

# Final Presentation & Listening Session

Whitemarsh Township

Spring Mill Multi-Modal and Land Use Study



# 01

Inform & Educate about the background, goals, and timeline for the Spring Mill Multi-Modal and Land Use Study.

# 02

Gather Feedback on the Recommended Solutions and Conceptual Options for the Study Area.

# 03

Provide info about the future timeline and how to stay engaged with the project moving forward.

## Session Goals

# Understanding Conceptual Planning Studies

## WHAT THIS CONCEPTUAL PLANNING STUDY PROVIDES:

- Analysis of a wide variety of characteristics for the Study Area holistically, as well as several specific areas of focus within the Study Area.
- An analysis of opportunities and constraints within these areas.
- Conceptual sketches & plans and recommended alternatives to address key issues and constraints within the study area.
- Recommendations for further study and additional recommendations for solutions that have come out of past planning studies.

## WHAT THIS CONCEPTUAL PLANNING STUDY DOES NOT PROVIDE:

- A one-size-fits-all solution to any given issue with the study area.
- Detailed engineering plans or detailed cost estimates.

# Project Location



01

Enhance the Multi-Modal Connectivity of Washington Street, Lee Street, and the Wider Study Area.

02

Evaluate a potential redesign of the waterfront and surrounding land uses.

03

Identify and evaluate the potential of undeveloped and underdeveloped parcels within the study area.

04

Identify issues and solutions for the Spring Mill Junction of The Schuylkill River Trail, The SEPTA Railway and Spring Mill Station, Station Avenue.

Project Goals

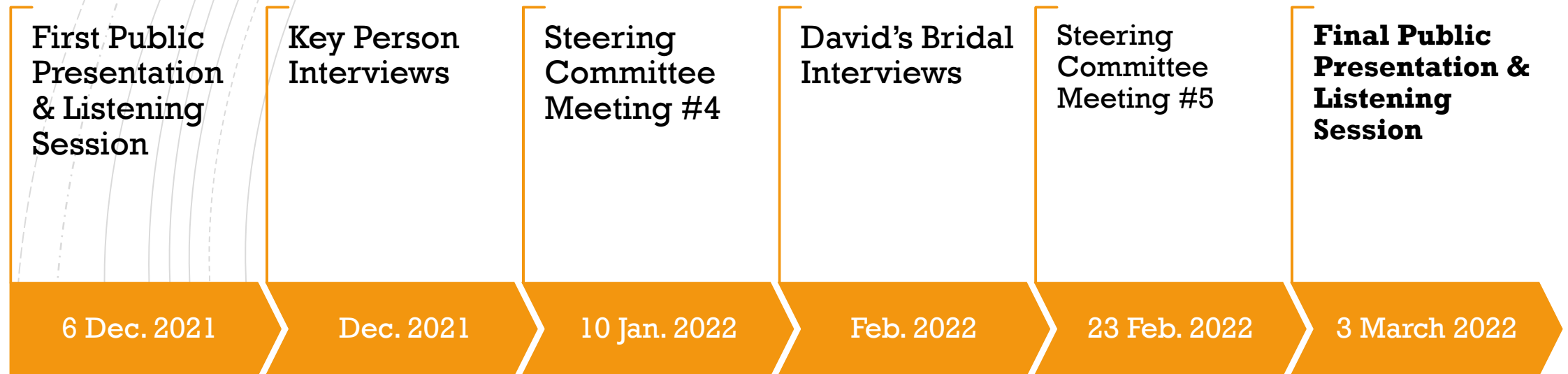
## Project History & Background

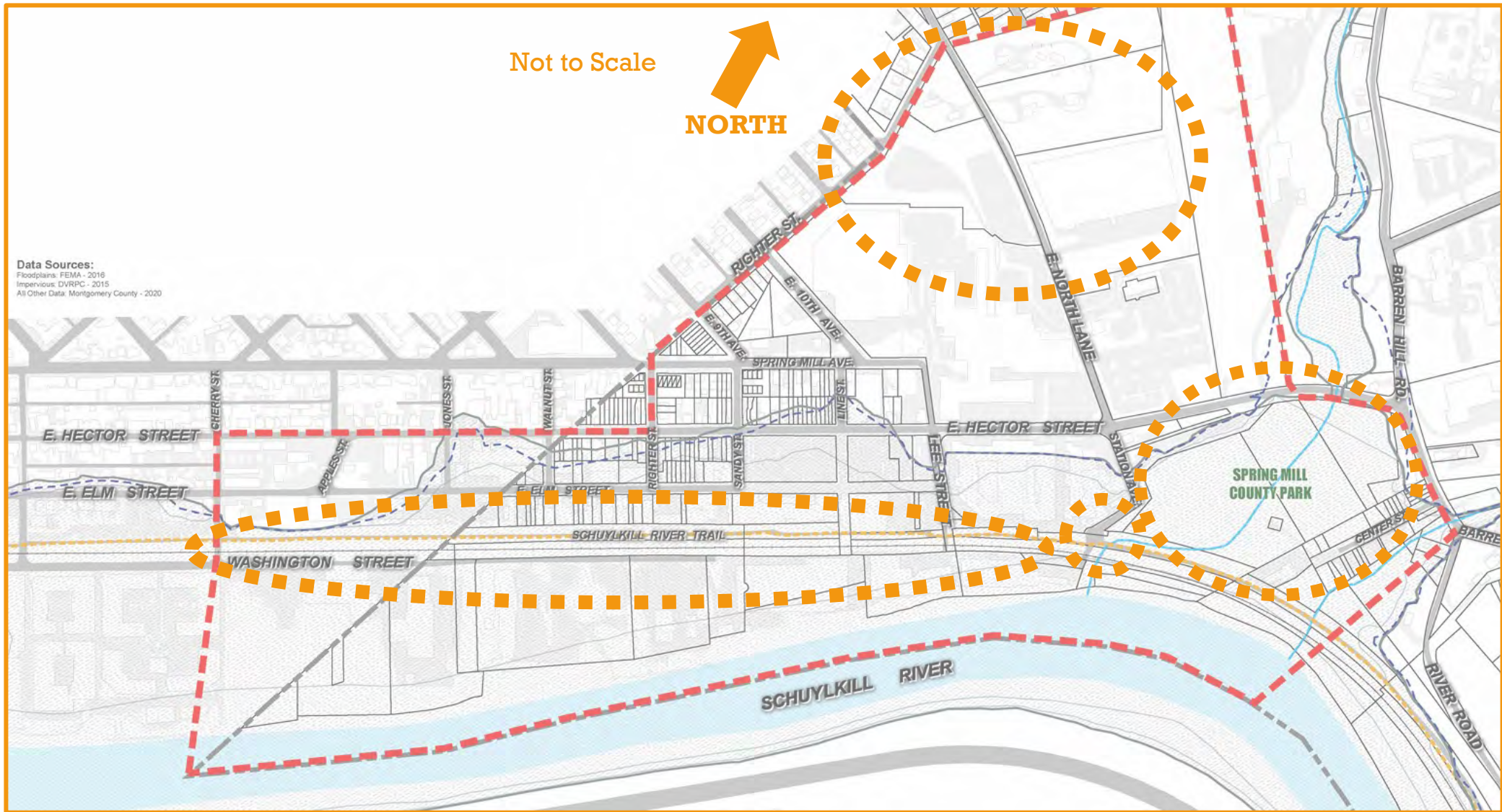
- Early Ideas to Connect Washington & Lee Street
- 2011 Riverfront Open Space Plan
- 2016 Riverfront Plan (Conshohocken & Whitemarsh)
- 2020 Comprehensive Plan Update and General Land Use Recommendation

# Project Status – 2020 - December 2021



# Project Status – December 2021 to Date





Key Focus Areas

# What are Conceptual Alternatives?

## “PREFERRED FUTURE” ALTERNATIVE

- These sketches and plans show recommended ideal future improvements that are currently infeasible based on current ownership, land use, or other constraints.
- These alternatives are included in the study to provide a future ideal scenario and to have concepts on record in the study if circumstances change in the future.

## “IMMEDIATE FUTURE” ALTERNATIVE

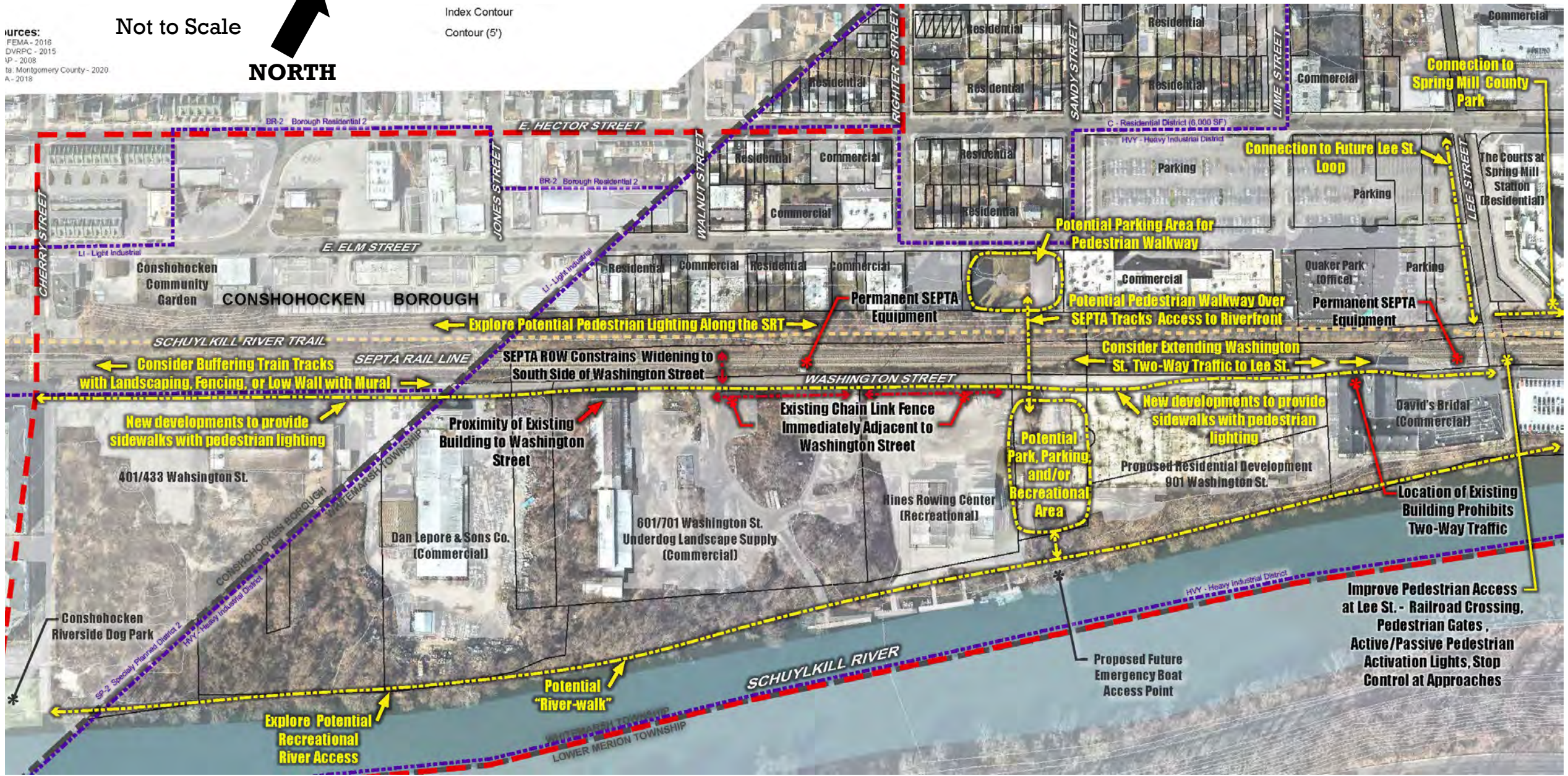
- These sketches and plans show improvements that could either be implemented immediately or soon.
- Based on safety concerns, budgeting, and Township priorities, these alternatives provide shorter-term solutions for issues within the Study Area.

