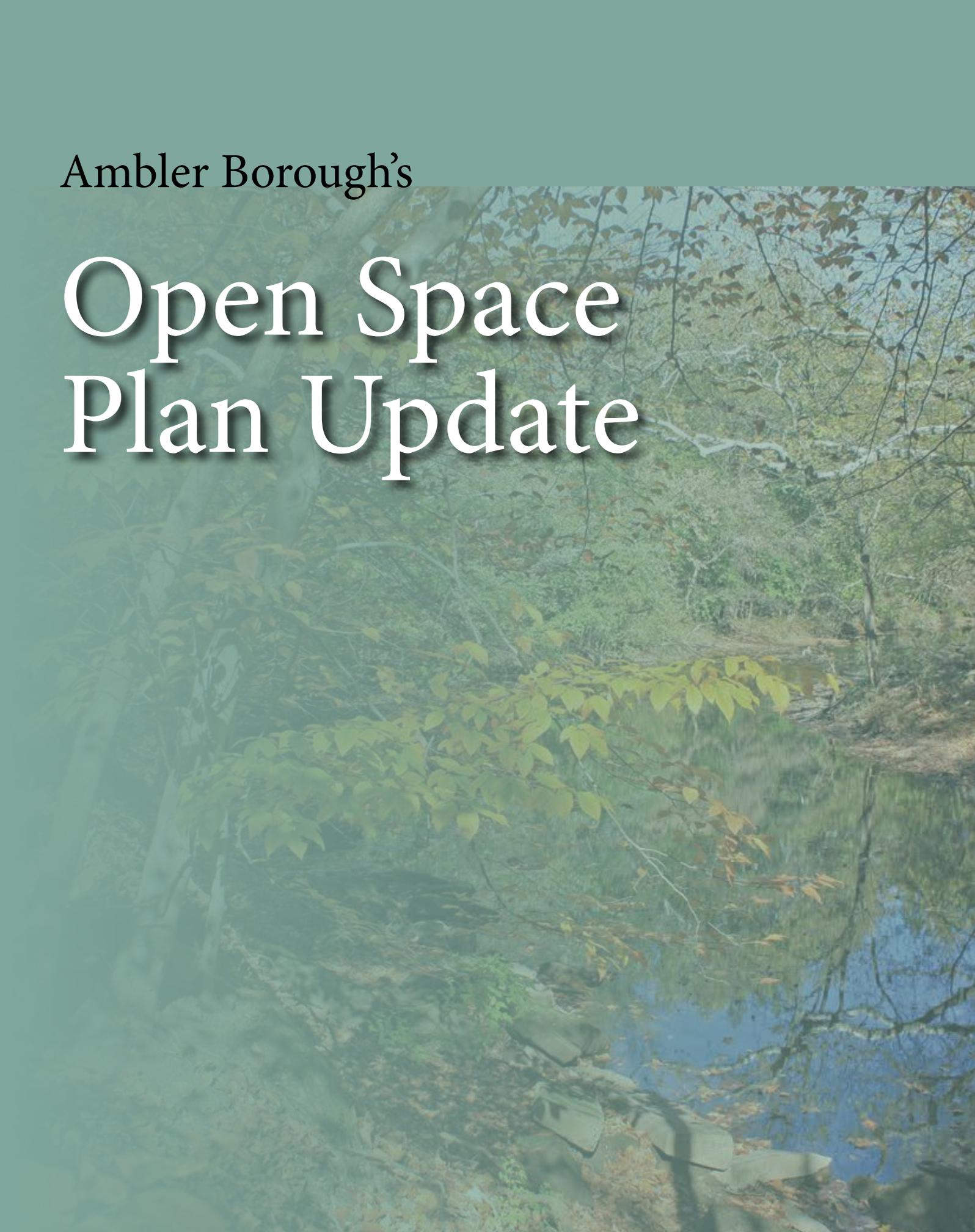


Ambler Borough's

Open Space Plan Update



AMBLER BOROUGH, MONTGOMERY COUNTY, PA

RESOLUTION 2019-11

A RESOLUTION OF AMBLER BOROUGH COUNCIL ADOPTING AMENDMENTS TO THE BOROUGH OPEN SPACE PLAN

WHEREAS, the maintenance of existing open space and the pursuit of future open space are important goals that help to assure continued clean water and air in addition to placing limits upon urban sprawl, thus contributing to a higher quality of life, and

WHEREAS, Ambler Borough has previously adopted a comprehensive open space plan in 2006, and on review thirteen years later, it is still a solid and well-conceived plan for, and summary of, open space accomplishments and future needs, and

WHEREAS, Borough Council wishes to supplement the 2006 Open Space plan by including land that has been acquired since that time, which also presents an opportunity to reaffirm priorities for future Open Space acquisition, and

WHEREAS, having reviewed the draft of the August, 2019 Open Space Plan Update, and finding it to be an accurate and thorough update of the Borough's 2006 Open Space plan,

NOW THEREFORE, the August, 2019 Borough of Ambler Open Space Plan Update is hereby adopted by Ambler Borough Council as an update to and supplement of the 2006 Open Space Plan. A certified copy of this ordinance shall be attached to the plan.

SO RESOLVED this 6th day of November, 2019.



Frank DeRuosi, Council President

Attest: 

Mary Aversa, Secretary

Ambler Borough Municipal Officials

Mayor		Jeanne Sorg
Manager		Mary Aversa
Borough Council		Frank DeRuosi, <i>President</i> Sara Hertz, <i>Vice President</i> Salvatore Pasceri Claudio Zaccone Nancy Deininger Francine Tomlinson Erin McKenna Endicott Glynnis Siskind Nellie DiPietro
Planning Commission		Robert Lagreca, <i>Chairman</i> Al Comly, <i>Vice Chairman</i> Carol Ann DiPietro William Mulroy Peter A. Amento Salvatore A. Boccuti Elizabeth Iovine Carissa Hazelton David Kralle

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The Ambler Borough Open Space Update was developed to guide the Borough in the pursuit of its right to clean air, pure water, and preservation of the natural, scenic, historic, and aesthetic values of our community.

The vision shaping this Update is intended to guide current and future planning efforts for currently identified open space as well as potential future acquisitions.

Ambler Open Space Plan Update Executive Summary

The 2018 Ambler Borough Open Space Plan update is intended to serve as a major tool to guide the future direction of current and prospective open space considerations in the borough. This update details the unique physical and cultural features of Ambler Borough while assessing growth trends in the area. An inventory of Ambler's existing parks and open space areas is included in this update, along with a framework for future management of these amenities.

Ambler has been predominantly built-out since post-WWII, which has left little room for new development to occur and has made open space an even more important commodity to preserve in the borough. Future land use patterns in Ambler are expected to change by the year 2040, primarily as a result of anticipated development along the rail line. This projected growth could mean that additional parks and/or open space areas will be needed to meet demand. Currently, there are nine parks and open space areas under borough ownership, totaling 23.5 acres.

In built-out communities like Ambler, the protection and preservation of natural resources and environmentally-sensitive areas becomes even more important because development can compromise or destroy these features. Issues like water quality, floodplain protection, tree cover, and steep slopes can impact development and are important factors for residents and the borough to consider when deciding which lands to protect.

In addition to Ambler's own parks and open spaces, surrounding municipalities have facilities that many Ambler residents use. Creating linkages to these resources is essential to creating a robust network of parks and open spaces. This update explores sidewalk and bicycle connections to the various resources in and around Ambler Borough and shows possible future trail linkages as well.

The 2018 Ambler Borough Open Space plan update contains an updated list of properties that have been acquired since 2006 and identifies those areas that are still a priority. The acquisition of natural areas like floodplains and stream corridors is particularly important to floodplain management and flood hazard mitigation. The borough hopes to purchase additional flood-prone properties in the future.

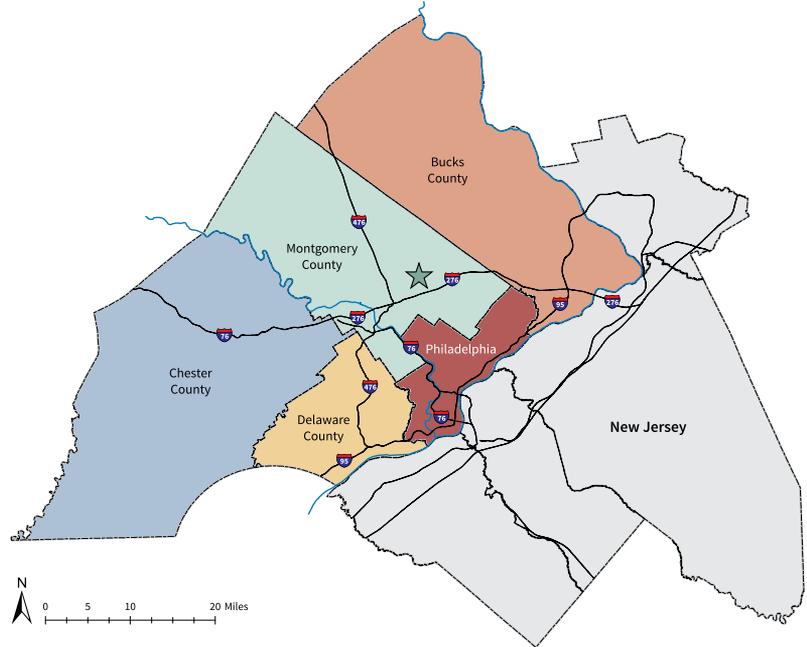
The goals and recommendations for the Ambler Borough Open Space Plan update include borough-wide objectives as well as goals specific to particular open spaces or resources. Goals for natural resources, stormwater management, and flooding were also included, in addition to the goals and objectives for historic and cultural resources. Implementation strategies are included to guide the future of these resources and provide a framework for future preservation and land acquisition.

Overall, the 2018 Ambler Borough Open Space Plan update will serve to guide the future of parks, natural features, historic resources, and open space in the borough. Through careful planning and collaboration, Ambler Borough will continue to be a great place to live, work, and play.

Situated just east of the Wissahickon Creek and less than 20 miles from Center City Philadelphia, Ambler is one of Montgomery County’s many thriving boroughs. The 0.85-square-mile borough in the eastern part of the county is bordered by Whitpain Township to the west, Lower Gwynedd Township to the north, and Upper Dublin Township to the south and east (see Figure 2).

Ambler’s proximity to the PA Turnpike’s Fort Washington Interchange and to PA Routes 73 and 309 provides convenient access to major employment, entertainment, and retail centers in the region including King of Prussia, Plymouth Meeting, Willow Grove, and Horsham. SEPTA’s Lansdale/Doylestown Regional Rail line stops in the heart of Ambler; riders heading north can reach Lansdale in about 15 minutes and Doylestown, Bucks County in 45 minutes, while southbound trains take roughly 30 minutes to arrive at Temple University and 45 minutes to arrive at 30th Street Station (Philadelphia’s largest transit hub). Two SEPTA bus routes reach the borough; Route 94 connects Ambler to Chestnut Hill and the Montgomery Mall while Route 95 goes to Gulph

Figure 1 | Regional Position



Ambler’s location within the Delaware Valley Regional Planning Commission’s service area.

Mills and Willow Grove. Figure 3 illustrates Ambler’s major transportation routes.

Ambler’s small size and urban character mean that large areas of undeveloped open space are no longer available. Therefore, Ambler’s parks, open spaces and natural resources are especially valuable and in need of protection. Preserving open space in Ambler will become increasingly important as development pressures continue to rise to meet the demand of a growing region. This update to the Ambler Borough Open Space Plan assesses growth trends, inventories and status update on Ambler’s existing parks and open space areas, and provides a framework for the future management of these amenities.

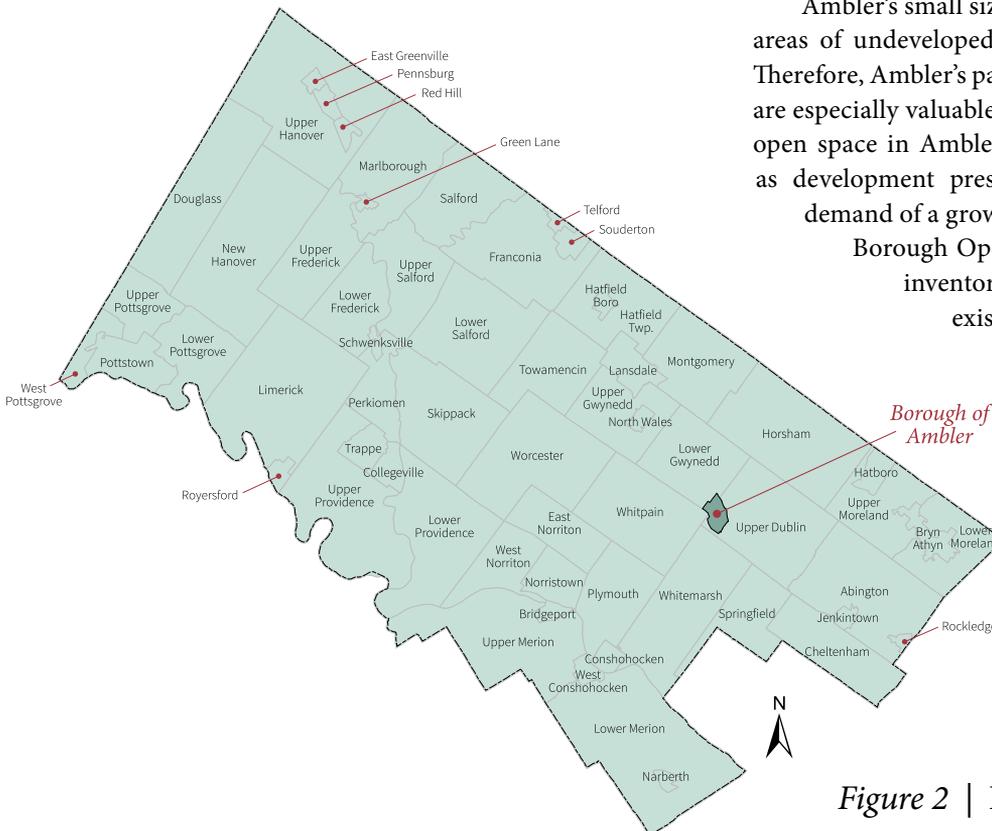
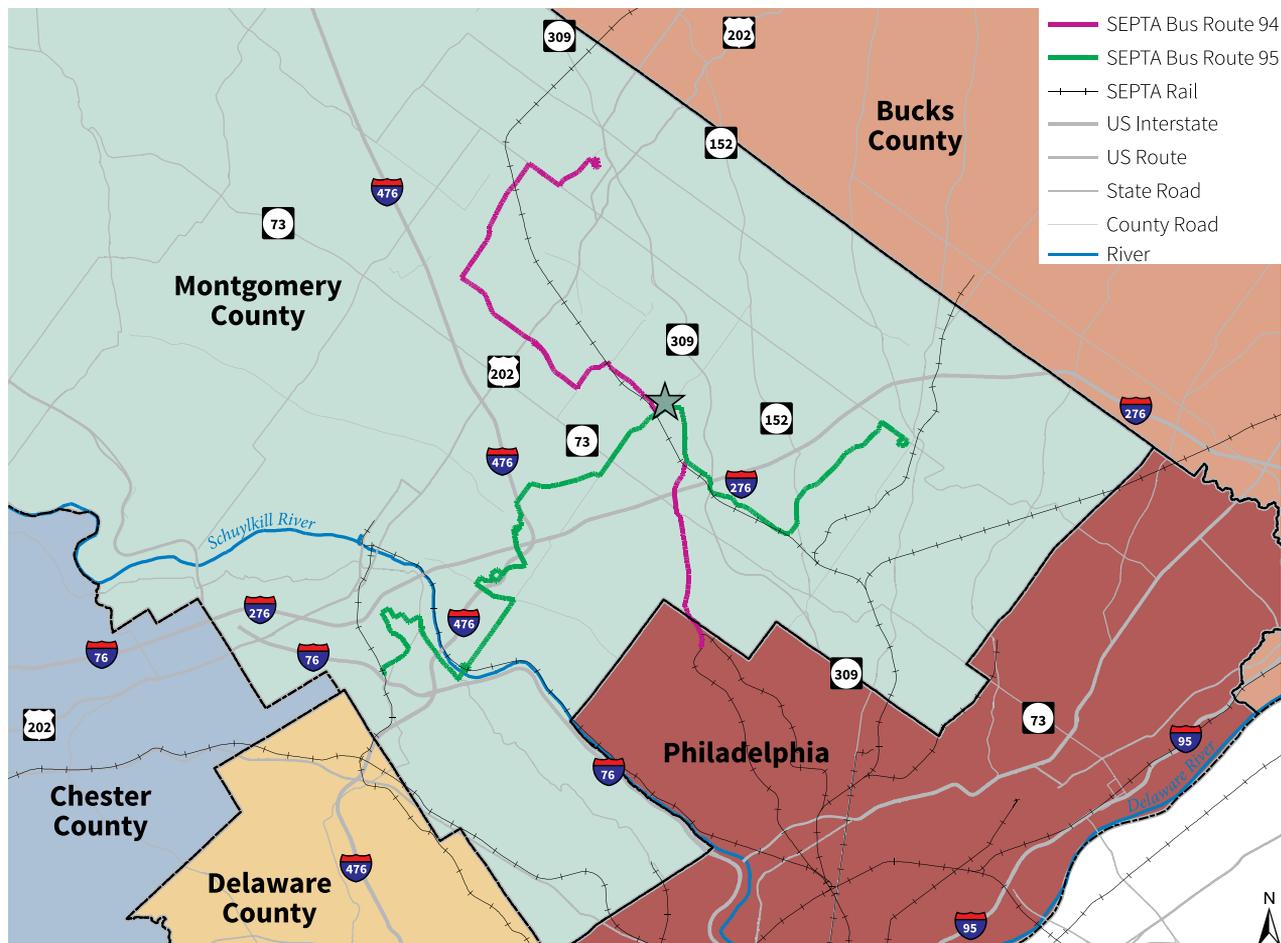


Figure 2 | Location within the County

Figure 3 | Major Transportation



Ambler’s parks and open space resources are important to the community because they:

- ◆ Perform numerous ecological services and provide habitat;
- ◆ Contribute to the management of stormwater;
- ◆ Have direct and indirect positive impacts on the local economy;
- ◆ Provide opportunities for sports, play, and community events;
- ◆ Help protect important natural resources and environmentally-sensitive areas;
- ◆ Provide visitors with a quiet and restorative experience in a natural setting (studies have shown that time in nature can support both physical and mental health);
- ◆ Function as a public venue where community events can be held and where neighbors (and visitors!) can socialize; and
- ◆ Are one of the metrics commonly used to rate a community’s quality of life.

