

**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
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## MEETING NOTES

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Project:	<b>King of Prussia Renaissance Park Connectivity Master Plan</b>	Project No.:	<b>23006.10</b>
Location:	<b>Conshohocken Brewery/ Tap Room</b>	Meeting Date/ Time:	<b>06.13.23 1:00 – 2:30pm</b>
Re:	<b>Public Meeting 1</b>	Issue Date:	<b>06.15.2023</b>

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### ATTENDEE LIST:

**Simone Collins:** Pete Simone, Anita Nardone, Geoff Creary, Liz Krohn

**King of Prussia District:** Eric Goldstein, Chris Basler, Rachel Ammon

**Community:**

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| <ul style="list-style-type: none"><li>• Mark Vondra</li><li>• Kevin Kyle</li><li>• Tom Dolley</li><li>• Mike Reid</li><li>• Vicki Walsh</li><li>• Patti Erickson</li></ul> | <ul style="list-style-type: none"><li>• Geoff Hickman</li><li>• Xavier Riva</li><li>• Brian Keaveney</li><li>• Tom Puhl</li><li>• Ken MacDougall</li><li>• Cindy Monyek</li></ul> |
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### MEETING SUMMARY:

#### PRESENTATION

Chris Basler of the King of Prussia District and Pete Simone (PS), Anita Nardone (AN), and Geoff Creary (GC) of Simone Collins (SC) led the group through a brief presentation which included the following elements:

- Project to Date – led by Chris Basler
  - 2021 Stantec Report - *Renaissance Park, GSK, and Discovery Lab Stakeholder Engagement Stakeholder Engagement: Ideas and Actions for the Future*
    - [https://issuu.com/kingofprussiadistrict/docs/final\\_documents\\_kop\\_renaissance\\_gsk\\_discovery\\_revi](https://issuu.com/kingofprussiadistrict/docs/final_documents_kop_renaissance_gsk_discovery_revi)

- Renaissance Park branding, improvements, gateways, signage, public spaces and events
- SC and TPD (Traffic Planning & Design) Team and Experience
- Project Scope
- Project Schedule
- Data and Inventory – relevant existing plans
  - Upper Merion 2040 Comprehensive Plan
  - Hughes Park Station: Improvements for Station Area Access
  - 2021 Stantec Report - *Renaissance Park, GSK, and Discovery Las Stakeholder Engagement Stakeholder Engagement: Ideas and Actions for the Future*
  - DII – Exterior Signage Designs for Renaissance Park
- Existing Conditions: A Site Tour
- Study Area Mapping – Site Context and Conditions
- Trails 101 – A multi-modal primer potential tools
  - User groups, Guides, Improvement Toolbox
- Next Steps
  - Wikimapping - <https://qrco.de/Renaissance-Park-Wikimap>
  - Next Public Meeting – July 21, 2023 at 6pm

## **DESIRED ROUTES, DESTINATIONS & CHALLENGES**

SC led the attendees through interactive discussion about desired routes, destinations, and challenges within and around Renaissance Park. Below are images of the corresponding boards with annotations from the public, summarized topics that were discussed, comments for the desired routes, destinations, and challenges, as well as other responses gathered during this exercise.

**BOARDS:** *Please see accompanying presentation for the maps presented to assist with meeting discussion.*

## **TOPICS:**

- Church Road has sidewalk gaps – a call to fill the gaps
- Discussions with the adjacent golf course for a possible trail connection
- Use the quarries for trail connections
- Connect Hertzog Boulevard to Horizon Drive
- Upper Merion Township is looking for several connections
- Use basin area?
- Connections on private property
- ADA access to Septa, Hughes Park Station
- Existing railroad right-of-way
- Connect Crooked Lane residents to Renaissance Park
- Project team to consider the impact on neighboring residents when planning improvements

## **DESIRED ROUTES**

### **Trails**

- Tom Puhl from Patriot Grounds & Site Services and who is responsible for Renaissance Park site maintenance, asked if SC has talked to the owners of the golf course adjacent to Renaissance Park.
  - SC responded that it was a great suggestion.
  - Tom owns a property to the east of 2201 Renaissance Boulevard. He proposed a trail through the wooded area on his property that connects to Swedeland Road. The rest of the land that the trail would go through is owned by the golf course and is unusable to them. Tom has tried reaching out to the owner of the golf course in the past and has not been able to reach them.



