

REVITALIZATION & ACTION PLAN

West Ambler Neighborhood
Whitpain Township, Montgomery County
Pennsylvania



COMMITTEE MEETING #3
MONDAY SEP 24, 2012
7:00 TO 9:00 PM

Simone Collins Landscape Architecture
Hunt Engineering Company
Environmental Standards
Urban Partners

MEETING SCHEDULE

COMMITTEE MEETING #1	TUE MAY 22, 4:00 PM
PUBLIC MEETING #1	MON JUNE 4, 7:00 PM
COMMITTEE MEETING #2	WED JUNE 27, 4:00 PM
COMMITTEE MEETING #3	WED SEPT 19, 4:00 PM
 PUBLIC MEETING #2	MON SEP 17, 7:00 PM
COMMITTEE MEETING #4	WED OCT 17, 4:00 PM
PUBLIC MEETING #3	MON NOV 19, 7:00 PM
COMMITTEE MEETING #5	WED JAN 16, 4:00 PM
PUBLIC MEETING #4	MON FEB 25, 7:00 PM

PROJECT GOALS



MEETING AGENDA

7:00 - 7:10 Sign-in & Introductions

7:10 - 7:40 Presentation:

- **Township follow-up to Public Meeting concerns**
- **West Ambler Neighborhood Site Analysis**
- **Concept Diagrams**
- **Existing Contaminated Site
Recreational Reuse Examples**
- **Refined Park Concepts**
- **Refined Neighborhood Concept**

7:40 - 8:30 Open Discussion and Public Feedback

8:30 - 8:40 EPA & Rose Valley Floodplain Study Status Update

8:40 - 9:00 Informal discussion

PUBLIC INPUT

GOALS

- GET THE PARK BACK
- FLOODING SOLUTIONS PRIORITY #1
- PRIORITY ON NEED NOT BEAUTY
- WEST AMBLER IS A BOS PRIORITY
- NEED COMMUNITY BUY-IN FOR SUCCESS
- ADDRESS BIG ISSUES TO ATTRACT PRIVATE INVESTMENT
- INCREASE HOME OWNERSHIP
- FOCUS TOWNSHIP ON WEST AMBLER

FACTS

- HISTORY OF NEIGHBORHOOD FRUSTRATION
- \$250,000 FOR PHASE I STREETScape
- FEMA PRELIMINARY MAPS 1970 HYDROLOGY OUTDATED
- FLOOD FUNDING \$150,000
- MAPLE ROAD NO CROWN
- ROUTE ON TO MT. PLEASANT, VERY HARD TO CROSS RR
- TOO MUCH POLICE ADDRESS UNDER- LYING ISSUES
- 17 ACRE – WEST AMBLER PARK
- GROUND WATER RISES ON MAPLE (335)
- RACCOON PROBLEMS IN BIDDLE WAREHOUSE
- 327 W. MAPLE HOUSE DEMO ILL-ADVISED

- AREA OF VISIBLE ASBESTOS AT RESERVOIR EMBANKMENT
- OAK STREET FIRE JUST HAPPENED
- WAREHOUSE OWNER HAS OPTION TO REBUILD
- CRACKS IN WAREHOUSE WALLS (TO BE ADDRESSED IN “WEEKS”)
- IMPROVEMENTS TO TOT-LOT NEEDED
- BARRIER OF TRACKS
- WAREHOUSE UNSIGHTLY & SAFETY CONCERNS
- DRAINAGE ON BACK ALLEY ISSUES (326)
- RAT & MICE PROBLEM
- RAT TRAP DONATION HAPPENED IN PAST
- WALL IN SMALL PARK CRUMBLING
- MULTI-CULTURAL COMMUNITY
- NO STREET STORM DRAINS
- TREE ON POWER LINE CORNER OF OAK & MAPLE NEEDS TRIMMING
- EPA DRIVING WRONG WAY ON ONE WAY STREET (OAK)
- VACANT LOTS VEGETATION IN SIDEWALK
- TOWNSHIP CODE REVIEW PROCEDURES FOR TENANT COMPLAINTS
- RESERVOIR SPRING FEED TERRA COTTA PIPE