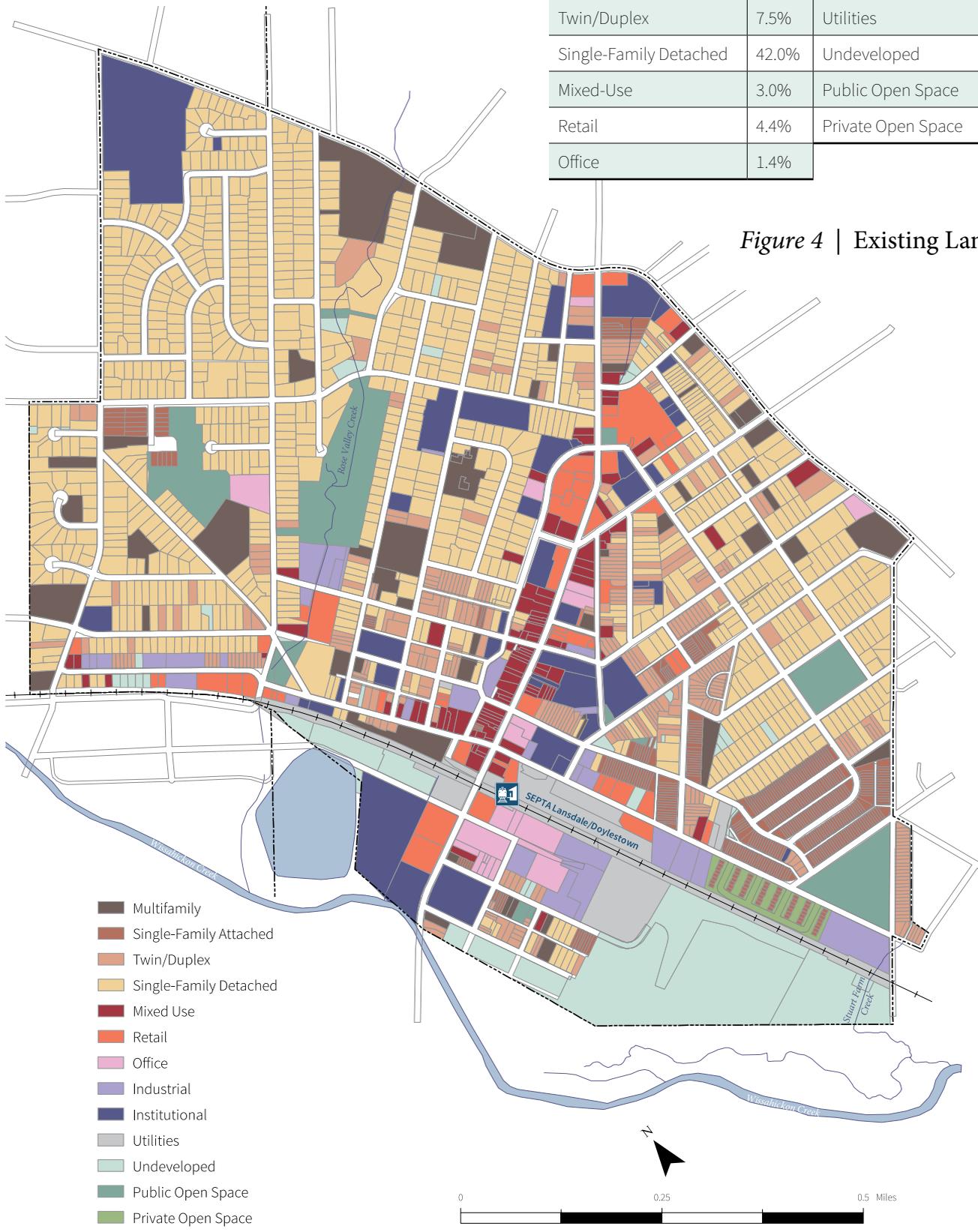
Land Use

Existing Land Use

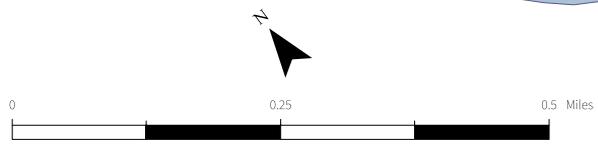
Ambler has been predominantly built-out since post-WWII which has left little room for new development to occur, so changes in land use are now typically the result of infill development or changing uses on existing properties. The map and corresponding chart on page 3 show the distribution of land uses in the borough as of 2017. Residential uses are the most prominent, and single-family detached homes are most common. Despite being mostly developed, about 8.7% of the land in Ambler is undeveloped—much of this is the underutilized industrial land along the rail corridor. As remediation efforts continue and proposals for the redevelopment of these areas come to fruition, the borough’s land use composition is likely to shift to some degree.

LAND USE COMPOSITION (Percent of Total Land)			
Multifamily Residential	6.7%	Industrial	3.4%
Single-Family Attached	5.1%	Institutional	9.3%
Twin/Duplex	7.5%	Utilities	2.5%
Single-Family Detached	42.0%	Undeveloped	8.7%
Mixed-Use	3.0%	Public Open Space	5.2%
Retail	4.4%	Private Open Space	0.7%
Office	1.4%		

Figure 4 | Existing Land Use



- Multifamily
- Single-Family Attached
- Twin/Duplex
- Single-Family Detached
- Mixed Use
- Retail
- Office
- Industrial
- Institutional
- Utilities
- Undeveloped
- Public Open Space
- Private Open Space

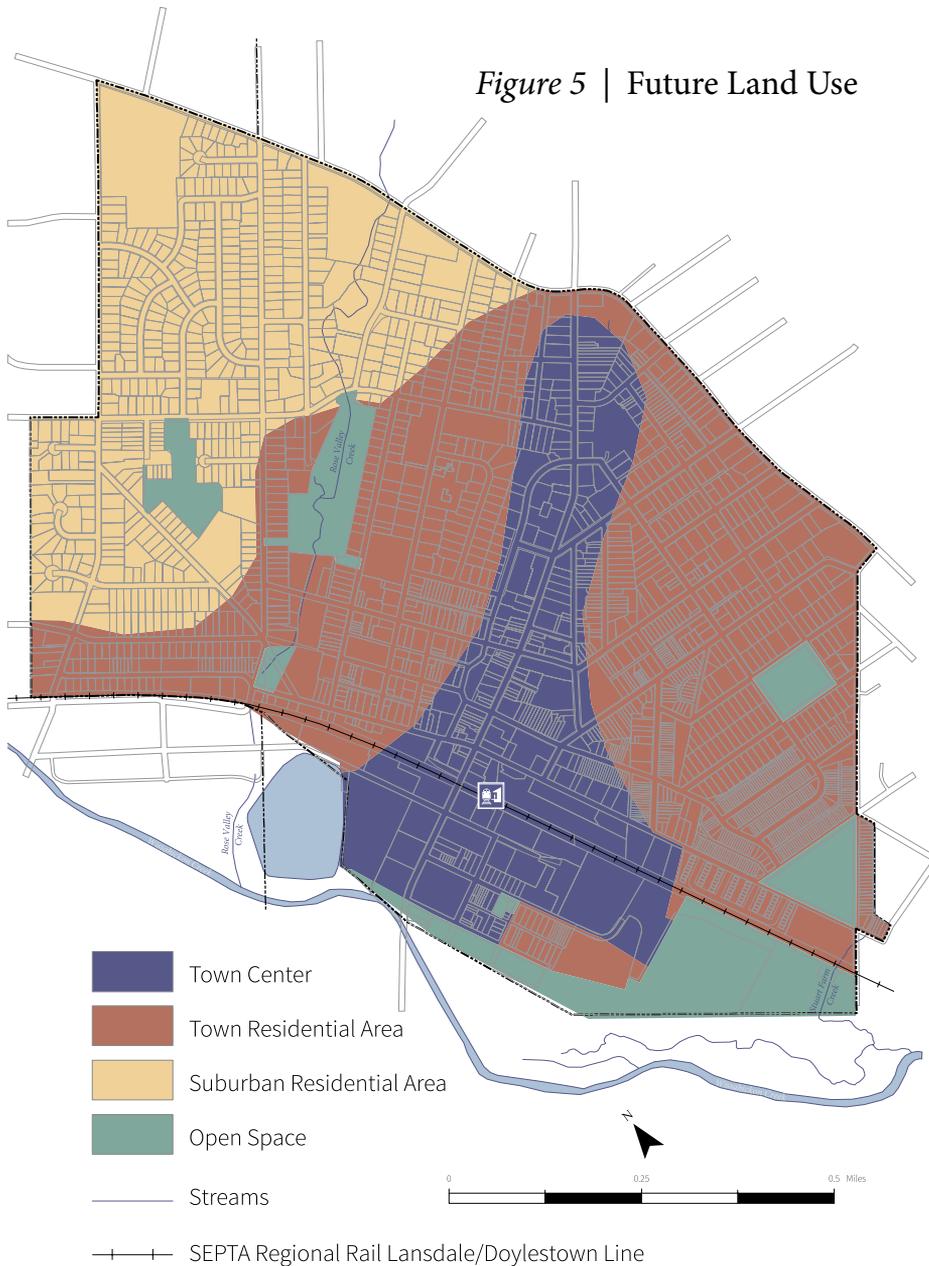


Future Land Use

The Montgomery County comprehensive plan, *Montco 2040: A Shared Vision*, anticipates the distribution of future land uses across the county. The Montgomery County Planning Commission used existing land use patterns and known development trends to create general land use categories based on the intended character, function, and intensity of an area. The map in Figure 5 shows that future land use patterns in Ambler may change by the year 2040, primarily as a result

of anticipated development on underutilized land along the rail line. Development here will likely include moderate- to high-density residential projects, potentially with a mixed-use or other retail component, thus expanding “town center” land uses to the east and west of Butler Avenue and south of Main Street. The capped asbestos piles near the southern tip of the borough are expected to remain as open space given the environmental constraints present there.

Figure 5 | Future Land Use



Town Center: Traditional downtown areas with a mix of retail, institutional, office, and residential uses. These areas are pedestrian-oriented, with buildings situated close to sidewalks and often attached, side to side.

Town Residential Area: Traditional residential areas that are oriented towards pedestrians more than automobiles. These areas have a variety of housing types that are often mingled within blocks or small neighborhoods.

Suburban Residential Area: Residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent type.

Conservation Area: Primarily consists of parks, environmentally sensitive land and connecting land with little, if any, existing development.

Source: *Montco 2040: A Shared Vision*, MCPC.

Demographics

A community's demographics and noted trends can greatly inform and influence how park, open space, and natural resource areas are managed. Demographics, primarily sourced from the U.S. Census, help inform some of the central elements of parks and open space management, such as:

- How much land should be preserved for active recreation and **passive open space** to meet the needs of future populations.
- Whether additional, or different, recreational facilities are needed to satisfy demand.
- Predominant age groups and the unique needs that they have related to accessing parks and open spaces.
- Whether the types of existing recreation facilities and equipment are properly meeting the needs of the population (for example, are there enough tot-lots in a community with a rising population of young children).

Passive open space refers to public or private areas that feature natural landscapes and habitats and open space for passive recreation. Passive open space areas generally are undeveloped and do not include active recreation facilities or equipment, however they often do offer trails or pathways. These areas also often include environmentally sensitive features and common passive open space activities include walking/running/hiking, birdwatching, unstructured play, dog-walking, and picnicking.

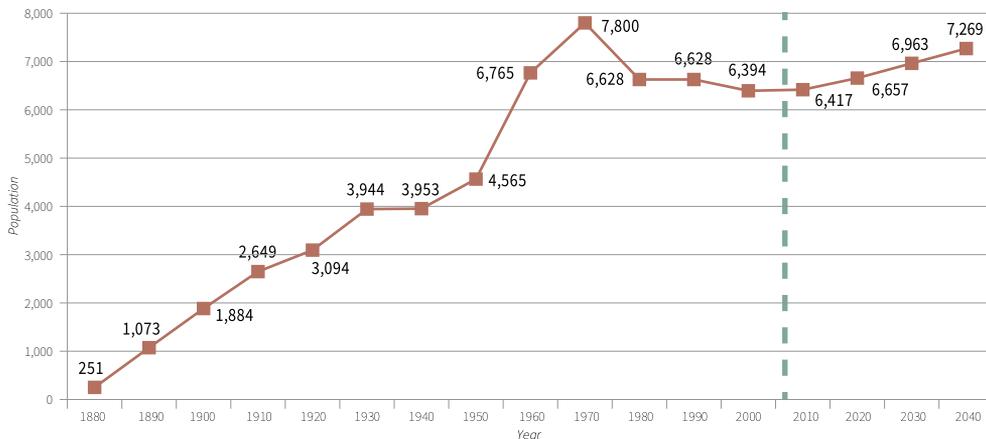
Active open space and active recreation areas are primarily used for organized sports and/or community events and can include amenities like restrooms or locker rooms, athletic fields or courts, formal parking lots, paved walkways, playground equipment and so on.

Population

When considering the management of parks and open spaces, it is important to assess them within the framework

of a community's population. Fluctuations in population can influence the need for parks and open space areas in a given

Figure 6 | Total Population



Sources: U.S. Census, Decennial Census, 1880-2010. Delaware Valley Regional Planning Commission, Population Projections, 2015-2045.

geographic area, and anticipated growth can activate awareness about natural resource protection.

Figure 6 shows that the borough's population rose steadily from the late 19th century until the 1970s, when a slow decline began. Population projections from the DVRPC¹, however, anticipate a period of moderate growth through the year 2040. This projected growth could mean that additional parks (or facilities or equipment) and/or open space areas will be needed to meet demand.

Parks and open space planning is also informed by trends in

household demographics. Estimates from the U.S. Census from 2009-2016 show that the average household size has been fairly steady, from a low of 2.23 people per household in 2011 to a high of 2.41 persons in 2014. The average family size in Ambler has likewise remained steady with a low in 2010 of 2.95 persons per family, to a high of 3.20 persons in 2014. Future estimates may increase slightly as young families continue to move into the borough, however national studies have shown an overall trend of couples choosing to have fewer children.

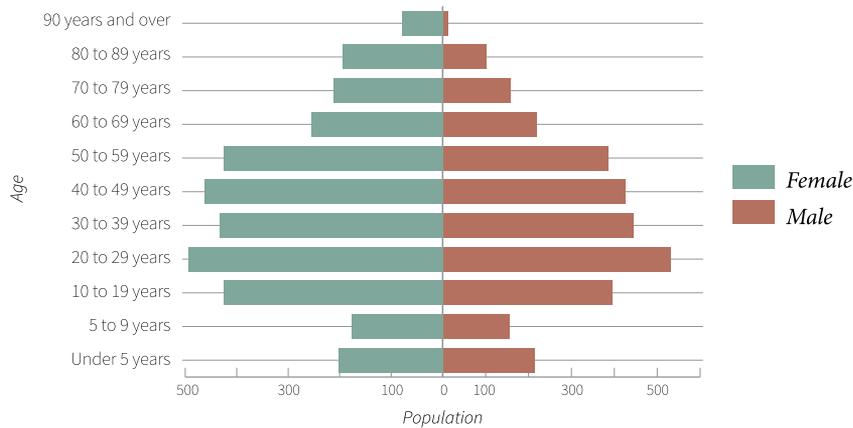


Age and Sex Composition

In 2010, 52.4% of Ambler’s population was female and 47.6% was male. The median age of Ambler residents increased slightly between 1990 and 2000 (from 34.3 to 37.3 years old), and then fell again in 2010 to 36.8 years old, suggesting that the borough’s population may be getting younger. The largest age cohort for both sexes is ages 20 to 29, which is consistent with Ambler’s appeal to academics, young professionals, and young families. This may indicate that the number of babies and young children in the borough will rise in the coming years, which could generate a greater demand for facilities, equipment, and programming appropriate for those ages.



Figure 7 | Age/Sex Composition



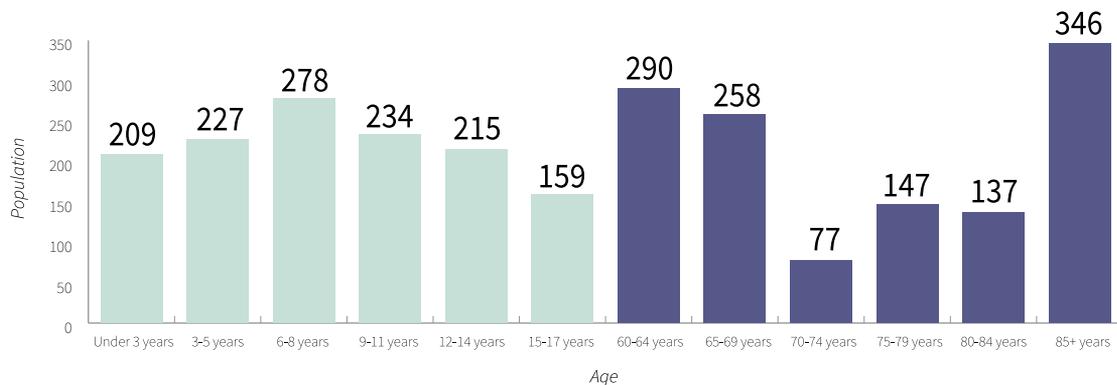
Source: U.S. Census Bureau, 2010.

CHILDREN AND SENIORS

Children and seniors have their own unique needs and levels of physical or cognitive abilities, so these age groups tend to require specific amenities and facilities that enable

them to fully engage with parks and open spaces. Figure 8 shows the borough’s population of children (age 3 and under through 17) and seniors (age 60 through 85 years or over).

Figure 8 | Children and Seniors

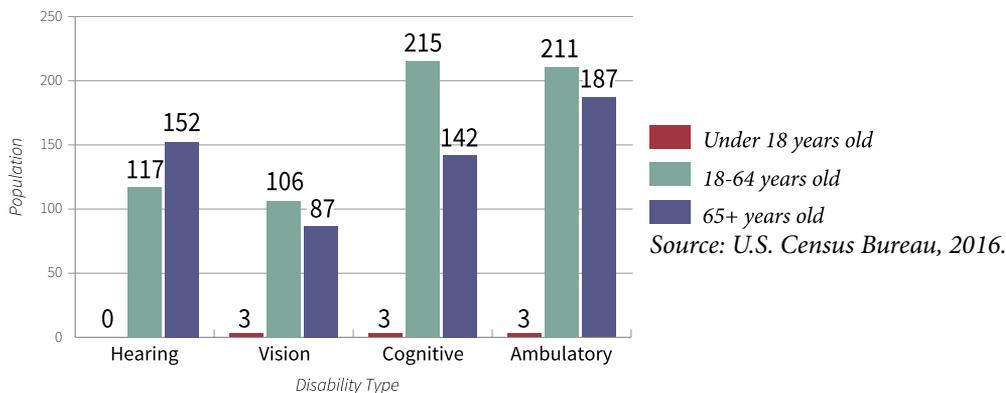


Source: U.S. Census Bureau; American Community Survey, 2016.