Sources:  
FEMA - 2016  
DVRPC - 2015  
AP - 2008  
Map of Montgomery County - 2020  
A - 2018

Not to Scale



Index Contour  
Contour (5')



# Site Analysis – Washington Street

# Lee Street Intersection



Washington Street &  
David's Bridal  
Building



Washington Street -  
Along the 901  
Washington Street  
Property





Google Street View 2022. August 2019



Google Street View 2022. August 2019

Washington Street along the Hines Rowing Center & Underdog Landscaping Supply

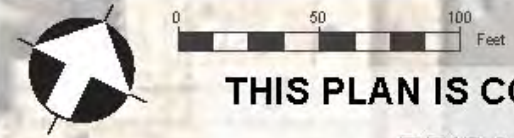


## Washington Street along 401/433 Washington Street

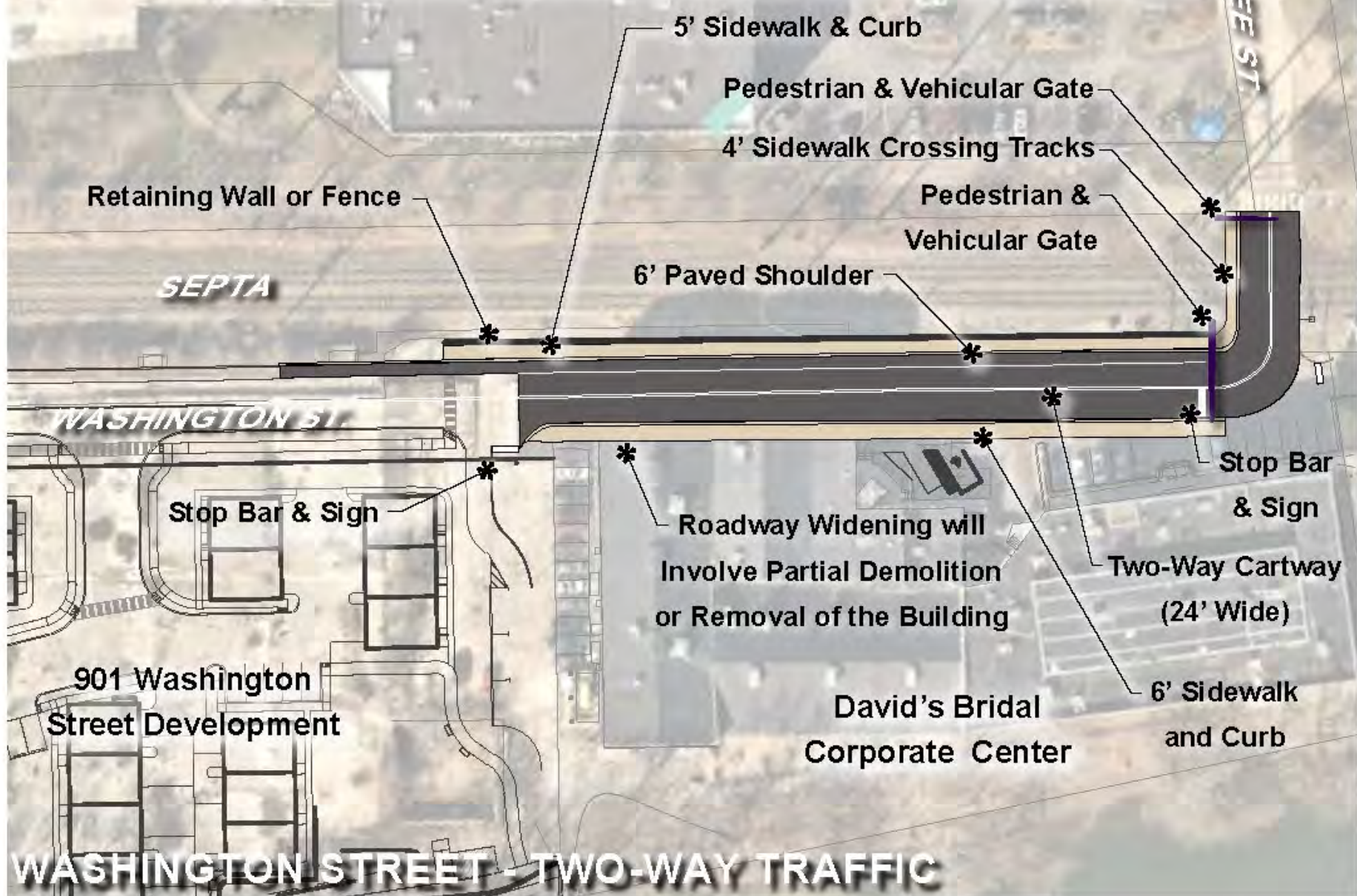
# Preferred Future: Washington Street Conceptual Sketch

Two-Way Traffic

- This conceptual sketch is shown as a “Preferred Future” alternative because it would require full or partial demolition of the David’s Bridal existing building, located on Washington Street.
- This option is not feasible or desirable for David’s Bridal’s current operations or future.
- This conceptual sketch shows public access and connection through Washington Street’s current dead, sidewalks, and crossing improvements for the SEPTA railroad tracks.



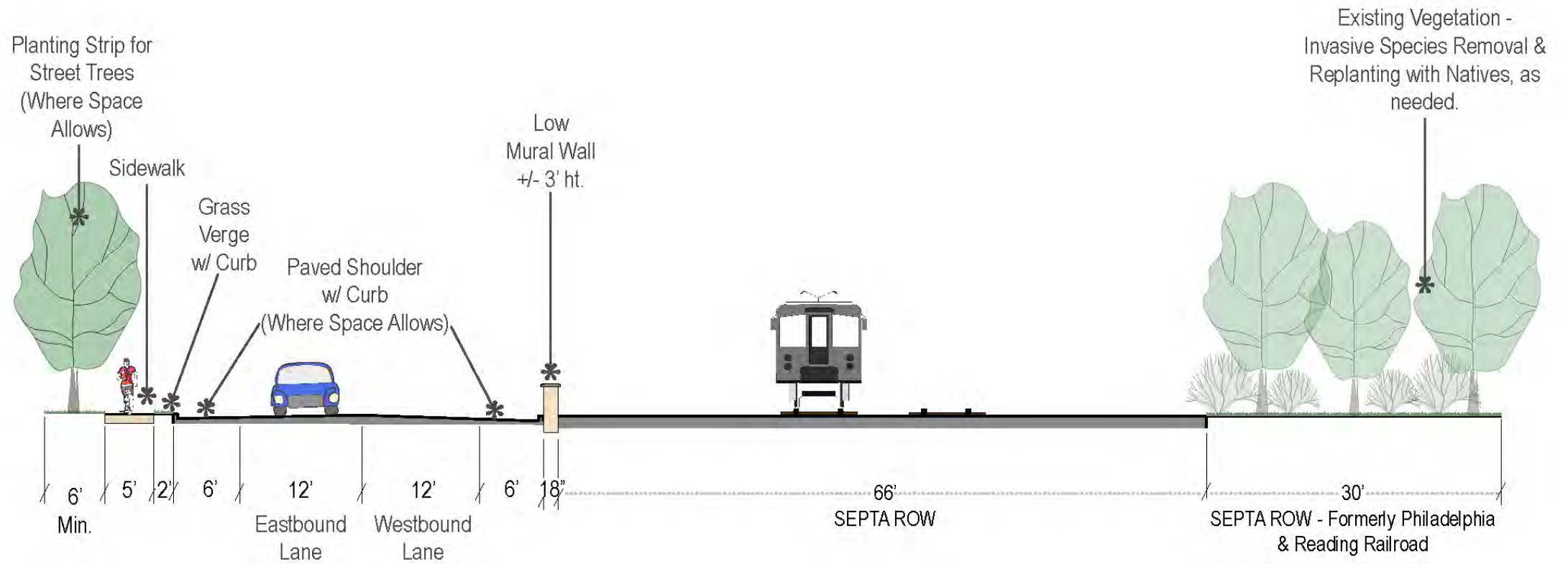
**THIS PLAN IS CONCEPTUAL IN NATURE AND NOT FEASIBLE WITH DAVID'S BRIDAL'S CURRENT OPERATIONS AND FUTURE PLANS.**



**WASHINGTON STREET - TWO-WAY TRAFFIC**

## Preferred Future: Washington Street Typical Cross Section

- The improvements shown on this cross section will not be possible on all areas along Washington Street.
- This option is not feasible or desirable for David's Bridal's current operations or future.
- This graphic shows the ideal cross-section of Washington Street including the following:
  - Two-way traffic
  - A sidewalk
  - Paved road shoulder
  - A low wall to separate the train tracks and the road