PUBLIC INPUT

CONCEPTS

- GET FUNDING FOR FLOODING REMEDIATION
- COMMUNITY BUY-IN ON FUTURE PHASES
- CREATE UPSTREAM IMPROVEMENTS TO HOLD WATER
- WAREHOUSE PRIVATE-TOWNSHIP MUST ACT TO CORRECT DAMAGE
- FOCUS ON 'COMMUNITY' FOR SAFETY 'COMMUNITY WATCH'
- ADDRESS ASBESTOS AROUND RESERVOIR (WHAT IS PLAN?)
- INCLUDE WACA IN COMMUNITY MEETINGS
- TRANSPORTATION FOR KIDS IN SUMMER TO YMCA
- FENCE OFF OPEN SPACE ON TOWNSHIP LAND TO CREATE TEMPORARY PARK
- NEED 4 WAY STOP SIGN AT OAK AND MAPLE
- SPEED HUMP SIGNS
- IDENTIFY GRANT \$ FOR W AMBLER
- MAPLE STREET DESIGN PROCESS
- TREES ALONG STREETS
- FORWARD THINKING WITH TODAY'S IMPROVEMENTS
- PERVIOUS PAVING – GREEN STREETS PROGRAM
- SIDEWALKS ON RAILROAD AVE
- EVERGREEN BUFFER ALONG TRACKS
- EARLY IDENTIFICATION OF BUY OUT PROPERTIES
- FEMA PURCHASE BUY OUT PROPERTIES
- PLAYGROUND SAFETY DISTANCE
- UPSTREAM WATER STORAGE
- REDEFINED 100 YR FLOOD PLAIN
- FEMA REVIEW 12-16 MONTHS
- STOP SIGNS/ BUS STOPS ON RAILROAD
- ADD STREET STORM DRAINS
- 2013 FLOOD HAZARD AREAS
- NEW PLAYGROUND SURFACE
- BOYS & GIRLS CLUB
- REPAIR AGEING INFRASTRUCTURE
- NEW EQUIPMENT FOR PLAYGROUND
- STREET LIGHTING
- SWINGS
- INDOOR/ OUTDOOR BASKETBALL ORGANIZATION LEAGUES
- RECREATION BUILDING ON TOWNSHIP LOTS WITH SENIORS
- GET TOT LOT & BASKETBALL COURT INTO NEW PARK SITE
- SENIORS CITIZENS PROGRAMS
- STREET RESURFACING NEEDED
- COMMUNITY SERVICE PROJECTS
- DEDICATION PARK TO COMMUNITY "HERO"
- WALK ALL OF MAPLE STREET 200 BLOCK
- SPOT REPAIRS SUMMER
- STREET SWEEPING NEEDED

PUBLIC INPUT

WRITTEN FEEDBACK FROM WACA (West Ambler Civic Association)

1. Develop a community center building.
2. Install storm drains throughout the community of Maple Ave., Oak St., and Railroad Avenues.
3. Repair and resurface all streets in community; and arrange for regular street cleaning.
4. Install curbs and sidewalks.
5. Conduct a traffic study at Mt. Pleasant Ave., Maple and Railroad Aves.
6. Install a stop sign at the intersection of Mt. Pleasant and Maple Street for southbound traffic.
7. Install a children crossing sign; a bus stop sign; or a crossing guard at
 - Maple & Oak and
 - Railroad Ave & Mt Pleasant St.
8. Develop the township infra-structure to prevent floods;
9. Provide landscaping and security lights.

TOWNSHIP FOLLOW-UP

Ambler Alley and Oak Intersection:

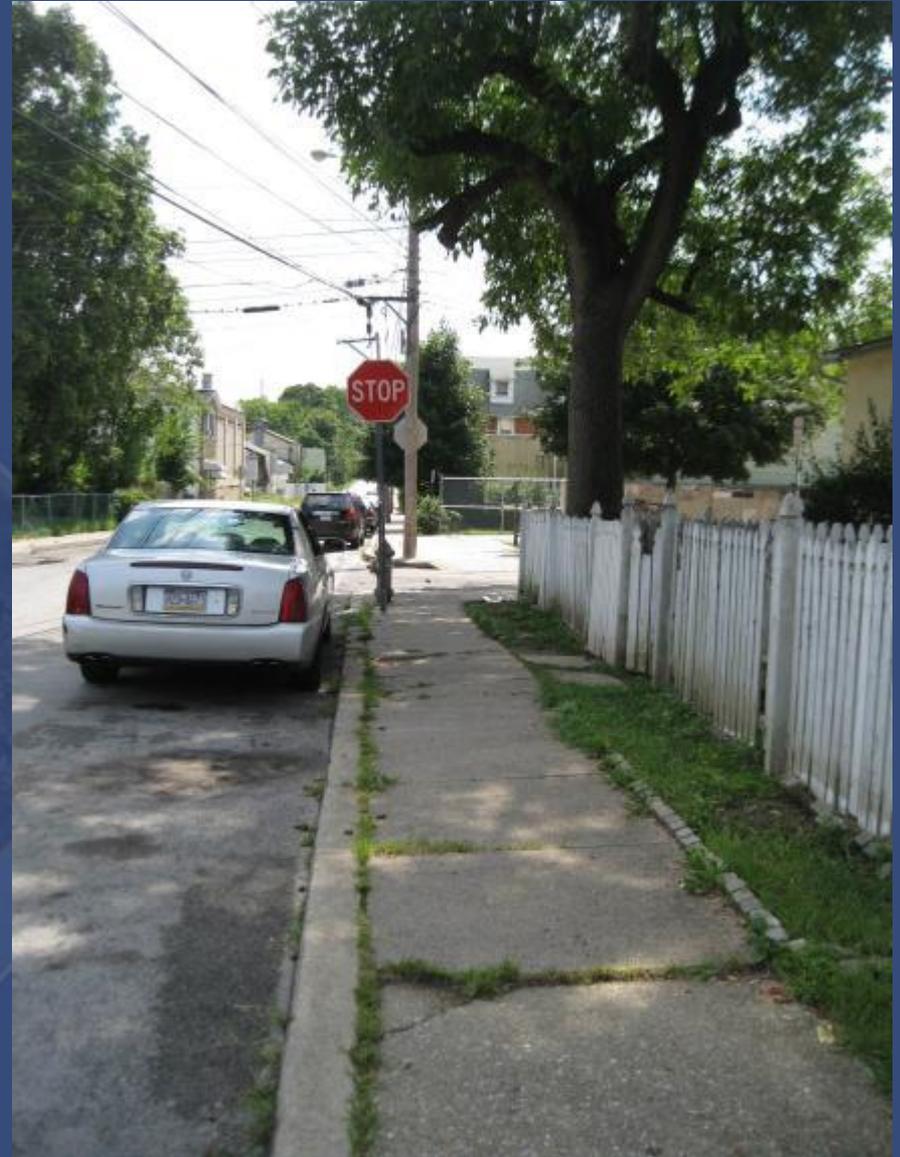
- Township Ordinance is being drafted for an all way stop at and
- Stop signs to be installed in October / November