Children account for about 20% of the total population, while seniors comprise about 19% (comparatively, children make up roughly 22% of the County’s total population while seniors comprise about 23%). These groups combined account for nearly 40% of all borough residents, so it is crucial

that parks and open spaces are designed and maintained with their needs in mind. Special considerations could include low-height drinking fountains, wheelchair accessibility, or age-appropriate play or exercise equipment.

Figure 9 | People with Disabilities



U.S. Census Bureau definitions for disability type:

- Hearing** – deaf or having serious difficulty hearing
- Vision** – blind or having serious difficulty seeing, even when wearing glasses
- Cognitive** – because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- Ambulatory** – having serious difficulty walking or climbing stairs

Percent of total population with:

- Hearing disability** – 4.1%
- Vision disability** – 3.0%
- Cognitive disability** – 5.5%
- Ambulatory disability** – 6.2%

Residents with Disabilities

Residents with disabilities can also require special accommodations that allow them to access and enjoy parks and open spaces. Examples of important considerations include meeting ADAⁱⁱ standards, seating, signage, and the adaptation of facilities or equipment specifically for their use. Figure 9 shows the estimated number of Ambler residents

who have a hearing, vision, ambulatory or cognitive disability. Not surprisingly, more seniors have a disability than those aged 18 to 64 years, and mobility disabilities were the most common of the four types that are represented. Several of the recommendations in this plan further address parks and open space planning for disabled persons.

Race and Language

Ambler’s parks and open spaces are intended to be inclusive and available for the enjoyment of all residents and visitors, therefore diversity is another important element of planning and management efforts. Census data from 2000 and 2010 show that the borough is becoming more ethnically diverse. For residents who identified with only one race, Figure 10 below illustrates changes in Ambler’s racial composition over that period. The number of white residents fell by 8.2%

while all other racial categories grew, particularly the Hispanic or Latino population. Estimates show that about 12.4%ⁱⁱⁱ of Ambler residents speak a language other than English at home. Parks and open space planning can be more inclusive by considering things like signage and publications/postings in non-English languages, or programming that highlights a variety of cultures and their customs.

Figure 10 | Racial Composition

RACE	PERCENT OF TOTAL POPULATION <i>(One Race Only)</i>		2000-2010 CHANGE	
	2000	2010	ABSOLUTE	PERCENT
American Indian or Alaska Native	0.2%	0.2%	-3	0.0%
Asian	2.5%	3.8%	+82	51.9%
Black or African American	12.0%	12.8%	+50	6.7%
Hispanic or Latino (of any race)	2.1%	7.9%	+367	276.2%
Native Hawaiian and Other Pacific Islander	0.1%	0.3%	+13	200.0%
White	83.3%	76.5%	-443	-8.2%
Other	0.5%	3.1%	+165	520.0%

Source: U.S. Census Bureau, 2000 and 2010.

i Delaware Valley Regional Planning Commission.

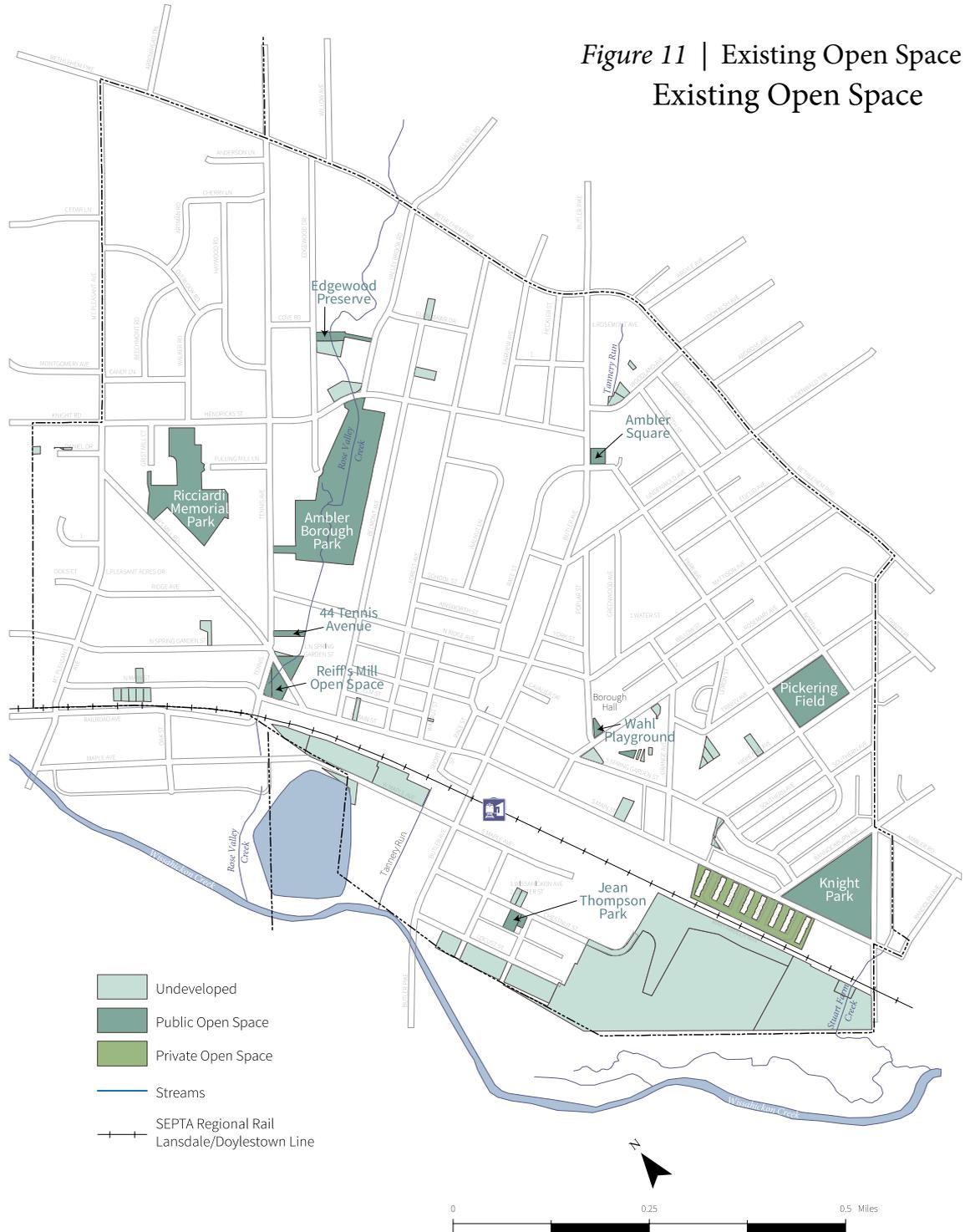
ii Americans with Disabilities Act of 1990.

iii Source: U.S. Census Bureau American Community Survey, 2016..

Introduction

A comprehensive inventory of Ambler's existing parks and open space resources is critical to the development of goals and recommendations for their future, and an understanding of the current state of these areas is needed to

help identify short- and long-term planning objectives. This section provides an overview of the borough's parks and open space amenities. Goals and recommendations for Ambler's open space network can be found in Chapter 6.



Permanently Protected Open Space

Parks and open spaces that are owned by the borough of Ambler are permanently protected against threats of development or abandonment. Ambler's open space network offers both active and passive recreational opportunities that accommodate birdwatching, hiking, walking, athletics, picnicking, and more. The borough's passive open space areas, the most notable being Ambler Borough Park, offer visitors

a unique opportunity to experience natural landscapes in the midst of an otherwise urban setting. Despite being a small and mostly developed community, Ambler has made the preservation of open space a priority for many years. Currently, there are nine parks and open space areas under borough ownership, totaling 23.5 acres.

Municipal Parks

AMBLER BOROUGH PARK

Ambler Borough Park is a passive park and natural area in the heart of Ambler. The long, rectangular park straddles the Rose Valley Creek and is bounded by Edgewood Drive and Hendricks Street to the north/northeast, Belmont Avenue to the south, and N. Ridge Avenue to the west. Ongoing stewardship efforts help to enhance the riparian corridor, remove harmful invasive plants, and otherwise maintain this protected ecosystem. Grassy clearings bordered by thick woods are well-suited for passive recreational activities, like birdwatching or picnicking, and a walking or hiking path offers picturesque views of the Rose Valley Creek.

Area: 8.9 acres

Entrance(s): Paths into the park can be accessed from the cul-de-sac at the end of Edgewood Drive, where Hendricks Street crosses over the Rose Valley Creek, and from Tennis Avenue between N. Ridge Avenue and Fulling Mill Lane.

Sidewalk access: Yes

Parking: On-street parking

Amenities:

- ◆ Natural surface walking/hiking path
- ◆ Swings
- ◆ Picnic area

JEAN THOMPSON PARK

This small park in South Ambler, named in honor of an influential community leader, is a neighborhood-level park, or a park that is smaller in size and is intended to primarily serve the needs of immediate neighborhood. The park is located at the corner of Center and S. Chestnut Streets, and features playground equipment geared toward younger children.

Area: 0.3 acres

Entrance(s): Entrance is located on S. Chestnut Street just north of Center Street.

Sidewalk access: Yes

Parking: On-street parking

Amenities:

- ◆ Playground (tot-lot)



KNIGHT PARK SKATE PARK

Knight Park sits at the southern portion of Ambler and is one of the most active parks in the borough as it accommodates a variety of recreational uses. The 5.7-acre park is bordered by S. Main Street, Church Street, and Bannockburn Avenue. The Knight Park Skate Park was added in 2011 and offers skateboarders nearly 7,000 square feet of concrete designed just for them.

Area: 5.7 acres

Entrance(s): From multiple points; paved paths into the park are located mid-block on S. Main Street, Church Street, and Bannockburn Avenue.

Sidewalk access: Yes

Parking: Limited parking spaces are available on Church Street, and on-street parking is available around the perimeter.

Amenities:

- ◆ Basketball courts (2)
- ◆ Little League Baseball field
- ◆ Playground
- ◆ Paved walking/running paths
- ◆ Multipurpose grass area
- ◆ Restrooms

PICKERING FIELD

Located where the infield for the Ambler Harness Racing once was, Pickering Field occupies a full block in the southeast section of the borough bordered to the north by Trinity Avenue, North Street to the east, Highland Avenue to the south and E. Park Avenue to the west. By offering two baseball fields, one softball field and one T-ball field, the park is able to host a variety of leagues and different levels of the game.

Area: 2.9 acres

Entrance(s): Multiple locations

Sidewalk access: Yes

Parking: On-street parking

Amenities:

- ◆ Basketball court
- ◆ Four baseball fields (baseball, softball, t-ball)
- ◆ Soccer nets (seasonally)
- ◆ Swing set
- ◆ Playground
- ◆ Picnic area
- ◆ Snack bar
- ◆ Restrooms

RICCIARDI PARK

Ricciardi Park is just to the northwest of Ambler Borough Park, where Ambler High School used to stand. The park is tucked into a residential neighborhood between Hendricks Street, Reiffs Mill Road, and Tennis Avenue. An open grassy area is situated at the center of a paved walking/running loop, and a multipurpose rink and a tot-lot are located near the Hendricks Street entrance.

Area: 5 acres

Entrance(s): Paths into the park are located on Hendricks Street, at the cul-de-sac on Fulling Mill Lane, and at the end of Grist Mill Court.

Sidewalk access: Yes

Parking: On-street parking and two ADA parking spaces at the end of Fulling Mill Lane

Amenities:

- ◆ Multipurpose informal grass field
- ◆ Soccer nets (seasonally)
- ◆ Paved walking/running loop
- ◆ Playground (tot-lot)
- ◆ Multipurpose court
- ◆ Pickleball court
- ◆ Swings

WAHL PLAYGROUND

This small playground is adjacent to Ambler Borough Hall and was dedicated in

2016 in honor of former mayor Charles “Bud” Wahl and his wife Mary Jane Wahl. Unlike most of the other parks in Ambler, Wahl Playground is centrally located and not far from the borough’s main thoroughfare, Butler Avenue. This is a neighborhood-level park with playground equipment geared toward younger children.

Area: 0.1 acre

Entrance(s): Openings in the gate are located on Rosemary Avenue and on Poplar Street

Sidewalk access: Yes

Parking: On-street parking, or at Borough Hall on weekends and after 6:00 PM on weekdays

Amenities:

- ◆ Playground (tot-lot)
- ◆ Picnic area



Other Municipal Open Space

EDGEWOOD PRESERVE

When a piece of steeply-sloped land on Edgewood Drive was sold for residential development, a group of Ambler residents recognized that allowing development on the slopes leading down to the Rose Valley Creek would be counter-productive to ongoing efforts in Ambler to protect environmentally sensitive areas, mitigate flooding and damage caused by flooding, and to improve water quality. The community worked together to raise \$75,000 to purchase one of the parcels for dedication to the borough as a protected natural area. The preservation of this 0.36-acre lot means that the steep slopes will remain undisturbed and the vegetation will remain intact. In addition to protecting the creek, the preserve also provides important habitat for birds and small animals in an otherwise urbanized area. To ensure that this pristine natural area remains so for years to come, public access is discouraged.

AMBLER SQUARE

In 2016 Ambler acquired a square property at the intersection of E. Butler and E. Park Avenues, adjacent to the CVS Pharmacy. The asphalt on the roughly 100' by 100' lot is crumbling and it has been vacant for many years. The borough collaborated with the Montgomery County Planning Commission to consider uses for the space—ultimately a multipurpose pocket park was chosen. A design was developed and in 2017 the borough was awarded \$102,000 in grant funding from the Pennsylvania Department of Conservation and Natural Resources (DCNR) for implementation. Construction is set to begin in spring of 2019.

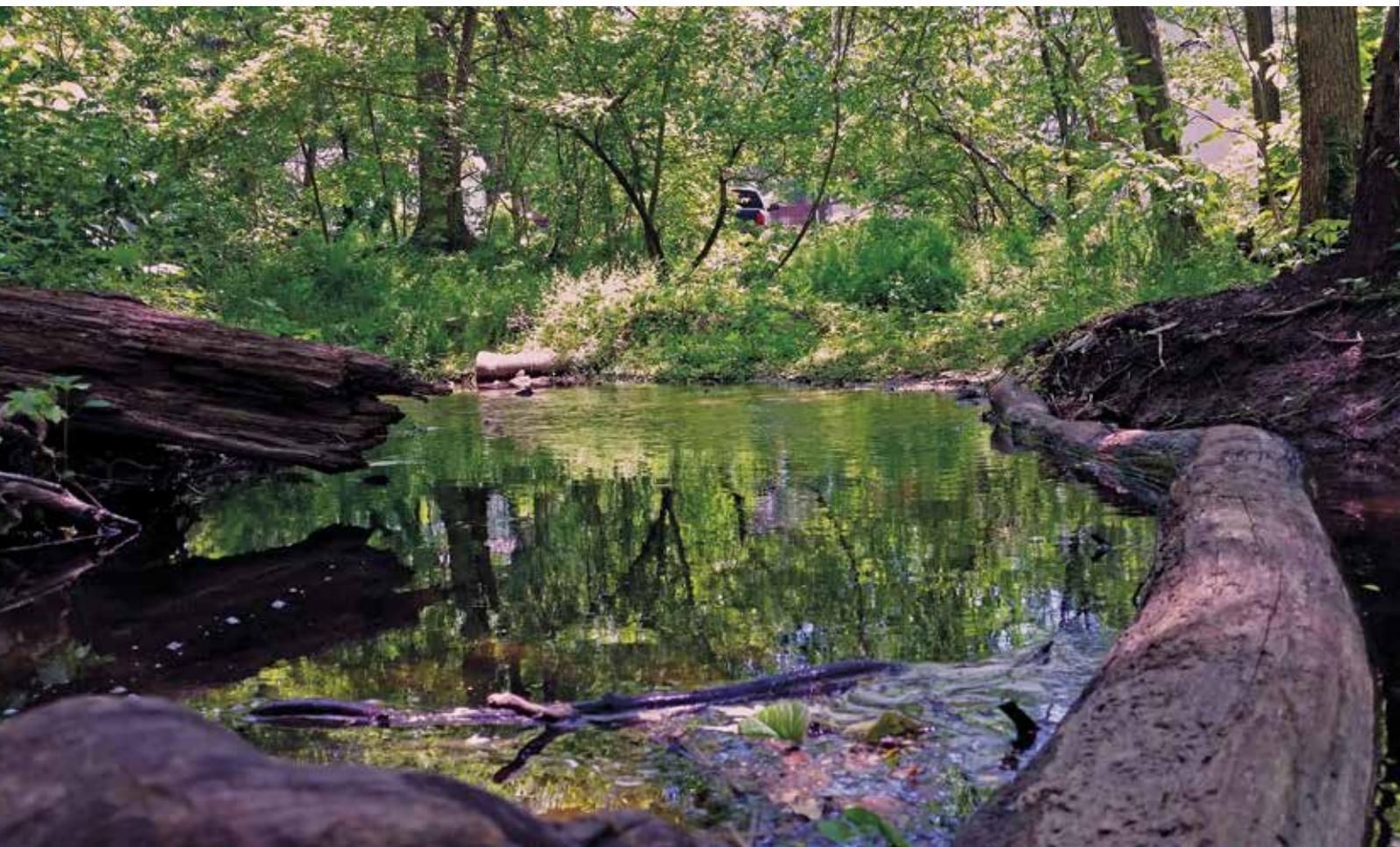
Area: 10,500 square feet

Entrance(s): From E. Butler Avenue or E. Park Avenue

Sidewalk access: Yes

Parking: On-street parking on Race Street

Amenities: Plans for the park include a multipurpose event space, varied seating, stormwater BMPs, native landscaping and shade trees, and a shaded grove with seating and soft lighting.





Temporarily Protected Open Space

LOCUST STREET PARK AND ADJACENT OPEN SPACE

This linear park was established in 1989 and is situated along the south side of Locust Street in South Ambler, not far from the Wissahickon Creek and the Wissahickon Trail. The park includes a basketball court and an open grassy area. This park is privately owned but open to the public, and it abuts more than 20 additional acres of open space; this portion of the property is part of the remediated BoRit site and is not accessible to the public (a tall perimeter fence runs along the western edge of the park).

Adjacent Amenities

Ambler's surrounding municipalities also have robust parks and open space networks. Residents make good use of these nearby amenities, and several are within walking distance from the borough. Although these green spaces are not within Ambler's limits, they are important to note as they help meet the demand of borough residents for parks and open space. Many who live in Ambler and belong to athletic leagues, use parks outside of the borough, as sharing facilities across municipal borders is common in our region. Chapter 4 looks closely at how linkages to these amenities can be improved. *Please note that this inventory includes only parks, trails, and open space areas in Lower Gwynedd, Upper Dublin, Whitmarsh, and Whitpain Townships that are within one mile (linearly) from the Ambler municipal boundary. Schools and their athletic facilities are not included, though they are shared for community recreational purposes as noted above.*

Lower Gwynedd Township

INGERSOLL BALL PARK/ LOWER GWYNEDD PARK 905 Wister Avenue, Penllyn

Accessible from the Penllyn Pike Trail and the Penllyn SEPTA train station.

