WELCOME TO AMBLER BOROUGH'S COMPREHENSIVE PLAN OPEN HOUSE!

A comprehensive plan describes the long-range vision for a community. The plan will be developed through extensive study and public outreach. The plan will reflect the community's goals and guide the polices and projects to reach them. Your questions and feedback are important to us and will help to shape the plan. The plan will cover the following topics:

Demographic Trends
Current & Future Land Use
Economy & Employment
Homes & Housing
Infrastructure & Utilities
Transportation

Natural Resources
Sustainability
Open Space & Recreation
Cultural Resources
Community Facilities
…and much more!

Take the Community Survey!

(Scan QR code!)

COMPREHENSIVE PLAN TIMELINE

WINTER 2024 → **FALL 2024 - FALL 2025** → **WINTER 2025 - 2026** → **SPRING 2026** → **SUMMER/FALL 2026**

Kickoff | Public Outreach & Background Research | Public Outreach & Plan Refinement | Draft Review | Public Comment & Adoption
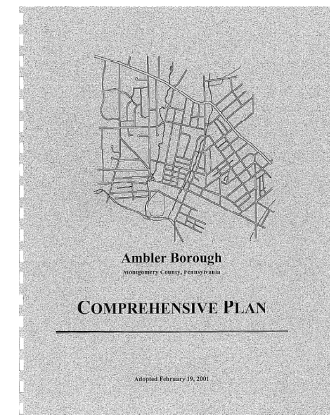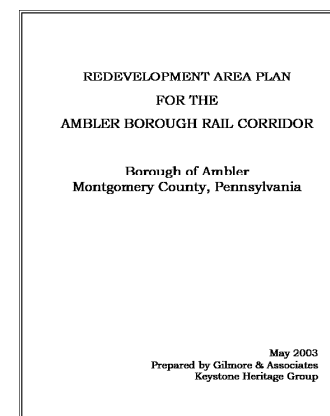
BOROUGH OF AMBLER
COMPREHENSIVE PLAN

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2001 – COMPREHENSIVE PLAN

2003 – REDEVELOPMENT AREA PLAN FOR THE AMBLER BOROUGH RAIL CORRIDOR

2005 – REVITALIZATION PLAN

2006 – OPEN SPACE PLAN

2008 – A PARKING ACTION PLAN FOR THE BOROUGH OF AMBLER
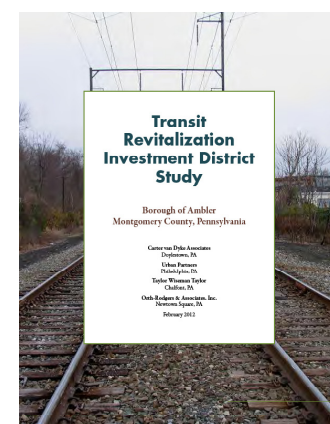
2012 – TRANSIT REVITALIZATION INVESTMENT DISTRICT STUDY
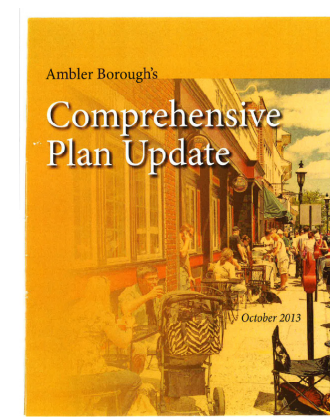
2013 – COMPREHENSIVE PLAN UPDATE
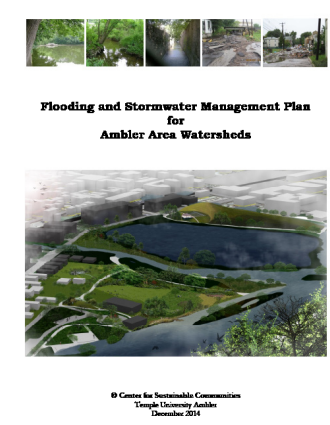
2014 – FLOODING AND STORMWATER MANAGEMENT PLAN FOR AMBLER AREA WATERSHEDS
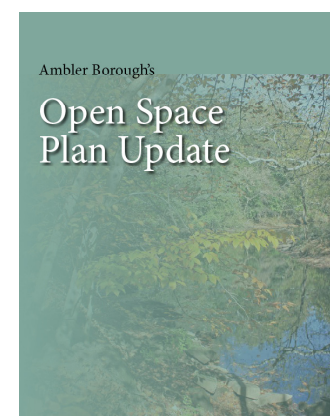
2019 – OPEN SPACE PLAN UPDATE
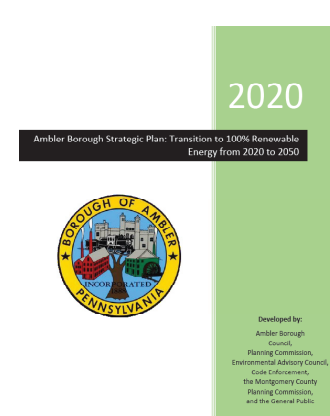
2020 – STRATEGIC PLAN: TRANSITION TO 100% RENEWABLE ENERGY FROM 2020 TO 2050