- PS suggested a sidewalk connection along the golf course on Swedeland Road.



- Mike Reid from MLP Ventures suggested Quarry 3 for a trail connection.
  - Mike Reid also mentioned that while MLP Ventures does not own Quarry 3, they own Quarry 1 (2901 Renaissance Blvd) and Quarry 2 (2501 Renaissance Blvd).





- Mike Reid also suggested a trail that would run from River Road along an existing stormwater basin to connect with Flint Hill Road. From there the trail could connect to Horizon Drive by either a trail that runs parallel to Hertzog Road or a trail that runs parallel to Brentwood Drive. Tom Puhl knows the owner of the stormwater basin near River Road and would be able to connect the SC team.



- Geoff Hickman, UMT Public Works Director and liaison for Upper Merion Township Transportation Authority, suggested a trail through the old rail line if an easement could be acquired.
  - GC agreed that the land should be utilized for a trail.
  - Patti Erikson does not know of anyone who uses that old rail line to walk into Renaissance Park currently.
- An attendee suggested a walking trail from Hughes Park along Crooked Lane to Renaissance Park.
  - Patti Erickson from the Hughes Park Civic Association mentioned that people use the paved Renaissance walkway off Crooked to enter Renaissance Park. She is hesitant to suggest that as a pathway because she does not know if the residents who live along there would be comfortable with a trail there.

## Roads

- Geoff Hickman said there is a lot of development pressure in the area. He suggested an extension from Hertzog Blvd to Horizon Drive to alleviate vehicular traffic. This potential route is currently being studied by the Upper Merion Township Transportation Authority. SC will coordinate with UMT TA to understand current planning on this item.



- Geoff also suggested an additional connection between Flint Hill Road and River Road further to the north, possibly through McCoys Lane, which is currently a private road for quarry use only.
- An attendee mentioned a road connecting Crooked Lane to Renaissance Park since drivers currently have to drive north on Crooked Lane to Horizon Drive in order to enter Renaissance Park. This was particularly in reference to future residents once the multifamily building is constructed at 2901 Renaissance Blvd.

## DESTINATIONS

- An attendee mentioned that Hughes Park Station is not handicap accessible. She suggested a tunnel on the east side of Crooked Lane.
  - GC responded that because the land around the station is so steep it is difficult to overcome design wise. He continued to say that SC could make design recommendations but to determine feasibility a separate study would have to be conducted.
  - Cindy Monyek mentioned that Septa had considered replacing the station with a new one further to the west where the required accessibility requirements could be met.
- Mike Reid mentioned that MLP Ventures has businesses in Swedeland as well as Renaissance Park and would like to see a connection between the two areas.

## **CHALLENGES**

- An attendee said Church Road has sidewalks in some areas, but most of the road is without sidewalks. Currently she walks in the street. She wants the road to have a continuous sidewalk.
- An attendee mentioned that it is difficult for pedestrians to walk along the driveway leading to “Renaissance Commons”, which is the first driveway on the right along Renaissance Blvd when traveling from Swedeland Road. He elaborated that the driveway is steep, pedestrians have to walk in the street, and that pedestrians are unable to see cars coming around the corner. Since that property is anticipating re-development, connecting it into any ped/bike system in Renaissance Blvd. is important.
  - PS responded that the property owner could grant an easement to make it a public way.



- Geoff Hickman said that the intersection of Crooked Lane/ Yerkes/ Holstein is dangerous because there is a double stop sign that causes confusion. He suggested passive traffic calming measures here, such as bump outs. He also said the length restrictions for commercial trucks traveling on Crooked Lane that pass through the intersection are not observed. A resident agreed that trucks are a problem at this intersection.
- A resident expressed concern about sightlines on the roads, especially on the bridges, including the new East Church Road bridge. Currently the crown of the bridge does not allow drivers to see oncoming traffic.

## **ADDITIONAL COMMENTS**

- PS told the attendees that there is a trend of office buildings being retrofitted to residential. He guesses that this trend will be seen at Renaissance Park as some offices consolidate. If some commercial is added to the intersection of Renaissance Blvd and Horizon Drive, as recommended in the Stantec report, those businesses would be more viable if some offices are converted to residential.
- AN reminded the group that amenities were important to the employees at Renaissance Park as indicated in the Stantec survey.