TOWNSHIP FOLLOW-UP

Oak and Maple Overhead Utility Lines / Tree conflicts:

- PECO reviewed and did not have any powerline concerns.
- Township hired contractor to remove limbs from other utility lines (cable and Phone)



TOWNSHIP FOLLOW-UP

Beech Alley:

- Township assisted with vegetation and debris removal in Beech Alley and filled in low spots.
- Study will address additional potential improvements for alley.



TOWNSHIP FOLLOW-UP

Oak and Maple Play lot: Township applied for and received preliminary approval for a grant for park improvements.

Improvements to begin October / November, and will include:

- Removal of a portion of the deteriorating wall and replacement with fencing,
- Replacement of mulch carpet,
- Equipment repairs



TOWNSHIP FOLLOW-UP

Biddle Warehouse Storm Damage:

- Pipe repaired, hole close to Maple filled in, and additional building stabilization.
- Demolition permit and plans being prepared for a portion of the building that will be removed.



TOWNSHIP FOLLOW-UP

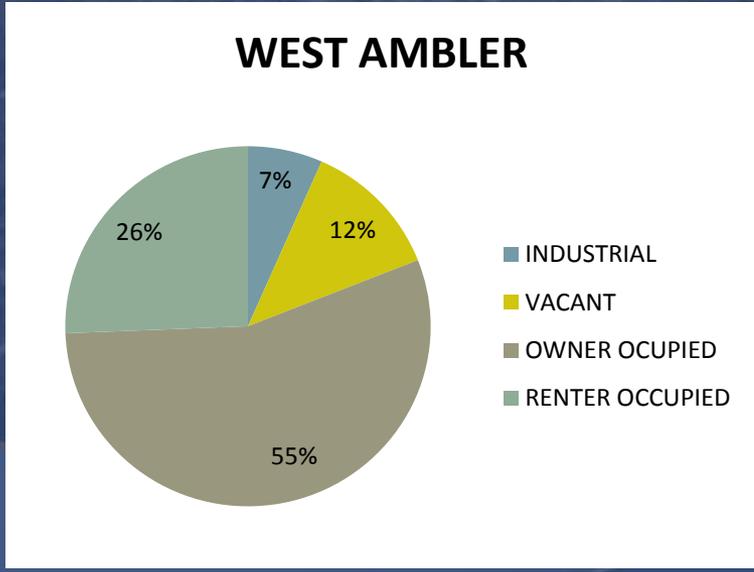
Rose Valley Flooding Study:

- Received
executed
agreement from
the Army Corps
of Engineers for
additional
funding for
Temple Study.