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Prepared by:
Montgomery County Planning Commission
www.montgomerycountypa.gov/planning

Questions or comments please contact: Tim Konetchy at
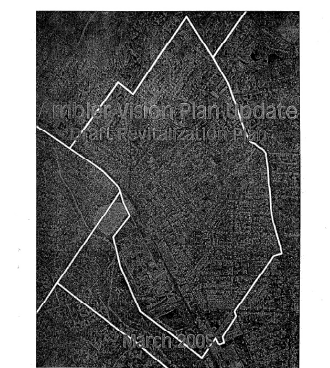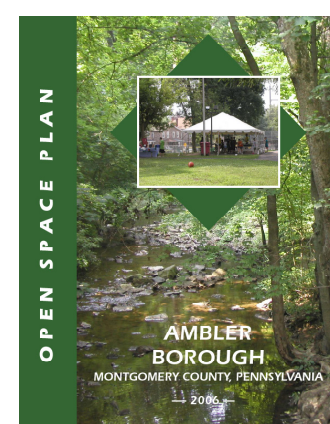Timothy.Konetchy@montgomerycountypa.gov or 610-2924917

Population and Infrastructure Snapshot
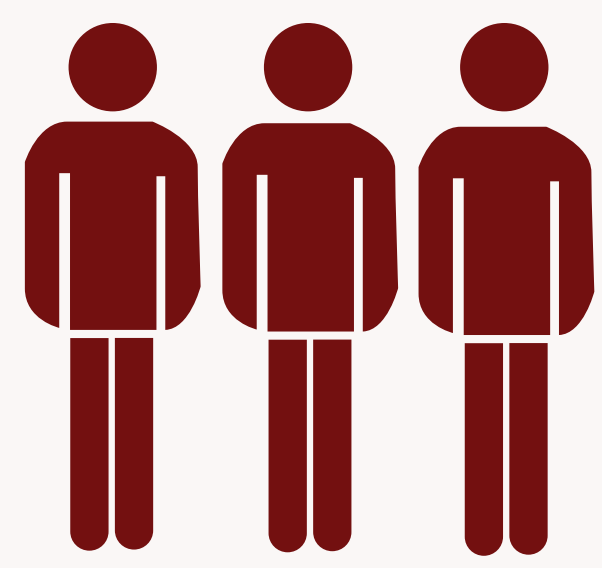
Population[1]

Population:
6,807

Population Growth, 2010-2020:
6.1% or +390 persons

Median Age[2]

Ambler:
37.5

Montgomery County:
41.3

Water Department Connections[3]