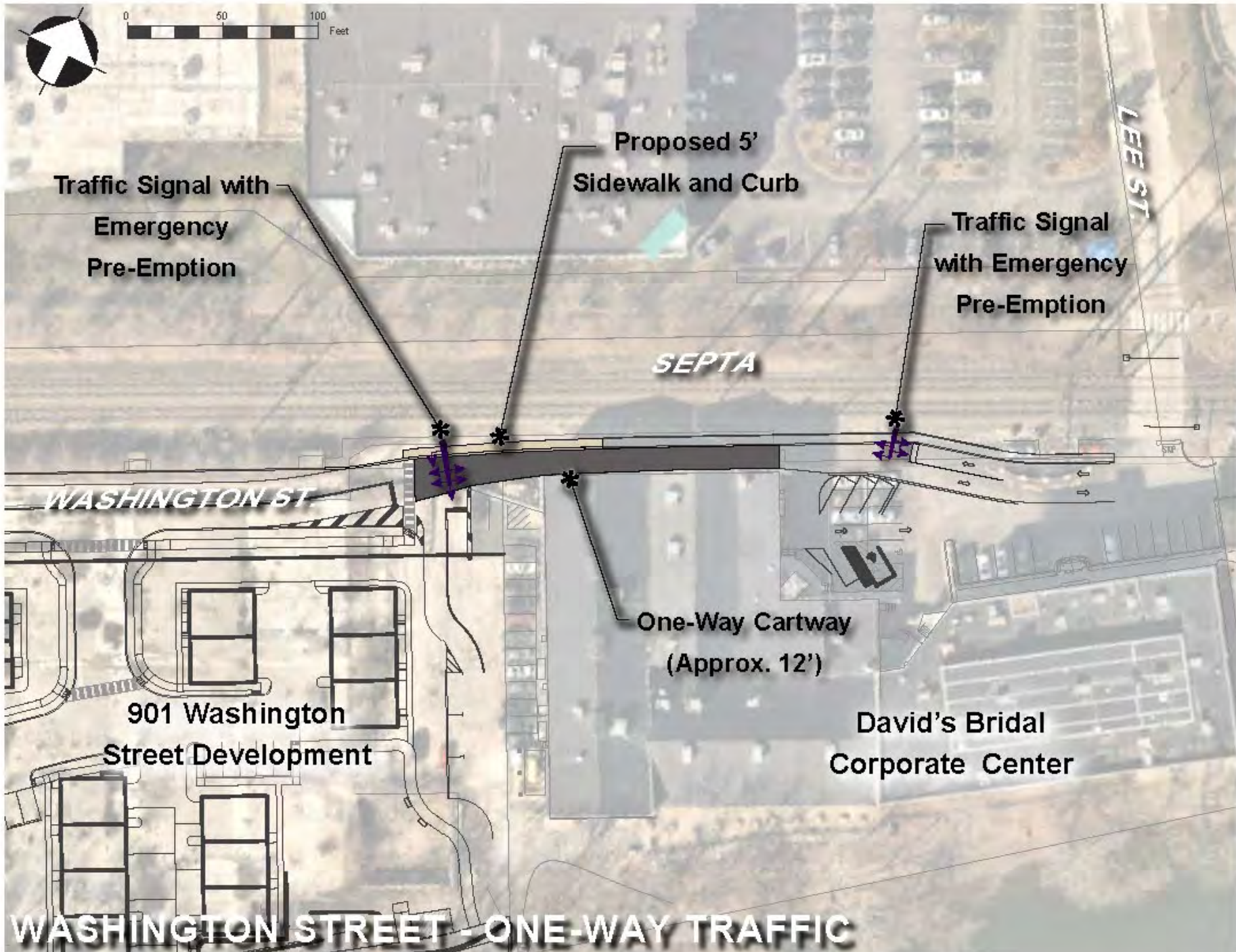
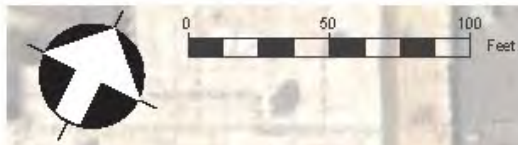
# WASHINGTON STREET - TYPICAL CROSS-SECTION



## Immediate Future: Washington Street Conceptual Sketch

One-Way, Signalized

- This conceptual sketch includes one-way directional traffic access for the public through Washington Street using traffic signals along each approach.
- This option would provide a more immediate solution for allowing traffic through Washington Street to Lee Street and ending the current dead-end condition of the roadway.
- This sketch would not involve building removal, demolition, or significant disruptions for David's Bridal.

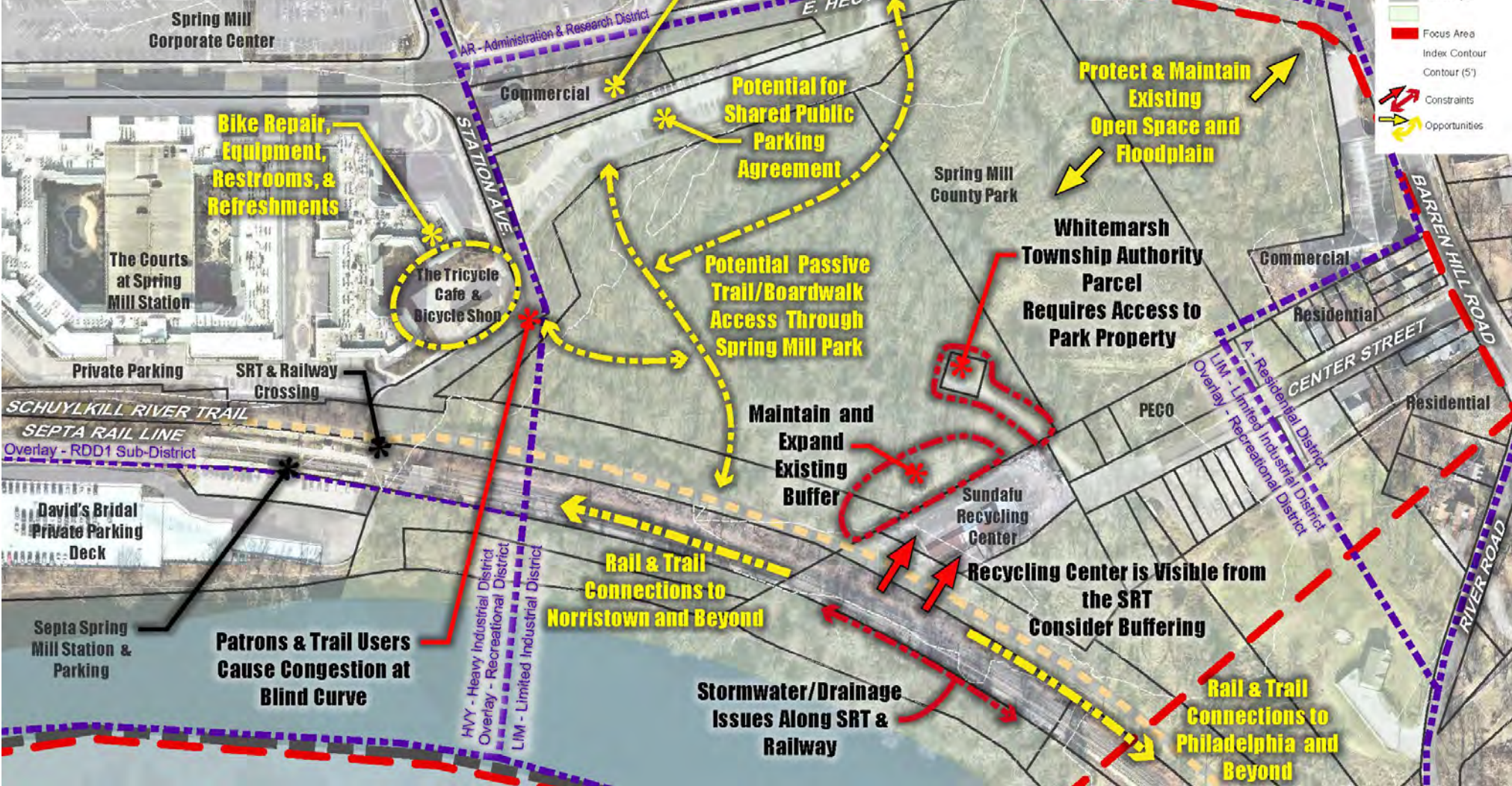
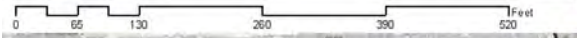


**WASHINGTON STREET - ONE-WAY TRAFFIC**

**Mini Analysis Plan - Spring Mill Riverfront**  
**Spring Mill Multi-Modal and Land Use Study**  
 Whitemarsh Township, Montgomery County, PA

**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES  
 65 E. BUTLER AVE. SUITE 100, NEW BRITAIN, PA 18901-5106 - (215) 345-4330  
 www.gilmore-assoc.com

JOB NO: 20-12028      December 2021      1 inch = 130 feet



**Legend**

- Zoning Districts
- SEPTA Rail Line
- Schuylkill River Trail
- Parcels
- Water Bodies
- Buildings
- Impervious Area
- Roadways
- Focus Area
- Index Contour
- Contour (5')
- Constraints
- Opportunities

Site Analysis – Spring Mill Riverfront

# Station Avenue – Tricycle Cafe





Spring Mill County Park  
— From E. Hector St.

Sundafu Recycling Center  
— From SRT



Google Street View 2022. August 2019



## Station Avenue & E. Hector Street



Conceptual  
Sketch:  
Spring Mill  
Gathering Space

- This plan and sketch provide a gathering space on the Spring Mill County Park property across from the Tricycle Shop Café to allow trail users, café patrons, SEPTA users, and the general public with a place to gather.
- This gathering space aims to avoid the crowding of trail users along Station Ave. and within the cul-de-sac.



0 10 20 40 60 80 Feet  
1 inch = 20 feet



The Courts at  
Spring Mill Station

Existing Bike Racks for Cafe

The Tricycle Cafe  
and Bicycle Shop

Cautionary Signage - Blind  
Curve & Pedestrian Crossing

STATION AVE.