Area: 5.8 acres

Amenities: Baseball fields (2); picnic area

Parking: Yes, on-site

Sidewalk access: No

PEN AMBLER PARK 351 Mathers Road, Ambler

Area: 17 acres

Amenities: Baseball field; amphitheater; playground; collegiate basketball courts (2); plaza with fountain; trails

Parking: Yes, on-site

Sidewalk access: No

LOWER GWYNEDD NATURE CENTER Knight Road & Houston Road, Lower Gwynedd

Area: Approximately 2.5 acres (news article from 2009 says will be 4.5 acres)

Amenities: Natural area with walking path

Parking: Yes, at elementary school and administrative offices after hours

Sidewalk access: Via Hendricks Street/Knight Road

DAGER ROAD TRAIL

Connects Wissahickon High School to the Penllyn Pike Trail.

Length: 0.4 miles

Surface: Stone dust and paved

Trailhead: Wissahickon High School (parking lot)

Sidewalk access: Via Hendricks Street to Knight Road, right onto Houston Road, and then left onto Dager Road.

PENLLYN PIKE TRAIL

The township plans to extend the trail south to connect with the Green Ribbon Trail along the Wissahickon Creek.

Length: 1.1 miles

Surface: Stone dust

Trailhead: Veterans Memorial Park; Ingersoll Ball Park

Sidewalk access: No

GREEN RIBBON TRAIL

A passive recreational trail for walking or jogging (biking is permitted on the trail south of Fort Washington State Park). The Green Ribbon Trail connects to the county's Wissahickon Trail south of Skippack Pike, which ends where the Wissahickon Creek joins the Schuylkill River in Philadelphia.

Length: 12.6 miles

Surface: Dirt and gravel

Trailhead: Parkside Place Park; Fort Washington State Park

Sidewalk access: Via Maple Avenue and W. Mt. Pleasant Avenue; via W. Butler Pike



Upper Dublin Township

FIELD OF DREAMS/LOCH ALSH FIELDS

Fort Washington & Loch Alsh Avenues, Fort Washington

This recreation area is owned and maintained by the School District of Upper Dublin, but is made accessible to the public through a long-term agreement between the school district, Upper Dublin Township, and the Pennsylvania Department of Conservation and Natural Resources (DCNR).

Area: 23 acres

Amenities: Multifield complex with facilities for baseball and soccer

Parking: Yes, on-site

Sidewalk access: Via Highland Avenue to Fort Washington Avenue

JOHN P. MAUCHLY PARK

Meadowbrook Avenue, Ambler

Area: 4 acres

Amenities: Preserved natural area

Parking: None

Sidewalk access: From Bethlehem Pike, use Argyle Avenue west, north on Douglas Street, and follow Meadowbrook Avenue to the west/north.

LOCH ALSH RESERVOIR

Loch Alsh Avenue & Lewis Lane, Ambler

The Loch Alsh Reservoir and surrounding park are part of Lower Gwynedd's municipal park system, but the land is owned by the Ambler Borough Water Department. Renewable five-year leases stipulate that Ambler maintains the reservoir dam and that the township provide routine maintenance to keep the park open and accessible for public use.

Area: 21 acres

Amenities: 8-acre lake; picnic area; short walking path; fishing (stocked)

Parking: Yes, on-site

Sidewalk access: No

LUTHER KLOSTERMAN PARK

Madison & Prospect Avenues, Fort Washington

Area: 3 acres

Amenities: Basketball court; picnic area; playground

Parking: No

Sidewalk access: No

ROBBINS PARK ENVIRONMENTAL EDUCATION CENTER

1419 E. Butler Pike, Ambler

Area: 38 acres

Amenities: Hiking/walking trails; pavilion; picnic area; environmental education center and programming

Parking: Yes, on-site

Sidewalk access: No

UPPER DUBLIN SPORTS PARK

725 Susquehanna Road, Ambler

These fields are primarily used by youth athletic organizations and by Upper Dublin High School athletics. Space for other groups is seldom available and use of the fields requires a permit from Upper Dublin Parks & Recreation.

Area: 11 acres

Amenities: Synthetic turf multipurpose fields; walking trail

Parking: Limited on-site parking; additional parking available at adjacent Upper Dublin High School

Sidewalk access: No

SHEELEIGH PARK

1206 Douglas Street, Ambler

Area: 3 acres

Amenities: Playground; baseball field; soccer field; basketball court

Parking: Yes, on-site

Sidewalk access: Via S. Bethlehem Pike to Argyle Avenue

Whitemarsh Township

FORT WASHINGTON STATE PARK

500 Bethlehem Pike, Fort Washington

Most of the park is dedicated as passive open space, but trails and passive recreational opportunities make it one of the most popular open space destinations in the region. The park can be accessed via the Green Ribbon Trail and it follows the Wissahickon Creek as it flows south towards Philadelphia.

Area: 483 acres

Amenities: Passive recreation; picnic area; hiking trails; multipurpose fields

Parking: Yes, on-site

Sidewalk access: No

WILLOW LAKE FARM PRESERVE

This property was donated to the Wissahickon Valley Watershed Association through a conservation easement, and is used for passive recreational purposes.

Area: 110 acres

Amenities: Preserved natural area; interpretive signage; hiking and horseback riding trails; passive recreation

Parking: No, but parking is available at the adjacent CVS

Sidewalk access: No

Whitpain Township

BRIAR HILL PRESERVE

Lewis Lane, Ambler

Area: 48 acres

Amenities: Portable restrooms; drinking fountain; hiking trails; passive recreation

Parking: No, but visitors can park at the adjacent Prophecy Creek Park parking lot

Sidewalk access: No

WEST SIDE BASKETBALL COURT

210 W. Mt. Pleasant Avenue, Ambler

Amenities: Basketball court

Parking: On-street parking

Sidewalk access: Via Maple Avenue

WEST SIDE PARK

280 Maple Avenue, Ambler

Amenities: Playground

Parking: On-street parking

Sidewalk access: Via Maple Avenue



In built-out communities like Ambler the protection and preservation of natural resources and environmentally-sensitive areas becomes even more important since development can compromise or even destroy these features. Surface waters, floodplains, woodlands, and steep slopes

all provide an array of ecosystem services, and they all contribute to Ambler's landscape. This section inventories these resources and explores why their preservation is key to maintaining balance between the built and natural environments in the borough.



Surface Waters and Hydrology

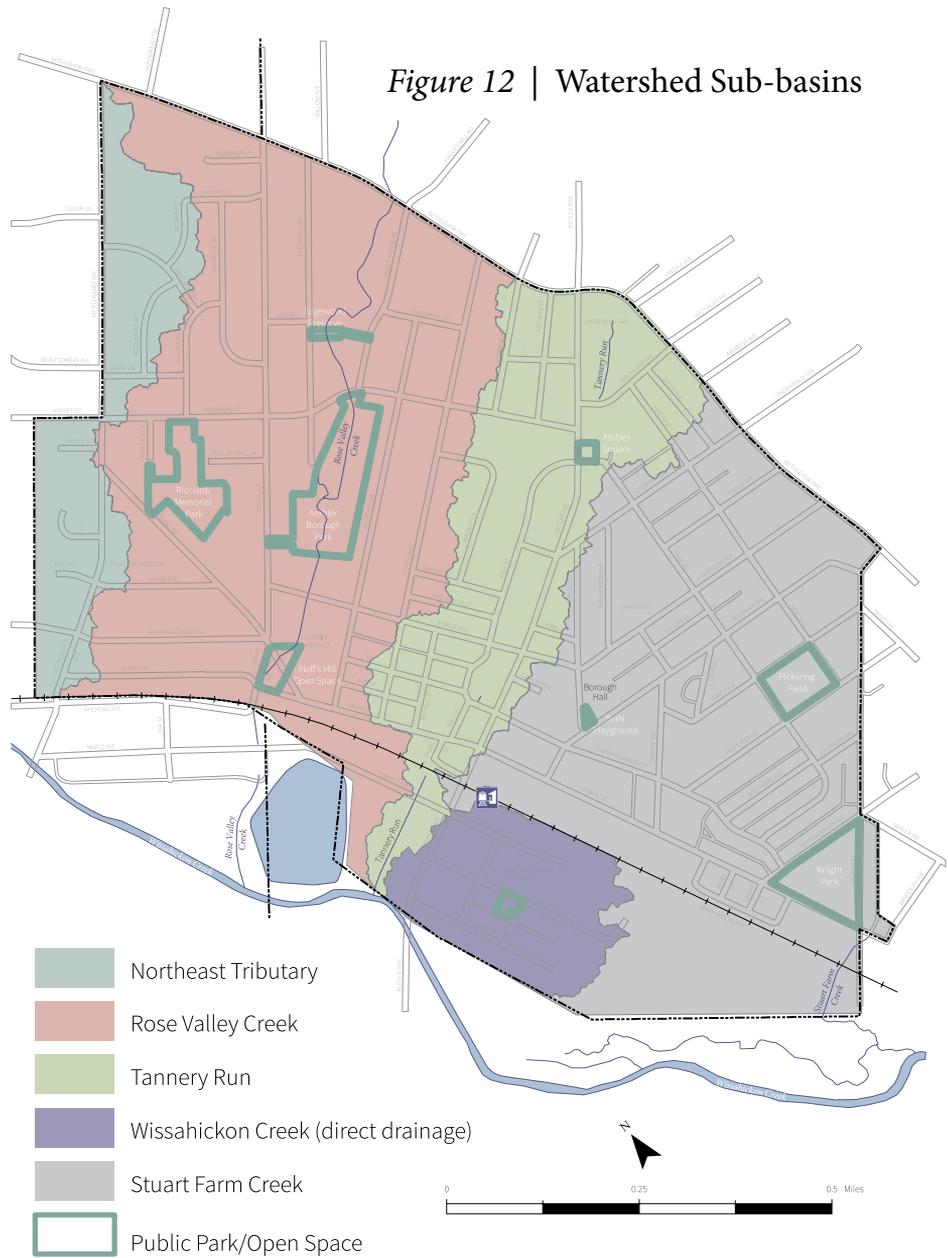
Streams and Watersheds

All water that enters Ambler ultimately drains into the Schuylkill River, as most water in Montgomery County does. From there, water flows into the larger Delaware River and finally into the Delaware Bay and the Atlantic Ocean between Cape May, NJ and Lewes, DE. Ambler itself is in the Wissahickon Drainage Basin, which is comprised of smaller sub-watersheds as shown in Figure 12. Drainage basins do not prescribe to state, county, or municipal boundaries, so it is

important for Ambler residents to be conscientious of the fact that waters from communities north of the borough flow into Ambler and impact its water quality, and that downstream communities in turn receive waters that flow through Ambler.

Three surface waterways, all tributaries of the Wissahickon Creek, flow south through Ambler from their headwaters in Upper Dublin. The Rose Valley Creek passes under Bethlehem Pike and enters Ambler between

Figure 12 | Watershed Sub-basins



Edgewood Drive and Valley Brook Road, and it then it flows south through Ambler Borough Park and Reiff's Mill Open Space until it meets the Wissahickon Creek in Whitpain Township. Tannery Run follows Butler Avenue through the borough until it joins the Wissahickon Creek near the Butler Avenue bridge. Unlike the Rose Valley Creek, Tannery Run is hidden through most of Ambler as it flows through a culvert under the downtown business district; this generally does not promote good water quality, but it is very common in urbanized areas. Stuart Farm Creek originates near Loch Alsh Fields, and a small portion flows through the southern tip of Ambler from Church Street down to the Wissahickon Creek.



Water Quality

Water quality is a top environmental concern for communities across the Philadelphia region, where the impacts of industrial uses and dense land development are often at odds with water quality goals. The health of even the smallest tributaries in Montgomery County can impact downstream communities (like Philadelphia) and ecosystems (like the Delaware Bay).

Ambler's three streams are impaired by elevated levels of both sediments and nutrients, which directly impacts the Wissahickon Creek. In accordance with the Clean Water Act, Total Maximum Daily Loads (TMDLs) must be established for all impaired waters, and in 2003 the EPA approved a TMDL Plan for the Wissahickon Creek watershed that set maximum limits for the amount of nutrients that can enter the creek for it to be considered healthy. The TMDL Plan is implemented through the EPA's National Pollutant Discharge Elimination System (NPDES), which requires a permit for any point source discharge into waters of the Commonwealth.

In 2015, EPA issued a draft total phosphorus TMDL based on the premise that phosphorus is the primary reason for poor macroinvertebrate scores in the watershed. In response to what was seen as a very strict, possibly unachievable phosphorus limit, the municipalities and treatment plants in the Wissahickon decided to work on a Water Quality Improvement

Plan (WQIP) that would address the low macroinvertebrate numbers in a more affordable and manageable way. After significant data gathering and analysis, A WQIP was drafted that focuses on stormwater management as the source of the impairment. The WQIP is near completion, and needs to be adopted by the municipalities and approved by EPA prior to implementation. These actions are anticipated for 2020.

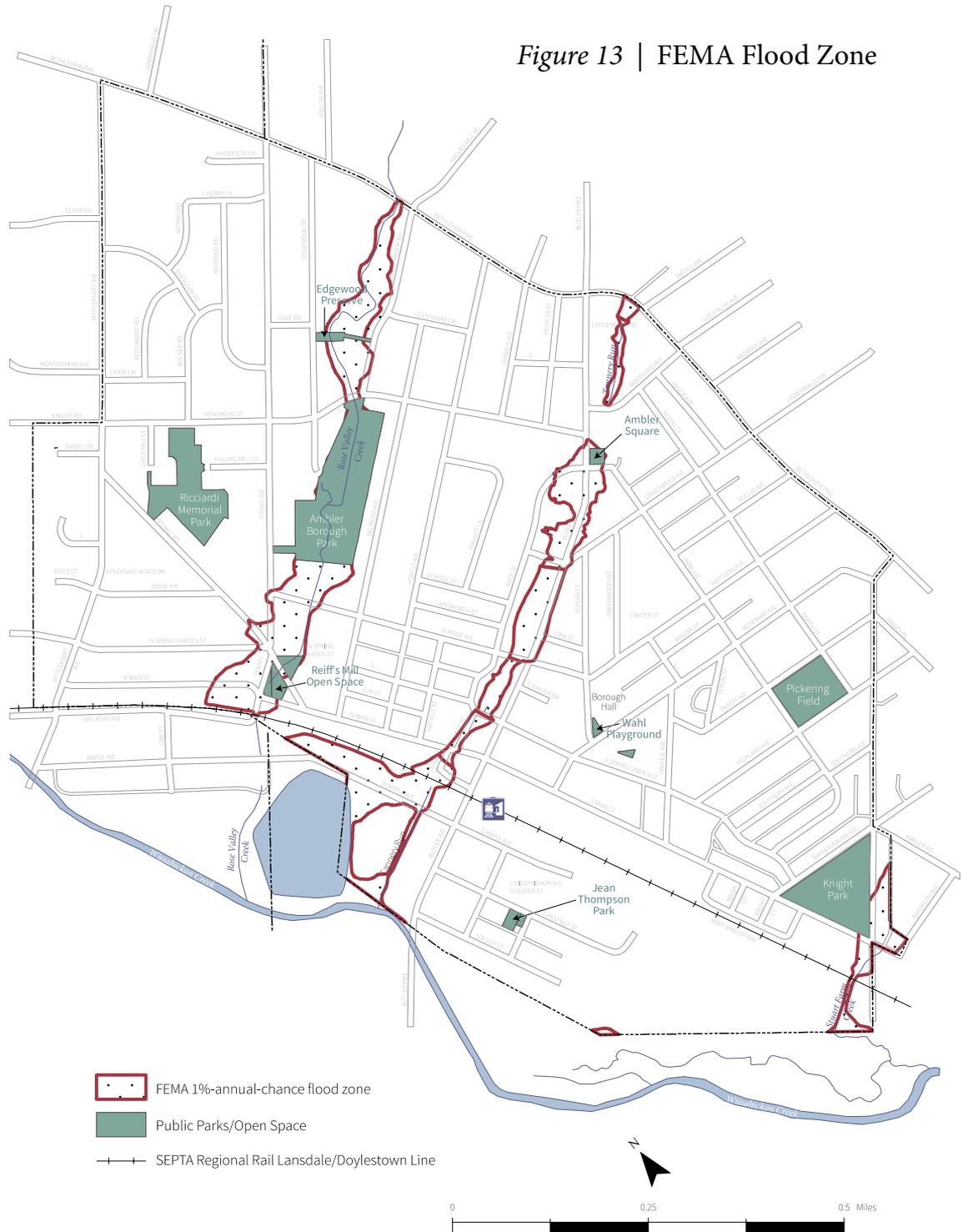
Ambler owns and maintains a small municipal separate storm sewer system (MS4), which is a point source for stormwater runoff discharge, so the borough is required to have a NPDES permit. A MS4 sediment TMDL Strategy plan has been developed (last revised December 2015), which includes strategies to reduce the amount of sediment that is discharged into the Wissahickon. Over the next several years, Ambler will work towards these sediment and stormwater reduction goals by quantifying existing best management practices (BMPs), amending the Stormwater Management Ordinance to require pollutant reductions, and implementing new BMPs. Erosion and stormwater runoff are two of the primary sources of sediment and nutrients in surface waters, so it is important for borough officials and residents to work together on measures that will reduce and better manage erosion and stormwater runoff.

Floodplains

Occasional flooding is a reality for Ambler residents, and major flood events in the past have caused significant damage to buildings and infrastructure. A comprehensive study by the Center for Sustainable Communities at Temple University-Ambler was published in 2014.