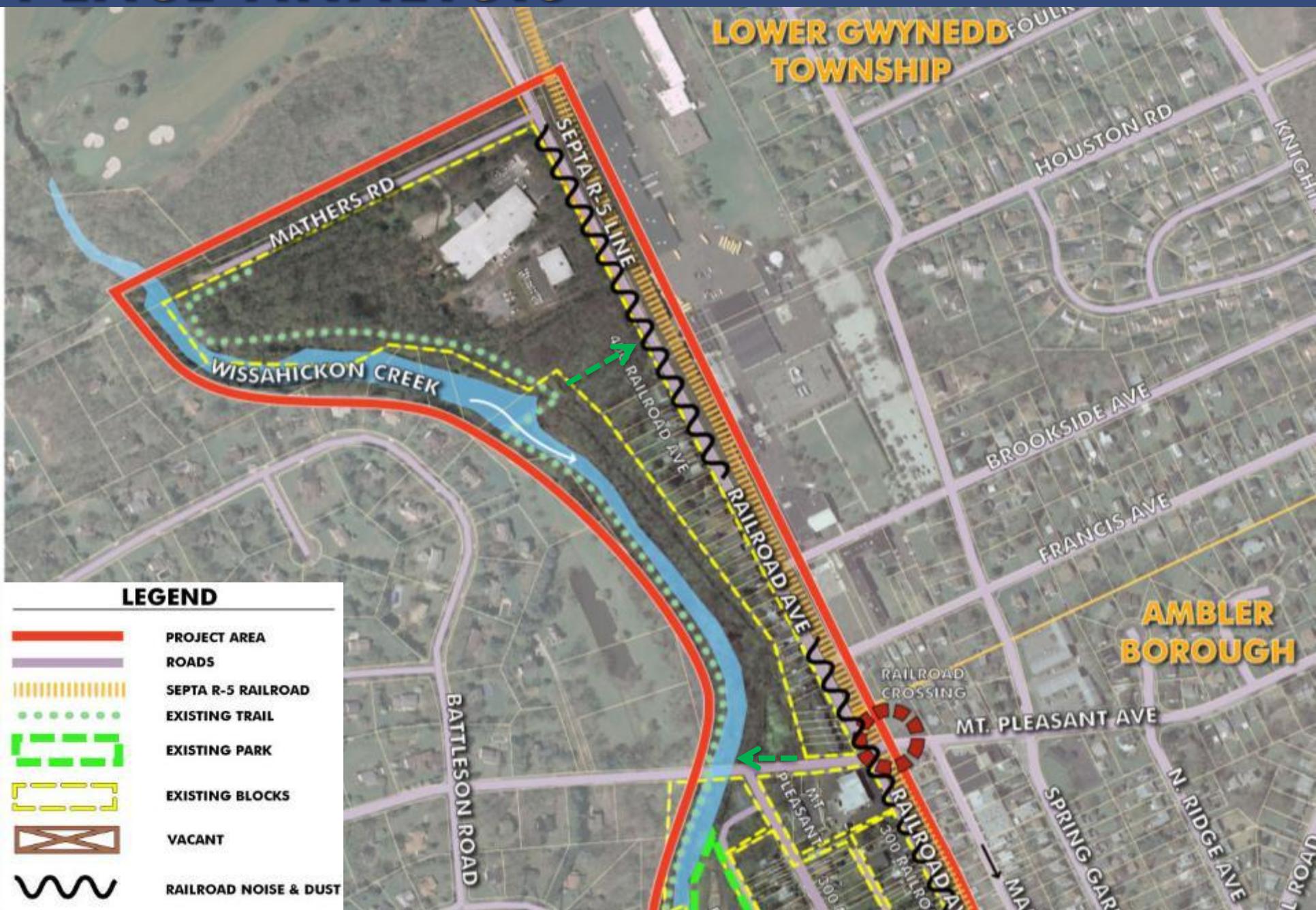


PLACE ANALYSIS

- Road Circulation
- Pedestrian Circulation
- “Under” Used Land - Highest and Best Land Uses?
- Open Space Opportunities
- Open Space Connectivity
- Rethink Identity: ‘Community in a Park’