- PS asked the attendees where they thought parklets and event space (like a civic plaza) could be added.
- Patti Erickson from the Hughes Park Civic Association wants SC to think how residents will be impacted by any future improvements. She gave an example of the lighting of the entrance sign at Yerkes Road and Crooked Lane. It was too bright for residents; the KoP District was advised and had the lighting dimmed.

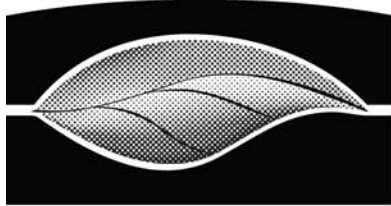
## NEXT STEPS:

- Anita asked attendees to give their input via the project Wikimap
  - <https://qrco.de/Renaissance-Park-Wikimap>
- Geoff Hickman said Upper Merion Township Transportation Authority meets once a month and that he can get SC on the agenda for the next meeting on July 12 at 7pm.
- Next Public Meeting 2 (repeat of PM1 presentation) – July 21, 2023 at 6pm

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE





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## MEETING NOTES

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Project:	<b>King of Prussia Renaissance Park Connectivity Master Plan</b>	Project No.:	<b>23006.10</b>
Location:	<b>Conshohocken Brewery/ Tap Room</b>	Meeting Date/ Time:	<b>06.21.23 6:00 – 7:30pm</b>
Re:	<b>Public Meeting 2</b>	Issue Date:	<b>06.27.2023</b>

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### ATTENDEE LIST:

**Simone Collins:** Pete Simone, Anita Nardone, Geoff Creary, Liz Krohn

**King of Prussia District:** Eric Goldstein, Chris Basler

**Community:**

- Sam Halaby
- Michele Halaby
- Rob Erickson
- Patricia Burris
- Matt Popek
- Vivian Peikin
- James Johnson
- Pamela Rendé
- Jane Downey

### MEETING SUMMARY:

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- Next Steps
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  - Next Public Meeting – November 16, 2023

## DESIRED ROUTES, DESTINATIONS & CHALLENGES

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**BOARDS:** *Please see accompanying presentation for the maps presented to assist with meeting discussion.*

## **TOPICS:**

- Pedestrian and cyclist connections and safety
  - Within Renaissance Park
    - The SC Team emphasized that the primary purpose of the Renaissance Master Plan Connectivity Study was to make recommendations for increased pedestrian and cyclist safety and connectivity within Renaissance Park. This includes sidewalks, trails, cycling paths and amenities within Renaissance Park. The team could make other recommendations, but they would likely need to be a part of other studies.
  - In the surrounding area
    - SC reiterated throughout the meeting that pedestrian and cyclist connections surrounding Renaissance Park will be explored as a part of this study. This includes connections to the Chester Valley Trail, the Schuylkill River Trail, Hughes Park, Swedeland Neighborhood, Gulph Mills, West Conshohocken, etc. Whereas the recommendations within Renaissance Park will be more detailed, the recommendations in the area surrounding Renaissance Park will be more general.

- Traffic
  - Reduce traffic in the area surrounding Renaissance Park. Note: These issues are not a part of this study. Recommendations will be made so current issues can possibly be addressed by the township through other studies in the future.
  - Maintain low traffic within Renaissance Park for pedestrian and cycling activities.
- Current and future uses within Renaissance Park
  - Includes: offices, Bio Tech, commercial, residential, and recreational spaces.
- Public safety

