



August 19, 2026

via Email

Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, PA 19002

RE: Conditional Use Application
The Flats at Ambler Station, BT Ambler, LLC
100-112 West Butler Avenue and 19, 23 and 27 South Chestnut Street
Tax Parcel #01-00-02945-00-6, #01-00-02945-10-5, #01-00-00745-00-1, #01-00-01138-00-4,
#01-00-01126-00-7, #01-00-01123-00-1

Mr. Detweiler,

GFT has completed a review of a conditional use application for the above-referenced project.

The following documents were submitted for our review:

- Application for Subdivision & Land Development Review, prepared by BET Investments, Inc., dated 7/31/2026
- BT Ambler Special Warranty Deed, prepared by BET Investments, Inc., dated 12/21/2022
- Conditional Use Plans, prepared by Bohler Engineering, dated 7/31/2026
- Preliminary Stormwater Management Report, prepared by Bohler Engineering, dated 7/31/2026
- Ambler Mixed-Use Development Transportation Impact Study, prepared by TPD, dated 8/22/2025, last revised 7/17/2026
- Architecture Conditional Use Plans, prepared by Architecture Engineering Interiors, dated 7/31/2026
- Cover Letter, prepared by Hamburg, Rubin, Mullin, Maxwell & Lupin, PC., dated 7/31/2026

The Applicant, BT Ambler, LLC proposes a transit-oriented development (TOD) located on properties situated on both the north and south sides of Maple Avenue, in the vicinity of the SEPTA Station and Wissahickon Avenue. The project site is located within the OC (Office Campus) and RO (Redevelopment Overlay) Zoning Districts. Pursuant to §27-2703.E(3)(a) of the Township Zoning Ordinance, a TOD is permitted within the RO District subject to conditional use approval by the Borough.

The proposed development includes construction of two mixed-use buildings containing 231 multifamily residential units, approximately 37,000 square feet of office space, 5,000 square feet of retail space, and 510 parking spaces. A pedestrian bridge spanning Maple Avenue will provide a direct connection between the two buildings. The total development site encompasses approximately 3.38 acres.

To address stormwater management, the project incorporates several stormwater management facilities, including green roofs on both buildings, an underground stormwater detention basin beneath the parking area of the proposed northern building, and both an underground detention basin and an underground managed release concept (MRC) basin beneath the parking area of the proposed southern building. Stormwater runoff from the building roofs and surrounding impervious areas will be directed to the underground facilities for treatment and controlled release. Additionally, the project proposes reconstructing a portion of the existing storm sewer along Wissahickon Avenue at a deeper elevation since the existing storm sewer is currently too shallow to allow the proposed underground stormwater basins to drain to by gravity. The reconstructed storm sewer will connect to the existing storm sewer at the intersection of Wissahickon Avenue and Chestnut Street.

Zoning

1. §27-2105.2 – For parking lots over 10 spaces, a ratio of one handicapped space per 25 standard spaces shall be used. The site plan proposes 21 proposed handicap spaces which meets this ordinance requirement; however, the architectural plans appear to only depict 18 spaces.
2. §27-2705.K(4) – All pedestrian amenities shall be designed in accordance with standards of Americans with Disabilities Act (ADA). ADA Detectable warning surfaces must be provided at all proposed pedestrian crossings.
3. §27-2705.A – This ordinance section requires all utility lines and services to be placed underground. The site plan depicts existing and relocated overhead utility wires along the frontages, while the architectural renders do not depict any overhead wires.
4. §27-2703.E.(3)(B)4 – Each dwelling unit shall have a minimum of 600 square feet plus an additional 100 square feet per additional bedroom. The architectural plans shall indicate the square footage and number of bedrooms for each dwelling unit to verify compliance with this section.
5. §27-412.4.C(6) – The ordinance limits illumination projected onto neighboring nonresidential property lines to 0.5 footcandles and neighboring residential property lines to 0.1 footcandles. Based on the submitted lighting plan, illumination levels appear to exceed these limits along portions of the northeast, northwest, and southeast sides of the northern building adjacent to nonresidential properties, as well as along portions of the southwest side of the southern building adjacent to residential properties.
6. The following comments relate to the design of the proposed loading area and its driveway onto Butler Avenue:
 - a. §27-2106 – The location and size of loading areas shall be adequate for the safe parking of trucks and maneuvering space shall be provided so that ingress and egress can occur on the lot without backing out onto a public street. Turning templates for delivery and refuse trucks shall be provided to demonstrate compliance with this requirement.
 - b. The proposed loading area shall include necessary signage and/or striping to restrict unauthorized parking.
 - c. The existing driveway adjacent to the proposed driveway shall be shown on the plan. We note that there appears to be minimal separation between the two driveways, which may create potential pedestrian safety concerns along the sidewalk. The limited sidewalk area between the driveways may not provide adequate refuge space, particularly for wheelchair users.

