

# AMBLER **MIXED USE**

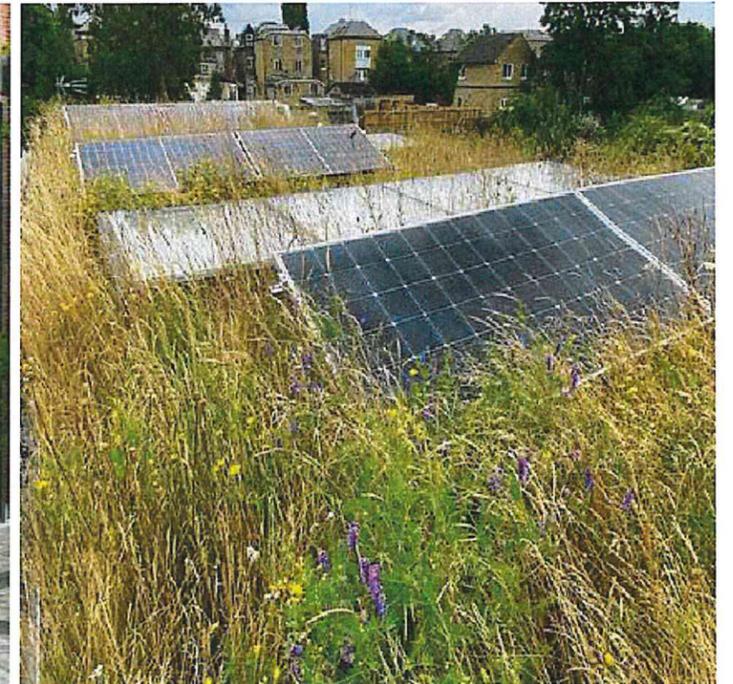
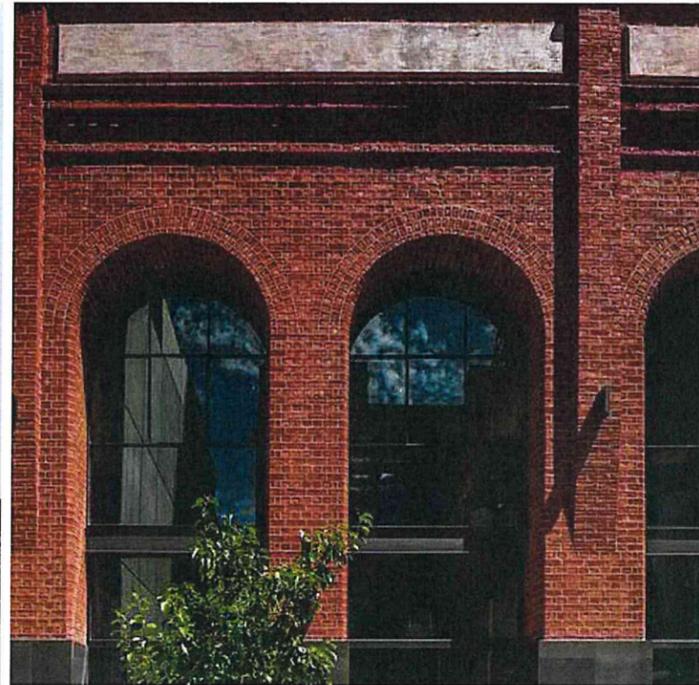
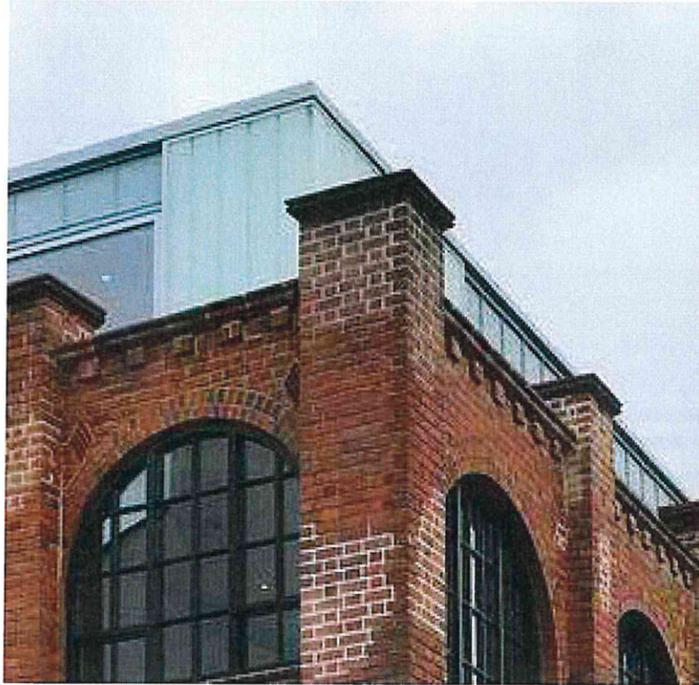
BOROUGH OF AMBLER, PA  
BET INVESTMENTS

