearby?
Response	The Montgomery County Cross County Trail and Neighborhood Trails to provide a walkable community.
Question	It appears that the stormwater route near Dresherbrooke is incorrect and goes through the development.
Response	We will review and adjust accordingly.

Twining Valley Land Use Feasibility Study Committee
May 12, 2015
Meeting Minutes

Location: A project Steering Committee Meeting was held on May 12, 2015 at the Upper Dublin Township Building. It commenced at 4:00 pm.

Committee Members in Attendance: Those in attendance included: Derek Dureka, Steve Stone, Janet Wallace, Elaine Lucas, Susan Lohoefer, Sonny Keane, Steve Olsen, Debra Blum, Jerry Rock, Bruce Smith, Paul Leonard Twp. Manager, Victor DePallo, Al Gryga, Kurt Baker, and Ben Engleman.

INTRODUCTION

Victor DePallo from CMC presented the agenda and the goals for the meeting that included: To present and discuss the Preliminary Alternative Concept Plans that were developed based on the information gathered to date including discussions with the Study Committee, the community surveys and public meetings.

ALTERNATIVE CONCEPT PLANS

Al Gryga from CMC conducted a power point presentation of the 4 Alternative Concept Plans. The alternatives are summarized below:

Option #1. Maximum preservation of the entire site (150 ac) as an Eco-Park, amphitheater and trail system with other low impact amenities. Also included was the potential development of a 12,000 sf community building (3 ac) for indoor activities.

Option #2. Significant preservation of the majority of the site (120 ac) as an Eco-Park, amphitheater and trail system with low impact features. Also included was the development of an 18-hole Chip and Putt Course (18 ac) across Twining Road. Also included was the potential development of a 12,000 sf community building (3 ac) for indoor activities.

Option #3. Generous preservation of half of the site (75 ac) as an Eco-Park, amphitheater and trail system with low impact features. Also included was the development of a Par-3 Golf Course (75 ac). Also included was the potential development of a 12,000 sf community building or a 40,000 sf library (3 ac) for a wide array of municipal functions.

Option #4. Significant preservation of the majority of the site (120 ac) as an Eco-Park, amphitheater and trail system with low impact features. Also included was the potential development of a 12,000 sf community building (3 ac) for indoor activities. Also included was a proposal for the public sale of land (18 ac) across Twining Road for the potential development of a 19-unit residential community intended to assist in funding the park construction.

COMMENTS FOR ALTERNATIVE CONCEPT PLANS

The feasibility of renovating the existing clubhouse building was discussed. It was noted that the building was constructed below commercial standards and constantly in need of repair. It was generally agreed that renovating the building was not preferred moving forward.

The Concept of the Eco-Park and the overall trail system was discussed. It was agreed that these uses were appropriate and would be more environmentally sensitive trail system different than Mondauk Park which include active fields, etc.

The Concept Plan noted that the stormwater management remediation area near the Dresherbrooke Community, which the Township funded, should be treated with sensitivity and could be incorporated as a 175' wide corridor and presented as an educational and or interpretive feature of the site.

It was noted that the logo for Upper Dublin Golf and Fitness Center (Thistle) should be removed from the presentation material.

The distances of the trail system was discussed. Various lengths of trail ranged from about a 3-mile perimeter trail and up to the extent possible.

It was noted that a Par-3 golf course will have a significant water and irrigation demand. Links Management has obtained a permit for deepening the existing well and may be proceeding to undertake that effort.

A follow up discussion noted that a 2-acre pond would likely be required to satisfy the water demand of the any golf course reuse.

Comments were made as to whether the Par-3 golf course was a viable option as a use and can it be self-sustainable with user fees. The survey results led to a belief that some golf activity is appropriate. An analysis of costs vs expenses will reveal its viability. Generally, it was thought that it would not be self-sustaining in the same manner as ball fields and other recreational activities must be supported by the Township.

The Manager stressed that presenting Option 4 that included the potential sale of the 18-acres across Twining Road for any non-recreational use was not a directive of the study. The option to sell off any of the site is not viable and is not to be presented in any options.

It was noted that the proposed Eco-Park would be different than Robbins Environmental Park and would expand on that educational theme while adding a more diverse mission and expanded activities. This use was encouraged to be developed.

There was discussion about incorporating a driving range into the concepts. The range could be on the 18-acre parcel across Twining Road. It was generally agreed that due to the amount of required land, the shape of the site and that the range will not be self-supporting, this was not a preferred activity to explore.

Comment was made as to whether the proposed activities must be revenue generators. The Eco-Park concept (similar to Lower Gwynedd and Skippack Twps.) was thought to be preferred and pursued.

It was noted that a Driving Range was more profitable than a Chip and Putt course.

It was requested that revenues and costs be explored for the amenities proposed for the concept plans.

A suggestion that a "Partnership" for a golf learning center may be explored as an income generator.

It was noted that the Par-3 golf course in Option 3 could present a safety concern and liability along Twining Road. It was explained that with these options netting may be required as protection from errant golf balls.

It was recommended to utilize a shared-parking arrangement with the Fire Station while planning the proposed community building.

Discussion centered on the future need for a library. It was noted and explained that, based on studies, the construction of a library (40,000 sf, 3 ac) at the Township building site was not feasible unless the maintenance building was removed. A separate site (possibly our site) for the Library is preferred.

Comment was made as to whether providing golf should be the responsibility of the Township. It was noted that trails and open space preservation ranked significantly higher (60% - 70%) than the secondary preferred uses (20%).

Comment was made about the viability, maintenance and operation of the 5 Ponds Golf course. It is Township-owned, a public course and well-maintained. Response to this item noted that maintenance is provided by the Township staff. Due to new employee costs and needed expertise. This arrangement is not preferred by Upper Dublin Township P&R.

A comment was made that any golfing uses should only be included if it is an income generator to support the Eco-Park and other amenities.

The construction of an adequate 18-hole Chip and Putt course was estimated to cost about \$2 million dollars.

There was a comment that Core Creek Park in Delaware County may possess a similar atmosphere as to the vision for the Eco-Park proposed for our site.

A comment was made to consider "Frisbee Golf" as a low impact golfing use.

The Amphitheater at Haverford College was noted as an example of a well-designed and environmentally sensitive performance venue. It was recommended that the proposed Amphitheater accommodate about 750 users and major outdoor performances. The need for parking to support the large number of users must be considered to facilitate effective use and environmental integrity. Traffic impacts must be analyzed.

An Amphitheatre near Washington Crossing in NJ was identified as a good example of a well-used, naturalistic staging area. It promotes a family-event activity which golf does not.

Comment was made by a member as follows: Chip and Putt was a preferred activity not necessarily as a revenue-generator; it has the same standard as any other recreational activity; an amphitheater is a preferred reuse; include a sledding hill and amenities for other "community activities". A major Community Center, providing a wide range of associated recreational and community activities, should be a goal of the Township.

A committee member commented that golf is not appropriate for this site. Maintenance is intensive and very expensive. A Community Center is preferred to any golf use. Consider the sale of a portion of the land to fund the new park development.

It was noted that the Township has \$27 million in recreational funding already authorized by the voters (67% in favor) for open space and recreational uses.

It was further stated that the existing clubhouse and fitness center building is substandard and recommended that it be demolished not renovated.

Comment was made by a member as follows: A Community Center with fitness uses is a preference of theirs. No sale of land for development should be considered. Investigate the revenue potential if including any golf uses.

A question posed as to whether the cemetery is interested in purchasing any of the 18-acre adjacent park land. The response was that they will be contacted and interviewed as part of the study and the sale of any municipal land must be offered to the public through an open bidding process. The sale of the land could be conditioned.

Rick Barton, Community Planner, suggested interviewing younger citizens for their input to the plan. Their uses may include disc golf, pump track and areas for BMX bikes.

Consider enlarging the pond for winter events such as ice skating in addition to a sledding hill.

Consider the design of a number of smaller parking lots throughout the 150 acres instead of one large parking lot to accommodate all proposed uses.

As a planning thought to develop a campus atmosphere, a question was posed as to whether we can consider the realignment of Twining Road from its current alignment to achieve more contiguous park land.

The consultants were asked to investigate a potential trail connection along the railroad right of way from the site to Susquehanna Road as a connection to the Cross-County Trail

The Conceptual Plans are to be refined per the comments from the meeting and will be presented at the next Public Meeting.

FUTURE MEETING SCHEDULE

The next 3 meetings are as follows: the next Committee Meeting is July 14th; Public Meeting #2 is May 21st; Board of Commissioners Meeting is June 9th. The meeting adjourned at approximately 6:00 pm.

Question	Will we do an eco-study to evaluate the past damage from the golf course?
Response	No we will evaluate the current environmental condition only.
Question	Did LULU or Manufactures Golf Courses count towards the total open space in the Township?
Response	No
Question	Have we analyzed other golf courses that are Township owned and their status?
Response	We are in the process of doing that.
Question	Can the golf course be made safe?
Response	The number of holes would have to be reduced below 18.
Question	How much land is necessary for various golf courses?
Response	9-holes = 100 acres; 18-holes = 150 to 200 acres; chip and putt or par3 = 50 -75 acres.
Question	Do we have golf user statistics on number of rounds and where they reside?
Response	We have statistics on the number of rounds but not where they reside.
Question	Note that the ponds on site are man-made.
Response	Yes it is noted.
Question	Are there similar surrounding courses that are successful?
Response	We are looking into that.
Question	What is the future of golf?
Response	Private courses are dying; people are not joining clubs; 30 – 50 year olds are the targets; they are not willing to spend 5 hours to golf.
Question	Consider a mixed-use of facilities to generate income.
Response	We will consider it.
Question	Can the parcel be subdivided?
Response	Yes, it is possible. Representatives from the Cemetery, Fire Station, Dresherbrooke etc. will be interviewed for their input or interest.
Question	The course now is not a good playable golf course. Will you consider a 9-hole course?
Response	Yes we will consider it.
Question	Will the fitness center be discontinued?
Response	It is likely but not decided yet.
Question	Will we consider Foot-Golf?
Response	We will consider it and Frisbee Golf as well.
Question	Is there any programming for an indoor community space?
Response	The use ranked as desirable but the interior spaces are not programmed yet.
Question	Can or will Links Management walk away early from the contract?
Response	Legally they are bound to the terms of the contract until 2019.
Question	Why are we continuing the golf use?
Response	The survey results ranked some form of golf use as desirable.
Question	Does Parks & Recreation have a “wish-list”?
Response	All department heads will be interviewed. Trails are a major focus in the Township.
Question	How well will the course be maintained until the lease ends in 2019?
Response	I am unable to answer it other than it is Links Management’s responsibility.
Question	What is the condition of the main building?
Response	It is in poor condition with water damage, poor HVAC, small deteriorating rooms, etc.
Question	People do not go to the golf course or the fitness center because of its poor condition.
Response	We agree.
Question	What is the process to pare down the alternative uses?

Response	The steering committee along with public input from surveys and public meetings.
Question	A leak in the roof caused members and instructors to leave the facility.
Response	It is noted.
Question	When will the costs be presented?
Response	All conceptual and final plans will be accompanied by cost estimates.
Question	Will Board of Commissioners have to support the cost of improvements?
Response	Yes, the ultimate decision on the future of the site rests with the BOC.
Question	What is the overall Parks and Recreation budget?
Response	P&R budget is \$2 million, the Parks budget is \$1 million of that.
Question	What is the Township's overall budget?
Response	The Twp. Budget is \$24 million.
Question	What is the approximate cost to construct a 9-hole golf course?
Response	It could be in a range of \$3.5 Million and up.
Question	Will we consider the use as a sledding hill?
Response	Yes, it will be considered.
Question	Will we consider the maintenance costs of the 9-hole golf course?
Response	Yes, we will consider it.
Question	Does the State of PA mandate the recreation acreage?
Response	No, the standards are a guide presented by professional organizations.
Question	Will a skate park be considered?
Response	It did not rank highly as desirable in the survey.
Question	Will we interview other successful golf courses?
Response	Yes, we will investigate it.
Question	The site is a good location for a new YMCA.
Response	It is noted.
Question	Did we look at the distribution of park land on either side of the Township?
Response	It is not part of this study.
Question	Is any part of the property not suitable for development?
Response	Yes, the site contains easements, steeper slope areas, flood prone areas, woodlands, etc. that limit its development potential.
Question	Can the Board of Commissioners sell underutilized open space to fund improvements to the future use of the site?
Response	Yes, but it is unlikely that the BOC would sell off open space.
Note	It was noted that a copy of the powerpoint presentation will be available on the Township's website.

FUTURE MEETING SCHEDULE

The meeting closed by noting the next 3 meetings as follows: The Steering Committee Meeting is May 12th; The Public Meeting #2 is May 21st; The Board of Commissioners Meeting is June 9th.

The meeting adjourned at approximately 9:00 pm.

- After a follow-up review of the survey results, generally the results of the On-line Survey findings were concurrent with the Random Mailed Survey.

PROGRAMMING FOR CONCEPT PLANS

After discussion about the results of the survey, the meeting shifted to the second item of the agenda. The steering committee and the consultants were asked to give opinions about the suggested facilities that may be suited or desired to be incorporated into the Alternative Concept Plans.

Through discussion and consensus, it was determined that due to the substandard design, poor maintenance and safety concerns, the continued use of the site as an 18-hole golf course was not to be considered as an alternative concept.

The committee, however, did recognize that some type of golf amenity was desirable to be incorporated into the conceptual plans. The discussion centered on golf facilities such as a 6-hole or 9-hole golf course, golf teaching and practice facility, a chip and putt golf course and other like amenities or programs.

Ed Shearon from Shearon Golf explained his experience and voiced his opinion concerning a modified golfing facility and presented a Sketch Site Plan for a short course and practice facility designed for Whitpain Township. It was noted that the project was not constructed.

As a trail system was very highly rated on all surveys, some discussion entailed the feasibility of incorporating a public trail system throughout the golfing facility. Shearon noted that trails are consistently and successfully incorporated into projects provided that space was provided and that safety issues were considered.

The committee agreed that due to the limited number of Upper Dublin Township users, as well as the condition of the facility, the continued use of the Fitness Center is not an amenity that should be included into the alternative concepts.

Sue Loehoffer, UD School District, stated that various past planning documents (e.g. UD Comprehensive Plan, Municipal Open Space Plan and other studies) relating to parks, recreation and trails must be considered when planning and designing the conceptual alternatives.

FEATURES TO BE CONSIDERED IN THE CONCEPT PLANS

The discussion continued relating to a wish list of recommended features to be programmed into the alternative plans. The following is a list of the amenities that are to be considered in the Alternative Concept Plans. These include: a paved and or unpaved trail system with connections to the surrounding neighborhoods and trails; golfing facilities such as a par-3, 6, or 9-hole course, ancillary golfing facilities such as a driving range and or practice areas; an indoor multi-purpose community space; an amphitheater for outdoor concerts and performances; a learning/interpretive environmental center and other low intensity uses identified in the surveys.

The steering committee advised that various design considerations and impacts should be considered while preparing the Alternative Concept Plans. These include: the impact of parking, traffic and associated roadway improvements along Twining Valley Road; the impact of increased impervious on

stormwater management in the area; the impact of the plans on adjacent residential neighborhoods; the project costs along with the impact on taxes; the consideration of user-fees to assist in funding the improvements and operating costs.

In closing the discussion, Sonny Keane suggested that the future Conceptual Plans for the facility be centered around and be focused on “Recreational and Physical Benefits”, “Environmental Concerns and Education” and be “Family-Oriented” and available for all Township residents.

FUTURE MEETING SCHEDULE

The meeting closed by setting the dates for the next 3 meetings as follows: Public Meeting #1. is April 16th; the next Committee Meeting is May 12th; Public Meeting #2 is May 21st; Board of Commissioners Meeting is June 9th.

The meeting adjourned at approximately 6:00 pm.

5	KEY PERSON INTERVIEWS	DD to select. 12 total, conducted in 3 groups of 4 key persons.
6	MASTER SCHEDULE	Victor will develop a master schedule to guide the study process.
	Site visit	Targeting for November for study committee and consultants.
	Steering Committee	Every other month at a consistent predetermined date.
	Focus Group Meetings	2 at Twp. Building, 1 at Sandy Run School, 1 at Maple Glen School
	Supervisors Meeting	2 at the Second Tuesday of the month.

Please contact CMC Engineering within ten-(10) days of issuance of this meeting memo with any omissions and/or errors. After ten-(10) days of issuance, it shall be accepted that all items detailed above are true and without dispute.