Domestic: **1,948**

Industrial: **20**

Commercial: **178**

Institutional: **20**

Total: **2,152**
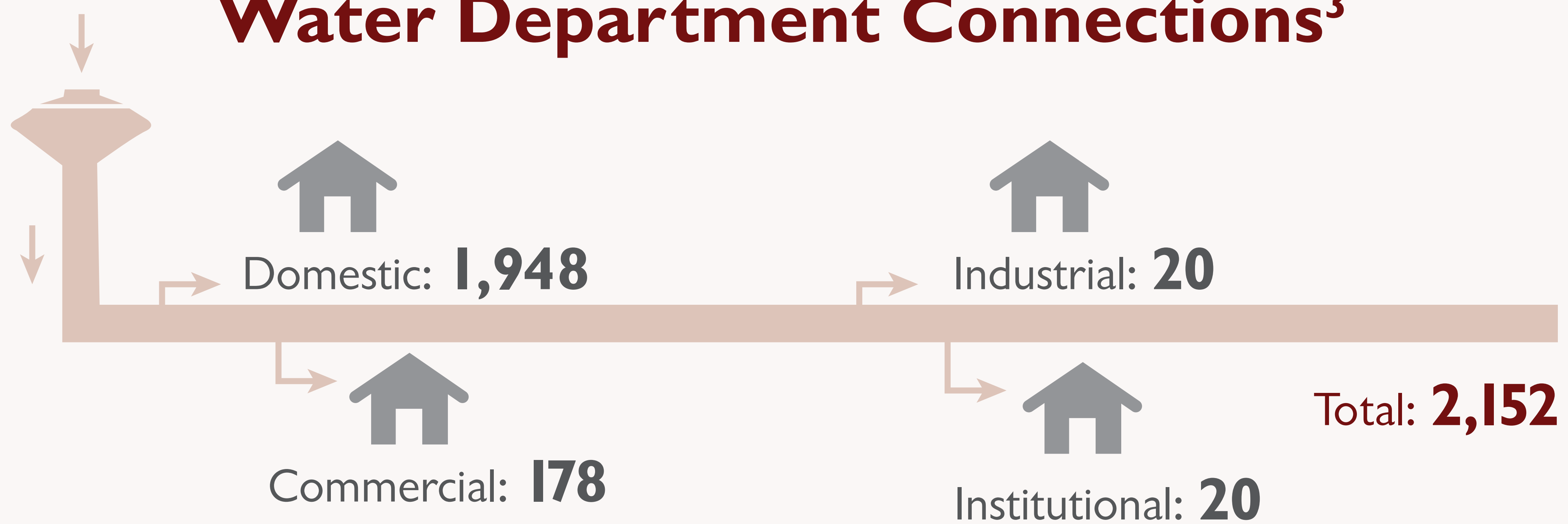
Also serves: Lower Gwynedd, Whitemarsh, Whitpain, and Upper Dublin Townships

Data Sources:
[1] Decennial Census (2010; 2020)
[2] 5-Year American Community Survey (2020)
[3] Montgomery County (2018)
[4] Montgomery County (2015)

Wastewater Treatment Plant[4]

Capacity: **6.5 Million Gallons/Day**

Avg. Daily Flow: **5.2 Million Gallons/Day**

Excess Capacity: None, but upgrades occur as new connections are proposed

Also serves: Lower Gwynedd, Whitemarsh, Whitpain, and Upper Dublin Townships

Borough of Ambler
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SHARE YOUR THOUGHTS ON HOUSING & NEIGHBORHOODS

	Agree	Neutral or Don't Know	Disagree
My neighborhood reflects my community: there are households of varying incomes, backgrounds, races, ethnicities, and living arrangements.			
The borough should continue to allow the construction of various types of residential development. Offering an array of dwelling types, layouts, and sizes allows households with different needs to choose to live here.			
There are housing options within the community that are affordable at all income levels.			
Aging residents have access to housing options that would allow them to continue to live in the community.			
Additional support is needed for _____. (for example, first time homebuyer education or senior home repair)			
The borough should promote historic preservation through the preservation of historical and cultural resources, outreach and education, and through recognition programs (such as plaques).			

Please use a post-it to note your level of agreement and to explain why you feel that way
Please feel free to ask questions of the Planning Commissioners and Planners at each station!

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COMPREHENSIVE PLAN

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Housing Snapshot

Owner-Occupancy[1]

Own: **53.3%**   Rent: **46.7%**

Households[1]

2,650 (+46 from 2010)

Average Household Size[1]

2.5 Overall

2.7 Owners

2.2 Renters

Sales[2]

In 2023, 64 homes sold in at a median sale price of **$430,000** nearly 50% more than in 2013 (adjusted for inflation).

Dwelling Units[2,3]

2,750 Total

Single-family detached
36%

Single-family attached
(twin or townhome)
31%

Duplex
7%

Multifamily
28%

Data Sources:
1. Decennial Census (2020)
2. Montgomery County Board of Assessment Appeals
3. 5-Year American Community Survey (2022)
4. Defined as households expending < 30% of gross income on housing expenses

Cost Burdened Housholds[3,4]

Renters: **41.8%** (County: 46.7%)

Owner with Mortgage: **22.1%** (County: 23.4%)

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SHARE YOUR THOUGHTS ON
NATURAL RESOURCES & OPEN SPACE

	Agree	Neutral or Don't Know	Disagree
More recreation opportunities are needed for _____. For example, school-aged children, teens, seniors, or another subset of the population.			
Additional trails should be built throughout the borough and connecting to neighboring townships.			
The borough should work to preserve and enhance open space and natural resources.			
The borough should proactively study how to mitigate the impacts of climate change and adapt to a changing climate.			
The borough should actively work towards increasing the tree canopy through increased planting along streets and at borough parks and properties.			
The borough should focus on mitigating flood risk through all available avenues: green stormwater infrastructure, retention basins, increased landscaping, floodproofing, assisting with getting people and property out of flood-prone properties (e.g., post-disaster property buy-outs), etc.			