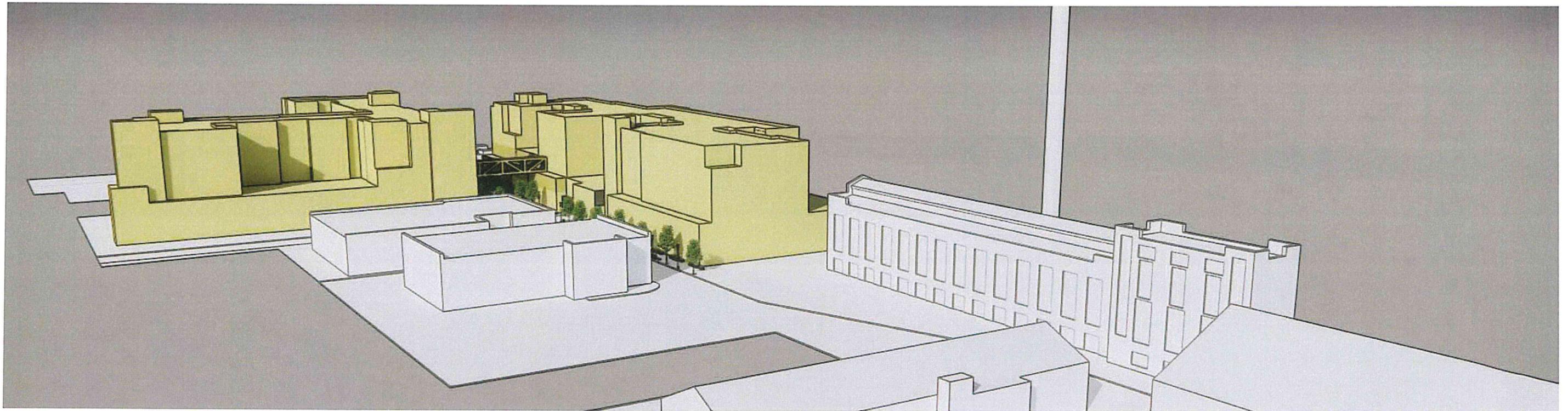
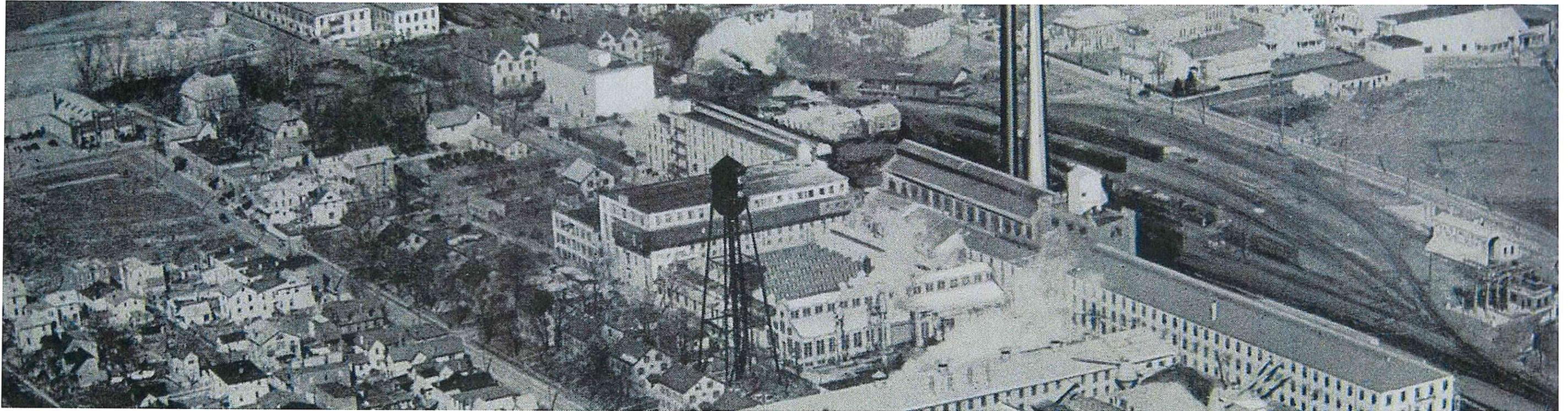
# INSPIRATION IMAGES