Twining Valley Land Use Feasibility Study Committee
May 21, 2015
Meeting Minutes

Location: A Public Meeting was held on May 21, 2015 at the Chelten Baptist Church Building. It commenced at 7:00 pm.

In Attendance: Those in attendance are included on a sign-in sheet made available at the meeting.

Study Committee and Project Consulting Team Members included: Derek Dureka, Steve Stone, Elaine Lucas, Sonny Keane, Steve Olsen, Debra Blum, Janet Wallace, Jerry Rock, Victor DePallo, Kurt Baker, and Ben Engleman.

INTRODUCTION

Derek Dureka, UD Parks and Recreation Director, opened the meeting with an introduction of the goals and purpose of the study and the meeting. The Consultants were identified.

Victor DePallo from CMC led and presented the meeting that included: A chronological overview of the project status to date and the future meeting dates for the study and a presentation of three Conceptual Plan Options for comment and discussion.

The Conceptual Plan Options included:

Conceptual Plan Option#1. Maximum open space preservation (105 acres) with an eco-park, major trail system, indoor community building, various site improvements and low intensity amenities

Conceptual Plan Option#2. Major open space preservation (87 acres) with an eco-park, major trail system, indoor community building, various site improvements and low intensity amenities. A chip and putt golf course was included on the lands (18 acres) across Twining Road.

Conceptual Plan Option#3. Partial open space preservation (30 acres) with an eco-park, major trail system, indoor community building, various site improvements and low intensity amenities. A par-3 golf course was included on the lands (75 acres) on both sides of Twining Road.

The following are the questions, comments and the responses to the specific inquiries:

QUESTIONS/COMMENTS & Responses

Question	There was discussion as to the type of indoor community space was proposed for the plans.
Response	The indoor community space was not intended to be a major building nor house a community center. A smaller 12,000 sf building with a multi-purpose space for meeting, fitness, restrooms and storage, etc. is perceived.
Question	Comment was made on the location and orientation of the amphitheater and its sound generation.
Response	The comment was addressed noting that the next phase of design would include more detail and take that into consideration.
Question	Will traffic impacts be examined in the planning study?

Twining Valley Land Use Feasibility Study Committee
July 1, 2015
Meeting Minutes

Location: A project Steering Committee Meeting was held on July 1, 2015 at the Upper Dublin Township Building. It commenced at 4:00 pm.

Committee Members in Attendance: Those in attendance included: Derek Dureka, Steve Stone, Janet Wallace, Elaine Lucas, Susan Lohoefer, Sonny Keane, Steve Olsen, Joe Chmielewski, Debra Blum, Jerry Rock, Bruce Smith, Victor DePallo, Kurt Baker, and Ben Engleman.

INTROUCTION

Victor DePallo from CMC presented the agenda and the goals for the meeting that included: To present the findings from the online forum, a summary of the key person interviews, and to present the preliminary cost estimates associated with the various Optional Conceptual Plans and components. An additional goal was to discuss and identify the specific amenities or features that should be included into a Preferred Concept Plan to be presented to the Board of Commissioners at their July 14th meeting.

ON LINE FORUM SUMMARY

Steve Olsen analyzed the data and presented a summary of the on line forum results. There were 121 respondents to the on line survey. Generally, Option #1 was the most preferred with 74 likes and 5 dislikes; Option #2 ranked behind with 47 likes and 8 dislikes; Option #3 was the least preferred with 28 likes and 31 dislikes.

Comments of the plan components included:

- The Eco-Park, preservation of the existing open space and a multi-use trail system were by far the most desired features of all plans.
- The proposed amphitheater, both large and small, received mixed reviews with concern for need, size, noise, traffic and maintenance.
- There was concern as to the need for and cost associated with an indoor community space. Also, incorporating a fitness center gathered some support.
- Of the proposed golf amenities, the chip and putt golf course (18 acres) was preferred to the par-3 course (75 acres). Positive feedback included that it was a good compromise and provided an activity for children. Negative concerns relating to costs, use and the future of golf were expressed.

KEY PERSON INTERVIEWS SUMMARY

Kurt Baker, P&R professional, conducted the key person interviews. Of the 20 persons, identified by the Township Manager and the Parks and Recreation Director to be interviewed, 17 key person interviews were completed as of the meeting. Those who were interviewed included: adjacent land owners,

residents at large, Township Department Heads, Township Consultants, Youth Sports Organizations, a local business alliance and the current golf course operator.

Comments of the interviews are below:

- All of those who were interviewed were familiar with the study.
- The comments and concerns presented by those interviewed liked the adaptive reuse of the site and the direction of the study.
- Concerns expressed were for stormwater management impacts, the location of the community building near the fire station, along with associated traffic and overall safety.
- In addition, support for and suggestions for the multi-use amenities of the indoor community space were noted.
- Youth sports organizations requested additional fields including indoor practice space and lighted fields.

SUMMARY OF CONCEPT PLANS & COST ESTIMATES

Victor DePallo presented an overview of the 3 Optional Concept Plans and their associated costs. In addition, various estimates were presented that deleted amenities (amphitheaters, parking and indoor community space) that were less desirable or most costly.

The following are the estimated costs associated with the plans:

Option #1. All Inclusive = \$10,229,250

Option #2. All Inclusive = \$12,310,750

Option #3. All Inclusive = \$12,425,750

Option #1A. Deleted amphitheaters and parking = \$9,263,250

Option #1B. Deleted amphitheaters, parking and indoor community space = \$4,778,250

Option #2A. Deleted amphitheaters and parking = \$10,700,750

Option #2B. Deleted amphitheaters, parking and indoor community space = \$6,215,750

HARD QUESTIONS

Victor DePallo presented some significant questions for consideration that will impact the selection of amenities to be included in the Final Preferred Conceptual Plan. The questions and general comments and or consensus was:

Should Upper Dublin Township provide any golfing amenities for its residents?

While not unanimous, the majority consensus was that a chip and putt as depicted on Option #2, similar to Alverthorpe Park in Abington Township should be included. The golfing amenity should be designed as a family-oriented facility, include a snack or ice-cream shop, and be open to the public to maximize revenue. Consideration that should chip and putt not succeed, the land could be easily adapted to other passive or active recreational or township usage. A couple of members thought that golf should not be provided, not in demand and costly.

Should Upper Dublin Township provide an amphitheater?

The larger amphitheater and associated parking expansion was rejected by the committee. Incorporating a smaller, naturalistic earthen seating area with minimal parking expansion was generally considered as a benefit to the plan. Sound orientation and proximity to parking were noted as key design components.

Does Upper Dublin Township want or need indoor community space.

The incorporation of a multi-purpose, indoor community space that can provide a wide array of uses was highly desirable. The building was NOT to be considered as a fully-developed Community Center, but a building to house uses such as rentable meeting rooms, bathrooms, storage, and other like functional spaces. The option to include a small multi-purpose gym area was discussed. Concern for traffic and safety at the new facility's proposed location near the firehouse was noted and relocation should be considered.

SUMMARY OF PROGRAM ITEMS FOR THE PREFERRED CONCEPT PLAN:

Based on the comments and discussion of the meeting. The following is a list of park uses, amenities and improvements that should be considered in the preparation of the Preferred Conceptual Plan. This list shall be presented to the Board of Commissions at the July 14th presentation.

- The development of an Eco-Park with naturalistic ecological areas.
- Preservation of the existing open space to the extent possible.
- The installation of a significant multi-use trail system for all ages.
- The location of an approximately 12,000 sf indoor space for multi-purpose community uses.
- A family-oriented chip and putt golf course on the 18-acres across Twining Road.
- Demolition of the existing clubhouse and maintenance shed.
- Upgrading and minimal expansion of existing parking as necessary.
- Consideration to improve stormwater management on the property.
- Incorporation of a sledding hill and other various low-impact recreational uses.
- The incorporation of a 2-3 acre maintenance yard and 8k sf storage shed.

It should be noted that there was discussion about polling the Township youth for their input about features or amenities that may be included on the property to accommodate their interests.

Discussion also centered on the Steering Committee's charge to gather information and make informed decisions based on the finding. It was pointed-out that the ultimate decision for the adaptive reuse of the site will be at the discretion of the Board of Commissioners who are in authority five-years from now and or beyond.

FUTURE MEETING SCHEDULE

The next 2 meetings are as follows: Board of Commissioners Meeting is July 14th. Steering Committee Meeting is September 15th. The meeting adjourned at approximately 6:00 pm.

Twining Valley Land Use Feasibility Board of Commissioners Presentation #1.
July 14, 2015
Meeting Minutes

Location: A Presentation was made to the Board of Commissioners at their scheduled meeting on July 14, 2015 at the Upper Dublin Township Building. It commenced at 7:00 pm.

In attendance making the presentation: Project Consulting Team Members included: Derek Dureka, Steve Stone, Sue Lohoefer, Victor DePallo, Kurt Baker, and Ben Engleman.

INTROUCTION

Victor DePallo from CMC led the presentation that included:

A description of the project goals and objectives; An overview of the site characteristics; A summary on the results of the public surveys and key person interviews; Presentation of 3 Concept Plan Options and associated cost estimates; The schedule for completion of the study. At the conclusion of the presentation there was a Q&A session to gather Board of Commissioner's questions, comments and opinions relating to the project.

The following are the questions, comments and the responses from the Board of Commissioners:

One Commissioner commented that she applauded the Study Team's efforts and was pleased with the public participation process and the input that was received from the community. It was noted by the Consultant that additional meetings were to be conducted as part of the study.

One Commissioner had no comment.

One Commissioner asked if the cost estimates were prepared using current figures or if they were projected for future values. It was explained that the estimate was for current dollars. He also stated that he would not be on the board in the future but expressed concern about the costs associated with the Conceptual Plan Options and how the Township would pay for these improvements.

One Commissioner expressed concern for the costs associated with the Conceptual Plans and requested that an implementation strategy be presented that identified potential funding sources and revenue streams so that the Township would not have to provide all of the funding to construct and operate the improvements. It was noted by the Consultant that potential funding sources would be identified. He also suggested that the Township's overall financial responsibilities be presented along with the park estimates so that the community is aware of the other improvement projects that the Township is currently undertaking.

One Commissioner excused herself from the meeting for health reasons prior to the presentation.

One Commissioner was concerned with the costs associated with the Conceptual Plans and made comment noting that the Township will have future financial obligations that may impact the feasibility of the park project. He noted that future meetings and presentations will be held.

One Commissioner commented on the Conceptual Plans and noted that he was disappointed that the plans merely regurgitated the results of the public participation process. He encouraged the Consulting to “think outside of the box” when preparing the plans for the site. His comments were noted and they would be considered in the future planning and design of the site.

No public comment on the presentation was permitted, but the public was welcome to meet with the study team outside of the main meeting room

The presentation was concluded at approximately 8:30 pm.

Twining Valley Land Use Feasibility Study Committee
September 15, 2015
Meeting Minutes

Location: A project Steering Committee Meeting was held on September 15, 2015 at the Upper Dublin Township Building. It commenced at 4:00 pm.

Committee Members in Attendance: Those in attendance included: Derek Dureka, Steve Stone, Susan Lohoefer, Steve Olsen, Debra Blum, Jerry Rock, Victor DePallo, and Al Gryga.

INTROUCTION

Victor DePallo from CMC presented the agenda and the goals for the meeting that included: To present and discuss additional and unique seasonal and permanent park amenities beyond those identified features gathered from the public participation process that may be included in the park. An additional goal was to discuss and identify the additional specific amenities or features that should be included into the preparation of the Master Site Development Plan. The committee was requested to select the element that they considered viable by filling out a checklist.

PRESENTATION OF AMENITIES

Al Gryga presented the list of 25 additional plan elements for consideration by the Steering Committee. The following is a list of those elements and discussions relating to each element.

1. Outdoor Fitness Area
Well used at Mondauk Park as a stretching, warm-up and cool down facility. Include custom stations for older adults. Integrate into the trail system. Use upscale and high-end equipment.
2. Extreme Sports Arena
Seasonal. Operated by an outside company and charge user fees to pay for amenity. Various levels of difficulty to insure return usage. Location within the park should be defined. Market the facility to the business campus.
3. Outdoor Trampoline Area
Seasonal. Contract with a third party vendor. Concern for liability was expressed.
4. Archery Range
Bring your own equipment or checkout from Township. Designate open and closed hours. Staff monitoring is a consideration.
5. BMX Pump Track
A smaller track was appealing.

<p>Target audience and level of difficulty is important. Reach out to school district for comment. Maintenance may be high.</p>
<p>6. Roller Hockey Rink</p>
<p>Could be a heavily used facility by a large segment of the community. Could be at another location if not here.</p>
<p>7. Foot Golf</p>
<p>Seems like a trendy activity. Takes up too much space.</p>
<p>8. Dedicated Mountain Bike Course</p>
<p>Should be a single dedicated track. Consider the level of challenge to insure return users. Inexpensive to install and maintain.</p>
<p>9. Lagoon Areas with Bridges and Waterfalls</p>
<p>Terraced water feature fits into existing pond and topography. Pond enlargement must occur.</p>
<p>10. Children's Train</p>
<p>Seasonal. No comments.</p>
<p>11. Beach Area</p>
<p>Lends itself to combine with other amenities. Interesting but hard to limit water access. Must test water quality periodically.</p>
<p>12. Outdoor Life Size Games</p>
<p>Additional ideas include bocce, shuffleboard, etc. Users would check out games from the office.</p>
<p>13. Solar Farm</p>
<p>Lease the 18 acre parcel of land to a private company. Would help pay for construction and operation of the park. Limits access to that parcel of land. Could generate \$45k over 30 years.</p>
<p>14. Large Slide and Water Slide (Sledding Slope)</p>
<p>Seasonal winter and summer. Terrain is well suited for this amenity.</p>
<p>15. Area for Toy Boats and Model Rockets</p>
<p>Boat rentals by Township or vendors for use at pond.</p>
<p>16. Overnight Camping Area</p>
<p>Township had a facility many years ago. Could be a possibility.</p>
<p>17. Outdoor Paint Studio</p>
<p>Interesting idea. Use non-toxic paint.</p>
<p>18. Apple Orchard/Community Garden</p>
<p>Too much maintenance.</p>

No need for gardens. Churches have public gardens that feed the needy. Orchard will encourage deer population.
19. Native Flower Hunt/Arboretum
Interesting programming element.
20. Nature Discovery Areas
Growing in popularity. Encourages impromptu and creative outdoor play.
21. Treehouse/ Fort / Colonist Ship Play Areas
Stations located throughout the park. Should accommodate parental supervision. Make it age appropriate.
22. Dog Park
Existing dog park is too small. Should be 5 at least acres. There is a demand. Does it belong here? Should dogs be permitted in the park with a leach? Could charge a membership fee to fund maintenance and limit usage.
23. Pavilion with Fireplace
Envision it as more than a stand-alone amenity. Can accommodate a wide array of programs.
24. "Winter Wonderland" Concept
25. "Summer Wonderland" Concept
Can facilitate various community events. Include ice skating and sledding, etc. Amount of necessary parking is a concern. Festivals could include food and drinks, etc. It was noted that the concert series at Temple Ambler drew from 250 to 750 users.

ETC.

There was discussion that since these ideas are new to the study process generally at the suggestion of the Board of Commissioners, public input and or opportunity for response to these items was important. The committee felt that the Conceptual Plans included the extensive public participation results and remain the framework of the Master Site Development Plan. These items can be viewed as “Value Added” amenities if included in the plans.

FUTURE MEETING SCHEDULE

The next 2 meetings are scheduled as follows:

Week of October 12th - Final Public Meeting

November 10th - Steering Committee Meeting

Due to study flow and progress, adjustments to the schedule may be advisable.

Twining Valley Land Use Feasibility Study Committee
November 10, 2015
Meeting Minutes

Location: A project Steering Committee Meeting was held on November 10, 2015 at the Upper Dublin Township Building. It commenced at 4:00 pm.

INTRODUCTION

Al Gryga from CMC presented the agenda and the goals for the meeting that included: Review of expanded park amenities survey results and revised schedule. The survey results were a prioritized synopsis of the amenities that were voted upon by nine of the eleven committee members.

PRESENTATION OF AMENITIES

Al Gryga presented the amenities that had a 5 votes or more from the committee members that participated in the survey. A discussion occurred within each of the presented amenities and a consensus was reached on whether to include each amenity or not. The following is a result of the committee's decisions.