Flooding and Stormwater Management for Ambler Area Watersheds provides a history of flood events, identifies stormwater and flooding concerns, and makes recommendations for improvements ranging from small BMP installations to major stormwater

Figure 13 | FEMA Flood Zone

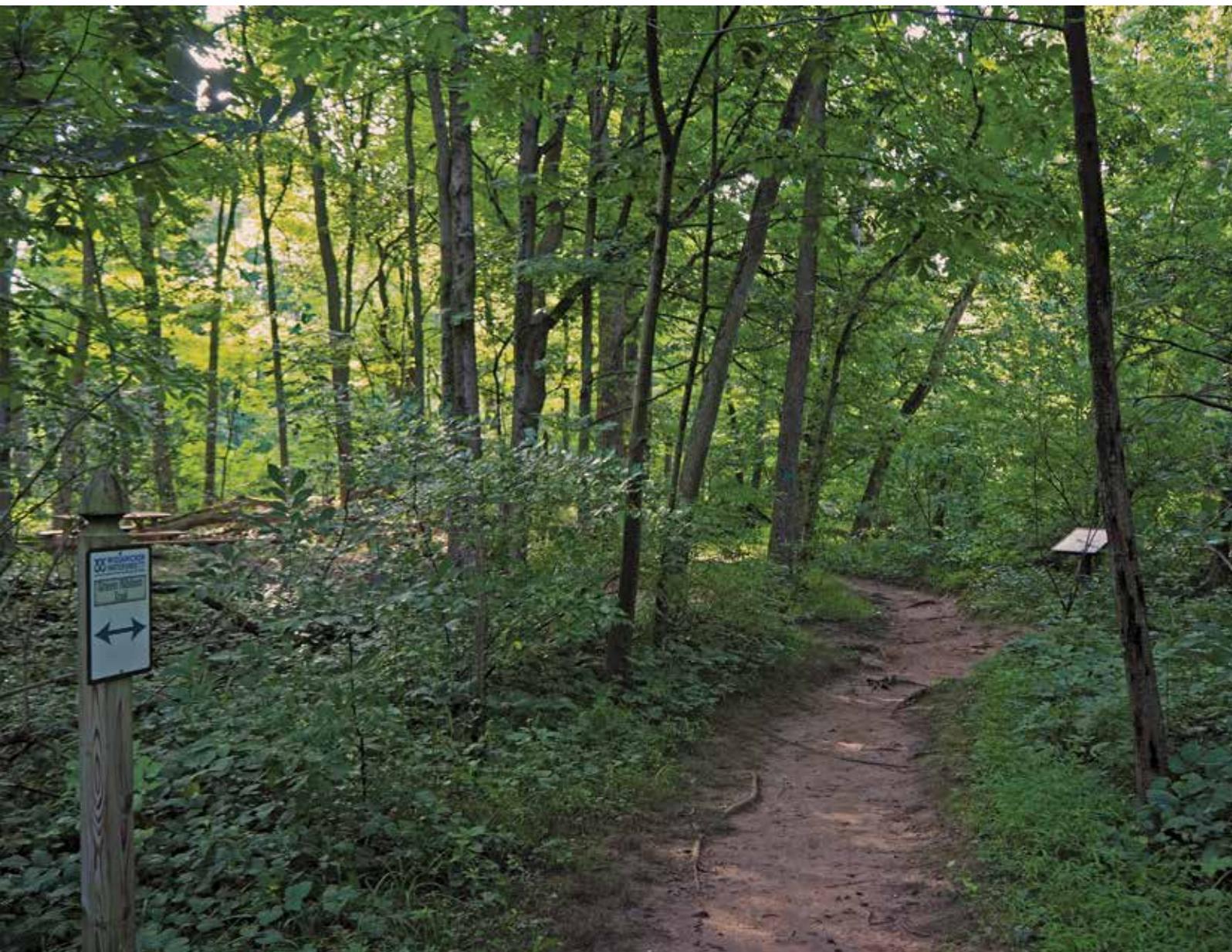


The FEMA flood zone map shows one-percent-annual-chance flood areas, or areas where there is a 1 in 100 (1%) chance that water levels will be met or exceeded in any given year. This is also referred to as the base flood or 100-year flood. FEMA updates the delineation of these zones as more accurate mapping data becomes available, and properties within these zones are required to be covered by flood insurance to participate in the National Flood Insurance Program.

infrastructure projects. The study can be found online at http://boroughofambler.com/download/stormwater_management/related_documents/AmblerWatersheds_FinalReport_CSC-Temple_2014.pdf. Figure 13 shows the borough's current flood zone map, provided by FEMA and adopted by Borough Council in 2016.

Since Ambler is an urbanized community, it is even more important for residents and staff to know where the floodplains are located and to limit development or impervious surface coverage in those areas. To address

that, Ambler has adopted a Floodplain Conservation District ordinance which limits the type and degree of disturbance permitted in floodplains. Open spaces are vital to floodplain management because these vegetated areas allow rain water to infiltrate naturally, whereas impervious surfaces worsen the impacts of stormwater runoff and flooding. Ambler Borough Park is a key asset for floodplain management, and open space elsewhere along the Rose Valley Creek or Tannery Run should be preserved for the same purpose.



Tree Cover

Montgomery County was once covered by large expanses of dense forest, teeming with wildlife and able to support Native Americans and early European settlers. Today's landscape has been drastically transformed as woods have been cleared for farmland and the built environment. Still, tree cover is an important element of the modern landscape in terms of both aesthetics and ecology. Trees provide shade, oxygen, stream protection, and habitat; they also enhance streetscapes and neighborhood aesthetics.

Contiguous wooded areas are especially vital for wildlife and water quality, but in built-out communities like Ambler, dense tree cover is often found only in protected parks and open spaces. Figure 14 shows that tree cover in Ambler is

dispersed relatively evenly across the borough, but the downtown and densest residential areas are lacking. Ambler Borough Park and the rest of the Rose Valley Creek corridor make up the largest area of contiguous tree cover, which promotes water quality and floodplain management along the stream. Another dense pocket of tree cover surrounds the capped asbestos piles between the rail corridor and the borough's southern boundary, which backs up the Wissahickon Creek, making this area another important asset. Urban greening efforts in Ambler, like planting street trees, should continue and future development should promote greening and greenway connections.

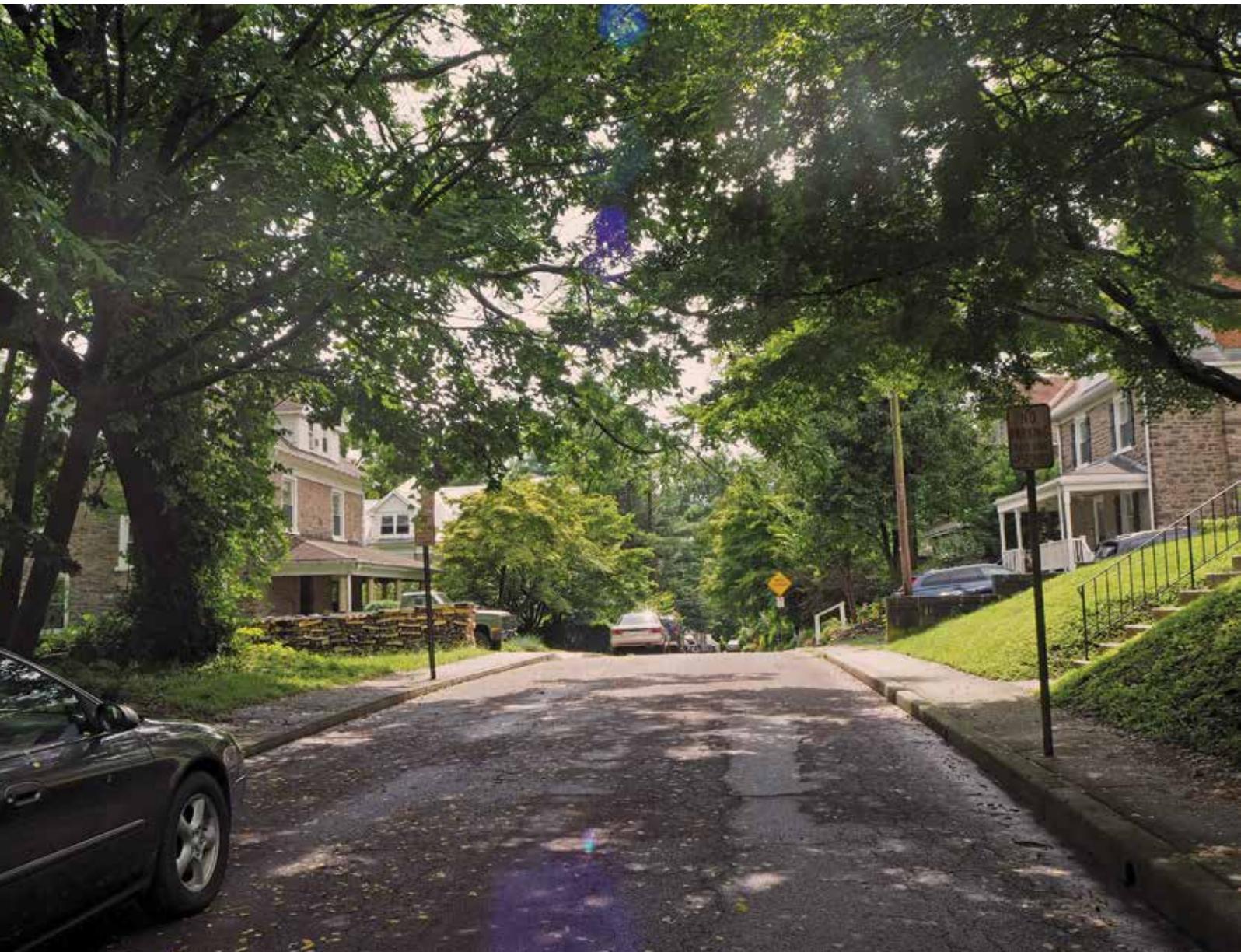
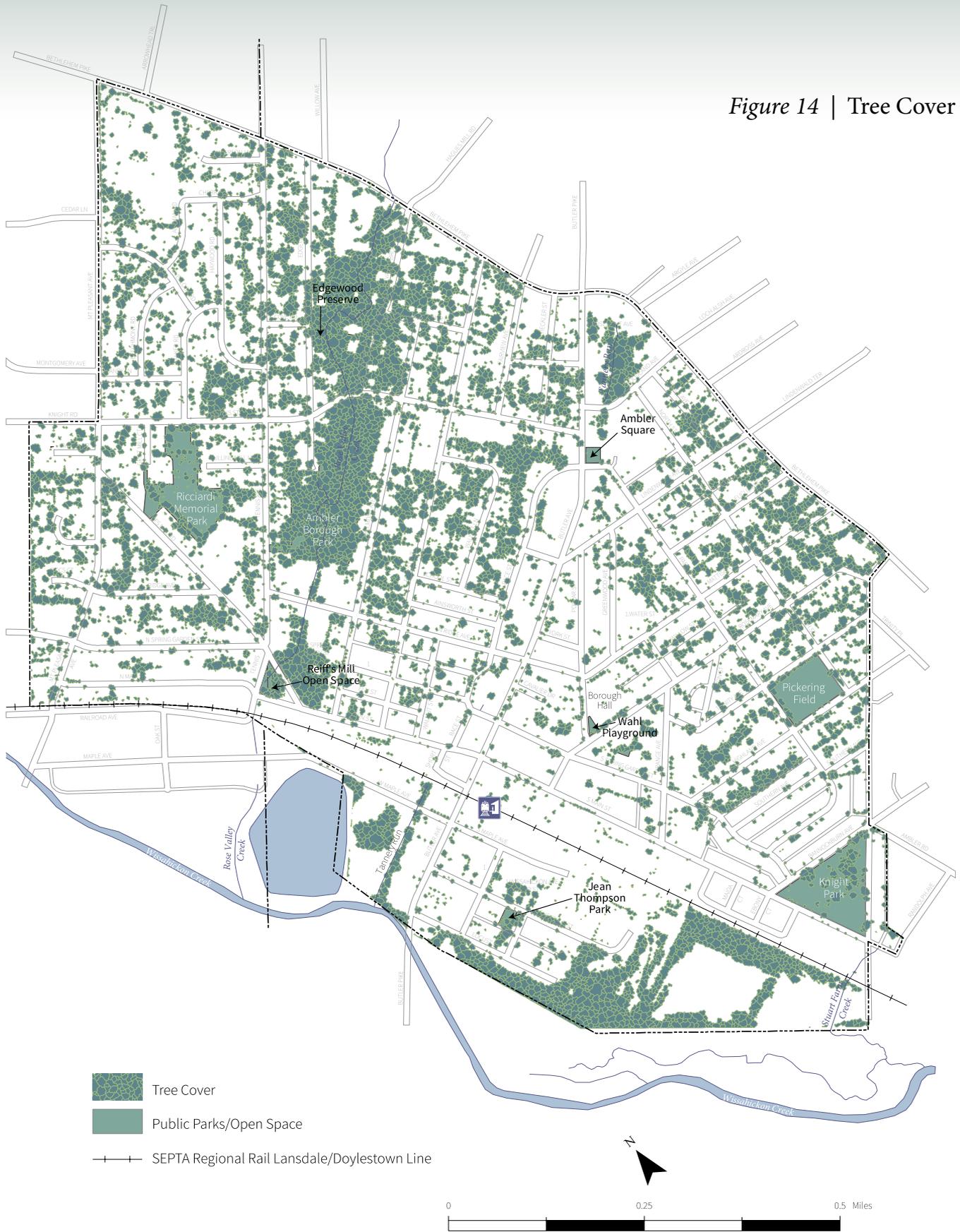


Figure 14 | Tree Cover

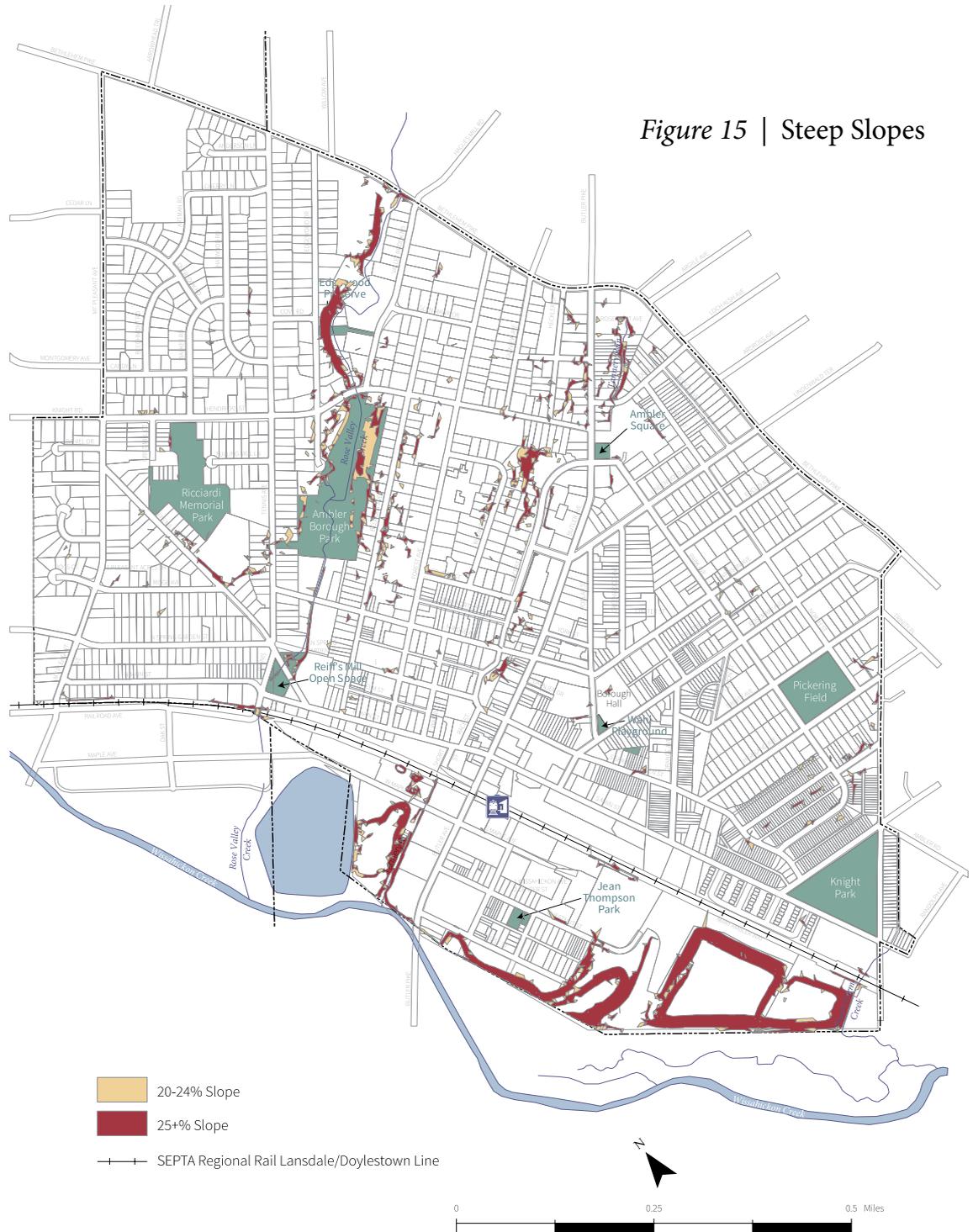


Steep Slopes

Steep slopes are areas with strongly sloping topography. The map in Figure 15 shows where moderate (20-24%) and strongly sloping (25+%) soils exist in Ambler. Although steep slopes are scattered across the borough, they are primarily found along the Rose Valley Creek, at the remediated BoRit site, and east of Butler Avenue at the asbestos piles (these slopes

are man-made). Steep slopes are important environmental features but, if developed or otherwise disturbed, they can become prime areas for erosion, and vegetation or habitat loss. Steep slopes in the borough's parks and preserved open spaces are protected from disturbance, but unprotected slopes remain vulnerable and should be prioritized for protection.

Figure 15 | Steep Slopes



In 2016 the Borough of Ambler and a group of dedicated residents worked together to purchase and preserve a parcel with steep slopes on Edgewood Drive. As adjacent parcels were purchased and developed, it became clear that the remaining sloped areas should be protected to prevent erosion and resulting impacts on the Rose Valley Creek below. Thanks to a grassroots effort, Edgewood Preserve and its slopes are permanently protected as passive open space.