Please use a post-it to note your level of agreement and to explain why you feel that way
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Watershed

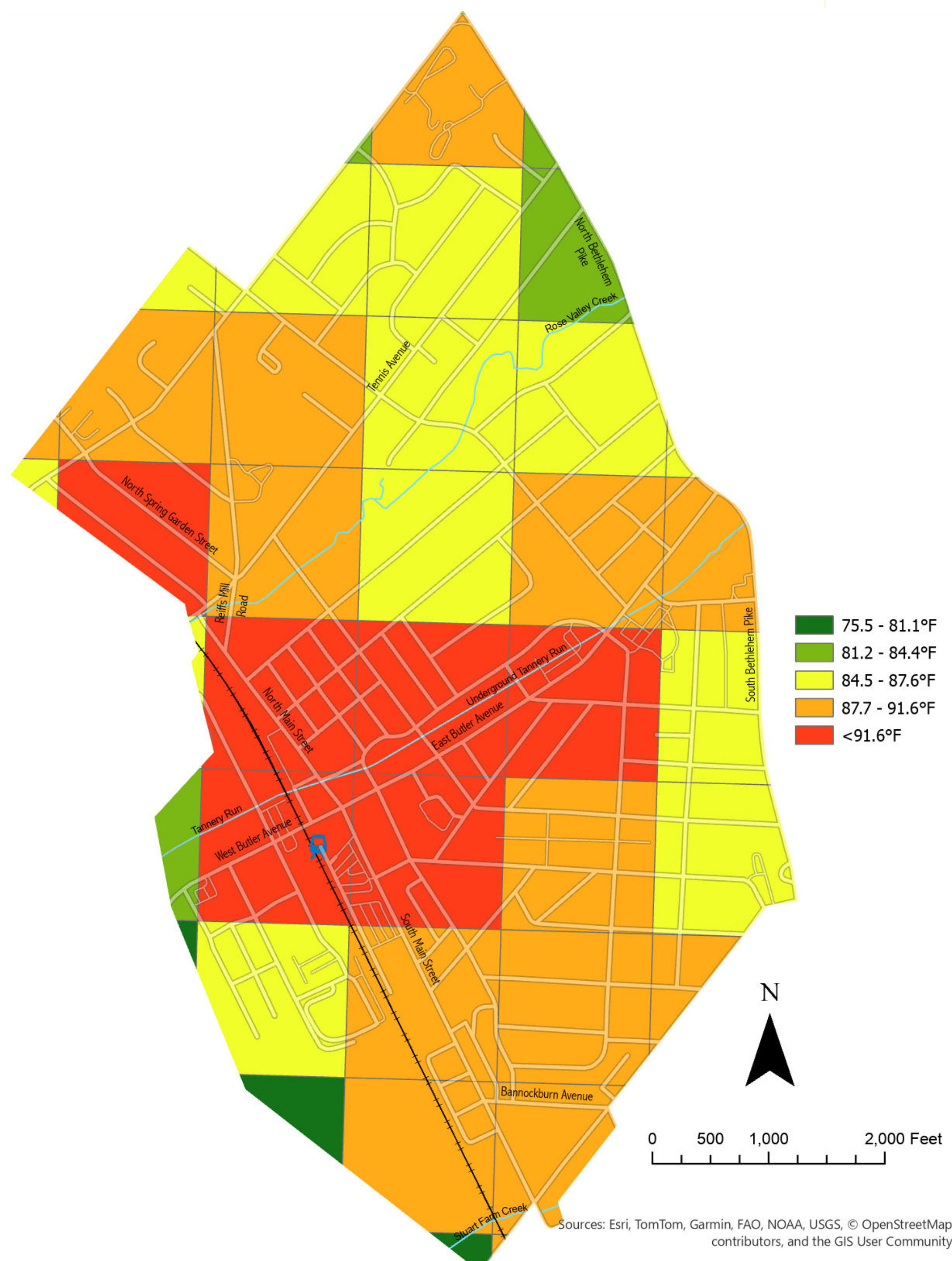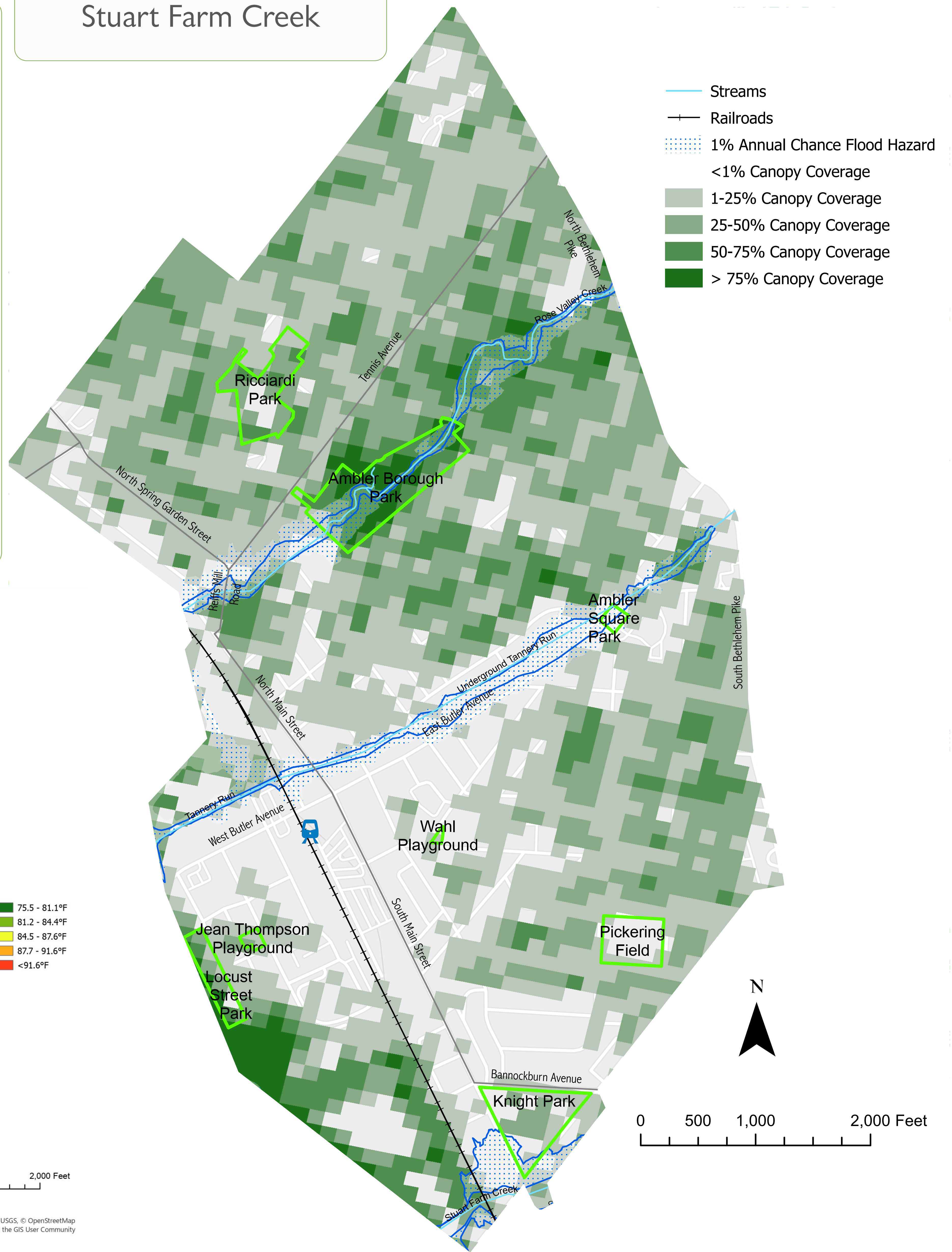Wissahickon Watershed

Waterways

Rose Valley Creek

Tannery Run

Stuart Farm Creek

Parks

Total 23.5 Acres

Tree Canopy & Surface Temperatures

The most densely developed and least forested areas of the borough see increased ambient air temperatures. This is known as the heat island effect, where buildings and parking lots absorb and then slowly release heat