<p>1. All of the higher ranking amenities, collected from the community surveys & public meetings, shall be included within the proposed master plan. The amenities, discussed below, are enhancements to the amenities that were identified by the general public.</p>
<p>1. Amenities that are to be included within the master plan</p> <ul style="list-style-type: none">• Pavilion (Located near the expanded ponds/wetland areas).• Nature Discovery area (Locate in proximity to the pavilion).• Outdoor fitness area (To be included as a stretching, aerobics, etc., at the pavilion).• Summer and winter wonderland concept (Locate near/around the pavilion).• Water slide/sledding slope (Identify area on the master plan, no permanent "large" slide)• Tree house, fort and columist ship (Incorporate into the discover play area).• Native flower hunt/Arboretum (Add as a primary design element in the report).• Dedicated off road course (Accommodate bicycles, hikers, etc. Include areas for banked turns, jumps and areas that can be manipulated by the user. Not intended for the professional mountain biker. Can intermingle with the main asphalt trail).• Children's paint wall (Locate in proximity to the pavilion and discovery play area. Can take on the form of silhouettes that are paintable. Twp. to supply the paints).• Outdoor life-size games (Checkers, chess, etc., locate in proximity to the pavilion. Provide dedicated area on the master plan)• Lagoon areas with Bridges and waterfalls (Incorporate one 2-acre pond and two smaller ponds that provide different ecological experiences. Water elevation in the larger pond could be adjusted to allow for ice skating in the winter months).
<p>2. Amenities that were discussed but were excluded from the master plan</p> <ul style="list-style-type: none">• Dog Park (Could be accommodated at a different site).• Dedicated outdoor fitness area, fitness equipment, fitness stations (No need for this type of area or equipment).

- Roller hockey rink and extreme sports arena. The committee discussed stripping the proposed parking area with a couple of roller hockey rinks but that was rejected.
- Safety town (Amenity located at Masons Mill Park – Huntingdon Valley and Warminster Park – Warminster Twp.). It was undecided as to whether this type of amenity would be used at this park facility.

3. Other design ideas that were discussed.

- Confirm that the community area would be located in the general location of the existing club house.
- The new parking facility would surround the community center and be capable of accommodating +/- 250 vehicles. A portion of the parking can be shown as eco-lawn pavers so that the entire parking lot is not paved in asphalt. Bio-swales and infiltration areas should be included within landscape islands of the parking lot to control stormwater.
- The majority of the site, exclusive of the primary activity area (Community center and pavilion areas) shall remain in a natural environment.
- The 18-acres, separated from the primary parkland, shall be designated on the master plan as naturally preserved with a walking trail. This area shall be identified within the report as being able to accommodate a chip and putt golf course or other recreational events that would not be included within the primary park site.

FUTURE MEETING SCHEDULE

See attached schedule for future meeting dates.

Twining Valley Land Use Feasibility Study Committee
January 12, 2016
Meeting Minutes

Location: A project Committee Meeting was held on January 12, 2016 at the Upper Dublin Township Building. It commenced at 4:00 pm.

Committee Members in Attendance: Those in attendance included: Derek Dureka, Al Gryga, Nicholas Kalescky, the members of the Twining Valley committee as well as the township manager, 2 members of the Upper Dublin township commission as well as members of the general public.

INTRODUCTION

Al Gryga of CMC Engineering presented the developed Master Plan to those in attendance. Mr. Gryga walked the committee through the design of the project beginning with the overall design of the site and the proposed ecological programming. Mr. Gryga then presented the design for the Community space and the parking lot, including the options for a larger parking facility. The design and programming for the ponds, pavilion, discovery playground as well as the winter and summer wonderland was then presented to the committee. Mr. Gryga then spoke about the trail system and the connections to the surrounding areas, and addressed the questions and concerns of those in attendance.

QUESTIONS AND CONCERNS RAISED BY THE COMMITTEE

After the presentation of the Master Plan Al Gryga answered and addressed the questions and concerns of those in attendance, the following list is an overview of those concerns:

<p>1. A concern in regards to the Library was raised and the following items were addressed:</p> <ul style="list-style-type: none">- Did CMC Engineering review the Library plan?- A concern about having adequate space for the library in the design of the community space was raised, and Mr. Gryga stated that this was taken into consideration and that yes, adequate space for the inclusion of a library was provided.
<p>2. A concern in regards to the Discovery playground was raised.</p> <p>Derek Dureka commented on the design and programming of the discovery playground, he stated that the design of the playground is to be unique, he stressed the playground, as well as the park as a whole is intended to be a destination for the local community.</p>
<p>3. A concern about the controlling of stormwater on site was raised.</p> <ul style="list-style-type: none">- Mr. Gryga and CMC Engineering stated that the goal of the design was to include the control of all stormwater on site, and this is to be achieved through the use of the Bio-Swales in the parking lot, as well as the ponds and wetlands system.
<p>4. A question about the inclusion of an Amphitheater in the design was raised.</p> <ul style="list-style-type: none">- Mr. Gryga stated that there was to be no amphitheater included in the design, the programming associated with the amphitheater will be included in the design for the pavilion and the space included in the pavilion.
<p>5. A concern in regards to the labeling of the Sledding Slope was raised.</p>

<p>- It was stated that the labeling of the sledding slope could cause concern with the public.</p>
<p>6. It was mentioned that there should be a dollar amount given to the ecological improvements to show the public the advantages of investing in the ecology of the site.</p>
<p>7. Concerns about the funding of the project were raised - Would the project be funded through DCNR grants? - Would the project be funded through taxes and or other measures?</p>
<p>8. It was asked if the pavilion would provide restroom facilities - Mr. Gryga stated that the pavilion and the community space would provide restroom facilities.</p>
<p>9. It was asked if a study could be done with regards to future use by the public of the park. -The committee was interested in seeing a figure relating to the % of township residents that may use the park, possible number of visitors and how this relates the current use of the golf course.</p>
<p>10. Concerns about the possibility of phasing the project were brought up. - Should the project be presented to the public in whole, or should the project be presented as a phased approach, with affixed dollar amounts for each phase of the project and how the funding will be provided.</p>
<p>11. The concern over the number of current users of the golf course versus the number of potential users for the park was raised.</p>
<p>12. Concerns about the trail crossings for the bike and hiking trails with the pedestrian paths were raised. -how will these crossings be handled? Would there be signs or any other traffic calming measures installed? - what type of risk would this pose to pedestrian trail users? - Mr. Gryga stated that the pedestrian trail includes a 2' soft shoulder on the side of the pedestrian trail, which would allow for joggers and or bikers to stay out of the way of the walking public.</p>
<p>13. Concerns about the trail material was raised. - Mr. Gryga stated that the survey of the public showed that a paved asphalt trail was desired, and that a stonedust trail could pose problems with maintenance. The hiking / biking trails will be unpaved surfaces.</p>
<p>14. Derek Dureka stated that the park will be a destination park for the local community. - He compared the size of the park to that of a small scale county park.</p>
<p>15. Concerns about the long term maintenance budget for the park were raised. - Mr. Gryga explained that multiple approaches to the establishment of the ecological areas could be taken. He explained the cost of the park would be higher if it was decided that a quick establishment of the ecological areas was desired, and that if it was allowed for nature to take its course in establishing these areas it could take approximately 20-30 years for full establishment.</p>
<p>16. It was requested that some case studies be provided for the committee to see how projects of a similar scope and scale were implemented in the region. - Mr. Gryga stated that these projects could be provided for the committee.</p>
<p>17. It was noted that one of the draws for this site was that it was moving from a structured environment (current use of golf course) to an unstructured environment of an eco park.</p>
<p>18. Concerns about the direct connection from the parking lot to the discovery playground was raised. - Mr. Gryga stated that the idea of connecting the parking lot directly to the playground through the use of stair system could be explored and presented as an option.</p>
<p>19. The meeting was concluded and it was accepted that the committee would move forward with the Master Plan to the next step of the process.</p>

Resident Twinning Valley Presentation Meeting (1/27/16)

Start: PowerPoint presentation – (introduction/goals/objectives of master plan)

Questions/Answers

Resident Concern- Lack of a larger community center

- Population is getting older, there should be a gathering place for seniors as well as all generations
 - o Asked about the possibility of an indoor/outdoor pool

Resident asked about the parking access off of Twining road for sledding

- Asked about the possibility of a parking facility for the enhanced sledding area
- Stated that the sledding slope will be moving from current location

Resident asked about potential connections to the park

- The tunnel that is already in place will remain
- Resident concerned with pedestrians walking on Twining road, asked about the cost of creating a tunnel

Main Pond can be used for ice skating/winter wonderland

Resident asked about the connection from Henry Lee Willet Park to the other side of the street

Resident asked who will be caring for the land. – Response was that it will be a low maintenance area

\$6 Million does not include the costs of building a community spot/maintenance area

Resident asked about Frisbee golf and the response was that it was rated very low on the surveys

Susquehanna and Twining – resident asked about a sidewalk in this location

Resident was concerned with speed limits

Received \$30 thousand from the state and \$30 thousand from commissioners- has gone into studies and meetings

Resident asked about the construction of a recreational facility after the construction of the park – response was that it would not be hard to do this

Not currently making connections beyond scope of plan during this time

Key Person Interview Responses

LIST OF KEY PERSON INTERVIEWS AND RESULTS			
Key Person	Question #1	Question #2	Question #3
	Are you aware of the TVLU Study?	Do you have any opinions, suggestions or concerns?	Do you or your organization have specific interests?
Lisa Kasser	Yes	Safety of Camper Concern	Design incorporates safety buffer
Wayne Luker	Yes At Pub. Mtg	Liked ideas that were presented	C. Board interested in land purchase
Gary Miller	Yes	Support alternate use, avoid tax incr.	A facility with broader community use
Bob Danaher	Very Aware	Drainage/Protect from flooding	Library/Community Bld/Sports Fields
Terry Thompson, Chief	Yes	Supports alternate use/traffic/safety	Community Facility across street
Cheri Flory, Library	Yes	If community bldg, Shared Space	Library Store/Coffee Shop/Parking
Dan Supplee, Operations	Yes	Safety concerns with bld by Fire Co	Improve Water Retention Ayre La.
Rick Barton, Zoning & CD	Yes	Concern Storm Water Infrastructure	Twp Services close together, Ponds
Jonathan Bleemer, Finance	Yes	Twp Depts under one roof /Library	Funding, Park & Rec needs/Storage
Tom Fountain (UDT)	Yes	Improve Drainage/Stormwater Mgt	Multiuse Park/BMP's/Community
Jeff Wert (Metz)	Yes	Concerned about traffic at Susquehanna and Twining Rd.	Additional Stormwater Management
Alan Greve	Yes	Study moving in right direction	Green practices in design & maintenance
Wes Wolf	N/R	N/R	N/R
Mike Klein-UDJAA	Yes	Support Alternate Uses/Facilities	Need more fields together/indoor
Kent Zambelli - CCLC-B,	Yes	Would support multi-use Park	Need flat area/lighted field/Turf
Amy Reardon - CCLC-G,	Yes	Support Alternate Uses/Facilities	Need practice facility/Indoor Space
Bryan Pollack - UDSC	Yes	He wants indoor and outdoor soccer fields	N/A
Glenn Griffin	Somewhat	Support Study/Current GC not a draw	Something to draw Business In - Park
John Mariotz	Yes	Separate Entrance/Exit for Fire/Amb	Keep Fire Training Area Protected
Hugh Reilly	Yes	Could still be thriving GC/need H2O	Needs to market more/Can't sell Property

On-line Forum Responses

Upper Dublin Parks and Recreation
Twining Valley Golf and Fitness Center
Community Feedback on Options for Alternate Use of Property

30-Jun-15

121 Responses to on-line survey

Option 1	Like	Dislike
Enviro Park with trail system	74	5
Small amphitheater		
No golf		

Option 2	Like	Dislike
Enviro Park with Trail System	47	8
Large Amphitheater		
Chip & Putt Golf		

Option 3	Like	Dislike
Enviro Park with Trail System	28	31
Small amphitheater		
Par 3 golf course		



**Upper Dublin Parks and Recreation
Twining Valley Golf and Fitness Center
Community Feedback on Options for Alternate Use of Property**

30-Jun-15

Feedback to Option 1 (topics getting 2 or more responses)

Topic	Number of Respondents Commenting
<ul style="list-style-type: none"> - Enviro Park is community asset - Best use of space for UD - Year round use - New community space - Facilities on this side of UD 	19
No amphitheater in this option	8
Sledding slope YES	8
This option includes: <ul style="list-style-type: none"> - Least Environmental Impact - Return property to natural state - Anticipate limited use of fertilizers or pesticides - Lower maintenance costs 	7
Concerns: <ul style="list-style-type: none"> - Is there a need for additional community space? - Is there market demand for community space? - Don't need more indoor space 	6
Amphitheater concerns: <ul style="list-style-type: none"> - Size - Traffic - Noise - Maintenance 	6
Want biking and hiking trails; incorporate open space	6
Want walking pathways	5
Want pathways connected to existing trails	4
Incorporate Picnic Areas and Restrooms	4
Need to address parking and traffic impact for whole site	4
Traffic Impact on fire station	4
Find way to bring revenue into community	3
Revenue to offset maintenance	3
Have enough trails in community already	3
Repeats design elements of Mondauk and Robbins parks	2
Only useful in spring/summer	2
Yes to an amphitheater (small or large)	2
Place community center at clubhouse location	2
Traffic concerns on Susquehanna	2
Separate trails for walking and (mountain) biking	2
Include roller blading on bike trails	2
Dogs should be allowed on trails	2
Fitness Center is important feature	2
Include chip & putt in this design	2
Need great library space; include lending library	2

**Upper Dublin Parks and Recreation
Twining Valley Golf and Fitness Center
Community Feedback on Options for Alternate Use of Property**

30-Jun-15

Feedback to Option 2 (topics getting 2 or more responses)

Topic	Number of Respondents Commenting
No to large amphitheater No to amphitheater Detracts from environment	19
Chip & Putt is OK in this design - C&P good compromise - Keep some golf - Golf contained across Twining - Provides an activity for children	18
No Chip & Putt: - Fewer people golfing - Golf course costly to maintain - Other places to play - Impact to adjacent neighborhood	14
Amphitheater concerns: - Size - Traffic - Noise - Maintenance	14
Amphitheater, yes if: - it would provide benefit to community - community understands rationale for same - if it will provide revenue for upkeep - is sized correctly (750 seats may be too many)	13
Like the balance of nature and amphitheater and trails Multi-purpose	11
Chip&Putt OK but what are financial impacts? No UD govt. \$\$ to support golf	6
Concerns about: Parking lot size Traffic impact Must drive to this location	5
Does UD need more indoor community space? Don't need more community space	5
Yes to sledding slope Provide parking near sledding	5
Option 2 has broadest appeal to community	4
Concern about environmental impact of golf (chemicals used, non-native grasses)	4
Fitness Center is an important feature	3
Need more community space Provide rentable Community Space	2
Dogs should be allowed on trails	2
Cost concerns to renovate current clubhouse	2

Upper Dublin Parks and Recreation
 Twining Valley Golf and Fitness Center
 Community Feedback on Options for Alternate Use of Property

30-Jun-15

Feedback to Option 3 (topics getting 2 or more responses)

Topic	Number of Respondents Commenting
No golf: Golf is a failed enterprise at this location Golf is losing popularity	18
No golf: There are many other places to play golf UD should not be managing a golf course	13
Option 3 appeals only to small # of UD residents Option 3 is OK, but would be a major expense	10
Par 3 course takes up too much space There are better uses for this land than golf (open space)	8
No golf because UD should not be funding a golf course	7
Concern about environmental impact of golf (chemicals used, non-native grasses)	6
Par 3 course would cost same as full size course Too expensive to build & maintain course	5
Fitness Center is important feature	4
Trails and par 3 are a great use of this property	4
Golf course and golf programs are important Revised plan would be better for kids	3
High quality par 3 would be good and provide revenue	2
Dogs should be allowed on trails	2
UD needs new community space Rentable Community space	2
Don't need any more community space	2
As is situation is fine now that UD has repaired clubhouse	2
Cost concerns to renovate current clubhouse	2
Address stormwater management	2