PLACE ANALYSIS



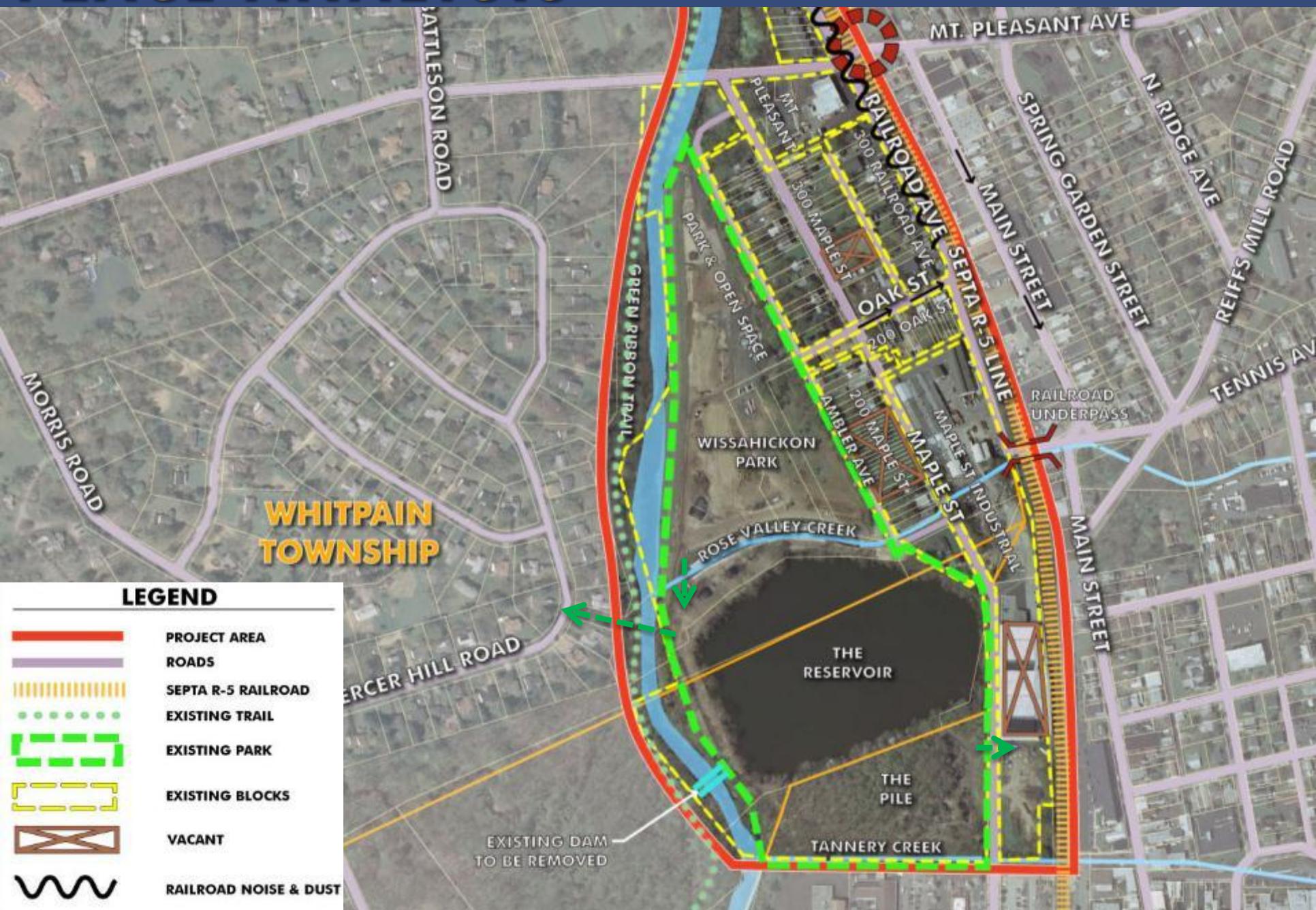
LOWER GWYNEDD TOWNSHIP

AMBLER BOROUGH

LEGEND

- PROJECT AREA
- ROADS
- SEPTA R-5 RAILROAD
- EXISTING TRAIL
- EXISTING PARK
- EXISTING BLOCKS
- VACANT
- RAILROAD NOISE & DUST

PLACE ANALYSIS



WEST AMBLER CONCEPT PLAN

THEMES:

- OPEN SPACE
- CIRCULATION
- INFILL



THE CENTER FOR CREATIVE LAND RECYCLING (CCLR OR "SEE CLEAR")

Mission

CCLR is a nonprofit organization founded on the belief that intelligent, innovative land use is the key to ensuring a healthy future for both our communities and our environment. Our mission is to enable communities to develop sustainably and equitably through land recycling - restoring underutilized, blighted sites to productive use.



UNION POINT PARK

2004 Oakland California

This portion of the Oakland waterfront has since served as home to a number of industrial businesses that left petroleum, pesticides, and industrial solvents in their wake. A 1997 community initiated campaign to turn the former industrial site into a park, almost ended in failure when it was discovered that it would take as much as \$3 million to remove all the contaminated soil. A new plan to safely encapsulate soils under a large lookout hill within the park saved the project.



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REVITALIZATION & ACTION PLAN

Simone Collins Landscape Architecture
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MILLENNIUM PARKLANDS

(Sydney Olympic Park)
2001 Sydney, Australia

This former domestic and industrial landfill contained asbestos, industrial hydrocarbons, acid sulfate soils, and petroleum waste. Peter Walker and Partners found a creative way to recycle and save money by burying the majority of the waste in pits or building it into clay-capped mounds forming the profile of the park. The Millennium Parklands, constructed for the 2000 Sydney Olympics is the largest project of its kind in Australia.