## **DESIRED ROUTES**

- Pam Rendé is a part of the Gulph Mills Civic Association. She strongly supports roadway improvements/ traffic improvements that would get people into Renaissance Park without causing the traffic intrusion and snarls that occur in residential neighborhoods.
- Pam wondered if access to Renaissance Park from Gulph Mills, Gulph Mills Station, and neighborhoods south of Renaissance Park were being considered for the study. She was concerned because of the current lack of access to Renaissance Park and that even to access Renaissance Park from Gulph Mills requires traveling on busy state roads. She is also concerned in particular about the intersection of Jones Road, Holstein Road and Swedeland Road.
  - AN responded reiterated that the scope is Renaissance Park itself, but that SC recognizes that Gulph Mills Station in particular is an important destination outside of Renaissance Park and will provide recommendations for connections there and to the surrounding area.
  - GC added that in the final report, the detailed recommendations will be within Renaissance Park, whereas more general recommendations will be included for the surrounding area.
- Pam suggested including the 330 Exit from the Schuylkill Expressway as a part of the study since much of the area's traffic coming from the east comes through that exit.
  - PS mentioned that SC will recommend an off-road trail connection to be built on the Gulph Mills Golf Course property that is adjacent to Swedeland Road (Rt. 320) as a means of connecting Renaissance Park to the Gulph Mills Station. This would be dependent on getting an easement from the golf course.
- AN reminded the attendees that the Stantec report analyzed which directions people take to access Renaissance Park and that SC will utilize that information.
- Chris referenced other projects the King of Prussia District is currently working on that will provide more pedestrian and cyclist connections in the area. Some of these projects include the Moore Road Linear Park and a trail connecting Valley Forge National Park to the Village of Valley Forge.
- Pam mentioned that Upper Merion Township owns the 5 acres of Sumner Dam Park, which is southeast of Renaissance Park behind Discovery Labs. She said that could be a possible future connection between Renaissance Park and the Schuylkill River Trail.

## **DESTINATIONS**

- A few attendees mentioned the current and future uses of Renaissance Park and wondered what kind of destination it is.
  - PS mentioned that though Renaissance Park is primarily offices now, some parts of it might go to other uses in the future. Post COVID, many offices are being retrofitted for residential use. SC is looking at that possibility for other projects and is considering whether it is a good idea for the relevant townships and what the impact on traffic and services might be.
  - PS emphasized that no matter what the future use of Renaissance Park will be - whether it remains primarily offices, if more biotech companies move in, or if some offices are retrofitted to residential – the scope of this study is to make recommendations for pedestrian and cyclist connections to the project area.
  - PS assured the attendees what Renaissance Park will not become including: parkland (land is too valuable); a heavy industrial area; a distribution center.
  - Sam Halaby and his wife Michelle live a half mile south of Renaissance Park and love to come to the Park to walk or cycle. Sam mentioned that he rarely sees cyclists in Renaissance Park. He would be for bike lanes/ paths in Renaissance Park if he had reason to believe people actually wanted to come to Renaissance Park and will use them. He is not convinced current uses make it a desirable destination.
    - Sam agreed with PS that cyclists will go through Renaissance Park if it was a part of the connection between the Chester Valley Trail and the Schuylkill River Trail.
    - PS mentioned the Conshohocken Brewery is a great destination in Renaissance Park and is a great example of how land use changes within business parks.
    - GC mentioned that if a bike lane or sidewalk is built, people will use them.

## **CHALLENGES**

- Pam mentioned that to get to Conshohocken, cyclists go through Renaissance Park to Jones Road, which she identified as a dangerous intersection.
  - PS said that SC will be looking at possible connections from Renaissance Park to the Schuylkill River Trail and the Chester Valley Trail so pedestrians and cyclists travel less on major roads.
- An attendee mentioned Holstein Road, a PennDot Roads near Renaissance Park, has signs that say people are not allowed to walk there.
  - GC explained that the crossing does not meet regulations by PennDot's use, but the crossing can be updated to meet PennDOT's regulations.

## **CONCERNS**

### **Traffic and Pedestrian and Cyclist Safety**

- Sam expressed concern about pedestrian safety with increased traffic on the roads, especially if new entries into Renaissance Park were built. He wanted to know if there were plans to route more traffic through Renaissance Park. He could generally support roadway improvements that would open up Renaissance Park for better car flow, but wants to know that it will still be safe for pedestrians.
- Sam and other attendees agreed that the roads are so dangerous in the area surrounding Renaissance Park that even though they live nearby they end up driving to Renaissance Park instead of walking or riding a bike.
  - PS people walk and ride their bikes far more in European countries. He explained to the group that pedestrian connectivity is the future, and the United States is only getting started.
- Pam expressed concern about whether the study boundaries of Renaissance Park would limit other important transportation planning concerns.
  - AN and GC clarified that the study can only make recommendations about items that relate to desired pedestrian/ cyclist connectivity.
- Rob Erickson expressed concerns about traffic around Renaissance Park. He mentioned that a connection between Renaissance Blvd and Crooked Lane had been fought for over 25 years as it would create a dangerous intersection. He suggested routing traffic east through Renaissance Park to connect back to Church and Henderson Roads—reducing traffic through residential neighborhoods.
  - GC explained that this study is about creating pedestrian and cyclist connections.