Q1 Please provide your feedback on Phase 1 - Restore

Answered: 67 Skipped: 21

#	Responses	Date
1	As the owner of Burn Brae Day Camp at 1405 Twining Road, I am very concerned about the walking path and parking lot in proximity to my property line , which is used as a day camp for children, toddlers and adolescents. In order to assure the safety and security of my campers from the unregulated public, there needs to be very significant setback from my property line of any trails, parking lots or other uses as well as adequate fencing, screening and buffering between those uses and my property line. I have been operating this camp for almost 35 years as a good citizen of Upper Dublin Township and request that you take into any consideration any possible negative or harmful impact to the children who attend Burn Brae Day Camp and to the safe operation of the camp. Thank you, Lisa Kasser	2/4/2016 9:09 PM
2	There are many good ideas here. I would like to ask that ultimately every age group is considered. I hope the walking/biking path will be open to skateboards too. Or how about an area for that? We have a great walk path at Mondauk. I would like to see something for the tween/young teen group. Thank you to Gary Scarpello for getting this info out to more residents. If the golf course is not well used, how about adding soccer golf. That would make the course attractive to so many more people.	2/4/2016 7:34 PM
3	I would suggest a couple of running trails. 1 dirt/soft surface one and 1 paved one.	2/4/2016 8:32 AM
4	This is a no-brainer	2/4/2016 12:00 AM
5	Sounds wonderful!	2/3/2016 9:29 PM
6	Sounds great!	2/3/2016 8:40 PM
7	Love the idea to connect the golf cart paths for a 2 mi long recreation trail!! A wonderful use of the area. Similar to monduak common. The hilly terrain will provide a bigger challenge for runners and bikers.	2/3/2016 4:13 PM
8	I like this idea--although I would also like to be sure that there are sidewalks along the entire length of the park along one side on twining road--it always bothers me at Mondauk that there is not a sidewalk down the Dillion road or Pintown road side. In the first phase, a sidewalk would go a long way to making this space more safely accessible.	2/3/2016 3:30 PM
9	Fantastic! Can't wait.	2/3/2016 1:08 PM
10	This is a good first step. Will the park still be accessible during this time?	2/3/2016 10:58 AM
11	Interesting.	2/2/2016 10:25 PM
12	Sounds amazing till you get to part about a library or any buildings like that. Them it sucks. Leave the land alone. The first part sounds amazing.	2/2/2016 6:36 PM
13	love it!	2/2/2016 5:37 PM
14	I believe that it is extremely important the initial vision should include much more detail about a future community center. I believe it will get the community. It is essential to do this in the beginning because the nature and size of the building may affect its location on the grounds. I have included my own vision of such a center later in this survey. I believe it will contribute to the physical, mental, and in some ways possibly even the financial well being of the community well into the future. Please look at my vision of such a community center later in the survey. Thank you.	2/2/2016 4:26 PM
15	Love the trail/path idea- we would definitely use it!	2/2/2016 4:06 PM
16	perfect as is	2/2/2016 11:57 AM
17	I like this and it's good to see that the other proposed "amenities" such as the amphitheater or mini-golf have been removed.	2/2/2016 10:31 AM
18	What a great idea to make it a recreational space!	2/2/2016 1:11 AM
19	An excellent fallback plan with open space that will be beneficial for both environmental reasons and the walking path access.	2/1/2016 10:46 PM
20	Excellent idea!	2/1/2016 10:07 PM
21	Thanks for the opportunity to comment on this proposal. To me this is the least favorable option presented as it does little to enhance the property for residents. The 2 mile walking trail sounds great, but with the rest of the property untouched I feel this is a missed opportunity.	2/1/2016 9:14 PM

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22	This sounds like a wonderful plan. The area is beautiful and local residents would flock to an outdoor area such as this.	2/1/2016 9:06 PM
23	Removing the golf course seems to provide a space more useable by more residents.	2/1/2016 9:02 PM
24	If the lease isn't renewed this cost if it includes parking, seems reasonable. Was using this site considered for replacing Sandy Run with the water issues on Twining Rd.	2/1/2016 8:24 PM
25	like the idea	2/1/2016 8:17 PM
26	This would be AMAZING!! Preserving open space for people and wildlife is a huge priority for me and, I know, many people in the area.	2/1/2016 7:59 PM
27	Great idea	2/1/2016 6:04 PM
28	Agree with above suggestions.	2/1/2016 4:42 PM
29	Can't comment until I know the rest of the Phases.	2/1/2016 4:36 PM
30	This is acceptable, but more can be done.	2/1/2016 4:19 PM
31	I totally support this idea to maintain green space for the township, perhaps include parking structures nearby since availability in the neighborhood is for that. Residents enjoy this space for hiking, sledding, biking - it would add long term sustainability to the area	2/1/2016 3:54 PM
32	Hard to comment on the value or cost effectiveness of this phase, but goals seem to be the right ones and creating stronger access to this huge open space to enhance use and utility are clearly critical	2/1/2016 2:53 PM
33	No comment	2/1/2016 2:40 PM
34	Love the phase 1 restore plans.	2/1/2016 2:10 PM
35	I like this approach. This step will immediately create a usable space for residents at a relatively low cost.	2/1/2016 1:35 PM
36	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:33 PM
37	Yes	2/1/2016 1:26 PM
38	it would be sad to see the entire golf course go. and would the trail system be for bikes or people? having both is an accident waiting to happen.	2/1/2016 1:06 PM
39	Sounds ok and enjoyable for residents to have a walking/running path. Would there be lights and call boxes for safety purposes?	2/1/2016 1:00 PM
40	No concerns	2/1/2016 12:42 PM
41	Love this idea of a walking path	2/1/2016 12:25 PM
42	Sounds like a fantastic plan	2/1/2016 12:22 PM
43	I am in favor of this option	2/1/2016 12:16 PM
44	seems like lots of money to connect paths	2/1/2016 12:05 PM
45	I think it's a wonderful idea and look forward to the possibility of having a trail on this part of town.	2/1/2016 6:55 AM
46	Awesome. Do it. Be community and environmental Mavericks.	2/1/2016 12:51 AM
47	I love the idea and look forward to seeing the natural beauty restored to this site	1/31/2016 8:45 PM

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48	<p>Before spending money to remove ALL golf course improvements, consider the option of letting some evolve over time without spending money to remove evidence that it used to be a golf course. Leave at least one practice hole/green in place (e.g., hole 14 or the existing short practice hole near the club house). The long straight par 3 on the back 9 (#16 I think) would also be a nice choice to leave an area for residents who are casual golfers to practice for free. That hole also does not conflict with the path. 2) With the new open space, an area that allows dogs off leash would be a real benefit to the dog-owning community, which is significant within the township. Mondaug is basically a pen that is not large enough for dogs to properly exercise. Here we would have the space to set a few acres as dog friendly. For an example of how this can work in practice: please visit Pastorius Park in Chestnut Hill. All that is required are some trash cans that are regularly emptied (an amenity that would be appreciated in the part anyway). You do not need a chain link fence! (again, see Pastorius). Form a community volunteer group to handle additional chores/assistance/issue resolution. Use social expectations to set the standards - e.g., it is expected that owners will pick up after their dogs, and ensure that their dogs are well behaved (same as Mondaug Park). What I love about Phase 1 is that it is open ended. The same is true of the dog-friendly park concept. This is a big enough park that we should be able to create a more open alternative to the formalized recreation at Mondauk fields.</p>	1/31/2016 2:18 PM
49	<p>The site is very "hilly". There should be alternative paths at relatively little change in elevation to allow users of trails by people who would not otherwise be able to utilize the trails due to significant changes in elevation</p>	1/31/2016 11:17 AM
50	<p>Agreed - cost efficient and practical approach.</p>	1/31/2016 10:39 AM
51	<p>I am in favor of natural walking trails and outdoor activity</p>	1/31/2016 10:30 AM
52	<p>Great idea!! We would love the walking and biking path!</p>	1/31/2016 9:04 AM
53	<p>Like the path. "Natural State" probably more ecologically friendly than golf course. I never used it but seems sad to lose one of few public golf courses.</p>	1/30/2016 11:00 PM
54	<p>Makes sense</p>	1/30/2016 10:32 PM
55	<p>Awesome</p>	1/30/2016 8:53 PM
56	<p>Yes!!! I love this idea!</p>	1/30/2016 7:17 PM
57	<p>I would be in favor of this phase of the project, regardless of the funding source. This represents a solid return on investment.</p>	1/30/2016 6:54 PM
58	<p>This sounds very nice, quite lovely, but I love Twining the way it is now!</p>	1/30/2016 4:01 PM
59	<p>I am curious as to whether there are any plans to have a walking bridge over Twining Rd. or an underground tunnel so that families who live on the other of Twining can access the area without having to drive.</p>	1/30/2016 3:22 PM
60	<p>this is a fabulous idea. I don't think the money is excessive to give this kind of access to all residents. The bike/walk trails need some type of paint to indicate who goes where in order to prevent accidents.</p>	1/30/2016 2:03 PM
61	<p>Yes please!</p>	1/30/2016 2:00 PM
62	<p>This is a nice option</p>	1/30/2016 1:57 PM
63	<p>This is a great plan. I hope we can provide direct access via a trail through the cemetery from the Willow Manor neighborhood, too.</p>	1/30/2016 1:41 PM
64	<p>I love the idea of restoring and preserving some land in upper Dublin. Upper Dublin is overbuilt.</p>	1/30/2016 11:06 AM
65	<p>I think that starting to convert the land to a more natural Open Space is a very good idea.</p>	1/29/2016 8:35 PM
66	<p>I was surprised to see the 9 hole course removed. It seemed important at the first planning meeting which I attended. After phase one it seems there isn't much to do at the Eco park.</p>	1/29/2016 5:53 PM
67	<p>Would like to know approximate timeline of completion for this phase. Will the fitness center be removed during this process?</p>	1/29/2016 12:20 PM

Q2 Please provide your feedback on this section of Phase 2 - Grow.

Answered: 66 Skipped: 22

#	Responses	Date
1	This ecology park is a great idea, but only because there are paths winding through it.	2/4/2016 7:37 PM
2	Don't overdo the "nature" part with too many trails, otherwise looks good	2/4/2016 12:01 AM
3	Love it!	2/3/2016 9:30 PM
4	Wonderful ideas.	2/3/2016 8:41 PM
5	Native planting is a wonderful way to preserve the land. Love the parking lot increase. If the path implemented, there will be a lot of visitors.	2/3/2016 4:15 PM
6	I would like to add to this to also include an eye to providing a safe environment for migratory birds/butterflies. I think with the right sort of planning, a space could be created to help provide a way station for migratory species--and maybe a way to help access some funds to grow our space too.	2/3/2016 3:33 PM
7	It all looks lovely. Love the arboretum. I would perhaps like to see a bit more open green space. It seems that the plans listed above are more conducive to hiking and trail walking. Open green space would allow space for picnics, informal sports (frisbee, etc), gatherings, and just be able to sit and enjoy the scenery and serenity of a quiet outdoor space. It appears that the only space allocated for such activities are in the designated gathering areas, which have the potential to be overcrowded. Obviously Upper Dublin has many other parks that offer the open green space, but not one in this area of the township. This area will be within walking distance of our home whereas other parks with areas that I'm suggesting, we have to drive to.	2/3/2016 1:17 PM
8	Will the riparian corridor be stocked with natural animals for fishing?	2/3/2016 10:58 AM
9	It all seems a bit excessive	2/3/2016 7:17 AM
10	Again very interesting.	2/2/2016 10:26 PM
11	Sounds terrific!	2/2/2016 6:36 PM
12	Love love love	2/2/2016 4:06 PM
13	love these ideas	2/2/2016 11:57 AM
14	I like the amount of open space that is retained and the variety of land types (not just open fields).	2/2/2016 10:32 AM
15	Would the park be used by the schools in the district like Robbins Park?	2/2/2016 1:12 AM
16	Really like the idea of developing the forest area and other diverse meadows and native plants. It goes beyond just letting the area over-grow.	2/1/2016 10:51 PM
17	It would be a wonderful addition to Upper Dublin's parks.	2/1/2016 10:10 PM
18	I agree with these enhancements, but since Phase 2 consists of several more improvements I'd like to reserve full comments for the final slide.	2/1/2016 9:16 PM
19	It is refreshing to know that green areas will increase in our community. Some of the Grow phase should include natural (ungroomed/unmanicured) areas.	2/1/2016 9:08 PM
20	This seems to be a natural progression to the creation of such a park.	2/1/2016 9:03 PM
21	will there be walking paths available for the public? If so, i like this idea a lot	2/1/2016 8:20 PM
22	It makes much more sense to move the mulch field near the turnpike there there's more land more space to move shoulder less dangerous it's away from any residential housing and then whatever you want after that	2/1/2016 8:02 PM
23	Please, please, please make this happen. It is the very best possible use of this space.	2/1/2016 8:00 PM
24	Great idea	2/1/2016 6:05 PM
25	I am very happy to read about the establishment of ecological areas. Restored lands.	2/1/2016 4:43 PM
26	Just let it evolve as it would in nature. If you want natural flora and fauna, you shouldn't have to establish/develop anything. Sounds like this plan would involve higher maintenance.	2/1/2016 4:40 PM

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27	nice,	2/1/2016 4:26 PM
28	It would be nice to have this, but we should do more. This wouldn't be as widely used by township residents.	2/1/2016 4:21 PM
29	This is one of the best features of this plan - to ensure that the land is in more of a natural state and makes best use of the eco diversity that can be engendered through planned development	2/1/2016 2:54 PM
30	What is the cost?	2/1/2016 2:41 PM
31	wonderful phase 2 grow plans	2/1/2016 2:11 PM
32	I think this is an excellent plan. Creating many different ecological zones will help increase the biodiversity and will allow enhance the visiting experience.	2/1/2016 1:55 PM
33	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:33 PM
34	Only as funds permit - maintenance of phase 1 is important w/o outlandish increase in taxes	2/1/2016 1:27 PM
35	I feel you need more than one parking lot. especially closer to the sledding area and the northern side of the property.	2/1/2016 1:08 PM
36	This would be ok but I would feel like this would provide a lot of mosquito breeding areas, 2 hick I despise	2/1/2016 1:01 PM
37	No concerns	2/1/2016 12:42 PM
38	Glad you are going to keep some land n keep natures beauty instead of bldg more housing	2/1/2016 12:26 PM
39	Twining road may not be able to handle the additional traffic that this would cause, otherwise a great idea.	2/1/2016 12:22 PM
40	I think this will be a great asset to our township	2/1/2016 12:17 PM
41	love this idea since we have no other like it	2/1/2016 12:11 PM
42	yes	2/1/2016 12:01 PM
43	Again, I'm thrilled at this aspect and feel it will only add value to the properties in our district. As people are becoming more environmentally conscious, it's such a benefit to have open space.	2/1/2016 7:01 AM
44	Yes yes yes to all of it.	2/1/2016 12:51 AM
45	The natural beauty will enhance the area and make the area a focal point of the township.	1/31/2016 8:47 PM
46	I like the concept. Please recommend permeable surfaces for the parking areas, not just the overflow. Actively make it a partnership with community volunteers for planting and maintenance to help offset costs. (see Friends of the Wissahickon as an example)	1/31/2016 2:21 PM
47	This is a good idea however I question the timing and cost to provide. Based on The current condition is much of this in place and it will be enhanced or will the idea be to create these diverse areas?	1/31/2016 10:41 AM
48	Love the idea	1/31/2016 10:31 AM
49	Like the idea of more natural land. Certainly easier to maintain. Lots of nice native plants, so would be great to showcase them. Good place to try to absorb rainwater and allow more wildlife to enjoy it (and humans to enjoy the wildlife.)	1/30/2016 11:04 PM
50	Like	1/30/2016 10:32 PM
51	Sweet	1/30/2016 8:54 PM
52	Yes!	1/30/2016 7:17 PM
53	I am supportive of this, with a blend of taxpayer-funded dollars and grant dollars, as this benefits the entire community.	1/30/2016 6:55 PM
54	Use part of the property for a new middle school and sell the Sandy Run M S property to a developer.	1/30/2016 4:29 PM
55	Why isn't the cost listed here? That's important. How can I comment without knowing what this will cost?	1/30/2016 4:02 PM
56	I think it sounds wonderful!	1/30/2016 3:22 PM
57	no issues other than, what are we looking at for deer/geese population/control. As members of Morris Arboretum, I know the entire place is fence in to prevent the deer from destroying the plants. Will the property be deer-proofed? will that limit access to residents trying to enter the park (i.e., it's easier for someone to walk across the street to be in the park, vs. drive to the parking lot and go thru a main entrance.)	1/30/2016 2:06 PM
58	Even better!	1/30/2016 2:00 PM

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59	This is a preferable option and could be used for educational activities for the local schools	1/30/2016 1:58 PM
60	This is an excellent plan.	1/30/2016 1:42 PM
61	No need for a parking lot to hold 100+ cars	1/30/2016 11:07 AM
62	I am so happy that this land will be preserved and not built on for more home and businesses.	1/30/2016 10:22 AM
63	Good Idea. Hope that this can be started no later then 2020.	1/29/2016 8:37 PM
64	As a child I enjoyed the bike trail loop of Alvathorpe park thru the woods and different scenery. Can this be added to the park-not just the straight open trail across the property?	1/29/2016 5:53 PM
65	The south side of Twining is prime land for a disc golf course. There's plenty of room here for an excellent two-tee 9- or 12-hole course or a good 18-hole course, and the area looks otherwise underutilized. When developing the meadow in this area, that use should be considered. Fairways can be grass, but other native short-growth vegetation works fine too, as long as it can tolerate being walked on/through and isn't so long and thick that a disc would be hard to find.	1/29/2016 1:02 PM
66	What is area #4 on map? (South side)	1/29/2016 12:25 PM

Q3 Please provide your feedback on this section of Phase 2 - Grow.