County/SEPTA  
Right-of-Way

Crosswalk and Ramps for safe ADA  
access from Cafe to Gathering Space

Space for Potential Cafe  
Tables & Pop Up Events

Existing Sidewalk

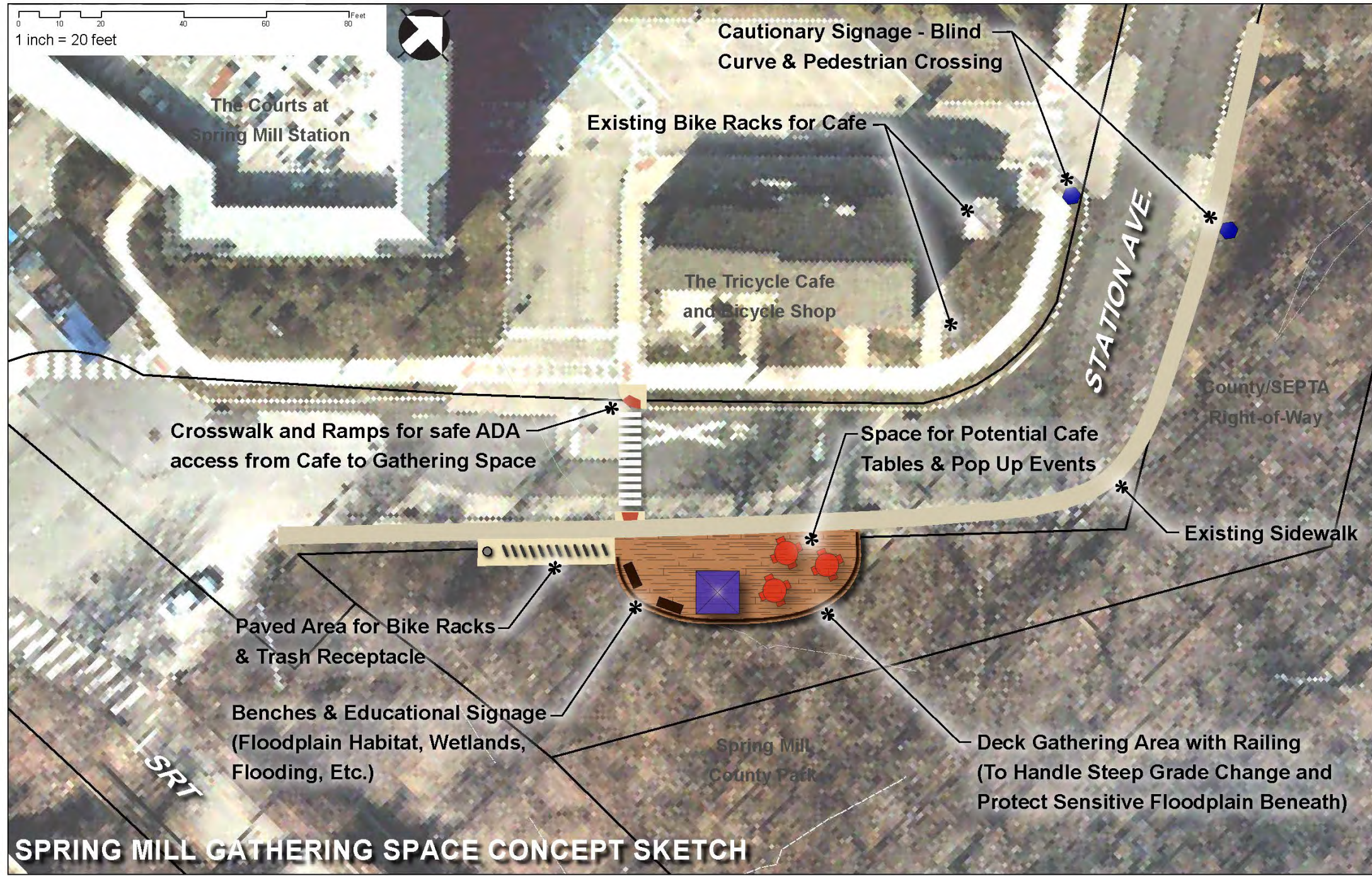
Paved Area for Bike Racks  
& Trash Receptacle

Benches & Educational Signage  
(Floodplain Habitat, Wetlands,  
Flooding, Etc.)

Spring Mill  
County Park

Deck Gathering Area with Railing  
(To Handle Steep Grade Change and  
Protect Sensitive Floodplain Beneath)

# SPRING MILL GATHERING SPACE CONCEPT SKETCH



## Immediate Future: Sundafu Recycling Center Conceptual Buffering

- Sundafu recycling center's use often conflicts with its neighboring park, trail, and residential properties.
- Providing native buffering and closing off access to the Trail from the recycling center will screen unsightly views and prevent trail users from wandering either into the recycling center or nearby residential properties.

# CONCEPT VIGNETTE - SUNDAFU RECYCLING CENTER

Native Evergreen Tree &  
Deciduous Shrub Buffer

SUNDAFU RECYCLING  
CENTER

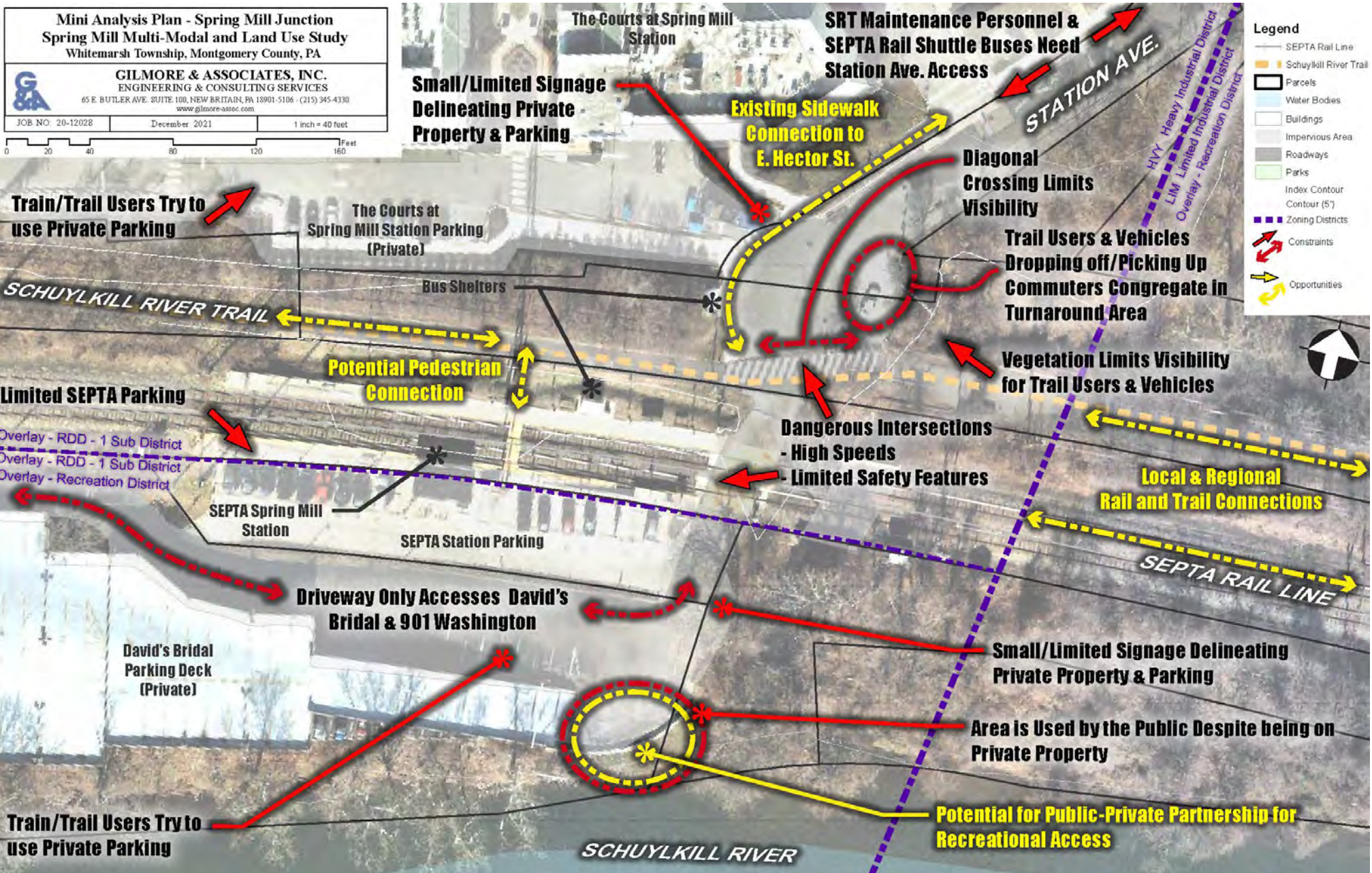
SCHUYLKILL RIVER TRAIL



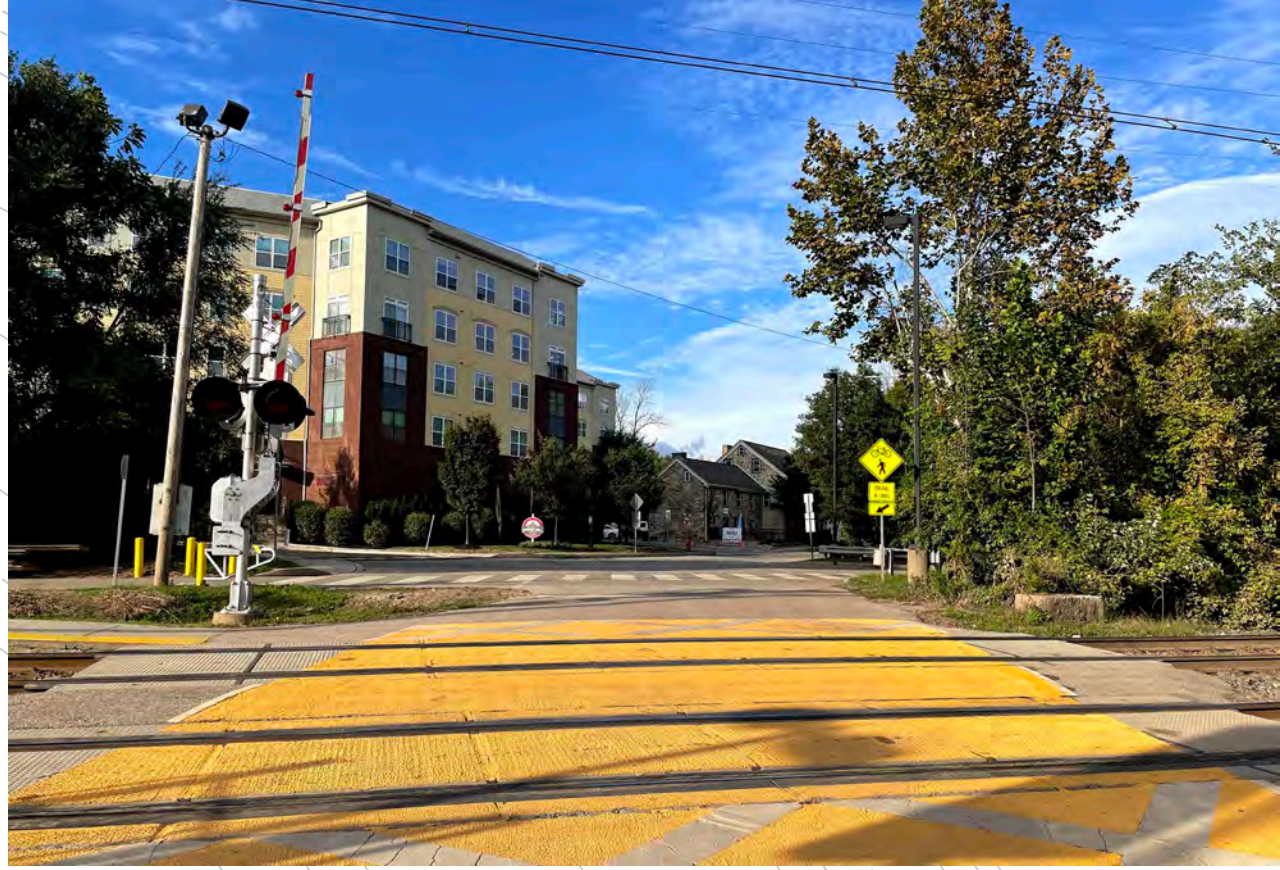
Mini Analysis Plan - Spring Mill Junction  
Spring Mill Multi-Modal and Land Use Study  
Whitemarsh Township, Montgomery County, PA