WESTERGASFABRIEK CULTURE PARK

2003 Amsterdam, The Netherlands



The site of this culture park was occupied by Amsterdam's largest gasworks from 1885 to 1967. This industrial heritage introduced aromatics, tar compounds, mineral oil, cyanide, and asbestos. Original plans to excavate and remove materials of concern would have cost in excess of 300 million euros. Instead, designer Kathryn Gustafson developed a plan requiring minimal removal by utilizing an asphalt cap contained with sheet piling. Final clean-up costs were reduced to below 15 million euros and secondary environmental issues associated with the transport of such a large volume of material were avoided almost completely.

GAS WORKS PARK

1975 SEATTLE, WA

Envisioned by Richard Haag, Seattle's award-winning Gas Works Park was one of the earliest remediated sites in which materials of environmental concern were kept onsite and incorporated into the design of the project. A gasification plant occupied this space between 1906 and 1956 leaving **hydrocarbons and tar**.

Were it not for the recycling of much of the plant building and surrounding soils, this project could not have been completed because of the **great cost of removal**. Moreover, the application of green remediation meant that these vast amounts of recycled material were not contributing to secondary environmental issues. Forming a one-of-a-kind park overlooking Lake Union, Gas Works has become a playground for adults and children alike.



WEST AMBLER PARK CONCEPT PLAN

THEMES:

- CONNECT 3 AREAS INTO ONE PARK.
- NEIGHBORHOOD CONNECTIONS
- ACTIVE AND PASSIVE RECREATION
- CONTINUE TO RESTORE NATURAL SYSTEMS



WEST AMBLER - THE PARK



- | | | | | |
|--|----------------------------------|---|---------------------------------------|--------------------------------|
| 1 MAIN PARK ENTRANCE | 6 BASKETBALL COURT | 11 LOW CLIMBING WALL | 16 12 FT. WIDE RUNNING LOOP (1/3 MI) | 21 ROSE CREEK RESTORATION AREA |
| 2 DROP-OFF & PAVILION/RESTROOMS | 7 PICKLE BALL COURTS | 12 MEADOW (TYP) | 17 AMPHITHEATER | 22 STORMWATER BMP |
| 3 SECONDARY ENTRANCE / NEW PEDESTRIAN WALKWAY TO MAPLE | 8 LAWN VOLLEYBALL COURT | 13 TREE PLANTING ON MOUNDED EARTH (TYP) | 18 OBSERVATION PAVILION | |
| 4 PARKING (30 SPACES) | 9 PLAYGROUND | 14 ROSE CREEK PEDESTRIAN BRIDGE | 19 BOARDWALK / OBSERVATION DECKS | |
| 5 COMMUNITY BUILDING (5000 SF) | 10 OPEN LAWN (330 FT. x 180 FT.) | 15 WISSAHICKON CREEK PEDESTRIAN BRIDGE | 20 RESERVOIR BANK HABITAT RESTORATION | |

WEST AMBLER - THE PARK



- 1 MAIN PARK ENTRANCE
- 2 DROP-OFF & PAVILION/RESTROOMS
- 3 SECONDARY ENTRANCE / NEW PEDESTRIAN WALKWAY TO MAPLE
- 4 PARKING (30 SPACES)
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- 10 OPEN LAWN (330 FT. x 180 FT.)
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- 13 TREE PLANTING ON MOUNDED EARTH (TYP)
- 14 ROSE CREEK PEDESTRIAN BRIDGE

PARK CONCEPTS

PARK RESTROOMS:

A PRE-FABRICATED OR CUSTOM STRUCTURE CAN COMBINE RESTROOMS AND A PAVILION AT THE PARK ENTRANCE



PARK CONCEPTS

GAME COURTS:

- 1 Basketball
- 2 Pickle ball
- 1 Volleyball



PARK CONCEPTS

MULTIUSE PLAY FIELDS:

- CAN ACCOMMODATE PICKUP SPORTS
- OPEN UNSTRUCTURED PLAY
- LAWN SEATING



WEST AMBLER - THE PARK



- 15 WISSAHICKON CREEK PEDESTRIAN BRIDGE
- 16 12 FT. WIDE RUNNING LOOP (1/3 MI)
- 17 AMPHITHEATER
- 18 OBSERVATION PAVILION
- 19 BOARDWALK / OBSERVATION DECKS
- 20 RESERVOIR BANK HABITAT RESTORATION
- 21 ROSE CREEK RESTORATION AREA

PARK CONCEPTS

OBSERVATION PAVILION:

TENSILE STRUCTURE

- OFFER SHADE
- CAN BE AN ART FORM IN THE LANDSCAPE



PARK CONCEPTS

OBSERVATION DECK:

- SHADE STRUCTURE
- ADA RAILING HEIGHTS (LOWER FOR VIEWING)
- SEATING



WEST AMBLER DRAFT PLAN



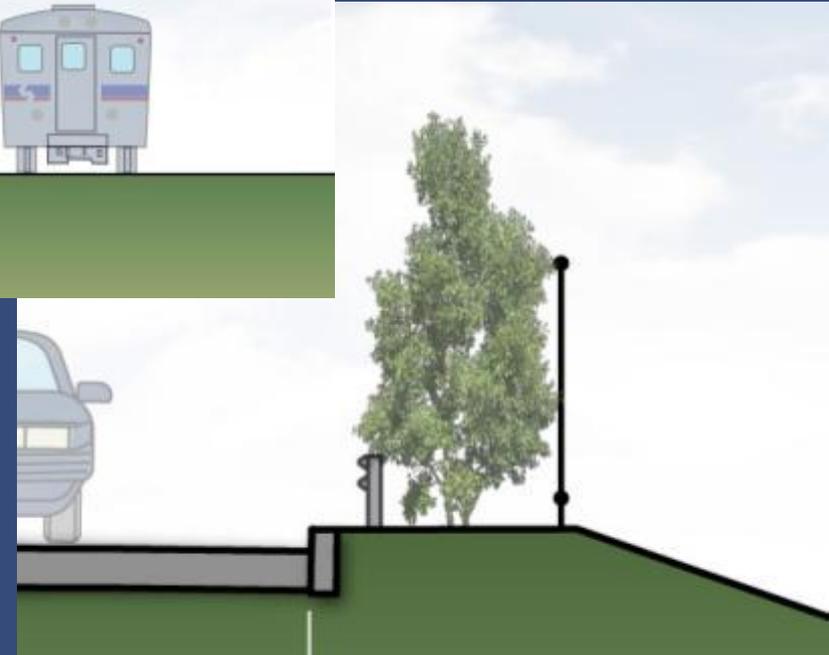
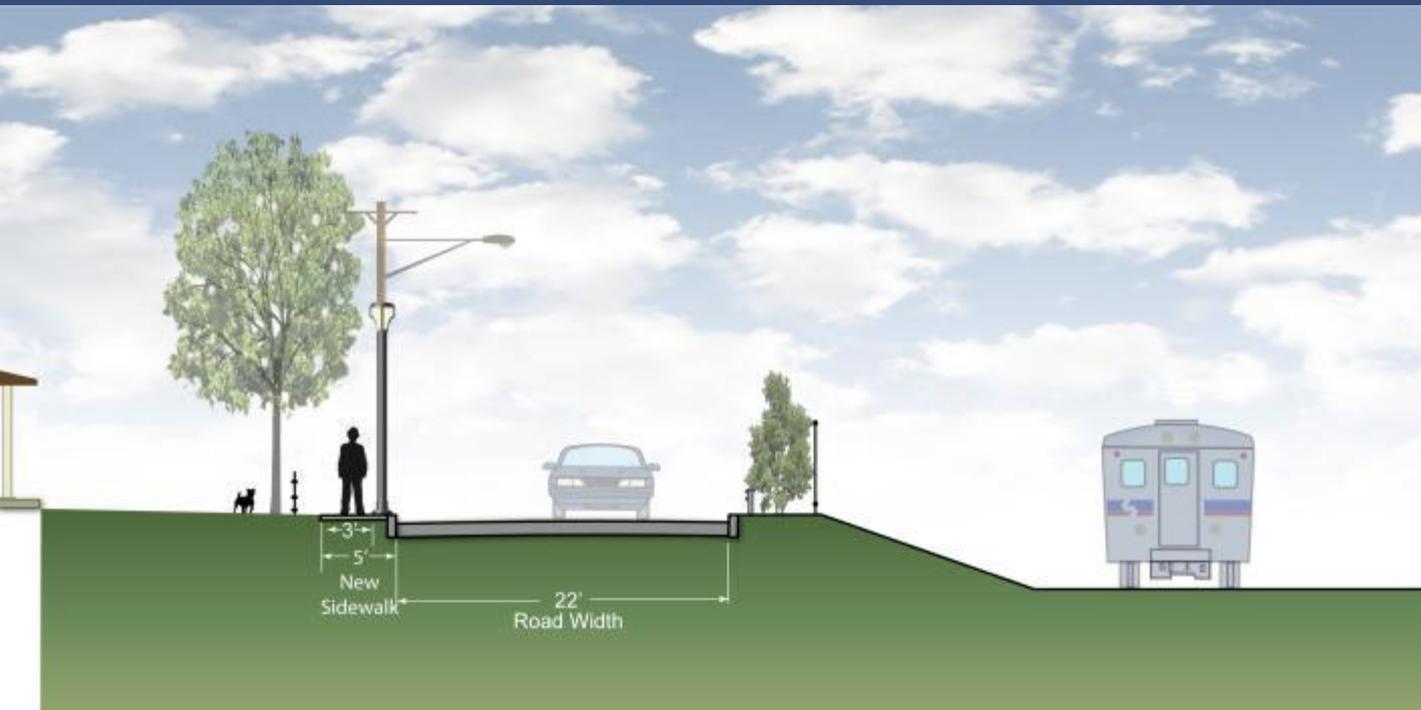
WEST AMBLER