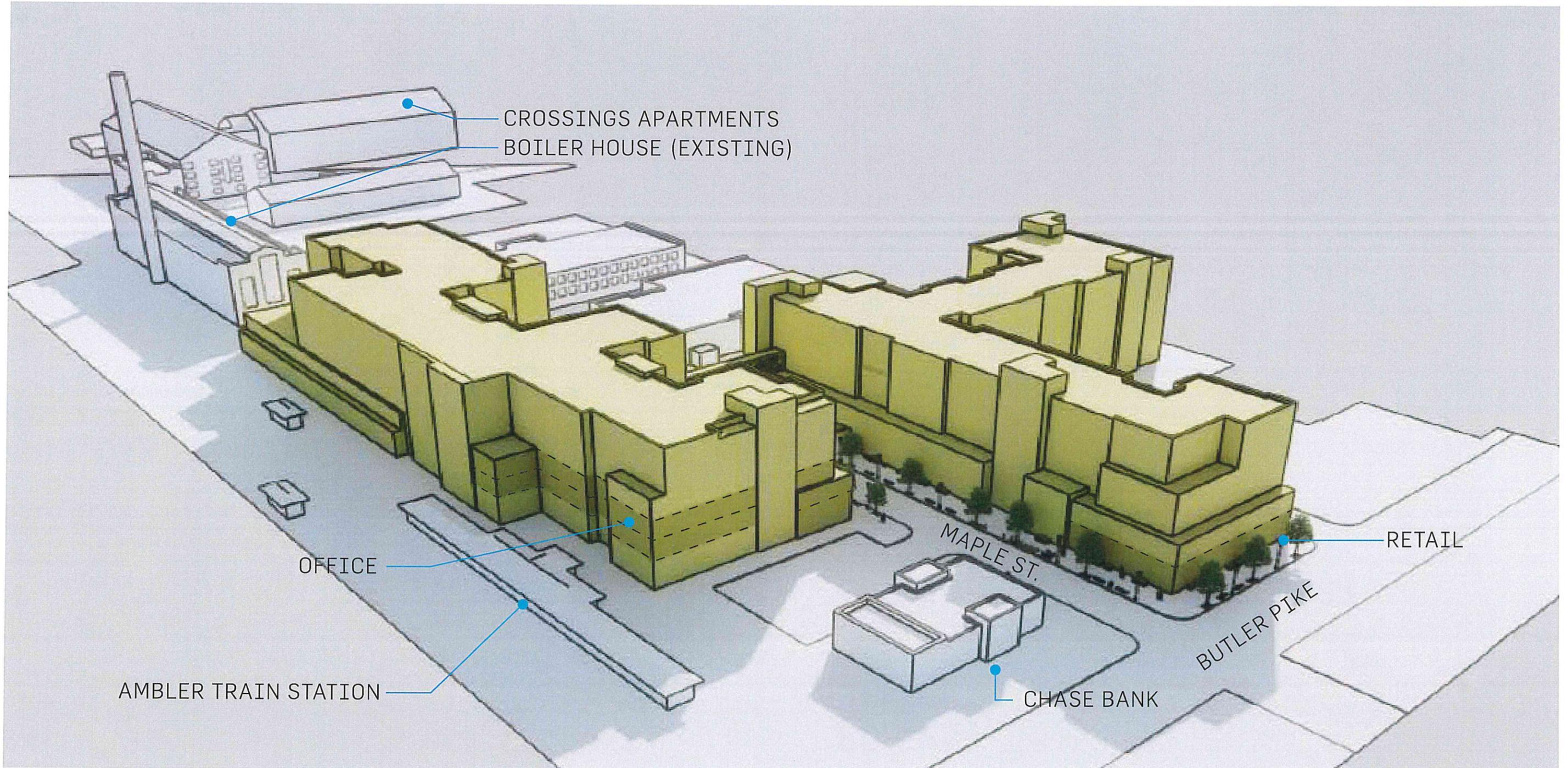
## MIXED-USE DESIGN

### GUIDELINES FOR NEW DEVELOPMENT

- **REFERENCE PREVIOUS INDUSTRY** as means to fold new development into site
- **BUILD BACK BETTER** use this opportunity to be ecological and 'green' as salve to irresponsible ecological history of site through the use of indigenous wildflower green roof "fields", PV, and passive design.
- **'INDUSTRIAL RUINS'** designing the buildings to blur the lines between new and 'reclaimed' industrial facilities, utilizing techtonics from 19th century industrial facilities within the architectural language .