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65 E. BUTLER AVE. SUITE 100, NEW BRITAIN, PA 18901-5106 (215) 345-4330  
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JOB NO. 20-12028      December 2021      1 inch = 40 feet



Site Analysis – Spring Mill Junction



# SEPTA, Schuylkill River Trail, & Station Avenue Intersection



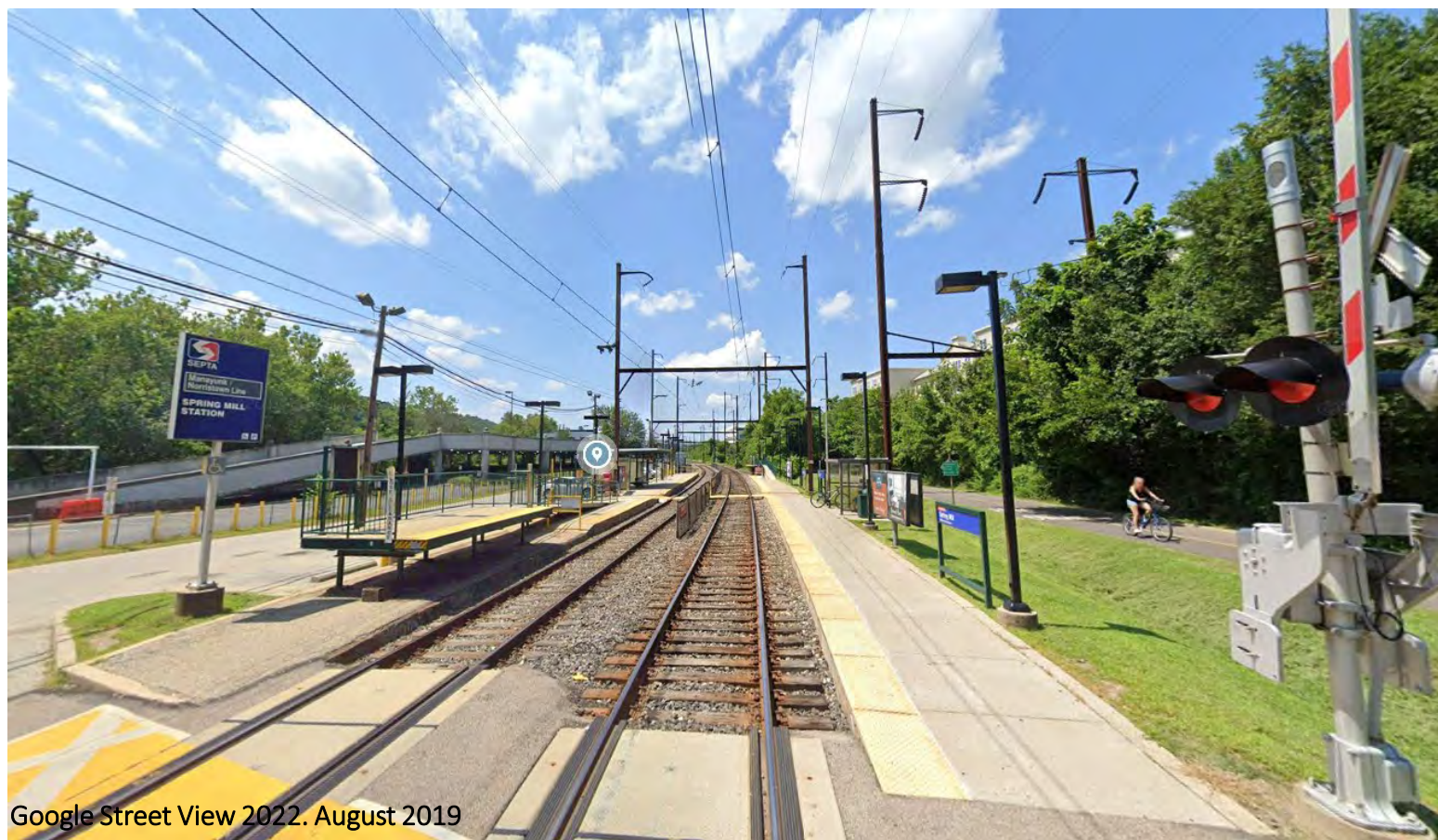


Google Street View 2022. August 2019



## David's Bridal Parking Deck & River Access

# SEPTA Spring Mill Station



Google Street View 2022. August 2019

## Preferred Future: Spring Mill Junction Conceptual Plan.

- **This concept includes paving changes, an improved crosswalk, vehicular stop bars, and bollards at the intersection points of the SRT with Station Ave.**
- **This concept is shown as a preferred alternative for the potential impacts it could have on safety, visibility, aesthetics, and the reduction of speeds for all users throughout this intersection. However, it is also likely to involve significant cost, construction, and disruption throughout this area.**

0 5 10 20 30 40 feet  
1 inch = 20 feet



Stop Bar & Stop Sign

The Courts at  
Spring Mill Station

STATION AVE

Proposed  
vegetation  
thinning or  
removal for  
visibility  
(typ)

Paving change to  
help delineate  
vehicle circulation

Proposed Shared-Use  
Paver Plaza

Proposed  
crosswalk using  
paver pattern

SRT

SRT

Proposed  
Pedestrian gates &  
Sidewalk extension  
using plaza pavers

Proposed  
Bollards

SEPTA

Existing Vehicular Gate

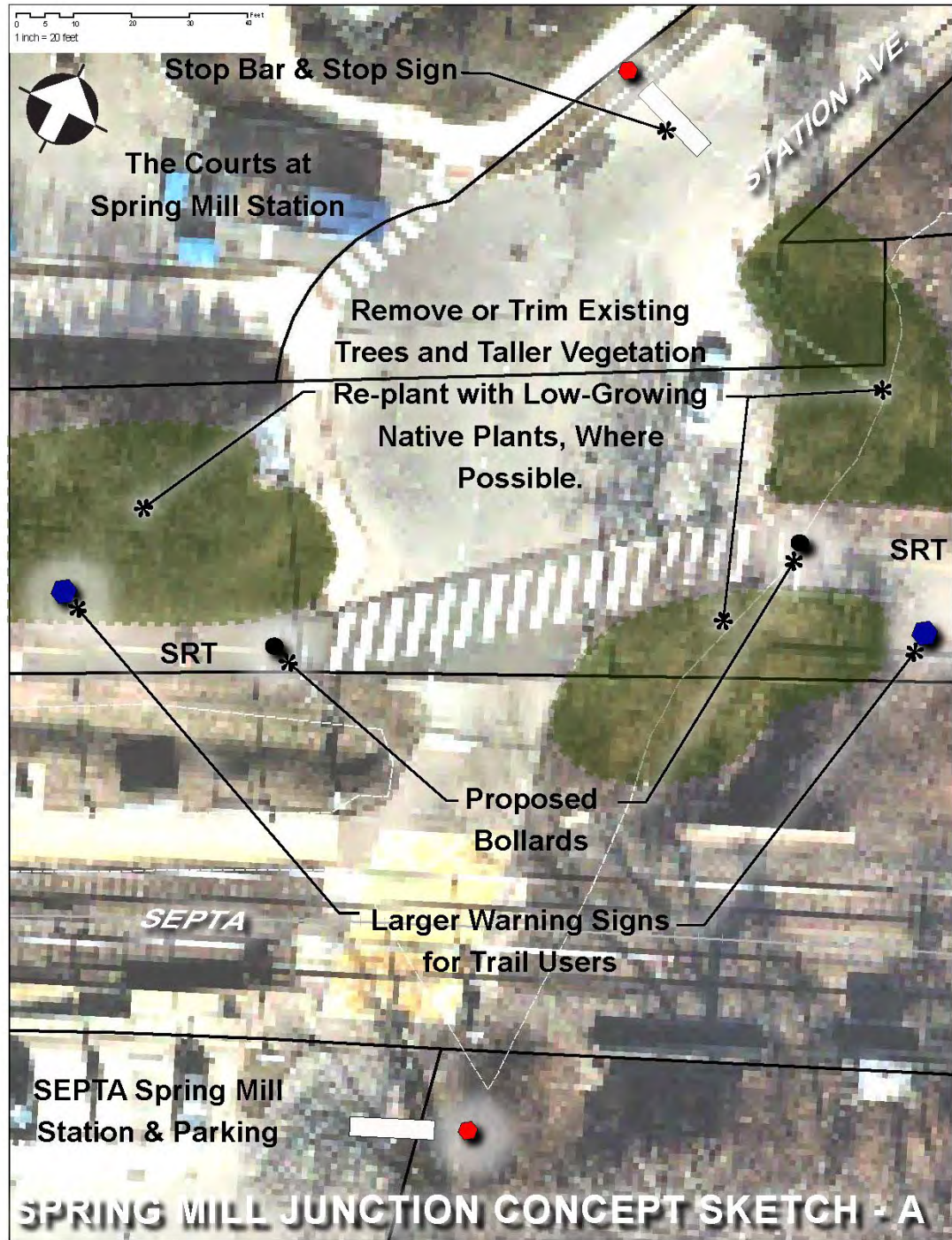
SEPTA Spring Mill  
Station & Parking

Stop Bar & Stop Sign

**SPRING MILL JUNCTION CONCEPT SKETCH - B**

## Immediate Future Alternative: Spring Mill Junction Conceptual Plan

- This plan involves lower-cost and more immediate and implementable solutions for this intersection.
- These include stop bars, removal or cutting back of vegetation, bollards at the entrances to the SRT intersection, and larger, improved warning signage for the SRT.