Answered: 51 Skipped: 37

#	Responses	Date
1	Lovely ideas and a good way to manage the stormwater.	2/4/2016 7:38 PM
2	don't put walks/bridges right through the middle of the wetlands area. consult experts on design.	2/4/2016 12:02 AM
3	Great!	2/3/2016 9:31 PM
4	Great idea.	2/3/2016 8:41 PM
5	It is important to add werlands to repkace any lost by the development further up 63.	2/3/2016 4:17 PM
6	Love the accessibility aspect of this plan.	2/3/2016 3:34 PM
7	Excellent. Would love to see educational materials (signs, etc) included in these areas. Great local resource!	2/3/2016 1:18 PM
8	Same question regarding fishing access?	2/3/2016 10:59 AM
9	It looks nice.	2/2/2016 10:33 PM
10	More wetlands less waterfalls, boardwalks and bridges	2/2/2016 6:37 PM
11	Sounds wonderful	2/2/2016 4:06 PM
12	great	2/2/2016 11:57 AM
13	How much would it cost to maintain?	2/2/2016 1:13 AM
14	Even as a golf course, water control was always difficult and needs to be addressed.	2/1/2016 10:52 PM
15	Wetlands, waterfalls, accessible boardwalks, and bridges sounds wonderful. Having some tranquil places to reflect, meditate, read, relax, etc. will be quite welcome.	2/1/2016 9:10 PM
16	This sounds like a park space that will be a destination not only for residents, but for many people in Montco and beyond.	2/1/2016 9:04 PM
17	PERFECT! The residents of Upper Dublin and surrounding areas have had enough of over development. We NEED this open space.	2/1/2016 8:01 PM
18	Looks great	2/1/2016 6:05 PM
19	The only useful objective listed above is to manage/control stormwater. Aesthetics and public education are not necessary in this instance. Plant and wildlife diversity should have been a consideration when approving development in the township. Recreating this artificially in a park-like setting is not what preservation is about. So self-serving: destroy existing ecosystems to build what Township and Builders favor, then spend money to simulate what we had originally but relegate it to a public park.	2/1/2016 4:50 PM
20	Appreciate the efforts to highlight wetlands while managing stormwater.	2/1/2016 4:44 PM
21	Connecting paths with boardwalks and bridges would make for nice places to walk/run.	2/1/2016 4:21 PM
22	No comment... similarly a great aspect of the plan	2/1/2016 2:55 PM
23	No Comment	2/1/2016 2:42 PM
24	super	2/1/2016 2:12 PM
25	I like this plan. Increasing the existing ponds and leaving the wetlands will help to mitigate flooding issues in the area and work to improve water quality. The boardwalks will allow pedestrian access to otherwise inaccessible areas of the park.	2/1/2016 1:56 PM
26	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:33 PM
27	See answer to 2	2/1/2016 1:28 PM

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28	The waterfall looks amazing but the wetland could provide a lawsuit waiting to happen.	2/1/2016 1:02 PM
29	Would school students use similar to Robins Park?	2/1/2016 12:43 PM
30	Sounds cool	2/1/2016 12:27 PM
31	doesn't seem like it can be used much this way	2/1/2016 12:23 PM
32	no makes more bugs mosquito	2/1/2016 12:12 PM
33	Terrific concept	2/1/2016 7:02 AM
34	Yes again. Yes because these are great things and the cost being so low annually for residents it's ridiculous to have the discussion. Get it done.	2/1/2016 12:52 AM
35	Any thought given to creating a bird hide near the ponds?	1/31/2016 8:48 PM
36	I would love to see the ponds addressed sooner than phase 3. From functional, recreational (skating, feeding the geese/ducks or swimming for dogs) and aesthetic points of view, the ponds are very high in value.	1/31/2016 2:26 PM
37	Wetlands are a good idea for water control. Boardwalks potentially seem costly... Would the ponds allow/support fishing?	1/31/2016 10:43 AM
38	Sounds great!	1/31/2016 10:31 AM
39	Looks lovely. I believe that is a picture of a natural waterfall and not a manmade one. Would be good if it was allowed to be natural and have native fish/frogs, etc. help keep down the mosquito population - if sprayed, then would kill/starve the fish & frogs. Note that boardwalks and bridges would require upkeep - is Upper Dublin willing to do it?	1/30/2016 11:11 PM
40	Also like	1/30/2016 10:32 PM
41	Yes!	1/30/2016 7:17 PM
42	I am supportive of this aspect, with a combination of taxpayer and grant funding.	1/30/2016 6:55 PM
43	I Love this!	1/30/2016 4:03 PM
44	I hope all trails and paths are wide enough for runners and made of a surface that is safe for runners.	1/30/2016 3:23 PM
45	mosquitos plan? How will it be managed to prevent the area from becoming a bloodletting?	1/30/2016 2:07 PM
46	Heck yah! I love that this land is being returned to its natural state and making it accessible to everyone. Will dogs be allowed?	1/30/2016 2:02 PM
47	Would love to see a fishing area with non motorized boats like paddle boats	1/30/2016 2:01 PM
48	This is brat idea but will a walking path be provided?	1/30/2016 11:07 AM
49	Expanding exiting ponds could also create an area for fishing. Loch Ash has all but ceased to be a fishing spot. New large pond would bring nature back.	1/29/2016 8:40 PM
50	I am loosing my Twining gym so a community space building would be of interest to me and the others who spoke up at the meeting. We already have robbins park...what can we do differently here? However this is better than development.	1/29/2016 5:53 PM
51	Will all ponds be stagnant or will there be fountains used?	1/29/2016 12:28 PM

Q4 Please provide your feedback on this section of Phase 2 - Grow.

Answered: 59 Skipped: 29

#	Responses	Date
1	Pls refer to my comments on number 1. Lisa Kasser	2/4/2016 9:10 PM
2	It would be great to have sledding slopes after being chased off of them for years!	2/4/2016 7:39 PM
3	looks good.	2/4/2016 12:02 AM
4	It will really attract a lot of young people to our area to live.	2/3/2016 8:42 PM
5	Yay! This makes me so happy! Outdoor activities for families is so important!	2/3/2016 4:18 PM
6	Love the mixed surface trails---nothing was mentioned if pets were to be allowed.	2/3/2016 3:35 PM
7	Excellent. As long as the trail system is wide enough to accommodate bikers and walkers (especially with strollers) alike without concern for safety, it looks great.	2/3/2016 1:20 PM
8	The off road hiking and biking are excellent.	2/3/2016 10:59 AM
9	I hope the fitness club will remain.I	2/2/2016 10:34 PM
10	Wonderful!!	2/2/2016 6:37 PM
11	definitely would love to see enhanced sledding slopes	2/2/2016 11:58 AM
12	Perfect for biking	2/2/2016 1:13 AM
13	I LOVE the idea of a mountain biking area. It would be great to have an option closer that the wissahickon. You could even consider a couple dollar charge for a yearly mountain biking permit. I would gladly pay.	2/1/2016 10:53 PM
14	Wonderful!	2/1/2016 10:11 PM
15	Love the sledding slopes idea.	2/1/2016 9:16 PM
16	YAY for one of the best places to sled in this area! Wooded areas for biking and hiking are needed in this area.	2/1/2016 9:11 PM
17	These would be great assets in our community.	2/1/2016 9:05 PM
18	Sledding would need to have improved parking to eliminate the congestion on Ayr Lane.	2/1/2016 8:24 PM
19	yes!	2/1/2016 8:21 PM
20	This entire plan seems well thought-out. Bravo.	2/1/2016 8:01 PM
21	Amazing	2/1/2016 6:06 PM
22	Not necessary.	2/1/2016 4:51 PM
23	Our area sorely needs a proper sledding hill. Very excited about the hiking trails.	2/1/2016 4:45 PM
24	This would be wonderful! There really aren't any places to bike or sled safely. A multi-use trail would be fantastic. Mundock is great for walking, but we have to drive to Peace Valley to bike.	2/1/2016 4:22 PM
25	Happy to see that the plan includes effort to enhance the multi-use aspect of this huge expanse of open property. Currently this is a major drawback of the way the land is currently managed.	2/1/2016 2:55 PM
26	No comment	2/1/2016 2:42 PM
27	Like it	2/1/2016 2:12 PM
28	I appreciate the inclusion of the mountain biking on the off-road trails. The Wissahickon section of Fairmount park has shown that hikers and mountain bikers can peacefully co-exist on the trails.	2/1/2016 1:58 PM
29	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:34 PM

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30	Not necessary	2/1/2016 1:28 PM
31	thumbs up.	2/1/2016 1:08 PM
32	Love this idea! Much needed	2/1/2016 1:03 PM
33	Would snow areas be safer and easier to access? Has traffic been considered? Twinning already has traffic problems.	2/1/2016 12:45 PM
34	sledding slopes require parking spaces that won't impair traffic on Ayr street.	2/1/2016 12:36 PM
35	Yay...kids will be able to sled here still!!	2/1/2016 12:27 PM
36	again, traffic can be a big problem here. Plus more people can use this space if it is not specified for hiking and biking and sledding specifically	2/1/2016 12:24 PM
37	like this promotes healthy exercise	2/1/2016 12:12 PM
38	All great. I feel it will be a terrific incentive for new families to relocate into the district.	2/1/2016 7:03 AM
39	Yes. Maybe sledding slopes in phase one? Why not actually plan slopes perfectly for sledding? Absolutely, encourage us to get it all year and be active and have fun as a community.	2/1/2016 12:53 AM
40	I assume these off road trails will not cause undo erosion of the area and think it's a wonderful idea	1/31/2016 8:49 PM
41	Sounds excellent. See earlier comment about enlisting the aid of a volunteer organization (ala Friends of the Wissahickon) to depend community commitment/engagement with the park	1/31/2016 2:27 PM
42	I am not sure of either of these without understanding what is in place. Kids will generally create their own trails. Is the thought to enhance the existing trails for erosion? Is this something that can be maintained by community / Boy Scouts / friends of etc...	1/31/2016 10:45 AM
43	Glad they aren't getting rid of the sledding slopes.	1/31/2016 10:32 AM
44	Mountain biking would be fun, but really hard on forests. Good to keep a separate area and get help from mountain biking experts on how to create an environmentally sensitive trail. Also nice to have trails that aren't paved. Sledding slope has been very popular - must be kept! Don't know that it needs enhancements. Multi-use trails fine. Nice that the trail goes by the woods, but also needs to be secure. Don't want to create an area where you can't see any potential attackers, and an area where not many people go. Try to reduce opportunities for rapists and pedophiles.	1/30/2016 11:17 PM
45	Great	1/30/2016 10:32 PM
46	That would be great	1/30/2016 8:55 PM
47	ABSOLUTELY YES!!!!	1/30/2016 7:18 PM
48	I am supportive of this aspect, with a combination of taxpayer and grant funding.	1/30/2016 6:56 PM
49	Sounds good	1/30/2016 4:03 PM
50	As someone who lives on Ayr Ln., if sledding is going to be encouraged then I hope the parking lot is finished first. It is a real hazard to have so many cars park on our street especially when there is no shoulder due to the snow. Also, having so many people - many of whom are little kids - crossing Twining seems very dangerous.	1/30/2016 3:25 PM
51	I don't see this area as being particularly suited for off road hiking/biking, although I may be mistaken. Is there enough area/elevation for this to really work? again, how will you address the bike/hike trails to avoid someone getting wiped out? Sledding sounds fantastic and low effort..	1/30/2016 2:09 PM
52	To me this is less necessary, but I could see how it will draw more people to the area	1/30/2016 2:03 PM
53	The off-road hiking, the mountain biking trails and the enhancing of the existing sledding slopes is excellent!	1/30/2016 1:43 PM
54	Yes! The kids love sledding there. It will be great to have even more.	1/30/2016 10:24 AM
55	Another wonderful use of township land which residents would enjoy.	1/29/2016 8:40 PM
56	see earlier comment about Alvathorpe park	1/29/2016 5:55 PM
57	I, and I suspect many others, would like to hear more details of how this proposed sledding slope would compare to the existing sledding slopes in terms of length, width, height, steepness, runoff area, and distance from parking.	1/29/2016 1:03 PM
58	I think it's important to either keep or rebuild a structure to have either a new fitness center or classes held there for the community. It's a perfect spot and so accessible.	1/29/2016 12:39 PM
59	Areas to lock up bicycles? Benches throughout trails for family to watch youngsters on bikes?	1/29/2016 12:30 PM

Q5 Please provide your feedback on this section of Phase 2 - Grow.

Answered: 54 Skipped: 34

#	Responses	Date
1	The play area looks like a great place, especially the tricycle path. I am hoping this space will be planned to be attractive up to 9 or 10 years old. We have many playgrounds in Upper Dublin for little ones. A sandbox would be a good idea. It was so popular at Mondauk.	2/4/2016 7:41 PM
2	looks good.	2/4/2016 12:02 AM
3	Very nice.	2/3/2016 8:43 PM
4	Great for our little ones!	2/3/2016 4:18 PM
5	Fantastic! Best part of the park, and yes it's because I have a toddler.	2/3/2016 1:21 PM
6	LOVE the kid centered activities. Wonder if a connection with the folks who designed the new outdoor space at the zoo could be consulted.	2/3/2016 11:01 AM
7	It all just seems like 1it will take forever....2 will cost WAY too much and 3 will never get finish properly	2/3/2016 7:19 AM
8	Okay.	2/2/2016 10:35 PM
9	Natural sounds great. Nothing natural about fake dinosaur dig and bike path	2/2/2016 6:39 PM
10	love this idea	2/2/2016 11:58 AM
11	It's nice to see some things that aren't available in other places in the township.	2/2/2016 10:34 AM
12	Would there be an age limit?	2/2/2016 1:14 AM
13	I would like to see this phase happen prior to the hiking/biking phase. Dirty kids = happy kids!	2/1/2016 9:13 PM
14	The dino dig seems a little hokey and trendy, and something that may become uninteresting as time goes on. The other options are good play areas for kids.	2/1/2016 9:06 PM
15	yes	2/1/2016 8:21 PM
16	FYI Briar Bush Nature Center is the area expert on Nature Playscapes. There is one at Briar Bush. I'm sure they would be happy to consult.	2/1/2016 8:02 PM
17	Really nice	2/1/2016 6:07 PM
18	Absolutely not necessary for township to subsidize. These opportunities are available to parents elsewhere.	2/1/2016 4:52 PM
19	Wonderful! Where is the childrens garden? Learning where food comes from is also important.	2/1/2016 4:46 PM
20	These are all nice-to-have features. It would be good to have fun places for younger residents to play and explore.	2/1/2016 4:23 PM
21	Love that active "play" space is being responsibly added into the overall plan. This space has the potential to be much more diverse and enjoyable than even our Mondauk space given the nicer setting of the property - so encouraging play and learn additions is wonderful	2/1/2016 2:57 PM
22	Too limited.	2/1/2016 2:43 PM
23	looks great	2/1/2016 2:13 PM
24	I like these ideas. I like the idea of establishing the more natural parts of the park before adding in these phase to allow for immediate use by most age groups.	2/1/2016 1:59 PM
25	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:34 PM
26	See answer to 2	2/1/2016 1:28 PM
27	love this idea. we need to get families with small children into the area!	2/1/2016 1:09 PM
28	This is extraordinary as I have 2 little guys and know that parks provide a sense of community and fun for local families	2/1/2016 1:03 PM