Maintaining and improving parks and open spaces are key to having a robust network, but being able to access them is also essential, particularly for pedestrians and bicyclists. Ambler is fortunate to have a sidewalk network that covers nearly the entire municipality, however there are some missing pieces that should be filled in. Since the borough is surrounded by townships, which are less urbanized, it is often the case that sidewalk ends at or near Ambler's municipal boundary. This chapter identifies how creating links within the borough and to the adjacent townships could improve access to Ambler's own parks and open spaces, in addition to those that are within walking distance but are outside of the municipal limits. Completing some of these connections will require coordination with Upper Dublin, Lower Gwynedd, and Whitpain Townships. *Please note that for the purposes of this chapter, only amenities within an approximately one-mile radius of Ambler's boundary were considered.*

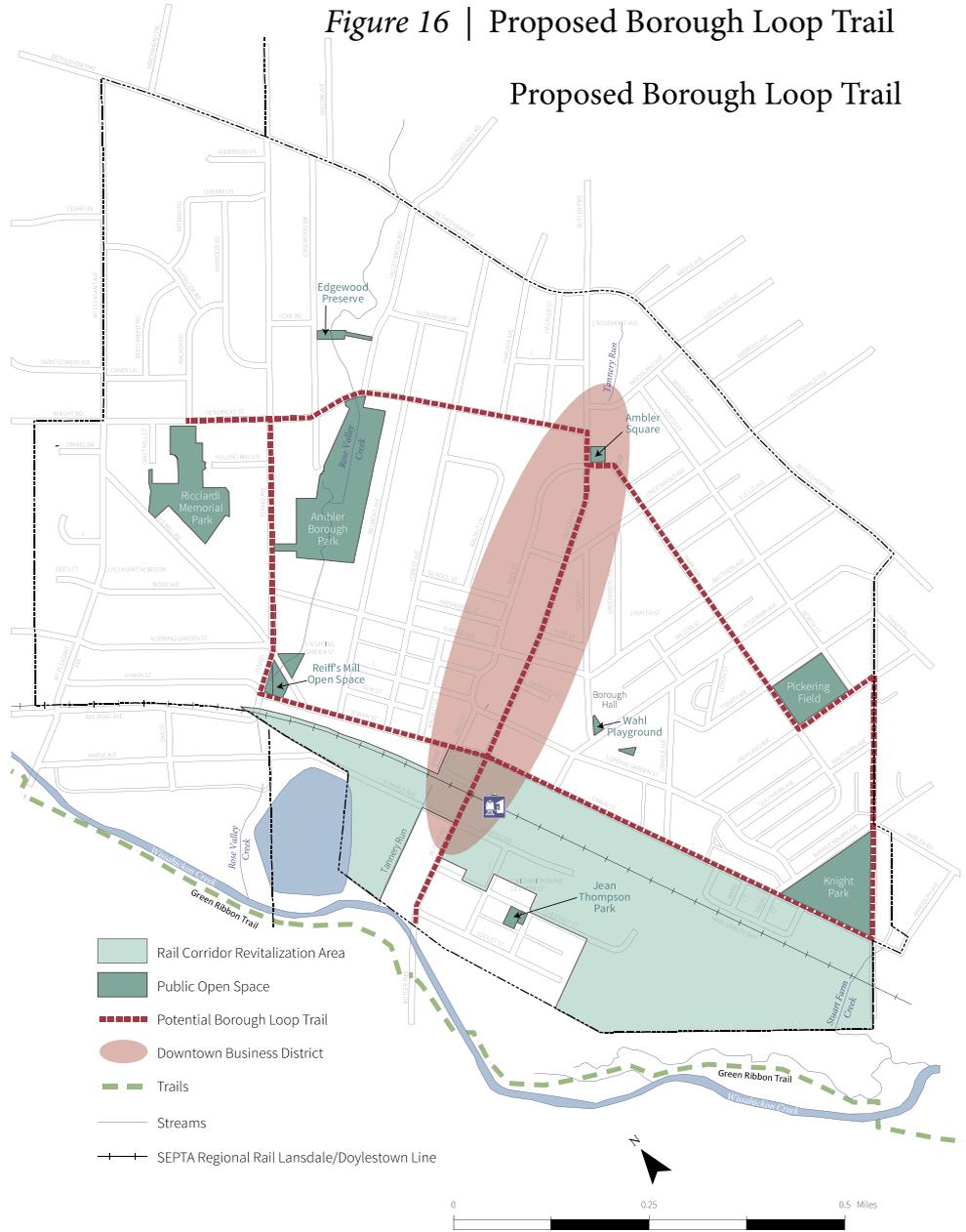
Borough Connections

Borough Loop Trail

A designated loop path through the borough could link important destinations including parks, open spaces, historic resources, the downtown business district, the SEPTA Regional Rail station, and other important destinations. A proposed route is shown in Figure 16. The proposed route relies on the Ambler's existing sidewalk network, though there are some gaps that need to be filled in. Signage or sidewalk markings could identify the route and some of the key destinations along the way; input from the artist community could help design signs or sidewalk markings that would be creative and unique to Ambler. Important destinations along the potential loop trail include:

- Ambler Borough Park, Ricciardi Memorial Park, Pickering Field, Knight Park, and Ambler Square
- Reiff's Mill Open Space
- The Butler Avenue connection to the Green Ribbon Trail
- Downtown business district
- SEPTA Regional Rail station
- Rail Corridor Revitalization Area (Maple Avenue and Chestnut Avenue, accessed via Butler Avenue)

Figure 16 | Proposed Borough Loop Trail



Sidewalk Connections

Gaps in the sidewalk network will need to be filled in to complete a Borough Loop Trail and to make connections to all of Ambler's parks and open space areas. Not all of the gaps are directly adjacent to parks or open space areas, but they are all essential to connecting Ambler's residents to these amenities within the borough and to those in the surrounding townships. The map in Figure 17 shows where gaps in the sidewalk network exist. The following highlights some of the key missing links:

1. **Pickering Field** —

Sidewalk is missing along E. Park Avenue and along most of Highland Avenue surrounding Pickering Field. This park is heavily used during the season for organized sports, and young children frequently play at the edge of the park where the ground sharply slopes down to the street. Since large trees line Park Avenue near the curb, the borough may consider an expansion into the street to accommodate a sidewalk without risking damage to the trees (or future damage to the sidewalk should their large roots become an issue). Importantly, this would add an additional barrier between the open grassy play areas of the park and the street, and would improve access into the park itself. The addition of a retaining wall could also help to protect the trees and prevent erosion on the parks' slopes.

2. **Bethlehem Pike and Mt. Pleasant Avenue** —

Bethlehem Pike is a major thoroughfare along Ambler's eastern boundary and it is a key connector to Lower Gwynedd and Upper Dublin Townships for both drivers and pedestrians. Sidewalk should be added to connect the northern end of Mt. Pleasant Avenue with Bethlehem Pike, along Bethlehem Pike between Tennis Avenue and Fairview Avenue, and again from Mattison Avenue to the municipal boundary at Church Street. From there, pedestrians

can easily access Upper Dublin's Veterans Memorial Park via Highland Avenue. The borough should coordinate with PennDOT on filling in sidewalk gaps along Bethlehem Pike since it is a state-owned road.

3. **Rail Corridor Revitalization Area** —

Large, multifamily residential developments are proposed on underutilized land on either side of Butler Avenue, south of the train tracks. Both locations are close to the train station and to the downtown business district, so good sidewalk connections will be key to their success. The borough should work with the developers to ensure that adequate sidewalk connections are made and that pedestrian safety features are in place, particularly along Maple and Chestnut Avenues.

Bicycle Connections

Ambler is known for being an especially pedestrian-friendly town, but it also has a strong bicycle community. Safe bike routes and bike facilities can help to further expand recreational opportunities and connections to parks and open space in Ambler. In 2018 the Montgomery County Planning Commission completed *Bike Montco*, a bicycle plan for Montgomery County that sets goals for expanding biking in the county and provides recommendations for improving the bicycle network and bicycle safety in four specific focus areas, including Ambler. The plan's recommendations for Ambler focus on connecting residents to the train station via designated bike routes that could be improved with sharrows (shared lane) markings or designated bike lanes where appropriate. Any future planning efforts to expand biking in Ambler should seek to provide safe connections for bicyclists to the borough's parks and open spaces, and bicycle facilities (i.e. bike racks) should be added as needed to help incentivize biking. (See Figure 18 on page 28.)

Sidewalk Gaps

Figure 17 | Sidewalk Gaps

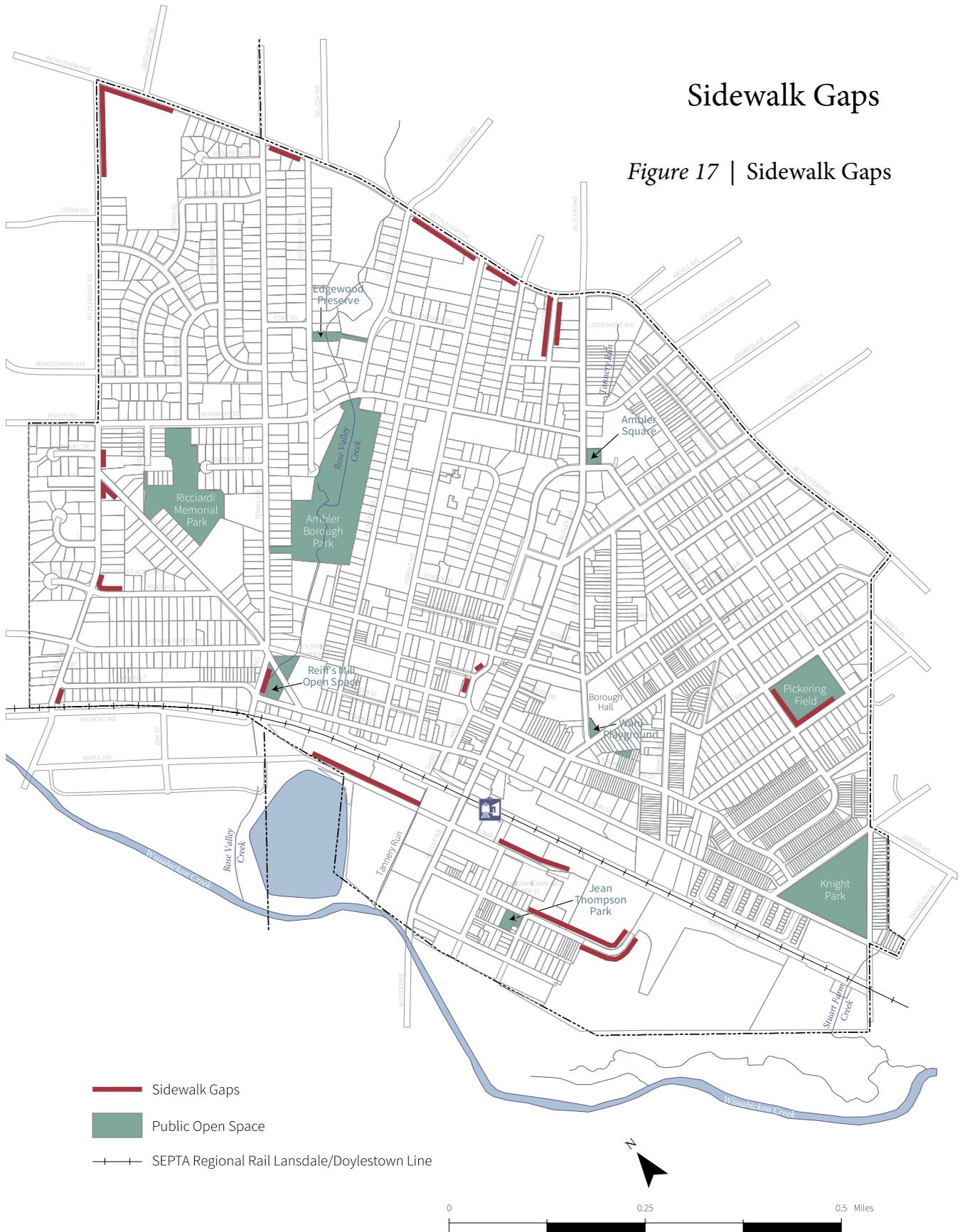
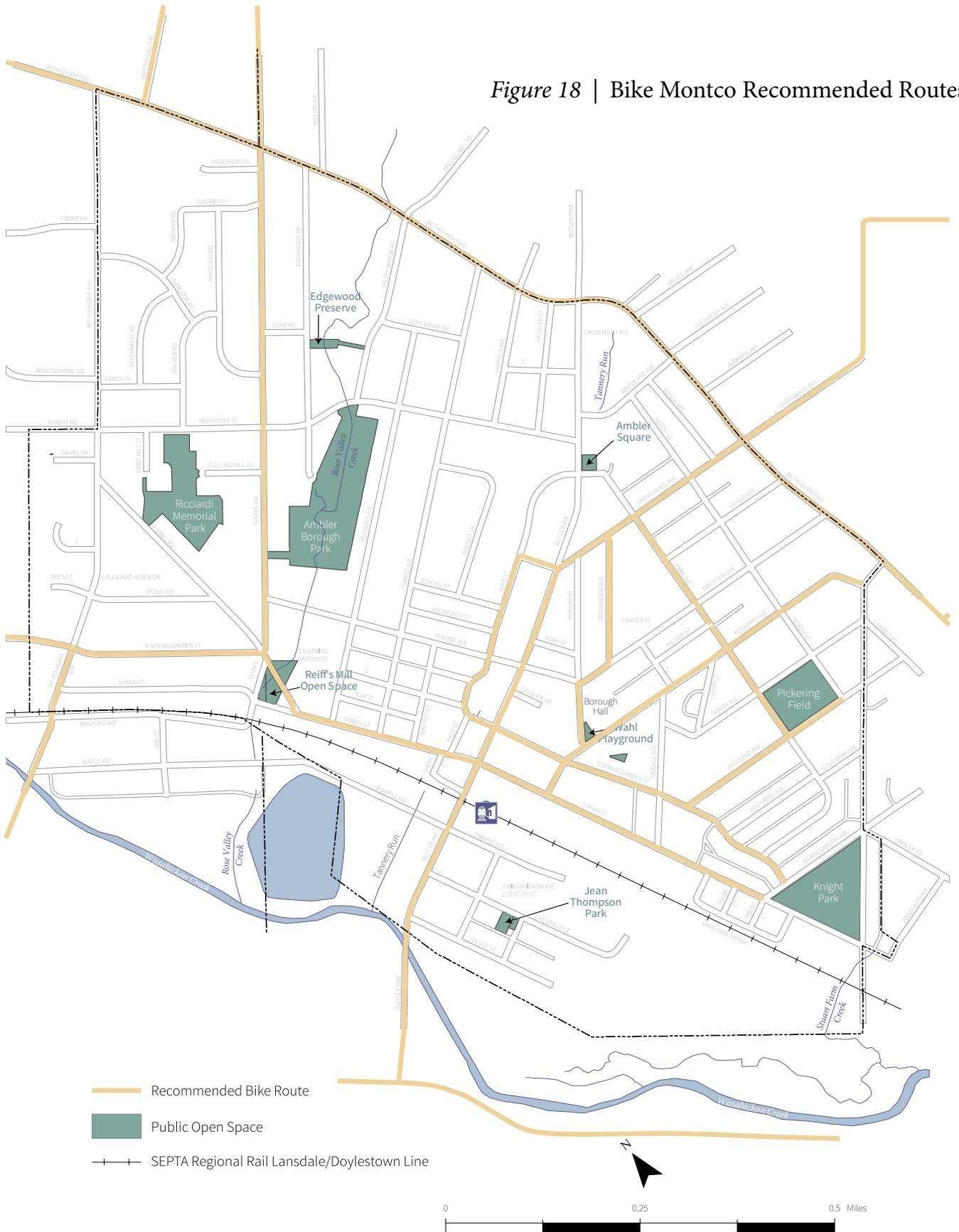
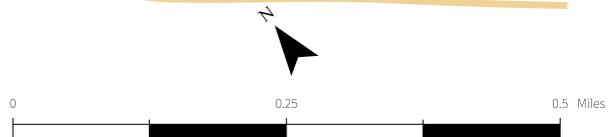


Figure 18 | Bike Montco Recommended Routes



-  Recommended Bike Route
-  Public Open Space
-  SEPTA Regional Rail Lansdale/Doylestown Line

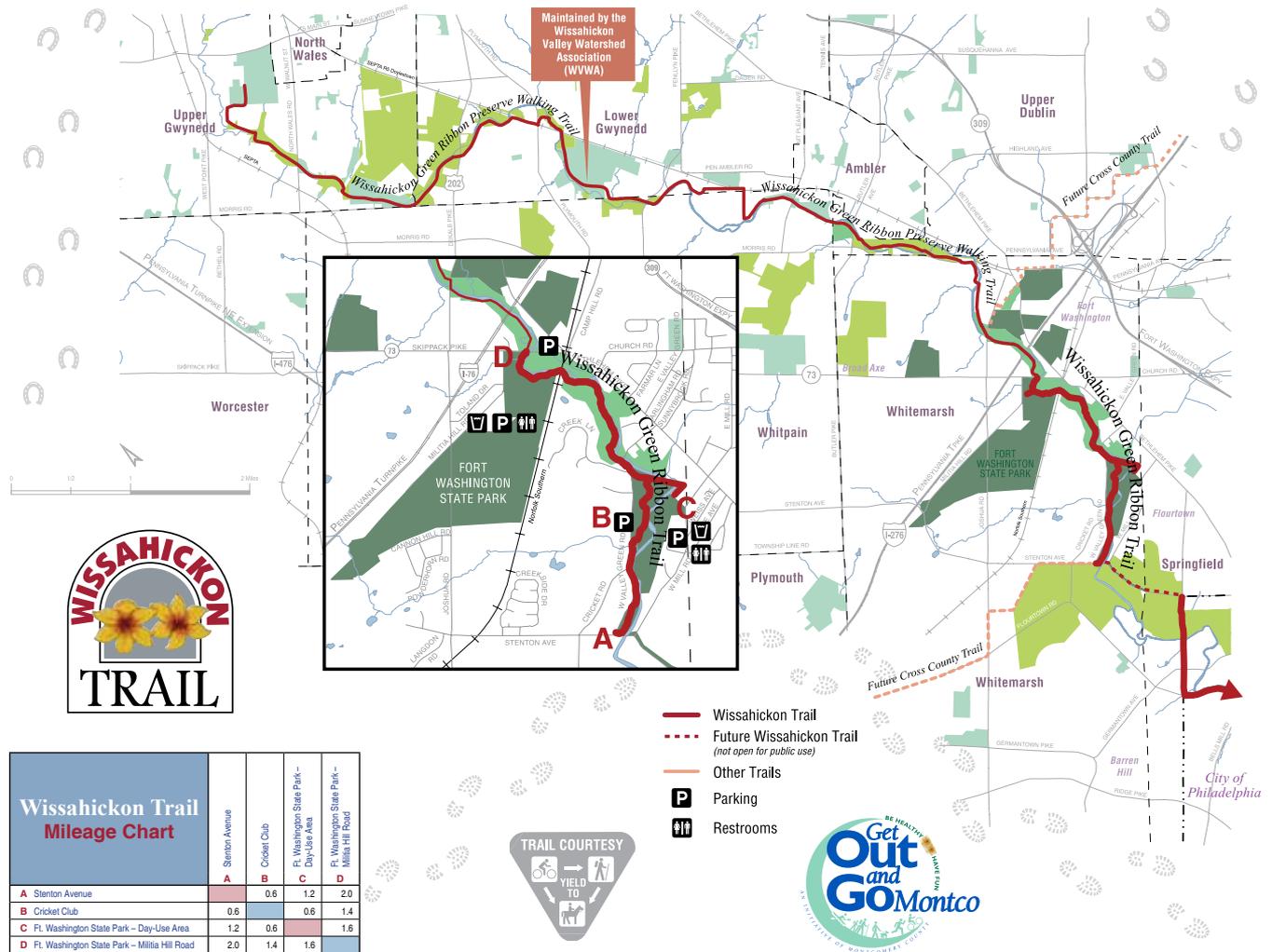


Connections to the Surrounding Townships

There are sidewalk gaps that exist just outside of the borough's limits that interrupt pedestrian connections to nearby trails, parks, and open spaces in Upper Dublin, Lower Gwynedd, and Whitpain Townships. The borough should continue to coordinate with the surrounding municipalities to fill in gaps between Ambler and popular destinations like

Pen-Ambler Park, Loch Alsh Park and Reservoir, or the Dager Road/Pennlyn Pike Trail. Collaboration on signage could help direct residents and visitors to these areas outside of Ambler, and could similarly direct those outside of the borough to Ambler's walkable downtown business district.