**SPRING MILL JUNCTION CONCEPT SKETCH - A**

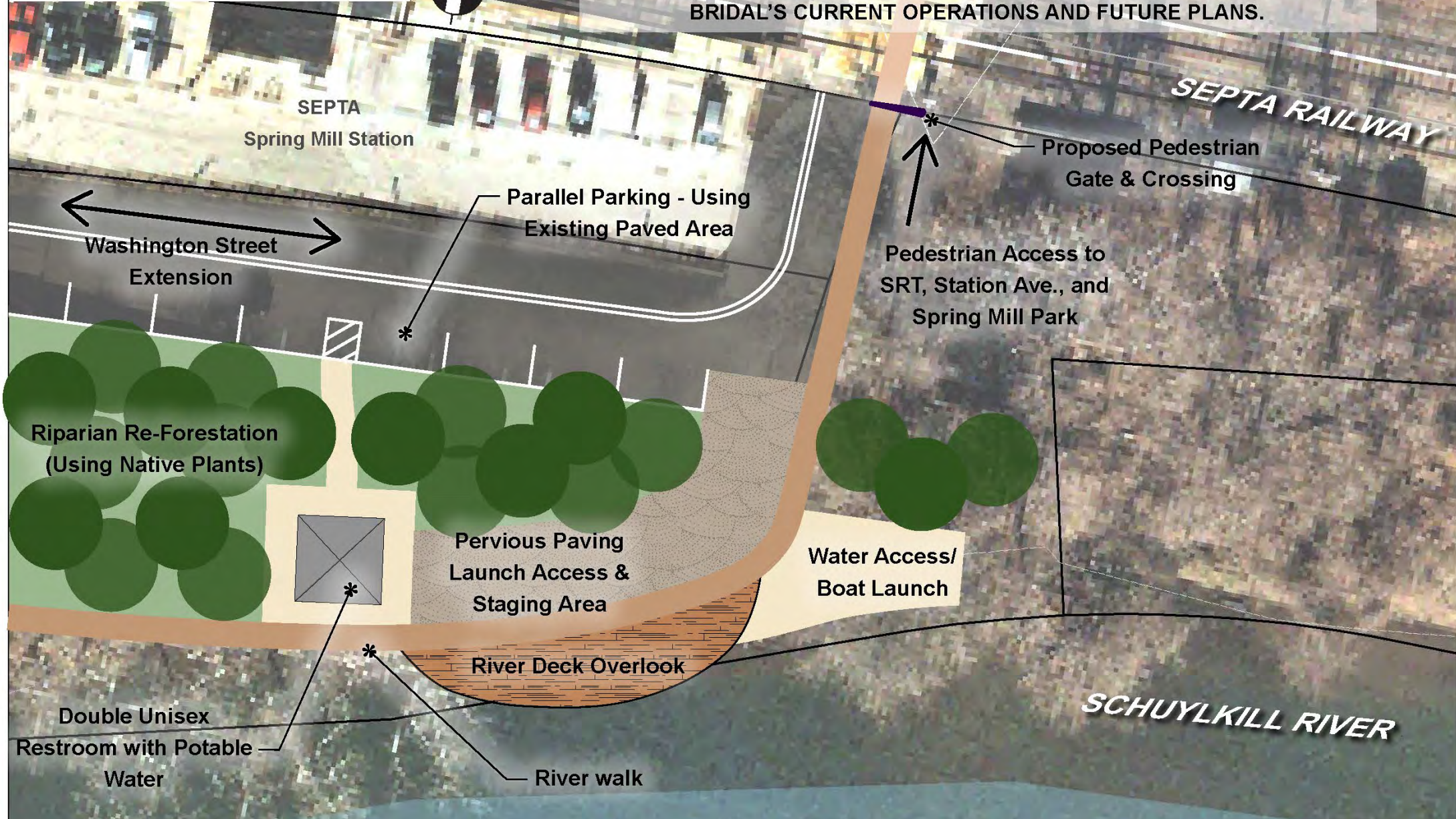
## Preferred Future: Spring Mill River Access Conceptual Plan

- This conceptual sketch is shown as a “Preferred Future” alternative because it assumes the removal of the David’s Bridal existing parking garage and circulation patterns.
- This option is not feasible or desirable for David’s Bridal’s current operations or future.
- This plan shows a boat launch or water access to the Schuylkill River, a restroom, the installation of the riverwalk trail, parking, a river deck, and a staging area.

0 10 20 40 60 80 Feet  
1 inch = 20 feet



**THIS PLAN IS CONCEPTUAL IN NATURE AND NOT FEASIBLE WITH DAVID'S BRIDAL'S CURRENT OPERATIONS AND FUTURE PLANS.**



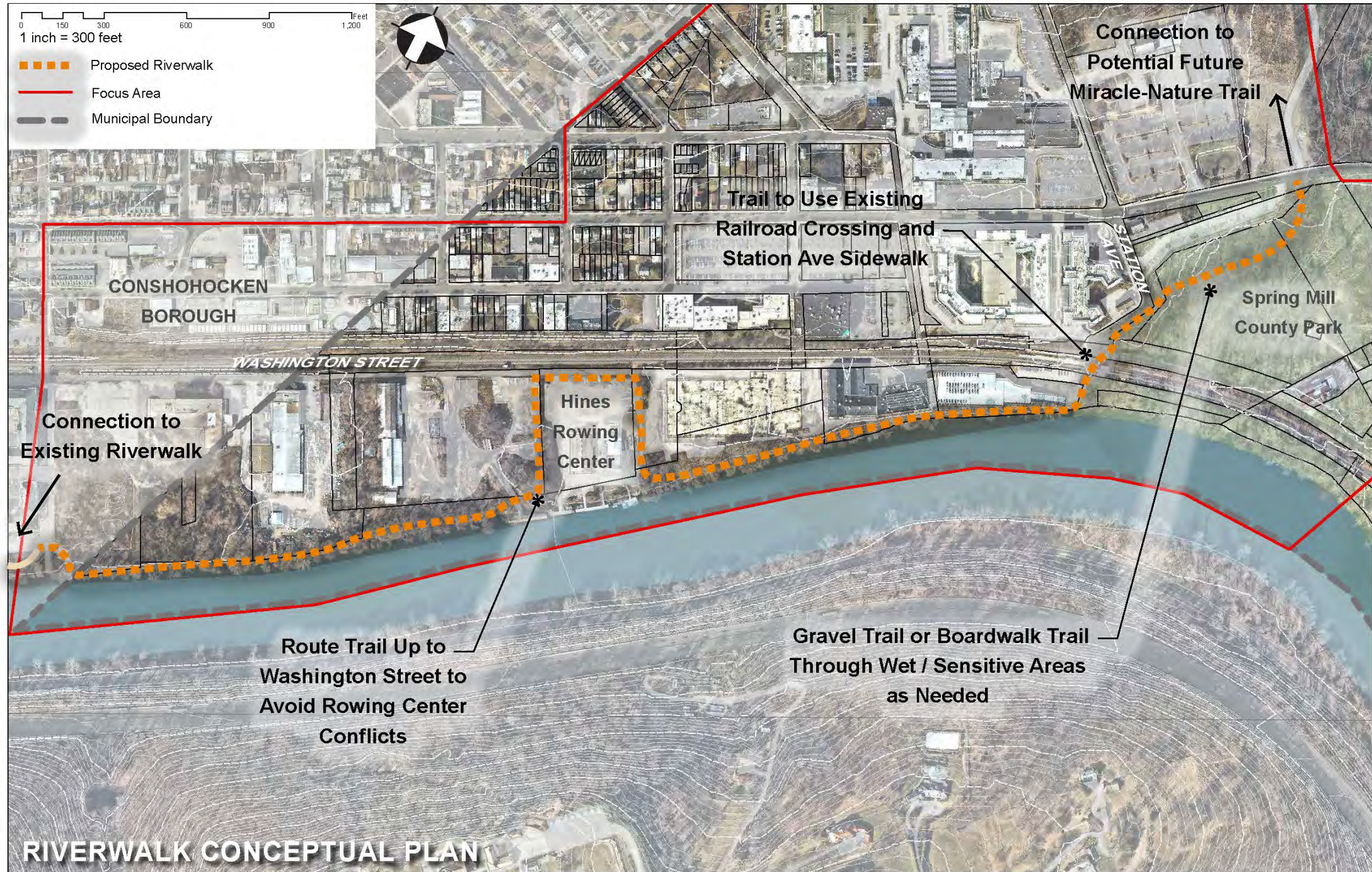
**DAVID'S BRIDAL LOT - PUBLIC RIVER ACCESS CONCEPTUAL PLAN**

## Immediate Future: Riverwalk Conceptual Plan

- This conceptual plan builds on various planning documents over the last decade that have proposed a trail along the river in Whitemarsh Township that connects to the existing trail in Conshohocken Borough.
- This sketch proposes relocating a portion of trail to Washington Street and using Spring Mill County Park and Station Ave. to connect to the potential future Miracle-Nature Trail.
- This trail is required to be installed by any developer who plans to build along Whitemarsh Township's portion of the riverfront.