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29	How will it be maintained? Will there be shade?	2/1/2016 12:45 PM
30	Good idea	2/1/2016 12:27 PM
31	There are plenty of playgrounds in the township. I'd love to see this space used for something else that all residents can enjoy.	2/1/2016 12:24 PM
32	no	2/1/2016 12:13 PM
33	YES!!!!!!	2/1/2016 12:01 PM
34	Again, great incentive for families to move into UD	2/1/2016 7:04 AM
35	Resounding and explosive yes. Investing in the children of our community is key and s no brainer.	2/1/2016 12:54 AM
36	This is add value to all the properties surrounding the park.	1/31/2016 8:50 PM
37	I feel like we have other parks that are better suited to play structures. The barely park over on Highland or even Mondauk seem better suited. Kids can get dirty playing in the woods and mud without building formalized structures like a bone dig or a ship n slide. A designated tricycle zone near a gazebo- sure I can see it - but why has that never been suggested for Mondauk, where you already have a central building with bathrooms?	1/31/2016 2:34 PM
38	This seems awfully expensive for a kids playground. A tricycle path seems ridiculous. As a father of a toddler we can use existing paths just as well. Other citizens need to be tolerant that all can use the paved paths If that is the concern. A playground structure is a good idea but I question how much it will be used. Again the only current playground that gets used by many is mondauk and that is mainly because of all the other activities that occur in the park.	1/31/2016 10:50 AM
39	Love the idea of another playground	1/31/2016 10:32 AM
40	Got no problem with kids getting dirty and playing in a natural area. Colonist ship looks out of place, but fun. How far does mom have to drag the tricycle to get to the tricycle path? Is the art wall like a grafitti wall where you just paint over the art of the person before you? Do we really need a dinosaur bone archeology dig? Can't kids just use their imaginations? Maybe we are trying too hard here. An natural playscape should be and look more natural.	1/30/2016 11:22 PM
41	Very nice	1/30/2016 10:33 PM
42	Fantastic!!	1/30/2016 7:18 PM
43	This aspect seems rather extravagant and would benefit a small portion of the community. I would suggest that this be a low priority that would only be executed with 100% grant funding (no taxpayer funds).	1/30/2016 6:57 PM
44	Great!!!!	1/30/2016 4:07 PM
45	Nice!	1/30/2016 4:03 PM
46	Please consider a Splashground!	1/30/2016 3:25 PM
47	Great	1/30/2016 2:03 PM
48	These are wonderful ideas for attracting young families to our area!	1/30/2016 1:44 PM
49	Love this idea!	1/30/2016 1:44 PM
50	Nice idea but not needed.	1/30/2016 11:08 AM
51	Love this	1/30/2016 10:37 AM
52	I don't know how the plan could get any better!	1/30/2016 10:25 AM
53	Great idea. Our children would greatly benefit from these activities.	1/29/2016 8:41 PM
54	Looks really cool. Playground and swings?	1/29/2016 12:31 PM

Q6 Please provide your feedback on this section of Phase 2 - Grow.

Answered: 60 Skipped: 28

#	Responses	Date
1	I love the community space for concerts, scout stuff, picnics, maybe rented for events. I think the chess and scrabble are not a good use of so much space. It requires much cooperation from visitors and only serves a couple people at a time. I have seen them in other communities and they do not seem to be worth the space (nor the cost). Toy boating looks unique and fun for all age groups.	2/4/2016 7:45 PM
2	Absolutely not! We have plenty of playgrounds that are completely empty! Mondauk Park is not too far away and it has several of these features already and it is relatively under-utilized.	2/4/2016 8:34 AM
3	this part seems a like a large jump, not sure this would be worth the extra cost compared to earlier phases. do a cost/benefit ratio analysis.	2/4/2016 12:03 AM
4	It will be wonderful if we can get the money.	2/3/2016 8:44 PM
5	Similar to briar bush or closer to the oval in philly? Not sure what is meant here.	2/3/2016 4:20 PM
6	Love the pavilion idea, outdoor fitness class would be nice.	2/3/2016 3:37 PM
7	Wonderful. My only concern is that this space will be so popular that it will be overcrowded at times. Don't skimp on this area. I think many residents will get a lot of use out of it and will thoroughly enjoy it. Sign me up!	2/3/2016 1:23 PM
8	The large community space is very interesting. I would also suggest a low ropes course and or small rock walls for children.	2/3/2016 11:01 AM
9	Insane amount of money	2/3/2016 7:19 AM
10	Interesting. How about Upper Dublin Fitness?	2/2/2016 10:37 PM
11	Sounds okay.	2/2/2016 6:39 PM
12	I think there is too much going on for this space. I didn't realize that there was so much land available. I live nearby and I think the traffic would be awful. The life size games aren't necessary. The pavilion area would take away from Mondauk. I would be happy with the walking/biking trails and the sledding areas.	2/2/2016 5:46 PM
13	looks like an awesome community space	2/2/2016 11:58 AM
14	It would be nice if the pavilion area was similar to Mondauk with grilling areas, covered eating, restrooms, water and other facilities.	2/2/2016 10:35 AM
15	Would you be competing with Mondauk space?	2/2/2016 1:15 AM
16	Exciting but very expensive.	2/1/2016 10:12 PM
17	Overall I favor the "grow" proposal over the "restore". With restore we'd certainly have the opportunity for grow, or even transform down the road, but why not take advantage of this opportunity now? I'd table restore and focus on either grow or transform at this point.	2/1/2016 9:18 PM
18	Life-size scrabble = YES!! Great for adults and for kids who are learning letters and how to read. The open-air pavilion pictured is beautiful!	2/1/2016 9:15 PM
19	Life sized board games are going to be maintenance challenges. Most kids don't know how to play chess or scrabble, and would grow bored of the game quickly. I don't see adults playing a full game on a life-sized board. Toy boating seems unique.	2/1/2016 9:09 PM
20	This phase needs to be separated into more phases. This location is at one end of the township. How much will all residents of the township of the space. What is the use of Mondauk by the entire township?	2/1/2016 8:25 PM
21	An area like this would be well-worth the cost. It is treasures like this that bring quality business and residents to areas, not more development.	2/1/2016 8:03 PM
22	Upper Dublin needs a park like this	2/1/2016 6:07 PM
23	Not necessary - I don't think UD's increasing taxes should be wasted on this. Pay down some debt or freeze property taxes if you have excess funds. I believe the township has lost perspective on what a township's objectives should be. Recreation, although nice, is not the mission of a township.	2/1/2016 4:58 PM

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24	Gathering area is a nice feature. Where is the community garden?	2/1/2016 4:47 PM
25	These would all be fun to have.	2/1/2016 4:25 PM
26	More of the same - the township should be able to make much better use of this land and this plan encourages eco diversity, communal use, and good recreation. VERY happy to see that this is not just another excuse to add soccer and ball fields to the township	2/1/2016 2:58 PM
27	Too much money	2/1/2016 2:43 PM
28	would rather have nature not games	2/1/2016 2:13 PM
29	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:34 PM
30	See answer.to 2	2/1/2016 1:30 PM
31	would need better parking/access to these spaces.	2/1/2016 1:09 PM
32	This looks beyond amazing! I LOVE this idea the best	2/1/2016 1:04 PM
33	Traffic is again a concern.	2/1/2016 12:46 PM
34	Should be doable at 1/2 the costs.	2/1/2016 12:38 PM
35	Mondauk and other places have meeting areas. We don't need another one. This space is less than 10 minutes drive from Mondauk Park.	2/1/2016 12:25 PM
36	rather have quiet grow no noise	2/1/2016 12:13 PM
37	yes	2/1/2016 12:02 PM
38	Not sure how much the pavilion will be utilized. I like the idea, but would want to restrict timing of programs. I live close by and do not want to be disturbed late in the evening by noise. This is a large cost and would most likely need a great deal of maintenance.	2/1/2016 7:09 AM
39	Whoever stops this from happening is a horrible person and should go hide in a cave.	2/1/2016 12:55 AM
40	Can this space generate enough money to dedicate the five million dollars to this part of the phase? At the same time, I realize it's not a break even venture.	1/31/2016 8:53 PM
41	where will this \$6m come from? what is annual upkeep on the new park? why is there no revenue raising benefit as part of this overall proposal?	1/31/2016 3:39 PM
42	Before all this, start with eco-friendly toilets at left, middle and right areas of the plan. Expand from drinking fountain and toilets to larger vision, rather than building it all in one at the get-go. Again, check out Pastorius - concerts and plays are held in the summer on the grass ampitheater - no need for a building.	1/31/2016 2:38 PM
43	Seems aggressive. I would like to see a phased approach to understand how the community actually wants to use the space.	1/31/2016 10:52 AM
44	In big favor of pavilion to have parties	1/31/2016 10:33 AM
45	Upper Dublin seems to have a hard time maintaining its building. Time after time they leave them to deteriorate, then use drops off since people don't like to use run down/leaky structures. Then they use the lack of use as a reason to tear down the building. So why build a building if you are not going to put the money into maintaining it. The proposed pavilion looks nice, I'm sure would be nice. Great idea to have a place for people to gather. The more people who use the space the safer it will be. But if we are just going to look at it in 10 years and wonder why people aren't using a leaking building, then don't build it in the first place. Also, if I'm going to have a family barbeque there, I would need a place to unload all my food from the car to the pavilion (same for band equipment, etc.) Life-size chess and scrabble look cool, but won't the pieces go missing?	1/30/2016 11:28 PM
46	Could be cool- guess we'll see what the area is actually used for	1/30/2016 10:34 PM
47	Yes	1/30/2016 7:19 PM
48	This aspect seems rather extravagant and would benefit a small portion of the community. I would suggest that this be a low priority that would only be executed with 100% grant funding (no taxpayer funds). The pavilion/gathering space seems reasonable and could be paid with taxpayer funds.	1/30/2016 6:59 PM

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49	Better to offer a year-round space than an open pavillion	1/30/2016 4:07 PM
50	Very expensive. I love this but way too much money.	1/30/2016 4:07 PM
51	Love it!	1/30/2016 3:26 PM
52	I would like to suggest, in the building of equipment, to consider areas for the adults who like to work out. Currently, obstacle course racing is a growing sport and adults are always looking for places where they can practice climbing ropes, adult-sized monkey bars/rings, traverse rock walls (long walls with rock climbing foot and hand holds), and other adult-sized obstacles. I think these could really add something to the area. Also, if they are incorporated into the running/biking trail, it would be an ocr athlete's dream come true. If facilities can be rented, I'm sure you'd find personal trainers who would pay to be able to offer classes at the area.	1/30/2016 2:13 PM
53	Good idea	1/30/2016 2:04 PM
54	Wonderful ideas!	1/30/2016 1:44 PM
55	What a great way to bring the community together!!	1/30/2016 1:44 PM
56	We already have that in upper Dublin.	1/30/2016 11:09 AM
57	Really Love this idea	1/30/2016 10:37 AM
58	I would rather not burden our residents with the ongoing expense to maintain such activities. I would prefer leaving things more natural and not creating another artificial entertainment environment.	1/29/2016 8:44 PM
59	I like this phase because there seems more to do than just landscape and walking. Balance plans with youth and senior activities.	1/29/2016 6:03 PM
60	Will southside of park be solely walking trails and will that side have parking?	1/29/2016 12:33 PM

Q7 Please provide your feedback on Phase 3 - Transform.

Answered: 54 Skipped: 34

#	Responses	Date
1	If needed, this is a good use. I would like to see one of these buildings available to rent space for individual family events. Like a clubhouse that you see in smaller communities.	2/4/2016 7:47 PM
2	long term goals. is the current library space not large enough? is this a good pace for storage?	2/4/2016 12:04 AM
3	If you provide ways to walk to the area better then you might not need much parking.	2/3/2016 8:45 PM
4	Our library is great, unless they need more space, i don't see the immediate need.	2/3/2016 4:21 PM
5	A community space would be wonderful. It's been a while since I've looked into it, but I was looking for a space to hold my daughters 1st birthday party (2 years ago) and none of the facilities in Upper Dublin we available (either no longer available for such a use, or were not big enough) I ended up using the Horsham township building which was excellent. A community facility would be great. Of all of the neighboring towns/townships, Upper Dublin (in my opinion) has the largest offering of classes, activities, and sports. Clearly it is something that the community supports and participates in. Other designated areas seem appropriate and good for the community.	2/3/2016 1:28 PM
6	These are necessary.	2/3/2016 11:02 AM
7	Again interesting ideas	2/2/2016 10:39 PM
8	Sounds horrible. Do it somewhere else. Every parcel of land does not need seasonal storage or a library. We already have. Let the land be living-dirt and plants. We have destroyed enough.	2/2/2016 6:40 PM
9	I don't like this idea.	2/2/2016 5:47 PM
10	Our township needs a community center that could include an indoor pool, outdoor pool, sauna, steam room, patio, deck, kitchen, multi-purpose room and a stage. This community center can be the jewel in the crown of our new park. Not only that, but it could provide the township a financial benefit. Now we should give attention to a building worthy of the excellent plan for the park. 1. The Value of a Community Center Currently, township activities are scattered among different locations, including schools, the library, various parks and other spaces within the community. With a community center, many township activities could be offered in one central place, and during the day and night. A community center would make it easier to hold adult classes, movies, concerts, activities for seniors, and to do so both daytime and nighttime, in inclement weather, all in one location and all throughout the year. A community center building could draw people to live here, encourage families who are here now to stay. A community center also would encourage "boomers" and those older to remain in this area. We have a growing number of middle aged members of the community, retirees and the elderly, who are in increasing need of activities that are nearby, making it easier for them to drive, or be driven to activities because their ability to travel outside the community grows increasingly restricted. A community activities building and park would be a multi-generational town center, where people can engage in activities that will enhance and enrich their physical health and social lives, and the life of their community. Such a community center would be a place where members of the community can be assured that they and their children can be engaged in meaningful activities, swimming, taking classes and volunteering, weekdays, evenings, and weekends. Additionally, a nearby community center can help parents with younger children feel they too have a place to go to relax during the daytime. There is a growing public awareness of the sense of isolation that often comes with being a stay-at-home parent. They could come to the center during the daytime to swim or participate in activities while their children are at school, or while their children are participating in activities that may be held for them at the center. It is important for all members of the community to feel they have a community center, which could also serve as a town center, where they can meet and socialize. So many townships are built without any actual town to ground them, to give them a sense of communal social life and encourage communal loyalty. Gone are the days when most towns were built around central streets with shops, libraries and other gathering places. A community center can help fulfill that need. 2. Show off our Beautiful Park A community building with large windows would seem to bring the park indoors. Eventually, perhaps an outside deck or patio that could extend the view and even be a place where people could be served or purchase snacks, hold parties etc., have meetings, or just come to sit and relax. 3. We Need an Indoor Swimming Pool An indoor pool would greatly contribute to the social life and physical and mental health of members of the community, and would be a major attraction to the Community Center. An indoor pool would be accessible throughout the week, daytime and evening, and especially weekends, far more than the hours allowed at Upper Dublin High School that are limited by the needs of the team and school swimming classes. Susan Loehoeffer has kindly forwarded to me the times that the current pool is available, which makes it clear how the hours exclude so many segments of the community. The limited evening hours surely exclude many working parents who come home to cook, clean, and meet the needs of their children. Evening hours exclude seniors and the disabled who need a pool	2/2/2016 4:27 PM

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they can go to during weekdays when they can more easily hire someone to drive them or more easily drive themselves. Many members of the Jewish community who attend religious service Friday nights and Saturday mornings are automatically excluded from the weekend hours that are offered only at that time. There are no Saturday afternoon or Sunday hours, which is the only time many people are likely to be able to go to the pool. And many of these hours are limited to certain seasons, and can be suddenly canceled if the school team needs the school. If financially possible from the onset, I think that consideration also should be given to including a sauna and steam room near the indoor pool. Space can always be set aside for them if they aren't affordable from the beginning, and they can be reconsidered at a later date.

4. Consider an Outdoor Pool Hopefully, an outdoor pool can be constructed, in addition to the indoor pool that I've proposed. But I believe the indoor pool is more important to start, if a choice must be made. If funds initially don't permit the building of an outside pool for summer use at this point, perhaps space could be set aside at the onset, maybe near the proposed patio, in case a decision is made later in favor of building one.

5. The Value of a Stage and Multi-purpose Room My understanding is that many community centers include a large multi-purpose room with a stage, or, if money allows, two large rooms: 1. a multi-purpose room one of whose uses can be a gym; and 2. a large room with a stage complete with comfortable, possibly movable auditorium seating. A community building also necessarily requires, a kitchen, as well as various smaller rooms that can be used for a variety of activities. A room with a stage can be used for meetings, concerts, movies and shows - including shows put on by members of the community. I realize the pavilion in the park will be used for some of these activities when the weather and season allow. but having an indoor room with a stage would make it possible for events to be held year round, and which wouldn't have to be canceled do to inclement weather or short seasons. One use for a multi-purpose room could be to serve as an indoor gymnasium with markings for a track and basketball, and individual exercise, and including basketball hoops. I don't believe such a gymnasium would pose any sort of threat to area businesses whose focus is on exercise. The athletic opportunities at the community center would be based on entirely different model.