Stormwater Management

7. Information regarding access to the stormwater management basins for maintenance purposes should be provided. It should be verified that the required maintenance equipment will be able to access the location.
8. Information should be provided on any emergency roof drainage overflow measures in the event that the basins are full during a severe storm event.

9. The project proposes reconstructing a portion of the existing storm sewer along Wissahickon Avenue at a deeper elevation since the existing storm sewer is currently too shallow to allow the proposed underground stormwater basins to drain to by gravity. The following comments pertain to the proposed storm sewer reconstruction:
 - a. The location and sizes of the existing storm sewers along Wissahickon Avenue must be verified. The Existing Conditions/Demolition Plan shows an 18-inch RCP storm sewer entering the street from Maple Avenue; however, its location along the street is not shown and a smaller and different material 15-inch HDPE storm sewer is shown exiting from street at the Chestnut Street intersection.
 - b. Due to the proposed elevation adjustments, the reconstructed storm sewer will have a flatter overall slope than the existing storm sewer. This reduction in slope may alter the hydraulic performance and conveyance capacity of the storm sewer. A future land development submission shall include detailed hydraulic calculations for predevelopment and post development conditions demonstrating that the proposed storm sewer modifications will not result in any adverse hydraulic impacts to the existing drainage system.

Water & Sanitary Sewer

10. The proposed development is one of three (3) projects proposed or approved in the area of W. Butler Pike and Maple Avenue. The water and sanitary sewer infrastructure serving these projects should be evaluated and will likely require replacement/upgrade to ensure adequate long-term service for all existing and proposed properties in the area. GFT and the Borough are recommending a meeting with representatives of the three developments to review and discuss options for addressing concerns with the age and adequacy of the water and sanitary sewer infrastructure.
11. The existing water and sanitary sewer easement on the north parcel is proposed to be extinguished. Any water and sewer facilities within the existing easement must be evaluated by the Borough prior to relocation and/or abandonment.
12. PADEP Act 537 Sewage Planning must be addressed by the Applicant.
13. Projected water demands for the Project must be provided, including required fire flow.
14. Existing and proposed water and sanitary sewer facilities must include pipe size and material. Rims and inverts of existing manholes shall be provided.
15. Proposed street trees should be located a minimum of 10 feet from water and sewer facilities.
16. The existing water main label should be revised to match the Legend.
17. The minimum depth of cover shall be four feet for all main line sewers and water mains and three feet for all building sewers.
18. Meter pits should be provided for each building.
19. A minimum 10-foot horizontal clearance shall be provided between sanitary sewer and all other utilities. Where 10 feet of horizontal clearance cannot be maintained, 18" of vertical clearance shall be provided. Profiles for existing and proposed water and sewer facilities must be provided in a future land development plan to verify this.

20. A future land development plan should include utility profiles, and all relevant water and sanitary sewer details and a note stating that all proposed water and sanitary sewer facilities shall be constructed in accordance with the most recent standards and specifications of Ambler Borough.

Water/Sanitary Sewer Permitting and Fees

21. The Applicant shall coordinate with the Borough regarding all fees required for connection to the Borough Water and Sewer systems.
22. The Applicant is responsible for obtaining any necessary regulatory agency permits, and copies of all permits shall be provided to the Borough.

General

23. While maintaining compliance with the streetscape and landscape requirements, an additional sidewalk along the Butler Avenue frontage is recommended to provide a more direct pedestrian route and reduce maneuvering, particularly for wheelchair users and individuals with visual impairments.
24. The Applicant should provide information on move-in and move-out logistics for both apartment buildings, including where moving trucks will be parked. Although the utility plans show a loading/move-in room and entrance at the southern corner of the northern building, no clear designated loading area for larger moving vehicles is identified.
25. Copies of all existing easements, covenants, and deed restrictions associated with the site shall be provided to our office.
26. We defer to the Fire Marshal/Fire Chief regarding fire and life safety requirements, including emergency access. We note that the site plan proposes an emergency access route along the southeast side of the northern building; however, it is identified as being subject to approval from the adjacent property owner.

If you have any questions or require any additional information, please contact us.

Very truly yours,
GFT Infrastructure, Inc.



Roger A. Phillips, P.E.
Principal Project Manager



Theresa A. Funk, P.E.
Principal Project Manager

cc (via email): Glenn Kucher – Ambler Borough
Steve Smallberger – Ambler Borough
Elizabeth Kunzier – Ambler Borough
Tim Brennan, P.E. – GFT
Will Smith, P.E. – GFT
Tim Konetchy, AICP – Montgomery County Planning Commission
Melissa Osborne, Esq. – Clarke Gallagher Barbiero Amuzo & Glassman Law
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