0 150 300 600 900 1,200 Feet  
 1 inch = 300 feet

- Proposed Riverwalk
- Focus Area
- Municipal Boundary



Connection to  
 Potential Future  
 Miracle-Nature Trail

Trail to Use Existing  
 Railroad Crossing and  
 Station Ave Sidewalk

CONSHOHOCKEN  
 BOROUGH

WASHINGTON STREET

Spring Mill  
 County Park

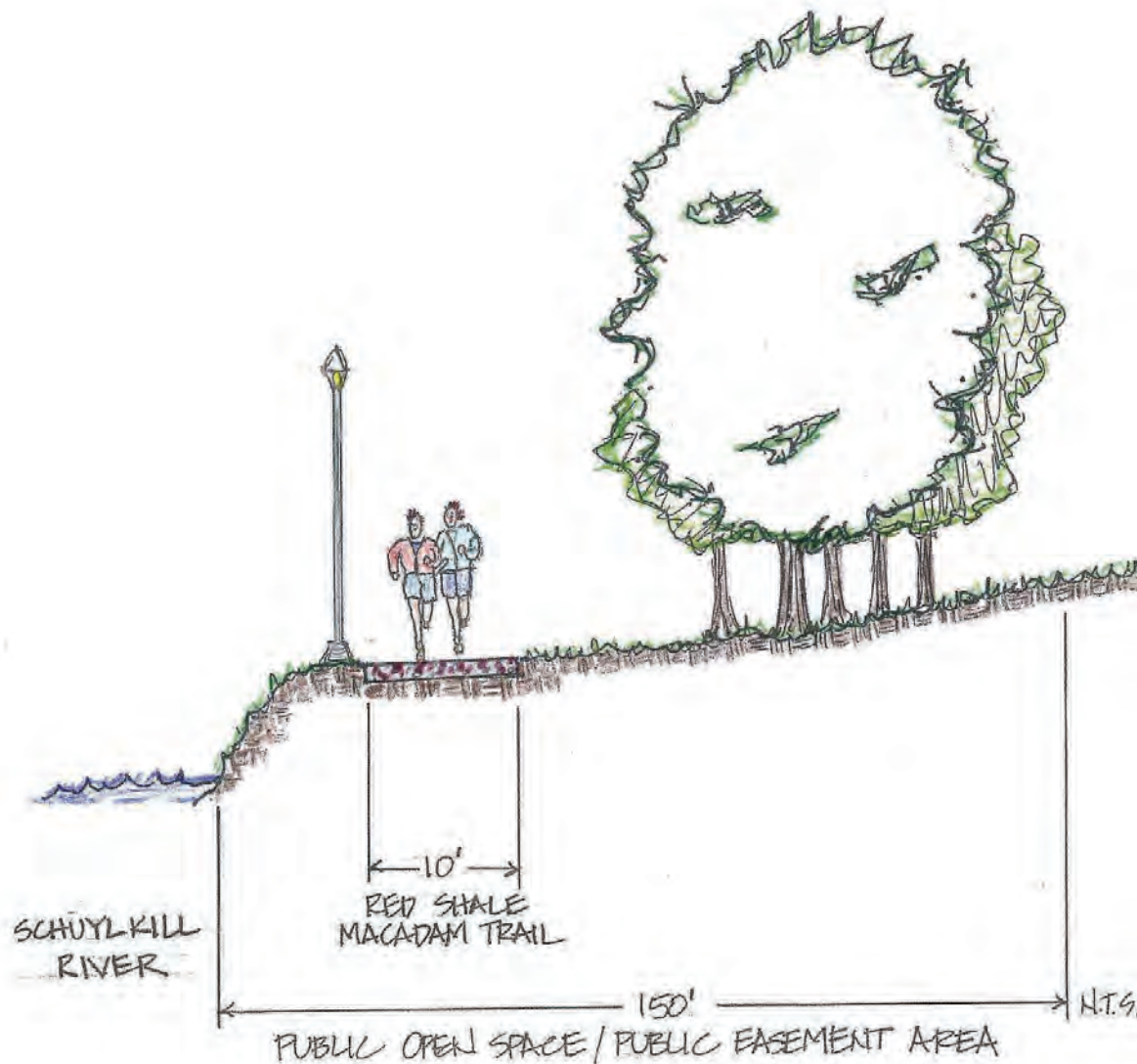
Hines  
 Rowing  
 Center

Connection to  
 Existing Riverwalk

Route Trail Up to  
 Washington Street to  
 Avoid Rowing Center  
 Conflicts

Gravel Trail or Boardwalk Trail  
 Through Wet / Sensitive Areas  
 as Needed

**RIVERWALK CONCEPTUAL PLAN**



**FIGURE 2**  
**RIVERFRONT**  
**OPEN SPACE PLAN**  
 WHITEMARSH TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

**RIVERFRONT TRAIL**  
 Cross Section

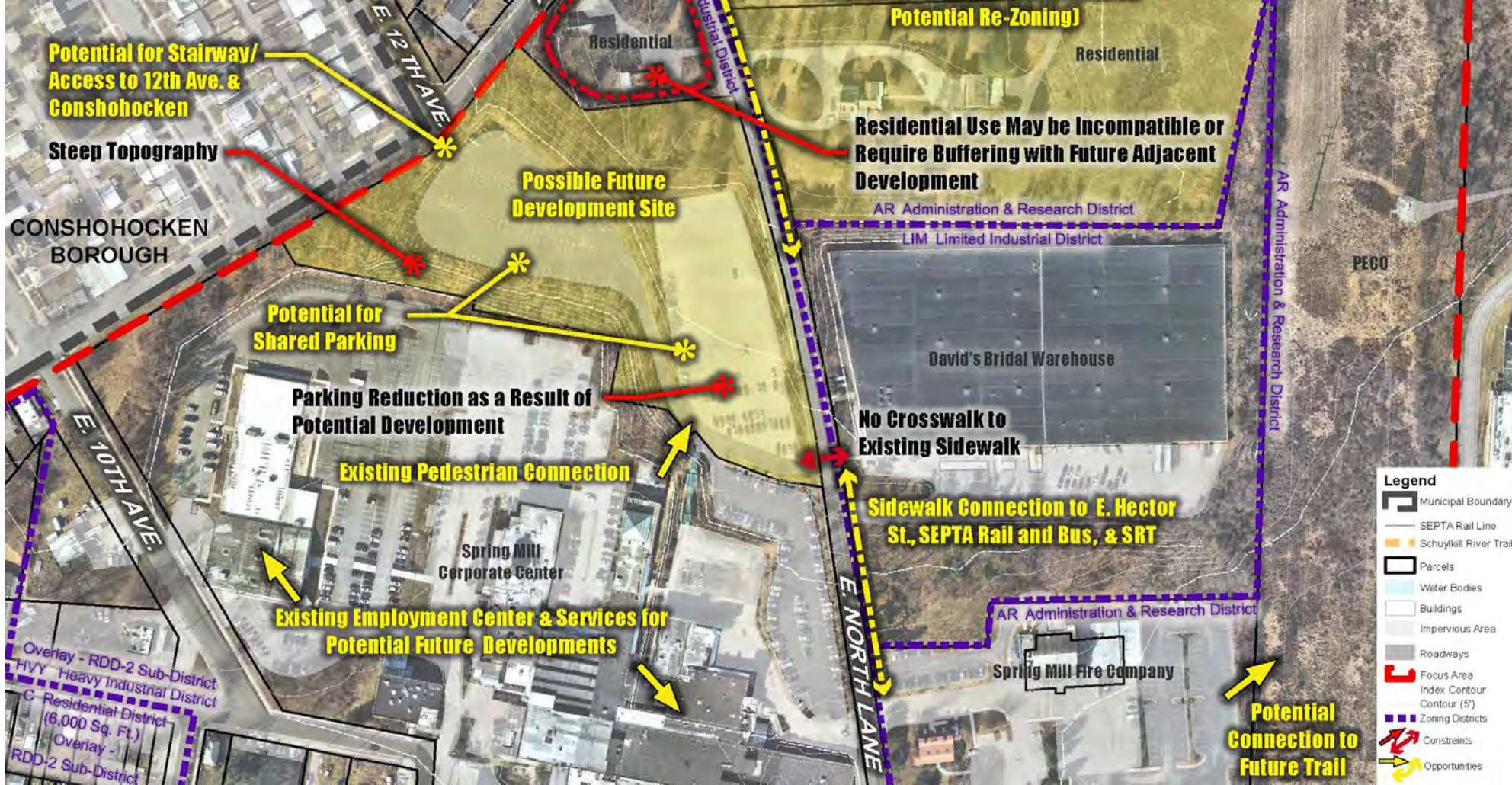
Scale: Not to Scale  
 Date Prepared: May 18, 2010

**THE WAETZMAN PLANNING GROUP**  
 1230 County Line Road, Bryn Mawr PA 19010-1505  
 Telephone: (610) 527-0600; Fax: (610) 527-0445

**Mini Analysis Plan - North Lane**  
**Spring Mill Multi-Modal and Land Use Study**  
 Whitemarsh Township, Montgomery County, PA

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JOB NO: 20-12028      December 2021      1" = 70'



Site Analysis – North Lane



# North Lane

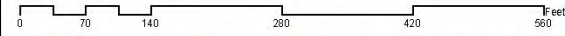
## Preferred Future: North Lane Land Use

- This plan assumes that Spring Mill Corporate Center sells their upper property (currently containing two parking lots) and two residential lots along North Lane are sold or change uses.
- This plan imagines transit-oriented development, and additional open space as well as improved pedestrian connections from these lots to the Spring Mill SEPTA Station, E. Hector Street, and the potential future Miracle-Nature Trail.

# SPRING MILL MULTI-MODAL & LAND USE STUDY

WHITEMARSH TOWNSHIP, PA

January 2022



Proposed Connection to the Future Miracle-Nature Trail

Potential Future Transit-Oriented Development

Potential Future Transit-Oriented Development and/or Parks & Open Space

Proposed Pedestrian Connection to Existing Sidewalks, Riverfront, SRT, and Spring Mill Station

Proposed Pedestrian Connection to Future MNT

FUTURE MIXED-USE NODE  
FUTURE PARKS & OPEN SPACE

## LAND USE CONCEPT - NORTH LANE

- Legend**
- Municipal Boundary
  - Parcels
  - Future Trail
  - Existing Sidewalk
  - Proposed Future Land**
  - Mixed-Use Node
  - Parks & Open Space
  - Pedestrian Connection
  - Crosswalk
  - Transit-Oriented Development
  - Park/Open Space

Montgomery County - 2022




**The Courts at Spring Mill Station  
Whitemarsh Township**

Montgomery County - 2022



**Crest Manor  
Abington Township**

The background features a series of concentric, overlapping circles in light gray, some solid and some dashed, creating a ripple effect. In the center, there is a large orange callout box with a downward-pointing arrow at its base. The text is centered within this box.