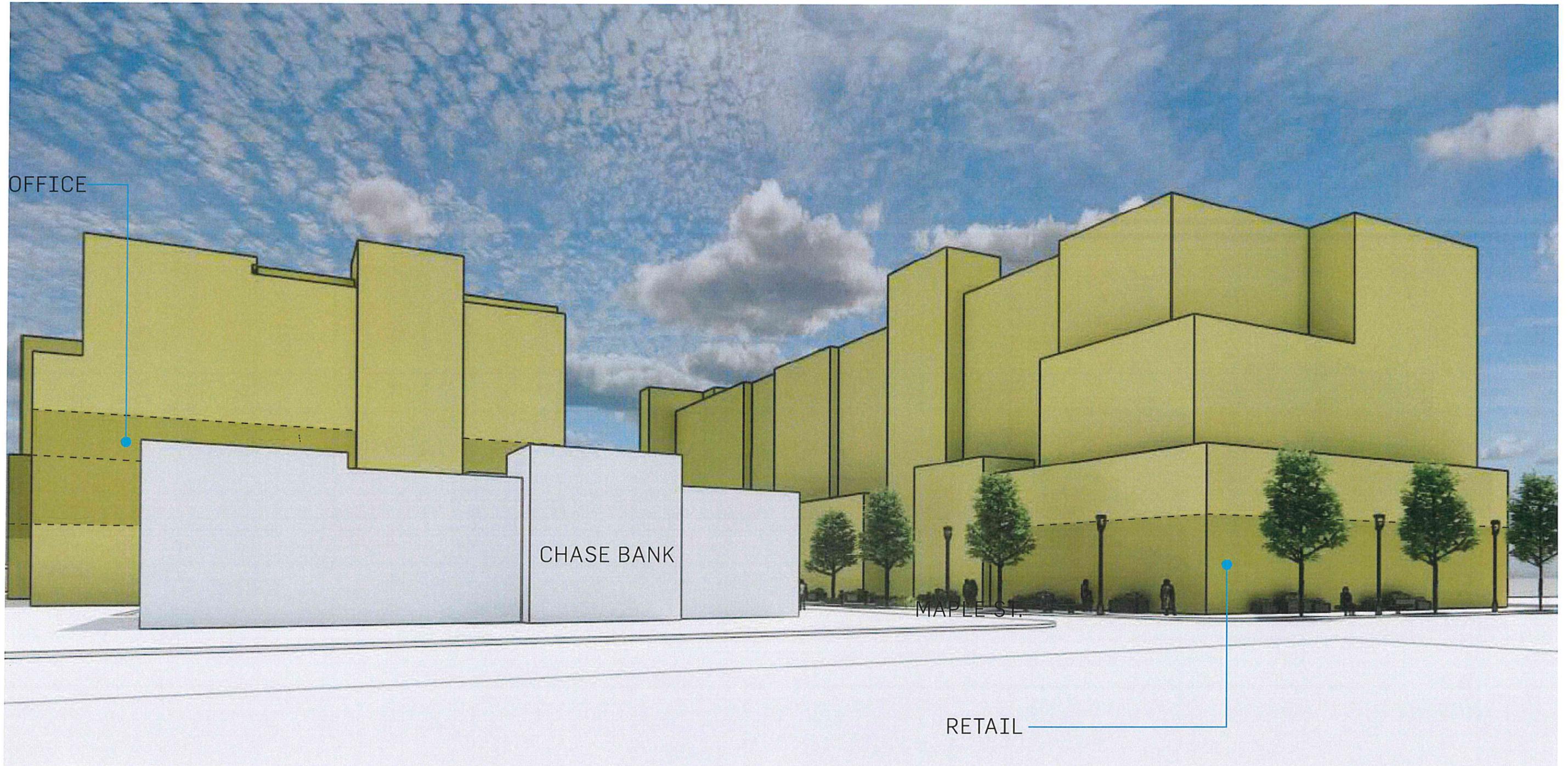






perspective view along Butler Pike looking north-east down Maple Street





perspective view along Butler Pike looking south-east toward Maple Street





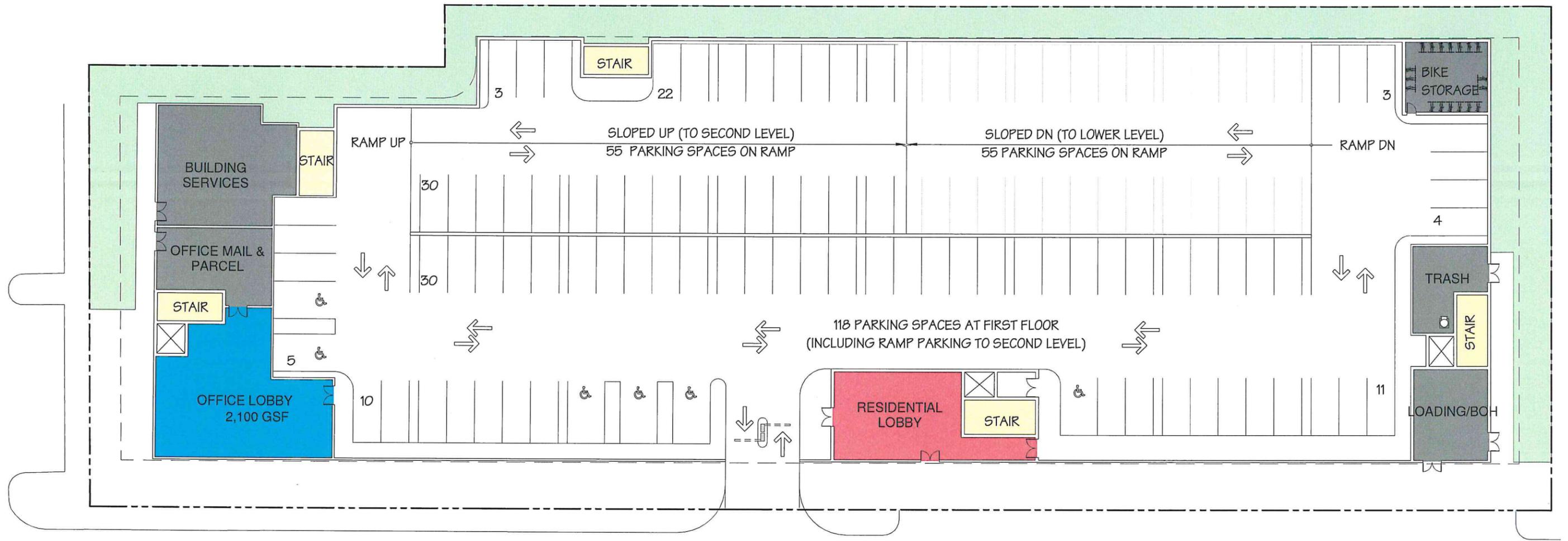
perspective view along Maple Street looking toward Ambler Boiler House

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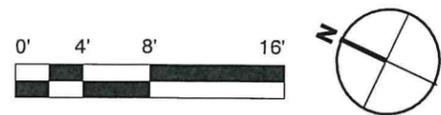
**BET INVESTMENTS**