Legend:
- Streams
- Railroads
- 1% Annual Chance Flood Hazard
- <1% Canopy Coverage
- 1-25% Canopy Coverage
- 25-50% Canopy Coverage
- 50-75% Canopy Coverage
- > 75% Canopy Coverage

Map labels (main map):
North Bethlehem Pike, Rose Valley Creek, Tennis Avenue, Ricciardi Park, North Spring Garden Street, Ambler Borough Park, Reiffs Mill Road, Ambler Square Park, South Bethlehem Pike, Underground Tannery Run, East Butler Avenue, North Main Street, Wahl Playground, Tannery Run, West Butler Avenue, South Main Street, Jean Thompson Playground, Pickering Field, Locust Street Park, Bannockburn Avenue, Knight Park, Stuart Farm Creek

Scale: 0 — 500 — 1,000 — 2,000 Feet

Surface temperature legend:
- 75.5 - 81.1°F
- 81.2 - 84.4°F
- 84.5 - 87.6°F
- 87.7 - 91.6°F
- <91.6°F

Scale: 0 — 500 — 1,000 — 2,000 Feet

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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SHARE YOUR THOUGHTS ON TRANSPORTATION

	Agree	Neutral or Don't Know	Disagree
The borough should improve _____. (street, intersection, or a mode of transportation)			
The borough should prioritize improvements to bus stops and the train station.			
The borough should prioritize addressing any gaps in the sidewalk network and address safety or maintenance concerns with existing sidewalks.			
The borough should promote bicycling through the addition of on-road infrastructure (signage and sharrows, bike lanes, etc.)			
The borough should study how/where to implement traffic calming measures			

Please use a post-it to note your level of agreement and to explain why you feel that way
Please feel free to ask questions of the Planning Commissioners and Planners at each station!

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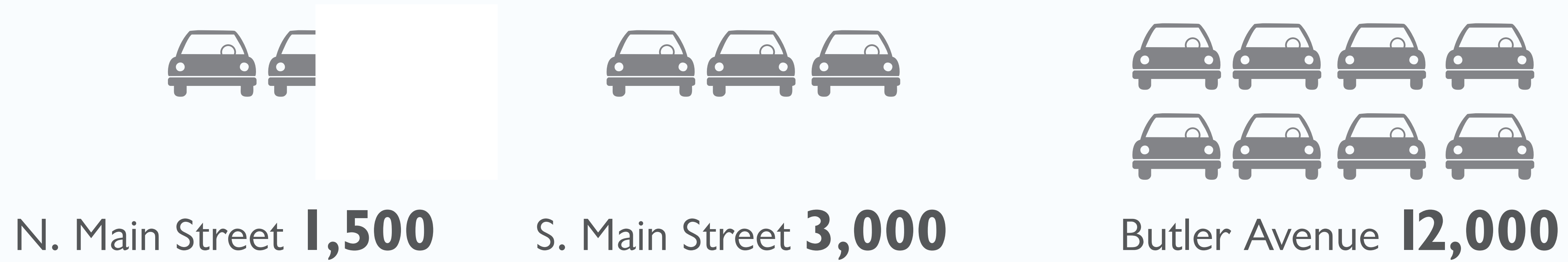*www.montgomerycountypa.gov/planning*