Overall Study Area –  
Concepts &  
Recommendations

# Multi-Modal Infrastructure

- **Bring all pedestrian crossings up to ADA standards and include the following, if applicable:**
  - Detectable Warnings & Ramps
  - Crossing Signals
  - Cross Walks
- **Install wayfinding and directional signage to help pedestrians navigate, understand distances, and encourage walking and biking.**



**Pedestrian Crossing Improvements**

## Sample Wayfinding Signage



## Preferred Future: Shared Parking

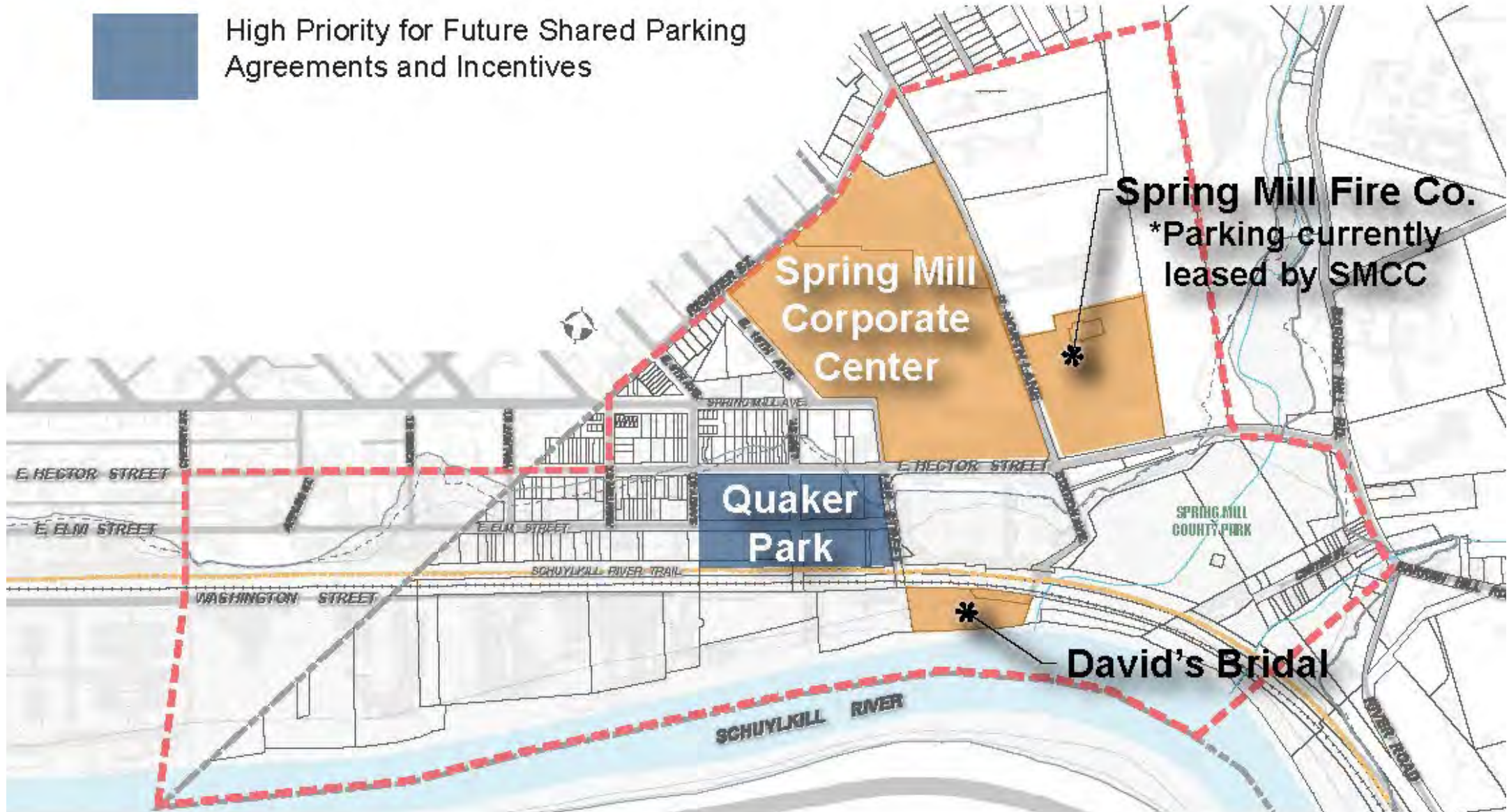
- Several private businesses throughout the study area have expressed an interest in working with the Township to further discuss shared parking on their private lots.
  - Spring Mill Corporate Center
  - David's Bridal
- To date, contact has not been made with Quaker Park to discuss shared parking. Establishing communication and incentivizing shared use of this lot is recommended as a priority for parking, given its location.



Businesses that Have Expressed Interest in Shared Parking Agreements

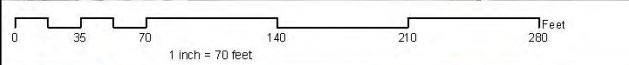


High Priority for Future Shared Parking Agreements and Incentives



## Future Alternative: Parking Garage

- This parking garage would utilize existing parking lot space that is currently leased by Spring Mill Corporate Center from the Spring Mill Fire Company to build a parking structure with the potential for retail or mixed uses on the ground floor.
- This plan is not considered a preferred alternative due to the prevalence of existing underutilized parking within the study area, the costs, and the potential disturbances of this type of development.
- This conceptual plan is included to provide an alternative parking solution, if shared parking is found to be infeasible or not enough to keep up with demand in the future.



**Legend**

- INDEX
- INTER
- Parcels
- Building
- Other
- Road



**Spring Mill Corporate Center**

**Spring Mill Fire Co.**

**3-5 Story Garage  
270- 450 Estimated Parking  
Spaces**

**Potential Future  
Parking Garage**

**Public Indoor  
Restrooms**

**Connections to Spring Mill  
Station and the SRT**

**Connections to Potential  
Future Miracle-Nature Trail**

**E NORTH LANE**

**E. HECTOR STREET**

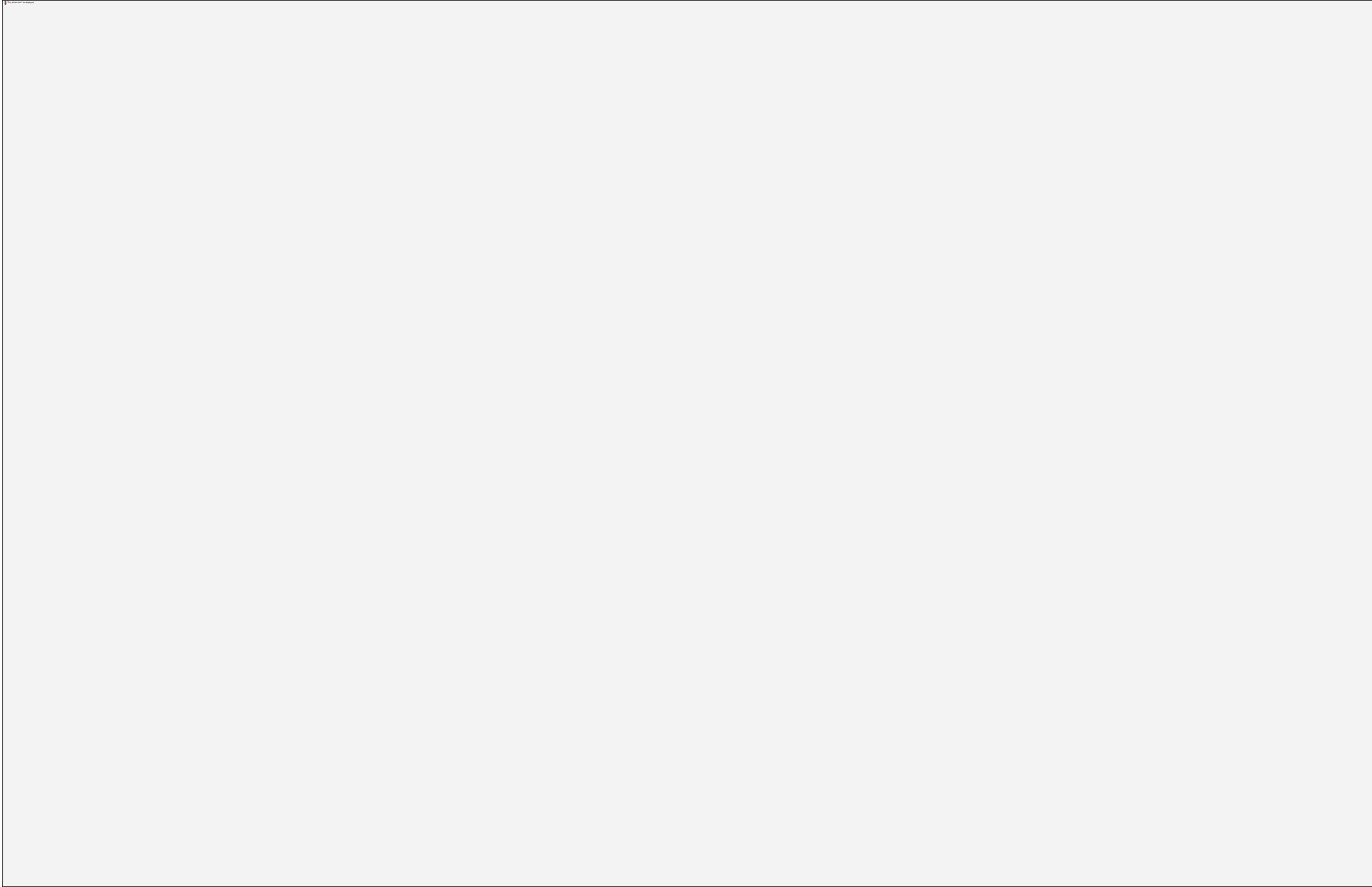
**PARKING GARAGE CONCEPT SKETCH**

## Flood Resiliency: Recommendations

- Implement stringent impervious, re-vegetation, and open space requirements for developers wishing to develop along Washington Street.
- Consider installing or recommending pervious pavers wherever new paving is deemed necessary.
- Install new improvements using floodproof or easily repairable materials.
- Adopt higher floodplain management standards (then FEMA minimum requirements) to pursue a higher rating through FEMA's Community Rating System.

## Flooding Education & Community Art Recommendations

- The conceptual flowlines plan using street paving to delineate the extent of Hurricane Ida's floodwaters in the study area within public paved surfaces.
- The street paving is accompanied by educational signage and a QR code linking users to a proposed Township website to educate users about local flooding and learn more about what can be done to reduce and mitigate flooding and its negative effects.



## Project Timeline – Looking Ahead

- Feedback from this meeting will be compiled, considered, and incorporated into the draft conceptual sketches & report.
- Draft Report Preparation
- April 2022 – Steering Committee Meeting to review draft report
- May 2022 – Presentation of report to the Whitemarsh Township Planning Commission.
- Early June 2022 – Presentations to Conshohocken Borough Council and Whitemarsh Township Board of Supervisors
- Preparation and submission of Final Spring Mill Study Report.
  - <https://www.whitemarshwp.org/573/Spring-Mill-Area-Multi-Modal-and-Land-Us>



# Public Feedback

Raise your hand (via Zoom) and we will call on you to unmute and speak  
Or type comments/questions/feedback into the chat feature.



Thank you!