**AMBLER MIXED USE**



**SOUTH MAPLE STREET**

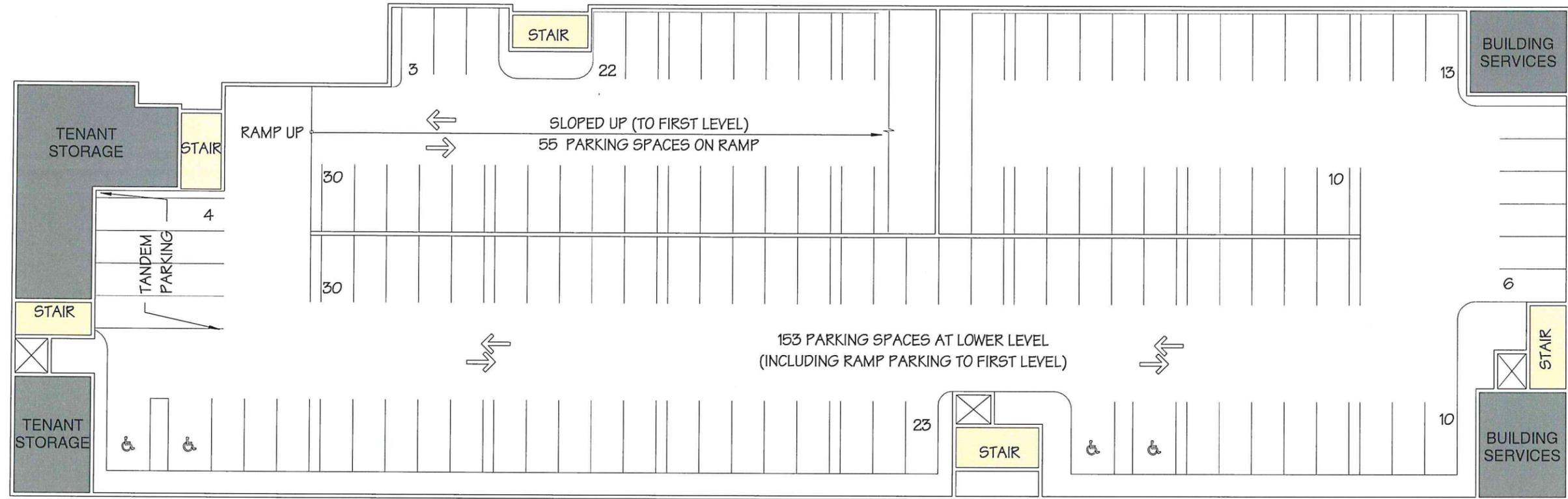


**NORTH BUILDING - FIRST FLOOR**

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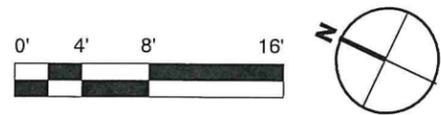
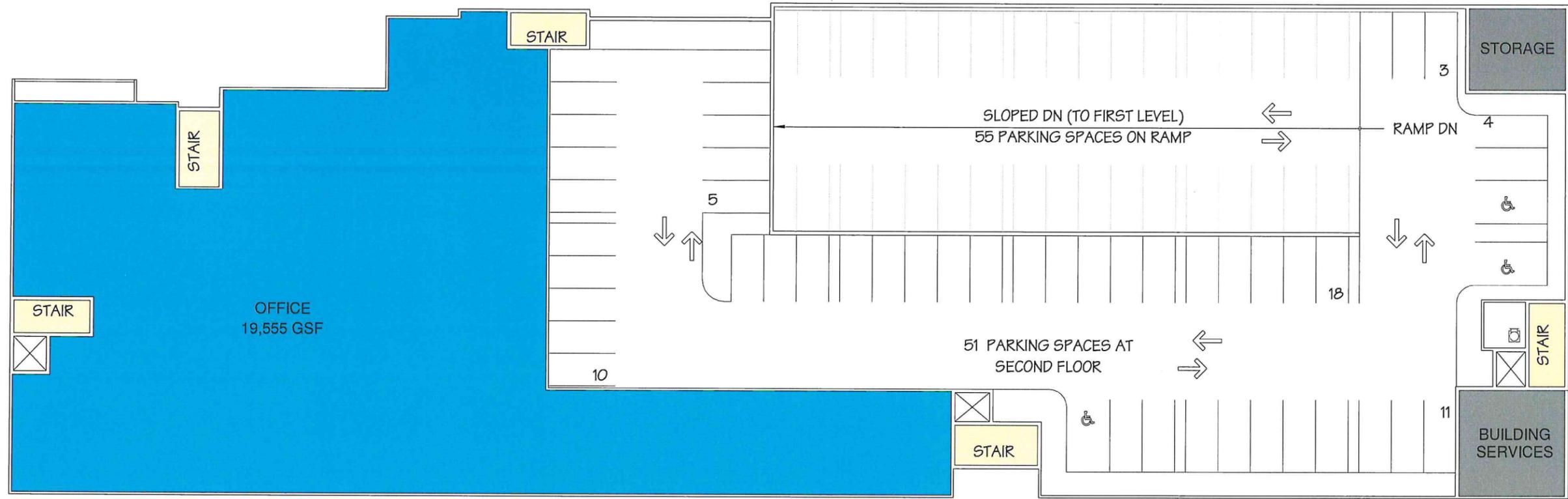


**NORTH BUILDING - LOWER PARKING LEVEL**

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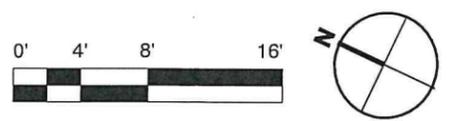
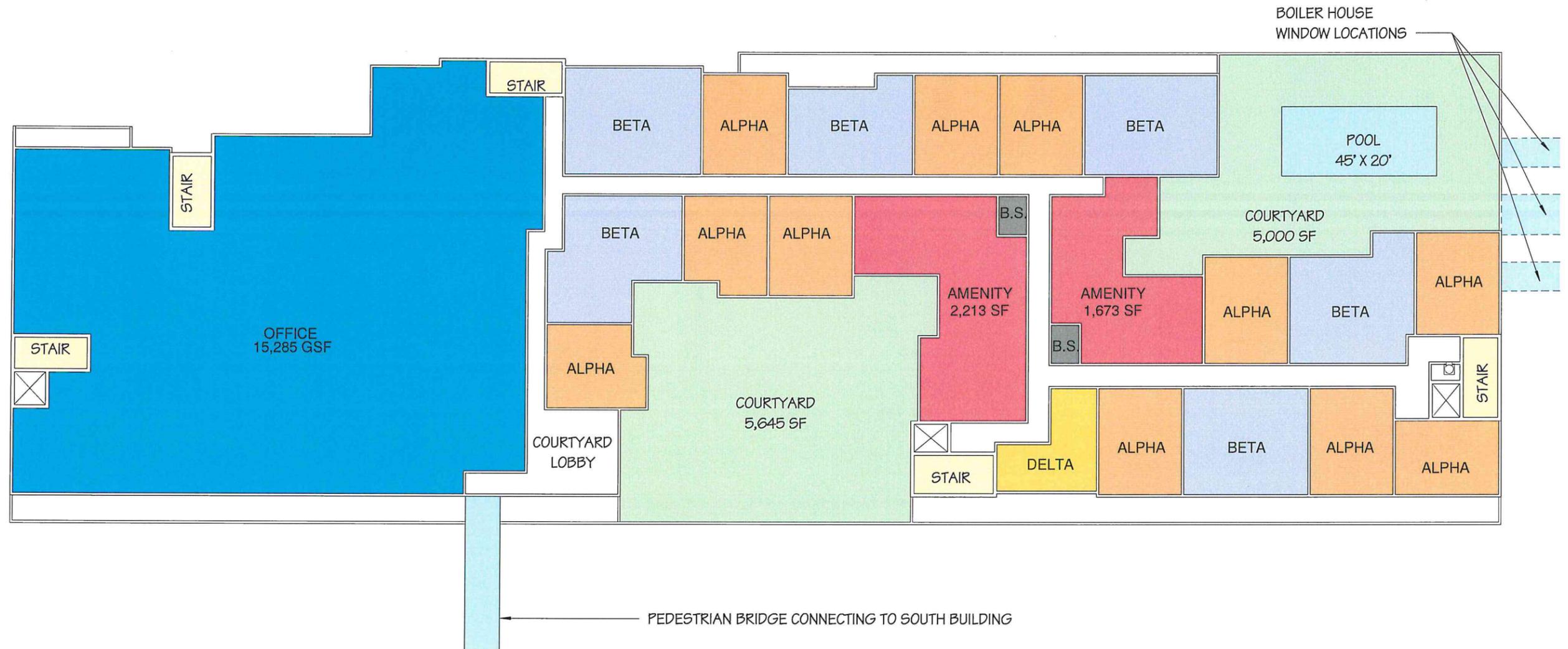
**NORTH BUILDING - SECOND FLOOR**