Figure 19 | Wissahickon Green Ribbon Trail



Wissahickon Green Ribbon Trail

Currently, the only connection from Ambler to the nearby Green Ribbon Trail is via Butler Avenue south from the municipal boundary into Upper Dublin. The train tracks present a significant challenge to creating other connections; the improvements and infrastructure needed to create additional pedestrian crossings to SEPTA's standards

would require extensive work at a prohibitively high cost. Alternatively, the existing link via Butler Avenue could be improved with streetscaping and wayfinding signage; there currently is no signage for the trail in downtown Ambler or at the municipal boundary, which is just north of the trail crossing. Figure 19 shows the entire Wissahickon Trail and

the many amenities that can be accessed from it, from Upper Gwynedd Township all the way to its terminus in Philadelphia where the Wissahickon Creek meets the Schuylkill River.

N. Spring Garden Street/Pen-Ambler Road

The sidewalk along N. Spring Garden Street ends just outside of Ambler, west of the E. Mt. Pleasant Road intersection, in Lower Gwynedd. Completion of the sidewalk along N. Spring Garden Street and Pen-Ambler Road from this point west to the Penllyn train station would provide a key link from Ambler to Pen-Ambler Park, Lower Gwynedd Park, and SEPTA Regional Rail service. Signage could direct residents to the parks, as well as to another connection to the Wissahickon Trail that is accessible by traveling south along Penllyn Pike to Old Penllyn Pike (Penllyn Pike lacks a sidewalk as well, but a connection could be made specifically for access to the trail).

Loch Alsh Avenue

A direct connection to Sheeleigh Park and Loch Alsh Park/Reservoir could be made by filling in the sidewalk along the east side of Bethlehem Pike between Argyle and Ardross Avenues and by coordinating with Upper Dublin to install



sidewalk along Loch Alsh Avenue from Bethlehem Pike to Cedar Road, where it would connect with existing sidewalk. This connection would also link Ambler residents to Upper Dublin High School, the Upper Dublin Public Library, Loch Alsh Fields/Field of Dreams, the Upper Dublin municipal complex, and the Upper Dublin Sports Park.

Bethlehem Pike

Adding sidewalk along Bethlehem Pike, north of the borough and along the western side, from the Artman Lutheran Home in Ambler to Dager Road in Lower Gwynedd would provide an important connection to the existing sidewalk network along Dager and Houston Roads. This is a key connection from Ambler into Lower Gwynedd because it would link the borough with the Wissahickon Middle and High Schools, Lower Gwynedd Elementary School, and the wooded open spaces and trails in and around the school complex. Connections could then also be made to the Dager Road/Penllyn Pike Trail. Ambler should coordinate with Lower Gwynedd to see that those connections are made and to ensure that the path is safe for pedestrians, especially students who may walk to school. (The school complex can also be accessed via sidewalk from Hendricks Street in Ambler to Knight Road in Lower Gwynedd.)



Potential Acquisitions and Needs chapter five

The 2006 Open Space Plan includes specific properties or areas of Ambler that the borough has identified for potential acquisition. The following is an updated list of the acquisitions that have been made since 2006 and of those areas that are still a priority. The areas mentioned have been identified for potential acquisition because the borough has recognized a need to protect them and their sensitive natural or environmental features. Historic resources are also included as they, too, help to share Ambler's character and are worthy of preservation.

Natural Resource Conservation

In Ambler, the acquisitions of natural areas like floodplains and stream corridors is particularly important to floodplain management and flood hazard mitigation. The borough participates in FEMA's Flood Mitigation Assistance Program, which allows non-disaster funding from FEMA to be used for the acquisition of properties that have had to repeatedly file flood damage claims. As of 2018, several properties have been acquired through the program, and the borough hopes to purchase additional flood-prone properties in the future. Other natural resource areas that should be protected include:

- ◆ **Rose Valley Creek Corridor.** Much of the creek corridor and the floodplain are protected by borough Park. Additional property acquisitions along the Rose Valley Creek would preserve the natural landscape and habitat along the creek, further control flooding and limit the potential for damage to property, and would provide additional passive recreation opportunities and access to the creek.
- ◆ **Edgewood Preserve.** In 2017, through a largely grassroots effort, Ambler was able to acquire this 0.36-acre property along Edgewood Drive. The property contains steep slopes and a stretch of the Rose Valley Creek, which are now permanently protected.
- ◆ **Tannery Run Corridor.** Where Tannery Run is above-ground,

land acquisition along its corridor would help to protect the water quality of Ambler's other tributary to the Wissahickon Creek, and would help mitigate impacts from flooding.

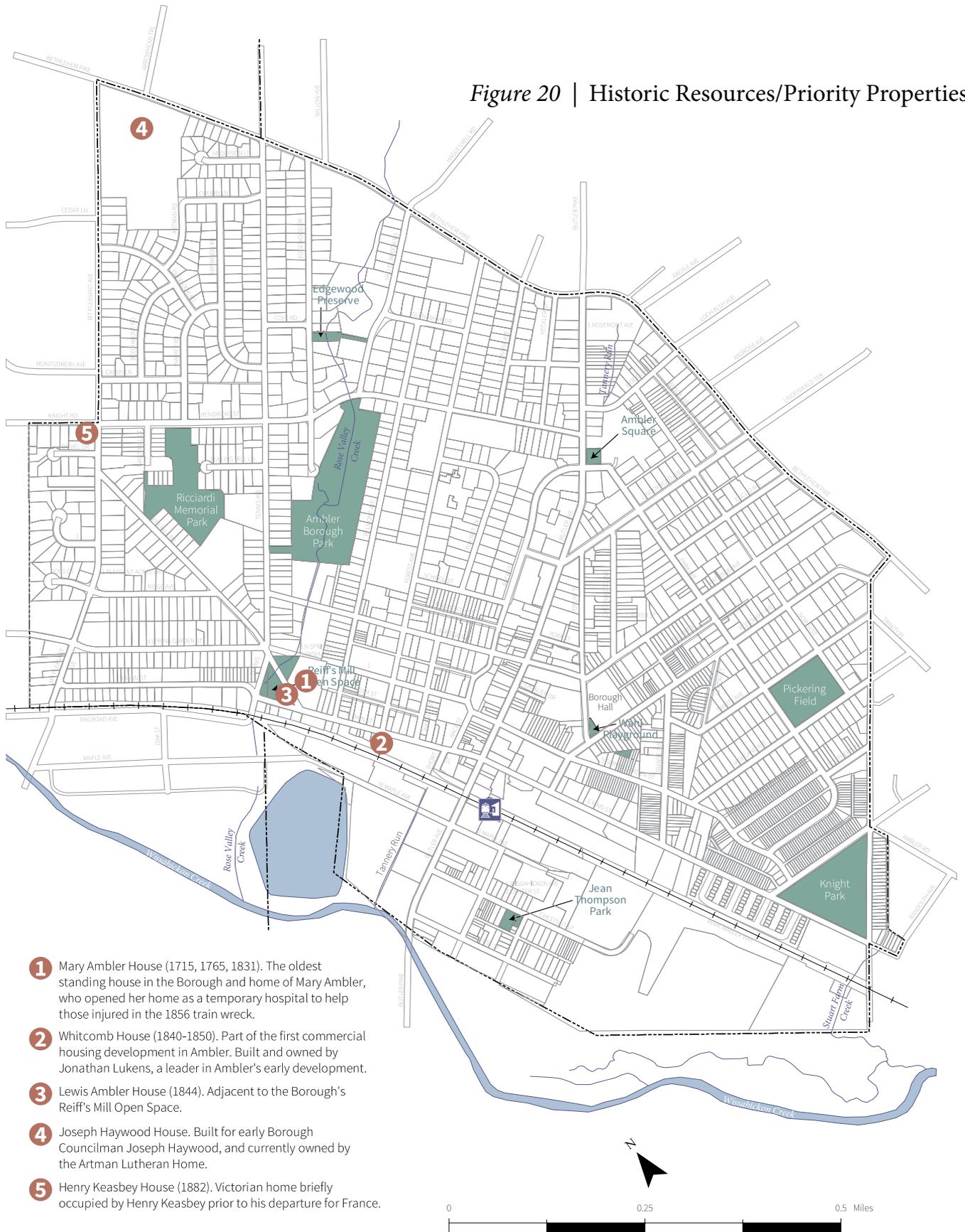
- ◆ **Upstream areas in Upper Dublin.** The headwaters of Tannery Run and the Rose Valley Creek are both located north of Ambler in Upper Dublin. Coordination with the township on joint acquisitions of upstream properties would benefit both communities by protecting important natural resources, by mitigating flooding/flood damage, and by providing additional open space.

Recreation Areas

- ◆ **Pocket Parks.** When smaller lots or portions of lots in the community become available, the borough should continue to consider acquisition for the development of neighborhood-level pocket parks. *In 2016 the borough acquired a roughly 10,000 square-foot property at Butler and Park Avenues. A pocket park design for the space won a \$102,000 grant from DCNR, and construction is to begin in spring of 2019.*
- ◆ **Locust Street Park.** This small neighborhood-level park is under private ownership but is available to the public for recreational use. The borough recognizes the importance of this neighborhood asset, and should the current ownership change, Ambler may coordinate with other stakeholders on potential acquisition options with the goal of securing continued public access to the park.



Figure 20 | Historic Resources/Priority Properties



- 1** Mary Ambler House (1715, 1765, 1831). The oldest standing house in the Borough and home of Mary Ambler, who opened her home as a temporary hospital to help those injured in the 1856 train wreck.
- 2** Whitcomb House (1840-1850). Part of the first commercial housing development in Ambler. Built and owned by Jonathan Lukens, a leader in Ambler's early development.
- 3** Lewis Ambler House (1844). Adjacent to the Borough's Reiff's Mill Open Space.
- 4** Joseph Haywood House. Built for early Borough Councilman Joseph Haywood, and currently owned by the Artman Lutheran Home.
- 5** Henry Keasbey House (1882). Victorian home briefly occupied by Henry Keasbey prior to his departure for France.



Historic Resources

Properties that have played an important role in Ambler's history are vulnerable and could be lost if they are not protected. Like parks and open spaces, these historic resources help shape Ambler's unique identity and are important community assets. Chapter 4 in the 2006 Ambler Borough Open Space Plan details a variety of historic resources in

the borough, including the Ambler Theater and relics of the Keasbey & Mattison Co. Please see Chapter 4 of the 2006 Open Space Plan for detailed information on the properties that the borough has identified as priorities for preservation. Chapter 6 of this plan includes recommendations for furthering Ambler's historic preservation goals.

Parks and Recreation Needs

Ambler's Parks and Recreation Department maintains a priority list for the borough's parks and open spaces in the form of a Five-Year Plan. These plans focus on desired improvements and repairs or other maintenance

projects that the borough would like to address. Additional recommendations for improvements can be found in Chapter 6 of this plan. The most recent Five-Year Plan set the following goals for the years 2017-2022:

AMBLER BOROUGH PARK:

No further recommendations other than continuing efforts to control invasive plant species with help from organizations like the Ambler Environmental Advisory

Council. Surveys have shown that the community would like Ambler Borough Park to remain passive.





KNIGHT PARK

2017: Repair skate park fencing to meet current safety standards

2018: Repair and/or create paths near the skate park

and near play equipment to meet current safety standards (likely with compacted gravel)

2021: Install poured rubber mat



LOCUST STREET PARK

2017: Install perimeter fencing and gate to meet current safety standards (completed)



PICKERING FIELD

2019: Install poured rubber mat

2019: Install additional playground equipment

RICCIARDI PARK

2018: Purchase swing set.

2018: Install ADA path to the playground

2019: Install poured rubber mat



WAHL PLAYGROUND

2017: *Extend split-rail fence along the Rosemary Avenue side of the building (completed)*

2017: Install additional features, such as hopscotch or a chalk box

2018: Explore possibility of installing climbing wall



Enhancing Parks and Open Space Areas: Facilities, Equipment, and Other Physical Improvements

Goal 1: Enhance Ambler’s parks and open spaces for all residents to enjoy by improving accessibility, maintaining and improving facilities and equipment, and by enhancing the aesthetics of these areas.

Borough-Wide Objectives

Objective 1.1: Provide additional parks and open spaces where possible

Action Items:

- ◆ **1.1.a:** Continue to pursue the acquisition of small areas of land throughout the borough that could be transformed into pocket parks, especially in dense residential areas of Ambler that currently lack such amenities.
- ◆ **1.1.b:** Acquire land along the borough’s surface waterways for natural resource protection and to provide points of public access.

Objective 1.2: Continue to make accessibility improvements so that the borough’s parks and open space areas may be enjoyed by people of all ages and abilities.

Action Items:

- ◆ **1.2.a:** Ensure that select parks are fully accessible and not only meet ADA standards and best practices, but are accommodating to families with very young children and the elderly.
- ◆ **1.2.b:** Provide at least one ADA-accessible park where leashed dogs are permitted.

Objective 1.3: Create a trail or pathway through the borough to connect Ambler’s parks and open spaces with one another and with other important destinations.

Action Items:

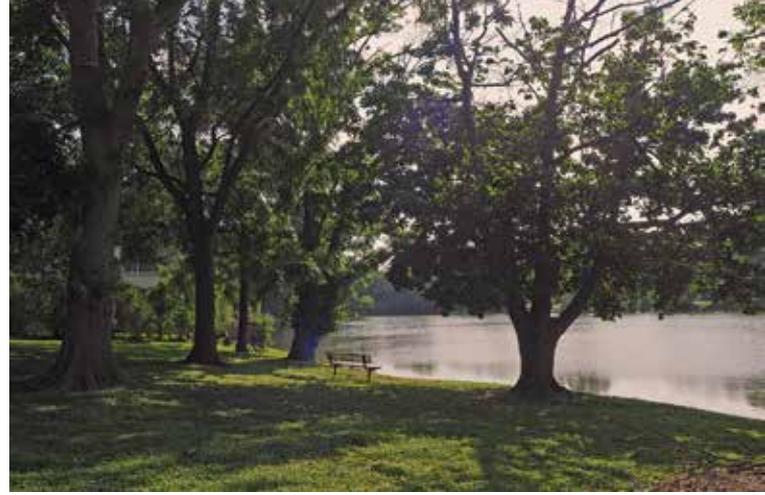
- ◆ **1.3.a:** Establish a Borough Loop Trail to be demarcated by signage and/or artistic sidewalk or pavement markings. See Figure 16 for a map of a proposed trail route and key destinations that could be identified along the way.

Objective 1.4: Improve multi-modal connections to existing parks and open space areas within Ambler, and work with surrounding municipalities to complete connections to nearby parks, trails, and open spaces that are outside of the borough.

Action Items:

- ◆ **1.4.a:** Fill in sidewalk gaps throughout the borough as identified in Figure 17, and replace or repair existing sidewalk as needed. Key areas include Bethlehem Pike, Mt. Pleasant Avenue, the Rail Corridor Revitalization Area (see Figure 16 for map), and E. Park and Highland Avenues at Pickering Field.
- ◆ **1.4.b:** Promote bicycling in Ambler by adding bicycle-oriented wayfinding signage and racks at strategic locations, such as Ambler Square or at various points along Butler Avenue.
- ◆ **1.4.c:** Identify potential shared-lane routes and apply sharrow markings where appropriate.
- ◆ **1.4.d:** Coordinate with Upper Dublin, Lower Gwynedd, and Whitpain Townships to fill in sidewalk gaps between Ambler and key amenities in these surrounding communities. Focus areas and related connections include:
 - ◆ N. Spring Garden Street/Pen-Ambler Road with connections to:
 - Pen-Ambler Park
 - Lower Gwynedd Park
 - Penllyn SEPTA Regional Rail station
 - Wissahickon Green Ribbon Trail





- ◆ Loch Alsh Avenue with connections to:
 - Sheeleigh Park
 - Loch Alsh Park and Reservoir
 - Upper Dublin High School
 - Loch Alsh Fields/Field of Dreams
 - Upper Dublin municipal complex
 - Upper Dublin Sports Park.
- ◆ Bethlehem Pike with connections to:
 - Artman Lutheran Home
 - Dager and Houston Roads
 - Wissahickon Middle School and High School, and the wooded areas and trails at the school complex
 - Dager Road/Penllyn Pike Trail

Objective 1.5: Develop and regularly update plans for the maintenance, ongoing management, and future enhancement for all open spaces in the borough.

Action Items:

- ◆ **1.5.a:** Create master plans for each of the borough's parks and open space areas to identify improvement goals and opportunities for enhancement at each location.
- ◆ **1.5.b:** Utilize groups like the Ambler EAC and the Wissahickon Valley Watershed Association to share educational materials, new ideas, and best practices with the borough's Public Works Department.
- ◆ **1.5.c:** Include descriptions, cost estimates, and implementation strategies for the implementation of each parks' maintenance and management plan.





Ambler Borough Park

Objective 1.6: Improve the ecological value of the park.

Action Items:

- ◆ **1.6.a:** Facilitate ongoing coordination between the borough's Public Works Department, the Ambler Environmental Advisory Council (EAC), the Wissahickon Valley Watershed Association (WVWA), and other similar groups to ensure that environmental stewardship is practiced as maintenance needs arise.
- ◆ **1.6.b:** Remove problematic invasive plant species as needed.
- ◆ **1.6.c:** Continue to monitor erosion along the Rose Valley Creek and complete streambank restoration work as needed.

Objective 1.7: Improve the Tennis Avenue entrance to the park.

Action Items:

- ◆ **1.7.a:** Replace or relocate the existing park entrance sign closer to Tennis Avenue so that it is clearly visible from the road, or add smaller directional signage at the entrance to the drive.
- ◆ **1.7.b:** Install a kiosk or other means of displaying park

information, and include information explaining that the park is a passive natural area and that visitors should follow good stewardship guidelines (such as 'leave no trace' or 'do not disturb the vegetation'). This could be done through volunteer work or through coordination with the Ambler EAC and/or the WVWA.

- ◆ **1.7.c:** Repave the park access drive.
- ◆ **1.7.d:** Maintain "No Public Parking" signage at the end of the driveway that reaches the park from Tennis Avenue.
- ◆ **1.7.e:** Enhance the entrance with decorative boulders and landscaping, and re-seed the grassy areas that have become bare.

Objective 1.8: Enhance the Hendricks Street entrance.

Action Items:

- ◆ **1.8.a:** Complete repairs or other maintenance as needed to maintain the existing stairs as a access the park.
- ◆ **1.8.b:** Remove the incorrect "No Dogs Allowed" sign, and replace with posted rules for pets in the park.

Ambler Square

Objective 1.9: Promote Ambler's newest park as an active, flexible public space that highlights sustainable design and materials.