6. The Financial Benefits of a Community Center There are tax benefits to providing those whose children are aging out of the school system with incentive to stay in the community. After all, many parents moved to Upper Dublin because of its excellent school system. Now that their children have moved away, they may be looking to spend free time on enjoying themselves. More and more people who fit this description are moving to the city and into communities that have more diverse or specialized entertainment to offer. But if they were to remain here, these same members of our community would continue to pay taxes towards the schools, although they no longer are directly benefiting from that investment. So, that tax money, rather than be paying for the education of their own children, can now be used to enhance the schools in other ways. Thus, they provide an important tax benefit. An enticement of a community center to persuade them to stay within Upper Dublin can be a wonderful community center that addresses their needs and excite them. The farther away the social and physical activities these members of the community must travel to fulfill their needs outside the township, the more likely it is that they will either remain at home and isolated, or feel compelled to move.

7. Conclusion We can be proud that our community has devoted considerable time, effort, and expense to the needs of our school children, and rightly so. But our community center will be more geared to focusing on the needs of everyone, of all ages, in the community. It is time to direct our expertise and some of our new financial commitments towards this purpose. We need a community center where our different generations can interact and engage, a community center that fulfills many of its community's social and physical needs. In the past, inner ring suburbs grew around towns which provided for the entertainment and social needs of those communities. But more modern suburbs, such as Upper Dublin, were built, for the most part, on large tracts of open land acquired by builders. They were not built around town centers. We need something instead that is distinctive, that pulls the community together. We can't replace the draw of a town center, but a community center can offer a different set of attractions for members of the township to gather together and socialize and even volunteer. I am convinced that, once such a building exists, members of our township would come to find the building and park indispensable. We need a community center to fulfill the role of a town center, a gathering place for members of the community, a place where members of the community can participate in activities, have opportunities to socialize and make friendships and enrich old ones, even simply by the act of simple running into each other regularly on their way to an activity. Such a building and park will increase the feeling of being connected to each other and will increase a sense of loyalty to the community as a place worth investing in.

11	I don't think we really need another library. Maybe the community space could be combined with the pavilion to provide facilities with the outdoor pavilion adding eating and cooking space. Maybe the extra parking and buildings could be on the south side of Twining to leave more open space on the main property. The whole small section is kind of being "wasted" with just a short trail on it. We could put more of the infrastructure on that side and leave the whole large section to be available for the open space.	2/2/2016 10:40 AM
12	I like the idea of more of a community center	2/2/2016 1:16 AM
13	This seems like a waste of the potentially beautiful area. This could be such a gem and to only have parking and storage would not be a good use.	2/1/2016 11:01 PM
14	i like the idea of the community space, but not entirely sure if it's needed given the availability of the library. Perhaps it serves a different purpose and I'd be open to that. Municipal storage is outside my level of knowledge- I'm not familiar with current infrastructure and what is needed. I'd defer to the township on that.	2/1/2016 9:22 PM
15	Green roof/solar panels are an excellent energy source for this new green space. A community library would draw old and young alike.	2/1/2016 9:18 PM

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16	Why spend all this money on a beautiful park, only to add a maintenance shed and a library?	2/1/2016 9:10 PM
17	Middle school building?	2/1/2016 8:22 PM
18	Genius.	2/1/2016 8:04 PM
19	Nice to plan for the future...don't see the need for these things at the moment	2/1/2016 6:08 PM
20	No need to pay consultants to draw up a plan that will only have to be redone if we ever get this far and can afford these things.	2/1/2016 5:00 PM
21	I understand the need for some of these facilities. WHERE is the community garden?	2/1/2016 4:49 PM
22	I'm not sure we need the buildings right now. If you do build them, will community groups be able to use the space for meetings, etc.? Right now the Township building charges more than groups can afford (e.g., Scout troops.) You'll probably need a decent amount of parking if the other features are added.	2/1/2016 4:27 PM
23	No comment	2/1/2016 2:44 PM
24	ok	2/1/2016 2:14 PM
25	I think the use of solar panels, bio-swales, and porous pavings need to be included in any future construction on the property.	2/1/2016 2:03 PM
26	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:34 PM
27	Only if donations can be used in lieu of tax revenue	2/1/2016 1:31 PM
28	The library upper dublin has is already great and no need for another library. I don't think this would provide as much opportunities as other scenarios would	2/1/2016 1:05 PM
29	Traffic and use? Another library? Rental space for residents, like parties?	2/1/2016 12:47 PM
30	Rather see this space kept as open space with park lands, etc.	2/1/2016 12:25 PM
31	ugly	2/1/2016 12:14 PM
32	I don't think there's a need for indoor community space. Potential for storage, as long as it is not an eye sore	2/1/2016 7:11 AM
33	This should be a Montgomery county wide initiative. Abington, willow grove, ambler...this should be happening every place we have it can grab up so developers can start reusing, repurposing and salvaging currently or previously developed land instead of ripping up new space.	2/1/2016 12:57 AM
34	not able to comment - i don't have an opinion here	1/31/2016 8:54 PM
35	library is the stupidest idea! we have a world class library space in the new highschool that is under utilized because it closes after school and is unavailable for evening use. the existing library is used because it's hours are more compatible with the community and its computers are more accessible than the high school's. cost and staffing of another library is totally unnecessary if the existing libraries could coordinate and staff as was envisioned by residents when the community use of the high school facilities were proposed.	1/31/2016 3:42 PM
36	Lots of opportunity, and I like that the study has addressed the feasibility of these possibilities	1/31/2016 2:39 PM
37	I would like to see the cost/benefit for any expansion. With the current footprint of UD township I am not sure we need to expand. Who is funding????	1/31/2016 10:54 AM
38	Like the idea of something indoor as well as the library	1/31/2016 10:39 AM
39	No harm in leaving placeholders. Do not build buildings that you do not plan to keep up.	1/30/2016 11:40 PM
40	Ok	1/30/2016 10:34 PM
41	Sounds good	1/30/2016 7:20 PM
42	Please be mindful of the VERY large tax increases that UDT residents have been hit with over the past ten years and which continue to be a large burden to residents. Community space an a new library were already funded and provided via the new township complex and the new fire station(s). Municipal seasonal storage seems fine, but the rest is unnecessary and extravagant. Our taxes are out of control!!! (particularly the school tax)	1/30/2016 7:01 PM
43	No to library	1/30/2016 4:08 PM
44	Too much money being spent. Hold off!	1/30/2016 4:08 PM

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45	I hope the area reminds open and doesn't get junked-up with storage buildings.	1/30/2016 3:27 PM
46	one thing I'd suggest as a structure would be an indoor soccer-type area that is available for the community to rent. I know that space is hard to come by, so I would think that would be an opportunity for the township to recoup some money.	1/30/2016 2:15 PM
47	I don't like these elements as much	1/30/2016 2:04 PM
48	I don't think we need another library.	1/30/2016 1:45 PM
49	No more BUILDINGS!	1/30/2016 11:09 AM
50	Municipal Seasonal Storage might cost effective but we don't need more building to spoil the natural beauty. We have School, and township buildings which are not fully used for community activities and could be. We DO NOT need more buildings and less OPEN space.	1/29/2016 8:48 PM
51	I would move the indoor community space to phase 2 as it is important for group indoor community space. we have pavilions at mondauk already.	1/29/2016 6:04 PM
52	I wonder whether the space down in the northeast corner would be a good place for a bus garage for the school district.	1/29/2016 1:05 PM
53	Running sidewalk from Susquehanna down Twining to Rt. 63 would be nice eventually. Changing entire road to 25mph speed limit would also help with safety.	1/29/2016 12:42 PM
54	Yes, I vote for Indoor Community Space.	1/29/2016 12:40 PM

Q8 Please provide your feedback.

Answered: 56 Skipped: 32

#	Responses	Date
1	If this really could be funded in such a way, that would be incredible. I am really afraid of the tax increase. Some schools need so much updating/renovating/maintenance. I realize this is a different part of the township but it is funded by the same tax base. What if all those grants do not come to fruition? That \$38 multiplies fast!	2/4/2016 7:51 PM
2	Does not get my vote. We already have many of these features at other parks. No one uses them as frequently as we would like.	2/4/2016 8:35 AM
3	reduce the cost of some of the later stages. don't try to do too much.	2/4/2016 12:04 AM
4	I really think you will get grants. Also, \$38 a year isn't very much for the potential health and recreation benefits.	2/3/2016 8:48 PM
5	Start small.	2/3/2016 4:21 PM
6	Not a problem. We moved here prior to having children, and have no problem paying the high school taxes for this lovely school system. Now that we have children, I have no problem paying for something that I think we would get a lot of use out of. More so than other parks in the area because we are within walking distance of this area. Can you start tomorrow?	2/3/2016 1:31 PM
7	I would be in agreement with a \$38 per year increase. However, I would also suggest that this could be off-set by charging for particular areas.	2/3/2016 11:02 AM
8	Not in favor...way too costly!	2/2/2016 9:36 PM
9	Wow! That's a lot of money!!!!	2/2/2016 5:48 PM
10	While we have parks, our community lacks a community center. Our township needs a community center that could include an indoor pool, outdoor pool, sauna, steam room, patio, deck, kitchen, multi-purpose room and a stage. This community center can be the jewel in the crown of our new park. Not only that, but it could provide the township a financial benefit. Now we should give attention to a building worthy of the excellent plan for the park. 1. The Value of a Community Center Currently, township activities are scattered among different locations, including schools, the library, various parks and other spaces within the community. With a community center, many township activities could be offered in one central place, and during the day and night. A community center would make it easier to hold adult classes, movies, concerts, activities for seniors, and to do so both daytime and nighttime, in inclement weather, all in one location and all throughout the year. A community center building could draw people to live here, encourage families who are here now to stay. A community center also would encourage "boomers" and those older to remain in this area. We have a growing number of middle aged members of the community, retirees and the elderly, who are in increasing need of activities that are nearby, making it easier for them to drive, or be driven to activities because their ability to travel outside the community grows increasingly restricted. A community activities building and park would be a multi-generational town center, where people can engage in activities that will enhance and enrich their physical health and social lives, and the life of their community. Such a community center would be a place where members of the community can be assured that they and their children can be engaged in meaningful activities, swimming, taking classes and volunteering, weekdays, evenings, and weekends. Additionally, a nearby community center can help parents with younger children feel they too have a place to go to relax during the daytime. There is a growing public awareness of the sense of isolation that often comes with being a stay-at-home parent. They could come to the center during the daytime to swim or participate in activities while their children are at school, or while their children are participating in activities that may be held for them at the center. It is important for all members of the community to feel they have a community center, which could also serve as a town center, where they can meet and socialize. So many townships are built without any actual town to ground them, to give them a sense of communal social life and encourage communal loyalty. Gone are the days when most towns were built around central streets with shops, libraries and other gathering places. A community center can help fulfill that need. 2. Show off our Beautiful Park A community building with large windows would seem to bring the park indoors. Eventually, perhaps an outside deck or patio that could extend the view and even be a place where people could be served or purchase snacks, hold parties etc., have meetings, or just come to sit and relax. 3. We Need an Indoor Swimming Pool An indoor pool would greatly contribute to the social life and physical and mental health of members of the community, and would be a major attraction to the Community Center. An indoor pool would be accessible throughout the week, daytime and evening, and especially weekends, far more than the hours allowed at Upper Dublin High School that are limited by the needs of the team and school swimming classes. Susan Loehoeffer has kindly forwarded to me the times that the current pool is available, which makes it clear how the hours exclude so many segments of the community. The limited evening hours surely exclude many working parents who come home to cook, clean, and meet the needs of their children. Evening hours exclude seniors and the disabled who need a pool they can go to during weekdays when they	2/2/2016 5:12 PM

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can more easily hire someone to drive them or more easily drive themselves. Many members of the Jewish community who attend religious service Friday nights and Saturday mornings are automatically excluded from the weekend hours that are offered only at that time. There are no Saturday afternoon or Sunday hours, which is the only time many people are likely to be able to go to the pool. And many of these hours are limited to certain seasons, and can be suddenly canceled if the school team needs the school. If financially possible from the onset, I think that consideration also should be given to including a sauna and steam room near the indoor pool. Space can always be set aside for them if they aren't affordable from the beginning, and they can be reconsidered at a later date. 4. Consider an Outdoor Pool Hopefully, an outdoor pool can be constructed, in addition to the indoor pool that I've proposed. But I believe the indoor pool is more important to start, if a choice must be made. If funds initially don't permit the building of an outside pool for summer use at this point, perhaps space could be set aside at the onset, maybe near the proposed patio, in case a decision is made later in favor of building one. 5. The Value of a Stage and Multi-purpose Room My understanding is that many community centers include a large multi-purpose room with a stage, or, if money allows, two large rooms: 1. a multi-purpose room one of whose uses can be a gym; and 2. a large room with a stage complete with comfortable, possibly movable auditorium seating. A community building also necessarily requires, a kitchen, as well as various smaller rooms that can be used for a variety of activities. A room with a stage can be used for meetings, concerts, movies and shows - including shows put on by members of the community. I realize the pavilion in the park will be used for some of these activities when the weather and season allow. but having an indoor room with a stage would make it possible for events to be held year round, and which wouldn't have to be canceled due to inclement weather or short seasons. One use for a multi-purpose room could be to serve as an indoor gymnasium with markings for a track and basketball, and individual exercise, and including basketball hoops. I don't believe such a gymnasium would pose any sort of threat to area businesses whose focus is on exercise. The athletic opportunities at the community center would be based on entirely different model. 6. The Financial Benefits of a Community Center There are tax benefits to providing those whose children are aging out of the school system with incentive to stay in the community. After all, many parents moved to Upper Dublin because of its excellent school system. Now that their children have moved away, they may be looking to spend free time on enjoying themselves. More and more people who fit this description are moving to the city and into communities that have more diverse or specialized entertainment to offer. But if they were to remain here, these same members of our community would continue to pay taxes towards the schools, although they no longer are directly benefiting from that investment. So, that tax money, rather than be paying for the education of their own children, can now be used to enhance the schools in other ways. Thus, they provide an important tax benefit. An enticement of a community center to persuade them to stay within Upper Dublin can be a wonderful community center that addresses their needs and excite them. The farther away the social and physical activities these members of the community must travel to fulfill their needs outside the township, the more likely it is that they will either remain at home and isolated, or feel compelled to move. 7. Conclusion We can be proud that our community has devoted considerable time, effort, and expense to the needs of our school children, and rightly so. But our community center will be more geared to focusing on the needs of everyone, of all ages, in the community. It is time to direct our expertise and some of our new financial commitments towards this purpose. We need a community center where our different generations can interact and engage, a community center that fulfills many of its community's social and physical needs. In the past, inner ring suburbs grew around towns which provided for the entertainment and social needs of those communities. But more modern suburbs, such as Upper Dublin, were built, for the most part, on large tracts of open land acquired by builders. They were not built around town centers. We need something instead that is distinctive, that pulls the community together. We can't replace the draw of a town center, but a community center can offer a different set of attractions for members of the township to gather together and socialize and even volunteer. I am convinced that, once such a building exists, members of our township would come to find the building and park indispensable. We need a community center to fulfill the role of a town center, a gathering place for members of the community, a place where members of the community can participate in activities, have opportunities to socialize and make friendships and enrich old ones, even simply by the act of simple running into each other regularly on their way to an activity. Such a building and park will increase the feeling of being connected to each other and will increase a sense of loyalty to the community as a place worth investing in.