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# BLOCK PLANS



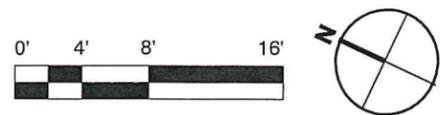
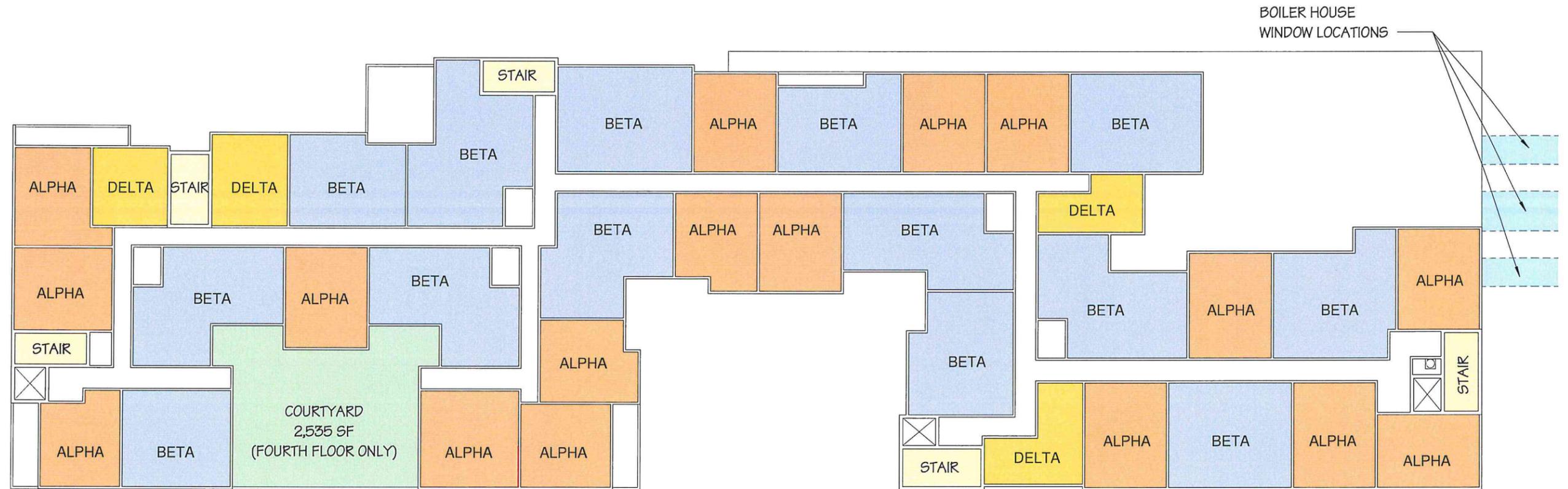
## NORTH BUILDING - THIRD FLOOR

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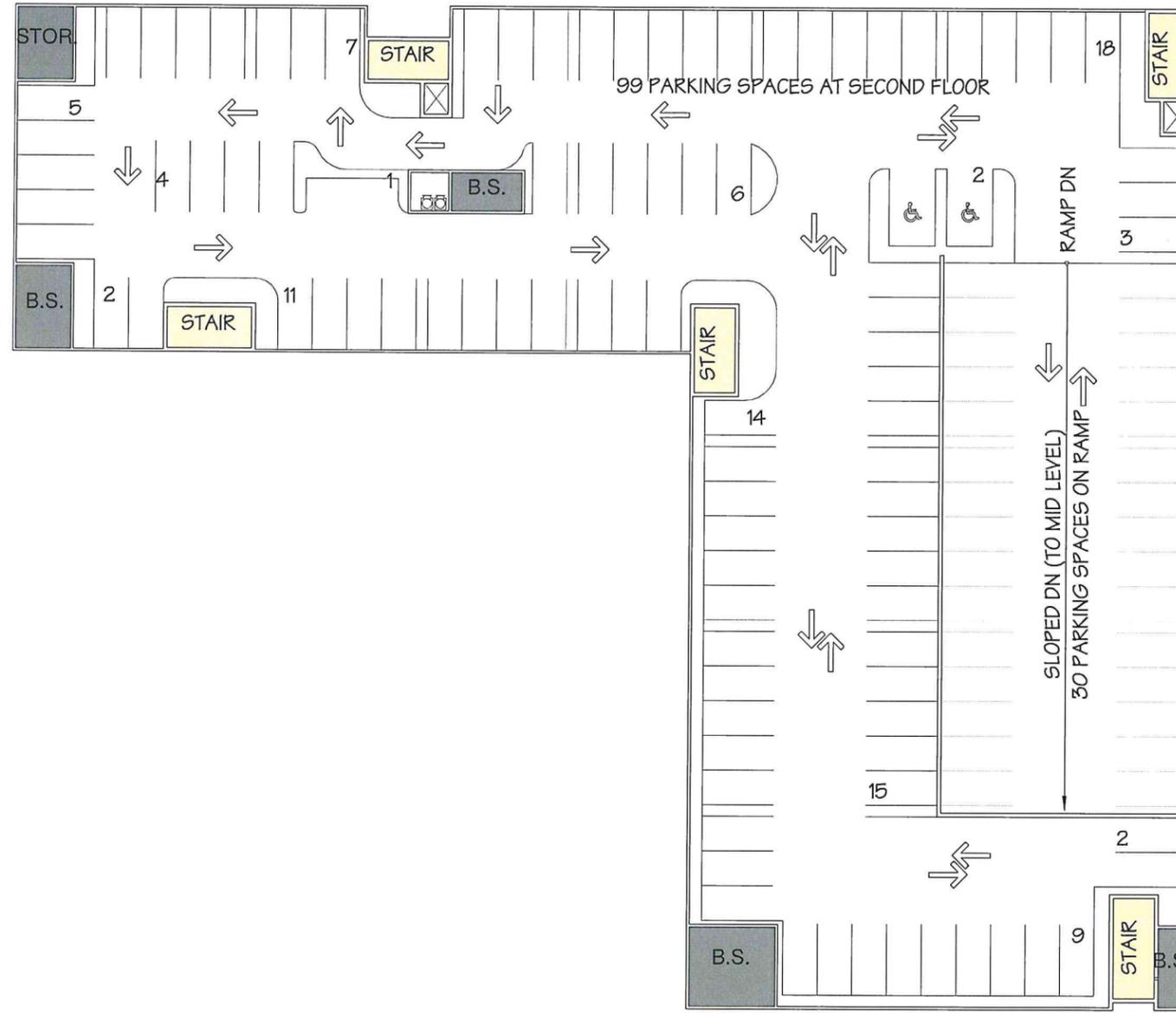
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# BLOCK PLANS