Action Items:

- ◆ **1.9.a:** Rezone this parcel from DC Downtown Commercial to OS Open Space.
- ◆ **1.9.b:** Include Ambler Square in promotional or informational materials about Ambler's parks and recreation.
- ◆ **1.9.c:** Coordinate with Ambler Main Street, local businesses, and other community groups to program the park and promote it to residents in the region.
- ◆ **1.9.d:** Promote the park as a demonstration space for sustainable design, native landscaping, and green stormwater management.

Pickering Field

Objective 1.10: Address safety concerns that relate to the sloped edges of the park and their proximity to the street.

Action Items:

- ◆ **1.10.a:** Install additional signage around the perimeter of the park to warn drivers of children playing in the area. Currently one "Watch Children" sign is on each Highland Avenue and Park Avenue, but there is no signage on North Street or Trinity Avenue. Alternative sign designs may be considered to better attract drivers' attention.

- ◆ **1.10.b:** Determine if the sidewalk along Park, Highland or Trinity Avenues could be widened by extending the sidewalk into the street (this could be done in conjunction with installation of new sidewalk along Park and Highland Avenues). This would create a wider buffer between the slopes around the perimeter of the park and street traffic, and wider sidewalks would better accommodate pedestrians during the busy season. Identify other possible means of reducing the potential for interaction between moving vehicles and park users.

Objective 1.11: Take preventative measures to protect the health of the existing mature trees at the park's edge.

Action Items:

- ◆ **1.11.a:** Install protective barriers or other appropriate means of stabilizing the slopes and protecting the mature trees against erosion or other disturbances along portions of Park, Highland, and Trinity Avenues.

Edgewood Preserve

Objective 1.12: Identify Edgewood Preserve as a recently-protected natural area that is owned by the borough but is not intended for active use.

Action Items:

- ◆ **1.12.a:** Rezone this parcel from R-1-A Residential to OS Open Space.
- ◆ **1.12.b:** Install signage at the border of the preserve



on Edgewood Drive indicating that the preserve is a protected environmental area that was preserved with funds raised by the community.

Jean Thompson Park

Objective 1.13: Enhance the park with additional amenities and landscaping to maintain it as an attractive neighborhood-level recreational asset.

Action Items:

- ◆ **1.13.a:** Improve the open grassy area with attractive landscaping and consider additions like street trees, a demonstration pollinator garden, or a monarch butterfly station.



Locust Street Park

Objective 1.14: Ensure that the park remains available for public use and is improved with attractive enhancements.

Action Items:

- ◆ **1.14.a:** Coordinate with the current property owner to ensure that the park will remain open and accessible to the public in the future.
- ◆ **1.14.b:** Consider the existing zoning regulations, and the physical and environmental constraints present, to identify potential uses for the open space area between the park and the Wissahickon Creek should there be a change in ownership of the property in the future.
- ◆ **1.14.c:** Work with the property owner and Upper Dublin Twp. to replace the existing chain-link fence and barbed wire with fencing that is more attractive, or add landscaping to screen the existing fence from view. (Much of the fence at the far edge of the park is within Upper Dublin Twp.)

Ricciardi Park

Objective 1.15: Continue to make improvements to the park to accommodate increasing levels of use now and into the future.

Action Items:

- ◆ **1.15.a:** Enhance the entrance to the park at Fulling Mill Lane with signage and improved gateway landscaping.



- ◆ **1.15.b:** Formalize the Reiff’s Mill Road entrance to the park with welcome signage and a path that connects to the existing walking trail (this connection could be gravel or woodchip if not paved).
- ◆ **1.15.c:** Surround the tot-lot with safety fencing.
- ◆ **1.15.d:** Once fencing is installed around the tot-lot, allow leashed dogs in the park. Provide clean-up stations along the walking path and post rules for pets at park entrances.
- ◆ **1.15.e:** Provide additional parking spaces.

Wahl Playground

Objective 1.16: Address stormwater and erosion issues at the park.

Action Items:

- ◆ **1.16.a:** Survey park use and pedestrian traffic in and around the park, and develop green stormwater management and slope stabilization plan to reduce ponding and erosion.

Green Ribbon Trail

Objective 1.17: Promote the Green Ribbon Trail as a valuable asset that is safely accessible to Ambler residents and visitors.

Action Items:

- ◆ **1.17.a:** Install wayfinding signage and/or sidewalk markings at key locations in the borough to identify the pedestrian route (via Butler Pike) from Ambler to the trail.
- ◆ **1.17.b:** Coordinate with Upper Dublin Twp. to complete the sidewalk between the Butler Pike

bridge and the trail crossing. Currently, sidewalk extends south of the municipal boundary but stops at the southern end of the Butler Pike bridge, just north of the trail crossing.

- ◆ **1.17.c:** Establish a marked pedestrian connection between Ambler Borough Park and the trail. This could utilize new pathways or existing sidewalk along Mt. Pleasant Avenue.
- ◆ **1.17.d:** Work with nearby property owners to create a shared parking agreement that would allow users to park near the Butler Pike trail crossing.
- ◆ **1.17.e:** Partner with the WVWA to include the Green Ribbon Trail in materials about Ambler-area parks, trails, and open space opportunities and highlight its regional trail connections.
- ◆ **1.17.f:** As properties along the rail line between Mt. Pleasant Avenue and Butler Avenue are redeveloped, engage developers to establish another connection to the trail from the west side of the borough.



BoRit Site

Objective 1.18: Coordinate with neighboring municipalities to ensure that the site is transformed into a unique community and ecological asset over time.

Action Items:

- ◆ **1.18.a:** Coordinate with the Wissahickon Valley Waterfowl Preserve and Upper Dublin and Whitpain Townships on plans for the future of the pond and open space at the former BoRit site.
- ◆ **1.18.b:** When land development plans in this area are proposed, coordinate with the applicant and the surrounding municipalities to identify the potential for parks/open space development and for pedestrian connection improvements to the reservoir and adjacent open space.
- ◆ **1.18.c:** Work with Upper Dublin and Whitpain Twps. to provide a new pedestrian connection from Ambler to the Wissahickon Creek and the Green Ribbon Trail that would not require an additional railroad crossing. This could be done by linking a path from Ambler or Maple Avenues to the creek corridor.

Natural Resources, Flooding, and Stormwater Management

Goal 2: Preserve sensitive natural features, reduce flooding, and protect water quality.

Objective 2.1: Protect sensitive natural features.

Action Items:

- ◆ **2.1.a:** Use acquisitions or easements to protect areas along the borough's waterways, particularly along the Rose Valley Creek and Tannery Run.
- ◆ **2.1.b:** Use similar methods to protect areas of dense tree cover, especially along the Rose Valley Creek and at the municipal boundary near the Wissahickon Creek (see tree cover map).

Objective 2.2: Objective: Reduce and mitigate the effects of flooding.

Action Items:

- ◆ **2.2.a:** Continue to use FEMA's Flood Mitigation Assistance Program to acquire flood-prone properties.
- ◆ **2.2.b:** Implement recommendations from Temple University's watershed study.

Objective 2.3: Protect waterways and their corridors in Amble and upstream from the borough to help address water quality and stormwater management issues.

Action Items:

- ◆ **2.3.a:** Continue to pursue joint municipal acquisitions in Upper Dublin to help protect the headwaters and waterways of the Rose Valley Creek, Tannery Run, and Stuart Farm Creek.
- ◆ **2.3.b:** Continue to actively participate in the Wissahickon Clean Water Partnership and implement recommendations in the Water Quality Improvement Plan. The borough should coordinate with the other participating municipalities to achieve shared water quality goals.

Objective 2.4: Adopt policies that protect natural resources and environmentally sensitive areas.

Action Items:

- ◆ **2.4.a:** Adopt ordinance language to address the following issues:
 - ◆ Riparian buffers
 - ◆ Groundwater and infiltration
 - ◆ Steep slopes
 - ◆ Green stormwater infrastructure
 - ◆ Street trees and tree/woodland maintenance

Objective 2.5: Promote greening and green stormwater management infrastructure.

Action Items:

- ◆ **2.5.a:** Reduce existing impervious coverage where possible, and limit the amount of impervious cover associated with future land developments to the greatest practical extent.
- ◆ **2.5.b:** Restore riparian buffers where possible, focusing on areas that lack riparian vegetation or where streambank erosion is evident.
- ◆ **2.5.c:** Continue participation in the TreeVitalize program and maximize resources for tree plantings and education.

Historic and Cultural Resources

Goal 3: Preserve buildings and other resources that represent important aspects of Ambler's history and culture.

Objective 3.1: Prioritize historic and cultural resources for preservation.

Action Items:

- ◆ **3.1.a:** Create a body to maintain a historic inventory and acquisition priorities, and to be an advocate for the protection of Ambler's historic built environment.
- ◆ **3.1.b:** Include historic resources along the proposed Borough Loop Trail, and use educational signage or other avenues to promote historic preservation and the unique value of each property.
- ◆ **3.1.c:** Ensure that the zoning code allows flexibility relating to historic buildings. Zoning should enable appropriate types of adaptive reuse that incentivizes the protection of historic structures.

Even the best-laid plans can sit dormant if there is no strategy for implementation. The matrix presented in this chapter is intended to serve as a guide for borough staff and Council members as funding and other implementation resources become available. The action items in the matrix are separated into three categories:

- ♦ **Highest Priority** – These projects should be the borough’s first priority as resources become available. These action items are comprised of items that can be done relatively easily and at a low-cost, and those that have been identified as being top priority to accomplish (based on input from staff, Council members, and the public at large). Work towards achieving these action items should begin within 1-3 years of the completion of this plan.
- ♦ **High Priority** – Action items that are important to the borough, but may not warrant immediate attention. These are generally more expensive and time-consuming projects. These should be addressed

within 2-5 years of the plan’s completion.

- ♦ **Moderate Priority** – These action items are still identified as being important to Ambler, but are lower on the borough’s priority list. These projects may require significant time or financial investment or may otherwise be slightly less imperative to the well-being of the community.

Numerous factors contribute to whether an action items gets off the ground and is eventually completed. The availability of funding and other resources fluctuates from year to year and circumstances may require the prioritization of these action items to be rearranged. Similarly, partners and project costs can also fluctuate regularly and are best assessed near the time of implementation. Chapter 13 of the 2006 Open Space Plan can be referenced for additional details on potential funding sources and stakeholder groups that should be considered. Borough Council will ultimately make decisions on if, and how, these action items are implemented.

Figure 21 | Highest Priority

	OBJECTIVE	ACTION ITEM(S)	FOCUS AREA
1.3	Create a trail or pathway through the Borough to connect Ambler’s parks and open spaces with one another and with other important destinations.	1.3.a: Establish a Borough Loop Trail using artistic signage or sidewalk/pavement markings.	Borough-wide
1.4	Improve multi-modal connections to existing parks and open space areas within Ambler, and work with surrounding municipalities to complete connections to nearby parks, trails, and open spaces that are outside of the borough.	1.4.a: Fill in sidewalk gaps throughout the Borough as identified in Figure __, and replace or repair existing sidewalk as needed. Key areas include Bethlehem Pike, Mt. Pleasant Avenue, the Rail Corridor Revitalization Area (see Figure __ for map), and E. Park and Highland Avenues at Pickering Field.	Borough-wide
1.5	Develop and regularly update plans for the maintenance, ongoing management, and future enhancement for all open spaces in the borough.	1.5.a: Create master plans for each of the Borough’s parks and open space areas to identify improvement goals and opportunities for enhancement at each location.	Borough-wide
1.7	Improve the Tennis Avenue entrance to the park.	1.7.a,c,d,e: Install improved signage and other gateway improvements to increase visibility of the entrance. 1.7.b: Install a kiosk or other means of displaying park information, and include information explaining that the park is a passive natural area.	Ambler Borough Park
1.9	Promote Ambler’s newest park as an active, flexible public space that highlights sustainable design and materials.	1.9.a: Rezone this parcel from DC Downtown Commercial to OS Open Space. 1.9.b,c,d: Coordinate with Ambler Main Street and other local groups to program the park and to highlight its sustainable design elements.	Ambler Square
1.10	Address safety concerns that relate to the sloped edges of the park and their proximity to the street.	1.10.a: Install additional signage around the perimeter of the park to warn drivers of children playing in the area. 1.10.b: Determine if the sidewalk could be widened into the street along Park, Highland, or Trinity Avenues. Identify other possible means of reducing the potential for interaction between moving vehicles and park users.	Pickering Field

1.12	Identify Edgewood Preserve as a recently-protected natural area that is owned by the Borough but is not intended for active use.	1.12.a: Rezone this parcel from R-1-A Residential to OS Open Space. 1.12.b: Install signage at the border of the preserve on Edgewood Drive indicating that the preserve is a protected environmental area that was preserved with funds raised by the community.	Edgewood Preserve
1.16	Address stormwater and erosion issues at the park.	1.16.a: Survey park use and pedestrian traffic in and around the park, and develop green stormwater management and slope stabilization plan to reduce ponding and erosion.	Wahl Playground
1.18	Coordinate with neighboring municipalities to ensure that the site is transformed into a unique community and ecological asset over time.	1.18.a: Coordinate with the Wissahickon Valley Waterfowl Preserve and Upper Dublin and Whitpain Townships on plans for the future of the pond and open space at the former BoRit site. 1.18.b: When land development plans in this area are proposed, coordinate with the applicant and the surrounding municipalities to identify the potential for parks/open space development and for pedestrian connection improvements to the reservoir and adjacent open space.	BoRit Site
2.2	Reduce and mitigate the effects of flooding.	2.2.a: Continue to use FEMA's Flood Mitigation Assistance Program to acquire flood-prone properties.	Borough-wide
2.5	Promote greening and green stormwater management infrastructure.	2.5.a: Reduce existing impervious coverage where possible, and limit the amount of impervious cover associated with future land developments to the greatest practical extent. 2.5.b: Coordinate with WWA and the Ambler EAC to restore riparian buffers where possible, focusing on areas that lack riparian vegetation or where streambank erosion is evident. 2.5.c: Continue participation in the TreeVitalize program and maximize resources for tree plantings and education.	Borough-wide

Figure 22 | High Priority

	OBJECTIVE	ACTION ITEM(S)	FOCUS AREA
1.1	Provide additional parks and open spaces where possible.	1.1.a: Continue to pursue the acquisition of small areas of land throughout the borough that could be transformed into pocket parks. 1.1.b: Acquire land along the borough's surface waterways for natural resource protection and to provide points of public access.	Borough-wide
1.2	Make accessibility improvements to all parks and open space areas to accommodate users of all ages and abilities.	1.2.b: Provide at least one ADA-accessible park where leashed dogs are permitted.	Borough-wide
1.4	Improve multi-modal connections to parks and open spaces within Ambler and to assets in surrounding municipalities.	1.4.d: Coordinate with Upper Dublin, Lower Gwynedd, and Whitpain Twps. to fill in sidewalk gaps along primary connection routes: N. Spring Garden Street/Pen-Ambler Road, Loch Alsh Avenue, and Bethlehem Pike.	Surrounding municipalities
1.6	Improve the ecological value of the park.	1.6.b, 1.6.c: Coordinate with the municipal Public Works Dept., Ambler EAC, and the WWA on park maintenance and stewardship, including streambank restoration and the removal of invasive species.	Ambler Borough Park
1.13	Enhance the park with additional amenities & landscaping to maintain it as an attractive neighborhood-level recreational asset.	1.13.a: Improve the open grassy area with attractive landscaping and consider additions like street trees, a demonstration pollinator garden, or a monarch butterfly station.	Jean Thompson Park
1.14	Ensure that the park remains available for public use and is improved with attractive enhancements.	1.14.a: Coordinate with the current property owner to ensure that the park will remain open and accessible to the public in the future.	Locust Street Park

1.17	Promote the Green Ribbon Trail as a valuable asset that is safely accessible to Ambler residents and visitors.	<p>1.17.a: Install wayfinding signage or sidewalk markings at key locations in the Borough.</p> <p>1.17.b: Coordinate with Upper Dublin to complete the sidewalk from the Butler Avenue bridge to the trail crossing.</p> <p>1.17.e: Include the trail in materials about Ambler-area parks and open space amenities.</p> <p>1.17.f: Using existing sidewalk, create a greenway connection via Mt. Pleasant Avenue from Ambler Borough Park to the Green Ribbon Trail.</p>	Green Ribbon Trail
1.18	Coordinate with neighboring municipalities to ensure that the site is transformed into a unique community and ecological asset over time.	1.18.c: Work with Upper Dublin and Whitpain Twps. to provide a new pedestrian connection from Ambler to the Wissahickon Creek and the Green Ribbon Trail, avoiding a railroad crossing.	BoRit Site
2.1	Protect sensitive natural features.	<p>2.1.a: Use acquisitions or easements to protect areas along the Borough's waterways, particularly along the Rose Valley Creek and Tannery Run.</p> <p>2.1.b: Use acquisitions or easements to protect areas of dense tree cover, especially along the Rose Valley Creek and at the municipal boundary near the Wissahickon Creek</p>	Borough-wide
2.4	Adopt policies that protect natural resources and environmentally-sensitive areas.	2.4.a: Adopt ordinance language to address: riparian buffers, groundwater/infiltration, steep slopes, street trees and tree/woodland management, and floodplains/stormwater management.	Borough-wide

Figure 23 | Moderate Priority

OBJECTIVE		ACTION ITEM(S)	FOCUS AREA
1.11	Take preventative measures to protect the health of the existing mature trees at the park's edge.	1.11.a: Install protective barriers or other appropriate means of stabilizing slopes and protecting the mature trees along Park, Highland, and Trinity Avenues.	Pickering Field
1.14	Ensure that the park remains available for public use and is improved with attractive enhancements.	1.14.c: Work with the property owner to install attractive fencing and landscaping.	Locust Street Park
1.15	Continue to make improvements to the park to accommodate increasing levels of use now and into the future.	<p>1.15.a: Enhance the entrance to the park at Fulling Mill Lane with signage and improved gateway landscaping.</p> <p>1.15.c: Surround the tot-lot with safety fencing.</p> <p>1.15.d: Once fencing is installed around the tot-lot, allow leashed dogs in the park. Provide clean-up stations along the walking path and post rules for pets at park entrances.</p>	Ricciardi Park
2.3	Protect water resources upstream to help address water quality and stormwater management issues.	2.3.a: Continue to pursue joint municipal acquisitions in Upper Dublin to help protect the headwaters and waterways of the Rose Valley Creek, Tannery Run, and Stuart Farm Creek.	Upper Dublin Twp.
3.1	Prioritize historic and cultural resources for preservation.	<p>3.1.a: Create a body to maintain a historic inventory and acquisition priorities, and to be an advocate for the protection of Ambler's historic built environment.</p> <p>3.1.b: Include historic resources along the proposed Borough Loop Trail, and use educational signage or other avenues to promote historic preservation and the unique value of each property.</p> <p>3.1.c: Develop a process for the preservation of historic homes and consider the adoption of a historic preservation ordinance.</p>	Borough-wide

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