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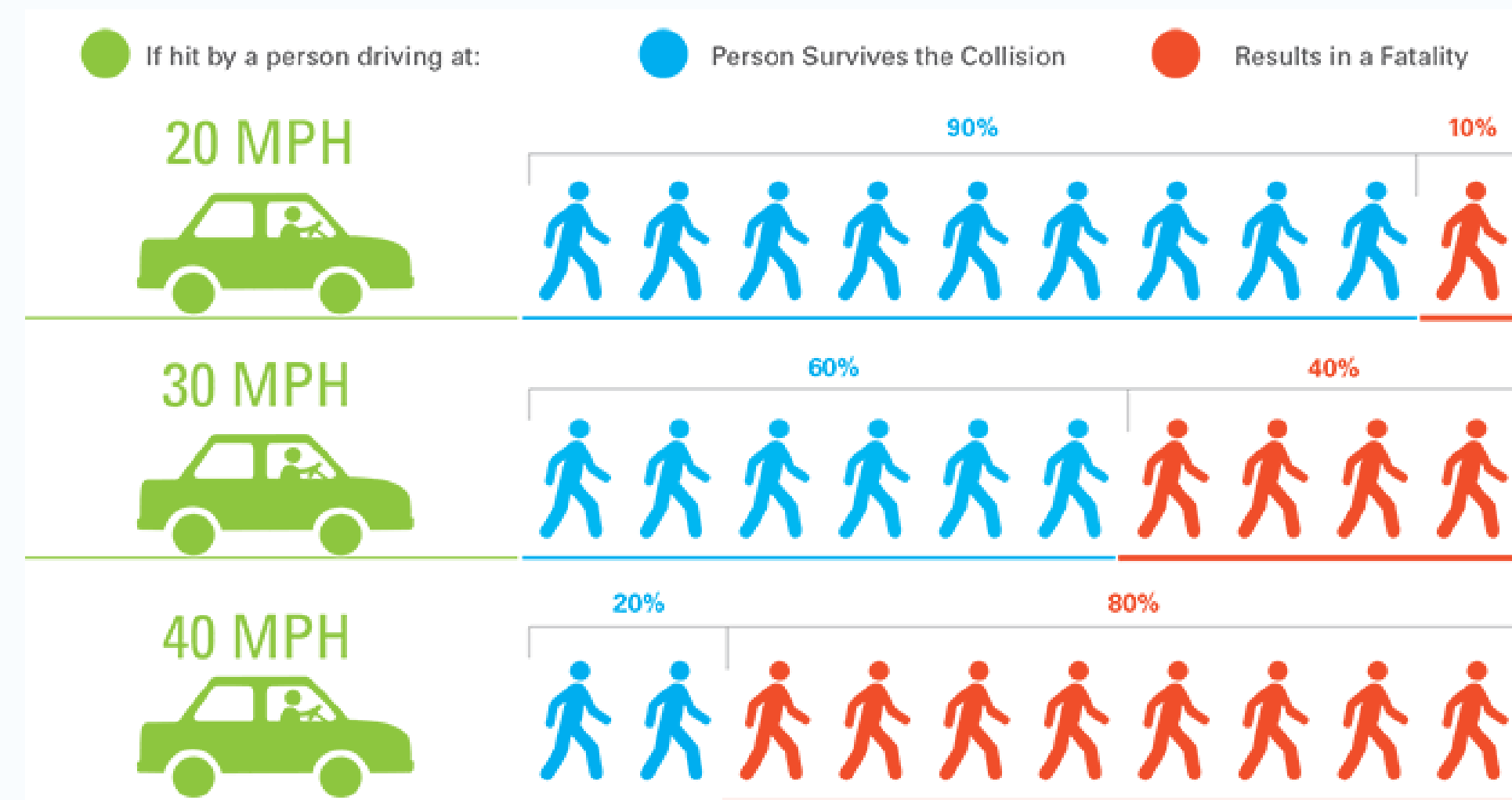
Transportation Snapshot

Traffic Volumes
Average Daily Traffic Counts

N. Main Street **1,500**

S. Main Street **3,000**

Butler Avenue **12,000**

Safety

If hit by a person driving at: ● Person Survives the Collision ● Results in a Fatality