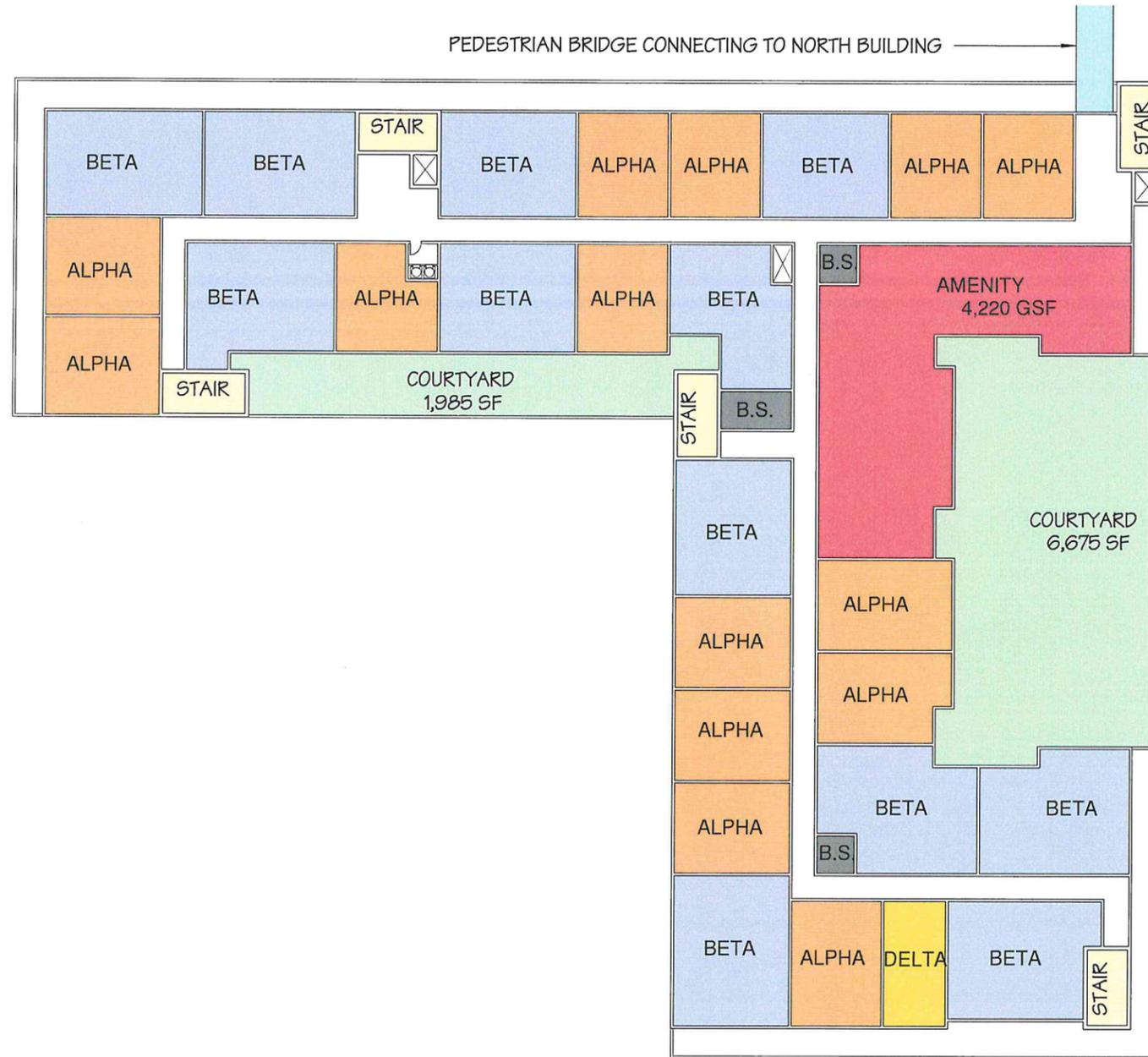


NORTH BUILDING - TYPICAL FLOOR





**SOUTH BUILDING - SECOND FLOOR**



**SOUTH BUILDING - THIRD FLOOR**

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**SOUTH BUILDING - TYPICAL FLOOR**

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**NORTH BUILDING TABULATIONS**

UNIT NAME	LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	PERCENTAGE	TOTAL
<b>UNITS</b>									
DELTA (0BR/1BA)	-	-	-	1	4	4	4	10.6%	13
ALPHA (1BR/1BA)	-	-	-	11	17	17	17	50.4%	62
BETA (2BR/2BA)	-	-	-	6	14	14	14	39.0%	48
<b>TOTAL UNITS</b>									<b>123</b>
<b>BUILDING LOBBY, LEASING &amp; AMENITY</b>									<b>5,180 GSF</b>
<b>OFFICE</b>									<b>36,940 GSF</b>
<b>COURTYARDS</b>									<b>13,180 GSF</b>
<b>RESIDENTIAL PARKING REQUIRED</b>	1 SPACE PER STUDIO/ONE BEDROOM DWELLING UNIT & 1.5 SPACES PER TWO OR MORE BEDROOM DWELLING UNIT								<b>147</b>
<b>OFFICE PARKING REQUIRED</b>	1 SPACE PER 300 GSF								<b>124</b>
<b>TOTALS</b>									<b>271</b>
<b>PARKING PROVIDED (GARAGE)</b>	<b>153</b>	<b>118</b>	<b>51</b>						<b>322</b>

SOUTH BUILDING TABULATIONS									
UNIT NAME	LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	PERCENTAGE	TOTAL
<b>UNITS</b>									
DELTA (0BR/1BA)	-	-	-	1	1	1	1	3.3%	4
ALPHA (1BR/1BA)	-	-	-	14	15	15	15	49.2%	59
BETA (2BR/2BA)	-	-	-	12	15	15	15	47.5%	57
<b>TOTAL UNITS</b>									<b>120</b>
<b>BUILDING LOBBY, LEASING &amp; AMENITY</b>									<b>5,615 GSF</b>
<b>RETAIL</b>									<b>5,165 GSF</b>
<b>COURTYARDS</b>									<b>8,660 GSF</b>
<b>RESIDENTIAL PARKING REQUIRED</b>	<b>1 SPACE PER STUDIO/ONE BEDROOM DWELLING UNIT &amp; 1.5 SPACES PER TWO OR MORE BEDROOM DWELLING UNIT</b>								<b>149</b>
<b>RETAIL PARKING REQUIRED @ 1ST FLOOR</b>	<b>1 SPACE PER 200 GSF</b>								<b>26</b>
<b>TOTALS</b>									<b>175</b>
<b>PARKING PROVIDED (GARAGE)</b>	-	98	99						<b>197</b>