### **Public Safety**

- The Upper Merion Township Chief of Public Safety and EMS expressed concern about the challenges of accessing people in the event of an emergency. He wanted to know if the police UTVs could use future trails to get to people in the event of an emergency. It could even be faster for the police to reach a scene via UTVs on trails than in other vehicles on the local and state roads due to the increased traffic in the area. (PS: Trail pavement sections can generally support light utility vehicles.)
  - GC mentioned the old Swedeland Branch of the PA Railroad as a possible trail connection that could be useful to emergency services, but he also reminded the attendees that this study is primarily planning for sidewalks and bike lanes.

### **Changes to the Renaissance Park Natural Areas**

- Sam Halaby values the current natural aesthetic of Renaissance Park. He questioned whether the current trails within Renaissance Park, some of which have steep slopes, will need to be changed to meet ADA regulations.
  - PS said not every trail needs to be ADA accessible, but that SC will recommend ADA connections throughout Renaissance Park.



### **Narrowing of wide roads within Renaissance Park**

- Some attendees were concerned with narrowing the roads within Renaissance Park.
  - GC told the group that narrowing the roads will allow for bike lanes and traffic calming. Narrower roads causes drivers to slow down. Reducing lanes can only follow a traffic study that verifies volumes.
  - PS gave the example of the 1<sup>st</sup> Ave Road Diet. 1<sup>st</sup> Ave used to be two lanes. The King of Prussia District did a traffic study that determined that there is not enough traffic to warrant two lanes. Now 1<sup>st</sup> Ave is one lane with a bike lane; drivers have slowed down as a result, making it safer for pedestrians and cyclists.

### **ADDITIONAL COMMENTS**

- Sam asked what kind of influence the Renaissance Master Plan Connectivity Study will have on recommendations outside of the boundaries of Renaissance Park.
  - PS said that the recommendations SC provides in this study can have influence on promoting other recommendations because they will be presented to the township. From this study, the KOP Business District can implement improvements in Renaissance Park and then the township can address other surrounding connections. It is a process and will take some time, but in his experience these recommendations usually move forward.
  - Chris of the King of Prussia District concurred. He said the District can only use funding for multimodal projects within their boundaries. The good part about their studies is that other issues can be identified that need to be addressed in the future by other groups.
- Sam asked about the amount of bus shelters within Renaissance Park. He said that many of the bus shelters are located close together.
  - Chris answered that shelters were updated to look nicer.
  - AN added that Septa may be removing routes through Renaissance Park.
- Pam asked if pervious paving could be incorporated into Renaissance Park improvements because she is concerned about an increase in impervious surface and associated runoff for the neighboring residents.
  - GC responded that pervious pavement is a great concept, it is very expensive to install and maintain.
  - Chris mentioned the study will also include how stormwater management best management practices (BMPs) may be integrated with trail and ped crossing concepts. 'Linear park' amenities (e.g. seating areas, possible passive recreation space for games; fitness, etc.) will also be investigated.
- Pam expressed that she was in favor of Upper Merion Township getting control of more open spaces for passive recreation.
- Vivian Peikin, the Upper Merion Township Zoning Board Appeals-Chair, asked for clarification about ADA accessibility on the private trails on properties within Renaissance Park.
  - GC explained general ADA guidelines.
- Pam expressed concern over superfund sites within Renaissance Park. Rob elaborated that quarries 1, 2, and 3 were contaminated and that quarries 1 and 2 were capped and quarry 3

was excavated. Pam wanted to know if this contamination limited recreational usage at Renaissance Park.

- PS said not necessarily. It is possible to have recreational space on capped sites.
- Pam expressed interest in having the capped quarries as recreational space for Renaissance Park.

#### NEXT STEPS:

- Anita asked attendees to give their input via the project Wikimap
  - <https://qrco.de/Renaissance-Park-Wikimap>
- Next Public Meeting – November 16, 2023

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, reading "Elizabeth Krohn". The signature is written in a cursive, flowing style.

Elizabeth Krohn, MLA  
Project Landscape Architect