20 MPH 90% 10%

30 MPH 60% 40%

40 MPH 20% 80%

- 67 vehicle crashes occurred between 2019 and 2023.
- Butler Avenue saw the most vehicle crashes.
- Traffic calming measures (physical changes to a roadway) can be employed to improve safety of all road users.
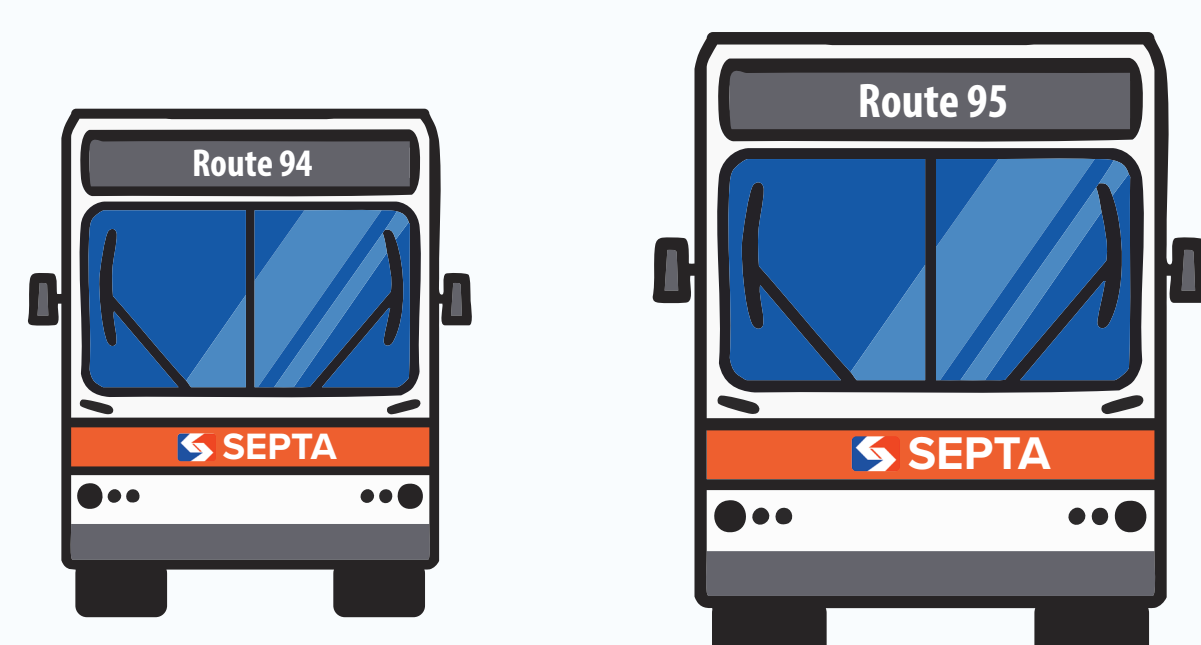
Pedestrians & Bicyclists

- Much of the borough is connected by sidewalks .
- There are no designated bike routes within the borough.

Transit

Ambler Station sees the 12th highest number of weekday riders in the county, with well over 100,000 annual trips

SEPTA Bus Routes 94 and 95 service Ambler.

Route 94

Route 95

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SHARE YOUR THOUGHTS ON
Economic Development

	Agree	Neutral or Don't Know	Disagree
Ambler needs more _____ businesses. For example, restaurants, entertainment, clothing., cafes.			
Commercial areas in the borough need more_____ For example: benches, street lights, trees, sidewalks, landscaping, crosswalks.			
The businesses in Ambler are easily accessible for all users (walkers, bikers, transit-users, drivers, wheelchair users).			
I frequently patronize businesses in the borough.			
I attend borough events, such as the Ambler Auto Show, Arts & Music Festival, Fire and Ice Festival, Holiday Parades, Oktoberfest, First Fridays, Small Business Saturdays, and restaurant week			

Please use a post-it to note your level of agreement and to explain why you feel that way
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LOCAL ECONOMY SNAPSHOT

Median Household Income[1]

$74,868

Top 5 Resident Jobs by Sector[1]

Healthcare and Social Assistance **18.8%**

Professional, Scientific, and Technical Services **13.8%**

Retail Trade **10.6%**

Finance and Insurance **8.2%**

Manufacturing **7.1%**

Remote Work Has Risen Drastically from 2021 to 2022[1,2]

13.3% → **20.3%**

Top 5 Jobs by Sector in Ambler[1]

Professional, Scientific, and Technical Services **26.1%**

Healthcare and Social Assistance **16.9%**

Construction **13.5%**

Accommodation and Food Service **9.6%**

Wholesale Trade **8.3%**

Top 5 Places of Work[1]

Ambler Borough (including remote work)

City of Philadelphia

Upper Dublin Township

Horsham Township

Whitpain Township

Data Sources:
1 5-Year American Community Survey, 2021
2 5-Year American Community Survey, 2022

BOROUGH OF AMBLER
COMPREHENSIVE PLAN

PLACE KEEPING & PLACE MAKING

Please add comments to the map or the nearby Vision Board!

Placemaking is a collaborative process whereby the community works to strategically shape and activate the social, physical, and cultural aspects of its public spaces.

Placekeeping is a similar process whereby the community collaborates on ways to improve or enhance current resources to amplify the social, physical, and cultural aspects of its public spaces.

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SHARE YOUR VISION!

In five years, Ambler will be...

In 10 years, Ambler will be....

In 2050, Ambler will be...

How Are We Doing?

Growth is Too Slow or Declining   Just Right   Growing Too Fast

Any other comments? Please share them!

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