**OVERALL SITE TABULATIONS**

UNIT NAME	LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	PERCENTAGE	TOTAL
<b>UNITS</b>									
DELTA (0BR/1BA)	-	-	-	2	5	5	5	7.0%	17
ALPHA (1BR/1BA)	-	-	-	25	32	32	32	49.8%	121
BETA (2BR/2BA)	-	-	-	18	29	29	29	43.2%	105
<b>TOTAL UNITS</b>									<b>243</b>
<b>BUILDING LOBBY, LEASING &amp; AMENITY</b>									<b>5,615 GSF</b>
<b>OFFICE</b>									<b>36,940 GSF</b>
<b>RETAIL</b>									<b>5,165 GSF</b>
<b>COURTYARDS</b>									<b>8,660 GSF</b>
<b>RESIDENTIAL PARKING REQUIRED</b>	1 SPACE PER STUDIO/ONE BEDROOM DWELLING UNIT & 1.5 SPACES PER TWO OR MORE BEDROOM DWELLING UNIT								<b>296</b>
<b>OFFICE PARKING REQUIRED</b>	1 SPACE PER 300 GSF								<b>124</b>
<b>RETAIL PARKING REQUIRED @ 1ST FLOOR</b>	1 SPACE PER 200 GSF								<b>26</b>
<b>TOTALS</b>									<b>446</b>
<b>PARKING PROVIDED (GARAGE)</b>	<b>153</b>	<b>216</b>	<b>150</b>						<b>519</b>

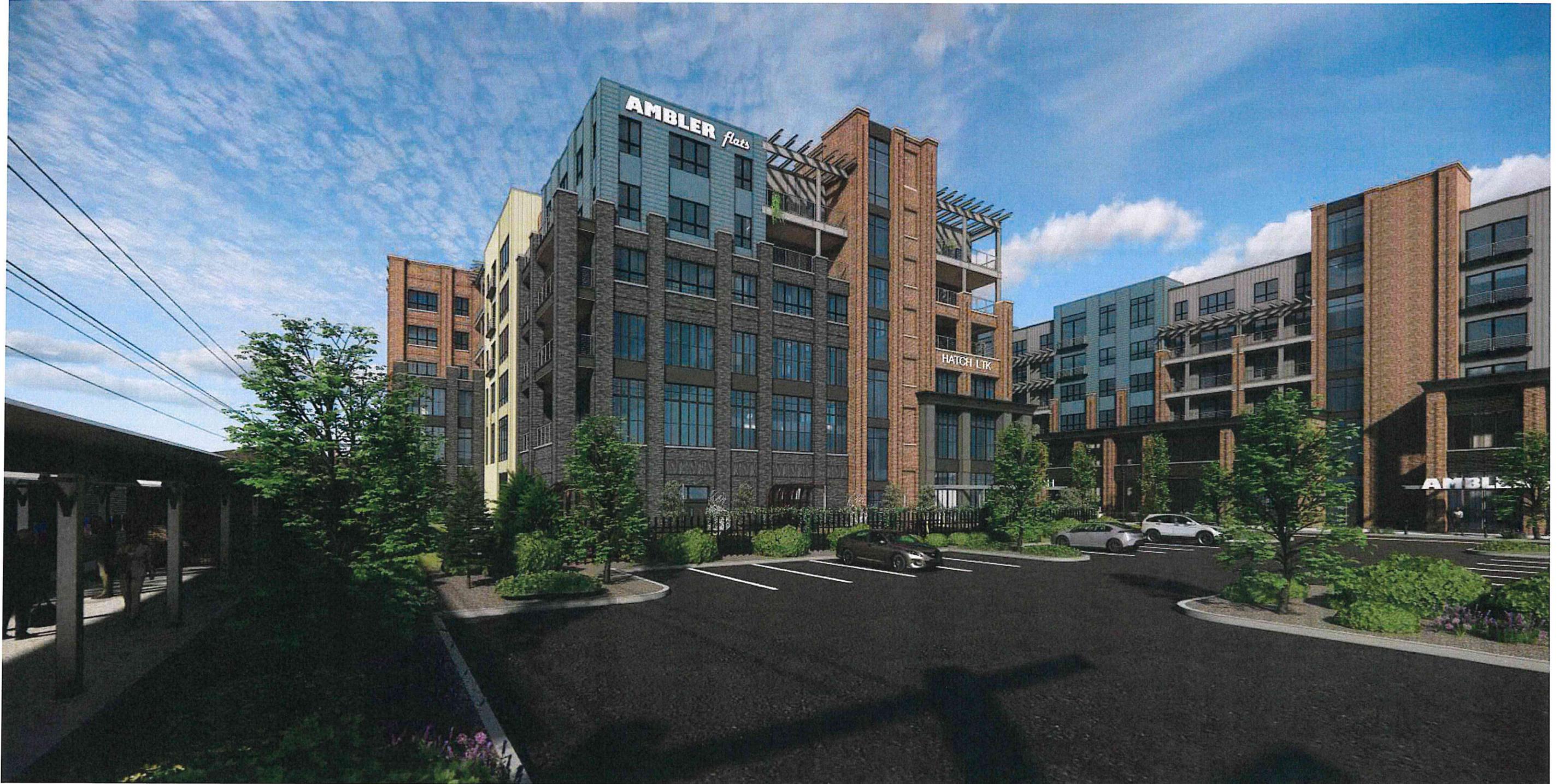


perspective view of North Building from Maple Street

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perspective view of North and South Buildings from adjacent property

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perspective view of South Building from Maple Street

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perspective view of South Building from intersection of Maple Street and Wissahickon Avenue

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**BET INVESTMENTS**

**AMBLER MIXED USE**



perspective view of South Building from Wissahickon Avenue

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**BET INVESTMENTS**

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perspective view looking into Public Gathering Space

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**BET INVESTMENTS**

AMBLER **MIXED USE**



perspective view of Public Gathering Space

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**BET INVESTMENTS**

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