11	As a resident of UD, I would absolutely pay an extra \$38 per year over 20 years to support this project	2/2/2016 11:59 AM
12	I'm sure some grants will be available and it's not necessary to do all of it at once. We could add 1 or 2 things each year over a 5-10 year period as interest and demand warrants. That would help spread out the cost. Once things are done the ongoing maintenance costs should be modest.	2/2/2016 10:42 AM
13	We would support paying the amount required through taxes if alternative funding could not cover all or some of the cost. This is important for our family and community. We think its a valuable asset. I can see taking our Cub Scouts and Girl Scouts here for multiple purposes. It would also ease some of the pressure on using Robbins Park for so many school outings.	2/2/2016 10:12 AM
14	Another organization to consider for funding is the William Penn Foundation- particularly when it comes to protection of the watershed. I'd be hesitant to add any unnecessary financial burden to residents. Though \$38 a year is not a lot of money in the grand scheme of things, if we can secure outside funding that would alleviate residents of this obligation all the better.	2/1/2016 9:24 PM
15	This type of project will enhance the surrounding community. It will entice people to move into the area, which in turn brings financial benefits to the community.	2/1/2016 9:19 PM

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16	\$38 per year is a reasonable cost for a project like this,	2/1/2016 9:11 PM
17	What is the current P&R budget per taxpayer?	2/1/2016 8:25 PM
18	I imagine residents would understand that cost needs to be shared.	2/1/2016 8:05 PM
19	I would be happy to pay \$38 a year to fund this...it looks beautiful and so much fun	2/1/2016 6:09 PM
20	I can't emphasize enough that Upper Dublin Township should: 1) focus on core responsibilities of a township and 2) fund what is needed and learn to say NO to wants that we simply cannot afford.	2/1/2016 5:04 PM
21	NOT very happy about additional 'taxes' to pay for this project. We just agreed to higher taxes to pay for new highschool. However, if I were convinced the board worked diligently towards acquiring grants, I would be considering agreeing to a 20 year 'pay towards'. Still would like to see a community garden space. Volunteers. I'd be willing.	2/1/2016 4:53 PM
22	\$38 seems reasonable. A project like this would be a nice draw for the township.	2/1/2016 4:28 PM
23	Upper Dublin is spending too much money. I think this is a better use of our money, but with taxes being so high and increasing you should be challenged to decrease spending in other areas. Every year we are hit with large millage increases with an average return on schools	2/1/2016 4:28 PM
24	if the cost per resident could be capped, I know that would provide a great deal of relief knowing that there are likely other large scale township projects looking that could impact taxes. I can not afford to live in the district if costs continue to grow beyond what a normal family makes.	2/1/2016 3:57 PM
25	I have belonged to the fitness center there for over 15 years, so would hate to see that gone :(2/1/2016 3:39 PM
26	I think we need to actively pursue all grant and match funding programs that may be available, but the added cost to each household seems reasonable and in-line with the added benefit of use that this plan would afford the township.	2/1/2016 2:59 PM
27	Too much money	2/1/2016 2:44 PM
28	nice things cost money	2/1/2016 2:15 PM
29	I think that the land south of Twining Road should be sold and used for some tax-generating project (townhouses, etc). The profits from the sale of the land should then be used for the proposed improvements on the property north of Twining Road. The taxes from the sale of the land south of Twining Road would provide ongoing revenue for the township.	2/1/2016 1:35 PM
30	DO NOT RAISE MY TAXES ANYMORE!!!!!!	2/1/2016 1:10 PM
31	I don't think that \$38 every yr is a lot to add taxes. We live in a great township that asks their residents what they want and the township provides so many great opportunities that raising taxes this minimal amount doesn't bother me as a tax payer	2/1/2016 1:07 PM
32	Seems acceptable if there aren't also large increase to fund the schools.	2/1/2016 12:47 PM
33	How many fixed income residents would be impacted by this luxury tax?	2/1/2016 12:42 PM
34	What are the projected costs for traffic improvements along Twining Road? At 18% of township Open Space, Twining Road will see a large increase in traffic. Given the rolling nature of the road and sight distance, I think improvement costs should also be factored in to the park costs.	2/1/2016 12:20 PM
35	with so much noise pollution like idea of greens keep open space	2/1/2016 12:15 PM
36	It's a wonderful investment for only \$38/household. Concern remains if that will truly be the cost or will it end up being much more	2/1/2016 7:14 AM
37	How cheap? Please, I'd pay double that. While you are at it start working in some community gardens/ farms to add to the strength of the local farming abilities. As well, the trees and other vegetation would be perfect if orchard trees and identified berry bushes etc were planted. Who wouldn't want to go for a walk or ride and stop and pick a crisp juicy heirloom Apple grown right in their local public space, for free	2/1/2016 1:00 AM
38	Raising taxes \$38.00 as last resort seems money well spent. Well worth the money. I happen to live close to the park and depending on location of the added access pathways can see the park becoming an extension of my life. I love the process. Thank you for including me.	1/31/2016 8:57 PM
39	the current use of the land creates a deficit. the land is a significant asset. the proposed use is not unique and even if the planned changes were fully funded by outside grants, it creates a maintenance problem for the budget. many nearby districts have strong commercial tax bases and can fund their schools more easily than we can. our poorly utilized office park may someday attract jobs, businesses to improve this, but it hasn't happened recently and this relief is not imminent. it is foolish to fund and maintain a non-sustaining use when the result will likely be pressure to control costs and further cut back on school funding, and ultimately, upkeep of these and other township assets; it could become as much of an eyesore as the current substandard, unused golf course.	1/31/2016 4:04 PM

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40	The tradeoff (cost/benefit) is a good one in my opinion, but in addition to grant money, I believe that the study has not considered the value of volunteer labor, which can considerably reduce the cost of many of the proposed suggestions. Planting and landscaping, for example, are labor intensive, and volunteers under supervision of the professionals could have a significant benefit, both in terms of cost reduction and getting the community to feel like they have a greater stake in the park's success and also how they treat it after it's up and running.	1/31/2016 2:42 PM
41	How much would the tax payers have to pay? I can tell there is a push for grants but I feel \$38 a year for 20 years is a lot on the household	1/31/2016 11:09 AM
42	Get the grants! UD taxes are already very high! While the above proposal is nice I am not sure it is a must have for the majority of residents in the township.	1/31/2016 10:56 AM
43	Except for PENNVEST, the other possible funds don't even add up to \$1 million. Little hard to build the whole thing as a Watershed Education area. Seems odd that the golfcourse would not be redone because it cost \$1.5 million, yet a natural park would cost \$6 million. I have to say that \$6 million sounds like a lot of money for a park. Paying a little extra to have the area be "natural" and not require a lot of maintenance would be great in the long-run. I'm not any more fond of taxes than anyone else. Still paying the high school taxes, and now I hear they want to fund the middle school. Good to keep the costs down, up-front as well as maintenance.	1/30/2016 11:47 PM
44	I am ok with the cost	1/30/2016 10:35 PM
45	Please see earlier feedback. Please don't burden Upper Dublin residents with more tax increases. We need taxes to go DOWN by increasing the tax use in the office park, as Wissahickon School District has done so well. Please don't assume that UDT residents will continue to accept large tax increases that are unsustainable. I commend you for this survey and for outlining the costs so well. I wish the school district would survey the residents before raising taxes!!!	1/30/2016 7:04 PM
46	\$38 a year for 20 years--not bad...but better if less than that or \$38 for 10 years. Hope you get the grants.	1/30/2016 4:09 PM
47	I hope you get the grants!	1/30/2016 3:28 PM
48	looking at grants is a great idea. I know the area (all areas) are strapped for cash..to me, 38\$ isn't much but I know there is a large aging population who are on a fixed income. Would there be a possible exception for them? If they didn't earn income or if their income was a certain level. I don't want to constantly be burdening our seniors with "just one more tax" Could we also consider some type of business sponsorship from nearby businesses? I'm not sure how that works, and I wouldn't want it to look like it was sponsored by Coke all over the place. Also, forgot to add in another area--not sure where it would go-- the idea of adding a community garden...where people could grow veggies for their own use or to donate to the North Hills Community Cupboard or other food bank. It would require some type of volunteer management/maintenance. I know that Jarrettown church and another local church run gardens where the food is donated.	1/30/2016 2:20 PM
49	It is best to get money through grant, but I am ok with paying for the improvements through taxes	1/30/2016 2:06 PM
50	This is money well-spent!	1/30/2016 1:45 PM
51	Lots of great ideas! I would still love to see a chip and putt or driving range! Great family activities!!!	1/30/2016 1:45 PM
52	I find it interesting that a survey was provided for this yet not one to make renovations on the Burn Brae Fire Station. I think we need to be careful about tax increases.	1/30/2016 11:11 AM
53	Any grant funding would be ideal but you already know that.	1/30/2016 10:28 AM
54	Anyone who lives in this area can afford \$38. per year for a Quality Park. One less meal out, electronic gadget, etc. and we can have a place for all to enjoy for a meager amount of annual expense.	1/29/2016 8:54 PM
55	A possible avenue for generating more revenue would be to create a fire/safety town somewhere on property. Here's an example: http://www.oldfriscotx.org/safetytown/Pages/default.aspx Sponsors from local business, party rentals, local schools, etc. could help build and fund park improvements.	1/29/2016 12:46 PM
56	can there also be a connector trail to Burn Brae Park (where the playground is), through the woods over to the parking lot area of Twining Fitness Center?	1/29/2016 12:44 PM

Q9 Please provide any additional feedback you may have.

Answered: 41 Skipped: 47

#	Responses	Date
1	I do not have kids in school anymore. I gave up on the Gazette. I happened to respond to a flier from my commissioner and signed up for his emails. Today, he sent this message out and it is the first I have heard of this Twining Valley plan. Please consider ways to inform more of the community.	2/4/2016 7:53 PM
2	Looks like trying to do too much with this space. pick top 50%.	2/4/2016 12:05 AM
3	This plan looks amazing! One thing, however, would there be any way to connect the Proposed Southern Walking Trail to the Willow Manor neighborhood? I feel like it would be used more if people could walk through the neighborhood to the walking trail as opposed to having to drive & park. Not sure where there is township land to do this (maybe somewhere near TFES). That would be my only request.	2/3/2016 10:43 PM
4	Thank you for making the info available! I am glad to see the plans. I am excited to see them come to fruition.	2/3/2016 4:22 PM
5	Will there be a connection to Burn Brae Park? #36 shows a potential connection to Ayr Lane, but as there is already an existing trail through Burn Brae Park, could this be connected to the southern walking trail (#20)? Or Perhaps via Malcolm Drive? Overall, very pleased with this proposal. Would like to see potential negatives that have been raised.	2/3/2016 1:36 PM
6	If you need assistance with the educational development of these programs, I would be interested in assisting. I serve as a middle school principal and can be reached at laurenpaterson0123@gmail.com	2/3/2016 11:03 AM
7	Please consider my plan for a community center and bring this idea to the fuller community.	2/2/2016 5:12 PM
8	Sorry for the delay in my response. I see no mention of a 9 hole golf course. Playing 18 holes takes 4 hours while a quick round of 9 holes could be done in less than 2 hours. I thought a 9 hole course was under consideration in earlier proposals. Paul Schugsta 128 Garden Rd. Oreland.	2/2/2016 12:23 PM
9	It's great to see the township's commitment to open space. It's also nice to see some features that aren't available in other township facilities. Just duplicating what's available elsewhere is a waste. A small library seems unnecessary and I can't imagine it would get enough use to warrant the cost. I would like to see some grilling and eating areas added. Spreading out the improvements over several years would spread out the cost and keep it interesting for residents as new features are added.	2/2/2016 10:46 AM
10	We are so lucky to have such dedicated people in our township making open space a priority. It sets our community apart and will make UD a great place to live for generations to come. We have considered moving before but decisions like this keep us...and our tax dollars, volunteer time and other contributions to the area...right here!	2/2/2016 10:16 AM
11	I've played several rounds of golf at Twining Valley, and although it is relatively inexpensive, I don't play there often because the course is typically in poor condition, and as a non-PGA pro I'm concerned with firing my drives right on to an oncoming car traveling on Twining Road. I do though enjoy the convenience of having a public golf course almost literally in my back yard, and would suggest consideration of a modified course layout that could accommodate 9 holes (or perhaps a par 3 course). While there is clearly not enough space for 18 holes, 9 holes should be able to fit quite nicely within the current course design, and still leave plenty of room for trails, activity centers, and other amenities that would benefit the community. Thank you for your time and consideration. John Held 553 Cardinal Drive Dresher, PA 19025 jheld80@gmail.com 267-496-9743	2/1/2016 9:30 PM
12	Would there be any consideration for an area for dogs?	2/1/2016 9:20 PM
13	Bravo on this plan. Not only is it wonderful in itself, but it could serve as a model for re-purposing golf courses everywhere.	2/1/2016 8:06 PM
14	Every year there is some pet project for which the expense is piled on top of the debts incurred from previous pet projects. If the township were an individual, we would call that individual irresponsible.	2/1/2016 5:07 PM
15	Like.	2/1/2016 4:53 PM
16	Love it!	2/1/2016 4:47 PM
17	I am OK with \$38/ household. But the spending must stop or be controlled. Too many people leaving or not moving here due to the high tax rate. Look at Cheltenham, great schools in the past, high taxes and little growth. Tax increases need to be considered. What about safety? will you add in call boxes to this area for safety? Any proposed monitoring for drinking, loitering?	2/1/2016 4:30 PM

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18	Will the fitness center still be there? Hope so!!	2/1/2016 3:40 PM
19	Very well informed and guided plan with relevant goals. Use outcomes sought are appropriate for the size and setting of the property, and I hope the commission is supportive of this proposal.	2/1/2016 3:01 PM
20	No comment	2/1/2016 2:45 PM
21	LOVE #1,#20,	2/1/2016 2:16 PM
22	I believe this is an excellent plan. Breaking into phases that build on each other, but each produce a usable park is a good strategy.	2/1/2016 2:04 PM
23	I provided the same feedback for all the proposals intentionally, since the split of the property by Twining Road makes further development awkward. The sale of the property south of the road meets both the funding need and simplifies the development options.	2/1/2016 1:38 PM
24	Great ideas. Quality, security, cost and value need to be considered thank you	2/1/2016 1:32 PM
25	Basic concerns are safety and traffic if the area is used more. Also animal control.	2/1/2016 12:48 PM
26	since we don't get much for our tax dollars this makes sense for the future	2/1/2016 12:16 PM
27	The plan looks wonderful. Now the true task can it be accepted and the true out of pocket expense. Overall, I love the idea of open, usable space	2/1/2016 7:15 AM
28	The concept is amazing and anyone who opposes is a Scrooge. Using edible landscaping in all parts of the township and county would be perfect. Think about how many hungry people could grab an apple or peach or pear and nourish themselves right here, especially if things are financially tight or non-existent for that person! Win win. Kudos to everyone making this happen. Do not reelect any commissioner that votes against this or blocks it from coming to vote. Get rid of that run down looking golf slum.	2/1/2016 1:03 AM
29	Thank you for all the effort!	1/31/2016 8:58 PM
30	do something more useful than a southern walking trail on the land south of twining road. slope designated for sledding too steep for young children. they'll be injured by older kids who will find it attractive. keeping such small ponds clean and algae free will be a headache. this plan has many negative implications for our township and few advantages. it's a bad idea as presented.	1/31/2016 4:16 PM
31	Don't forget the year-round toilets like are at many state parks. Currently missing on this plan.	1/31/2016 2:43 PM
32	Thoughtful plan, aligns with how people want to live. I would just caution as it is quite costly and there may be more cost-effective means to get to a similar place.	1/31/2016 10:57 AM
33	Trails are great, but especially for women, need to be safe. That can be by being visible from outside the park or other places where people are, or by the park being constantly busy with lots of people on trails. Currently pretty isolated from other trails - better if it can connect somehow, or at least have a safe road/sidewalk to bike or walk to the park. Susquehanna under the turnpike/railway is especially a bad squeeze point. Need a safe way to bike/walk under/over the turnpike and railway.	1/30/2016 11:58 PM
34	I wish the land could stay as it is now.	1/30/2016 4:09 PM
35	sorry, think I filled them in in other areas. If you are looking at solar, think of how it could be leveraged in the parking area--over the cars to provide shade, but then have outlets where people could charge their cars. I know that isn't huge now, but if we are looking to the future, electrical cars will be a bigger deal. The solar panels could also power lights in the area.	1/30/2016 2:22 PM
36	I am so impressed with this plan. Thank you for doing such a great job communicating the ideas and keeping us informed.	1/30/2016 1:46 PM
37	I would simply like to thank all who did such a fantastic job in coming up with this Master Plan and hope that I can live long enough to see it finished.	1/29/2016 8:56 PM
38	underground tunnel for ayr lane connection to park. too much traffic for people to be crossing above ground.	1/29/2016 6:21 PM
39	Nice work! Love the concept! Good Luck!	1/29/2016 1:21 PM
40	I recognize that previous surveys have demonstrated little enthusiasm for the disc golf course, but I think that's because people don't know what it is. It is inexpensive to install, maintain, and play, and is in perfect keeping with the eco-park theme. Please keep the possibility in mind.	1/29/2016 1:07 PM
41	Are there other connector trail opportunities so traffic and parking will not become an issue?	1/29/2016 12:45 PM