300 BLOCK MAPLE / RAILROAD



- Realign Ambler Alley into Park
- Provide Stormwater BMP
- Extend Beech Alley to Maple Ave
- Curbs & Sidewalk
- Street Trees
- Street Lighting
- Drainage Improvements
- Road Resurfacing
- Residential Infill
- Fence & Buffer Along RR
- Crosswalks at Mt. Pleasant

TYPICAL SECTION 300 BLOCK RAILROAD STREET

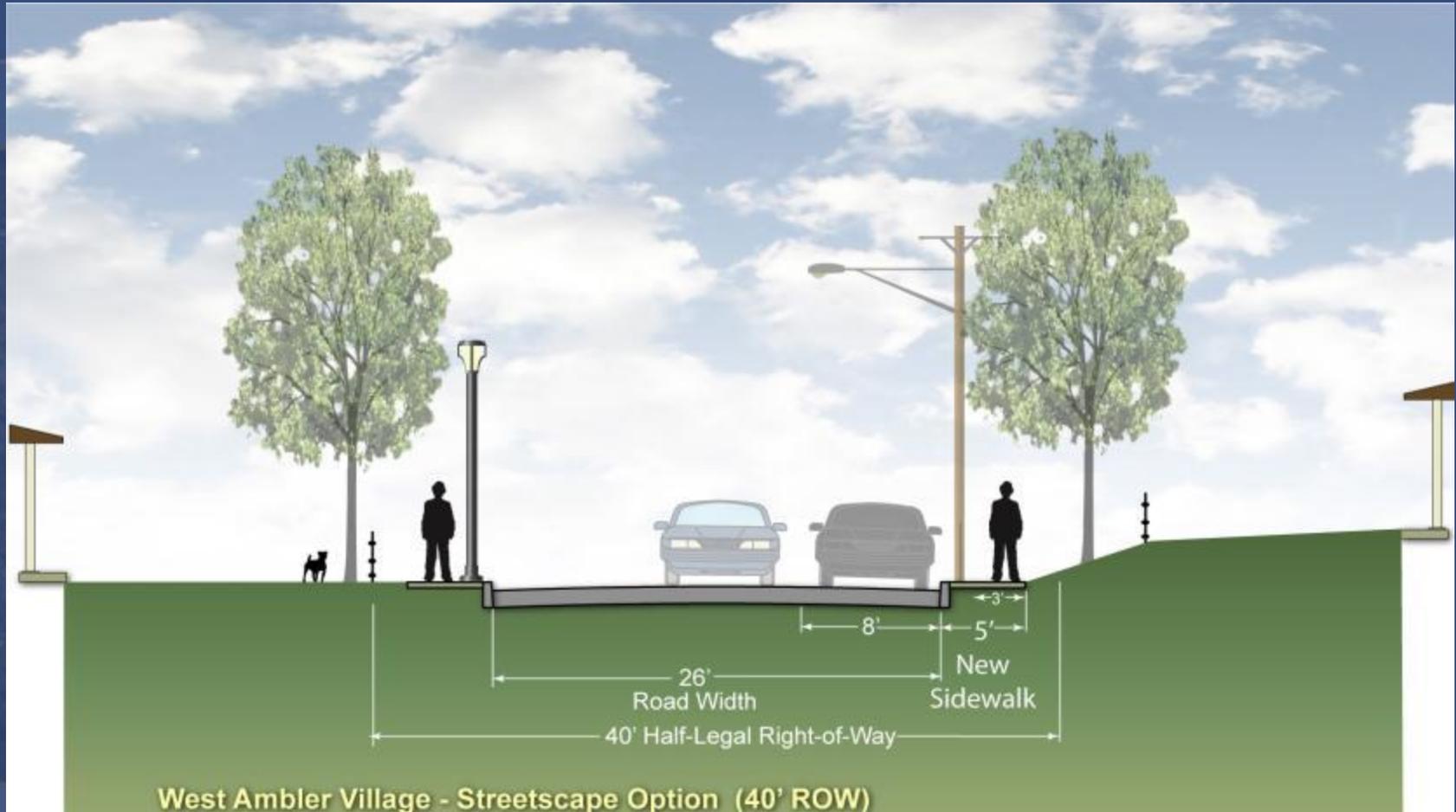


WEST AMBLER 200 BLOCK MAPLE / RAILROAD



- Temporary Park
- Extend Tennis Ave to Maple
- Realign Ambler Alley with Tennis
- Rose Valley Creek Restoration
- Residential Infill
- Curbs & Sidewalk
- Drainage Improvements
- Road Resurfacing
- Street Trees
- Street Lighting
- Fence & Buffer Along RR

TYPICAL SECTION MAPLE & OAK STREET

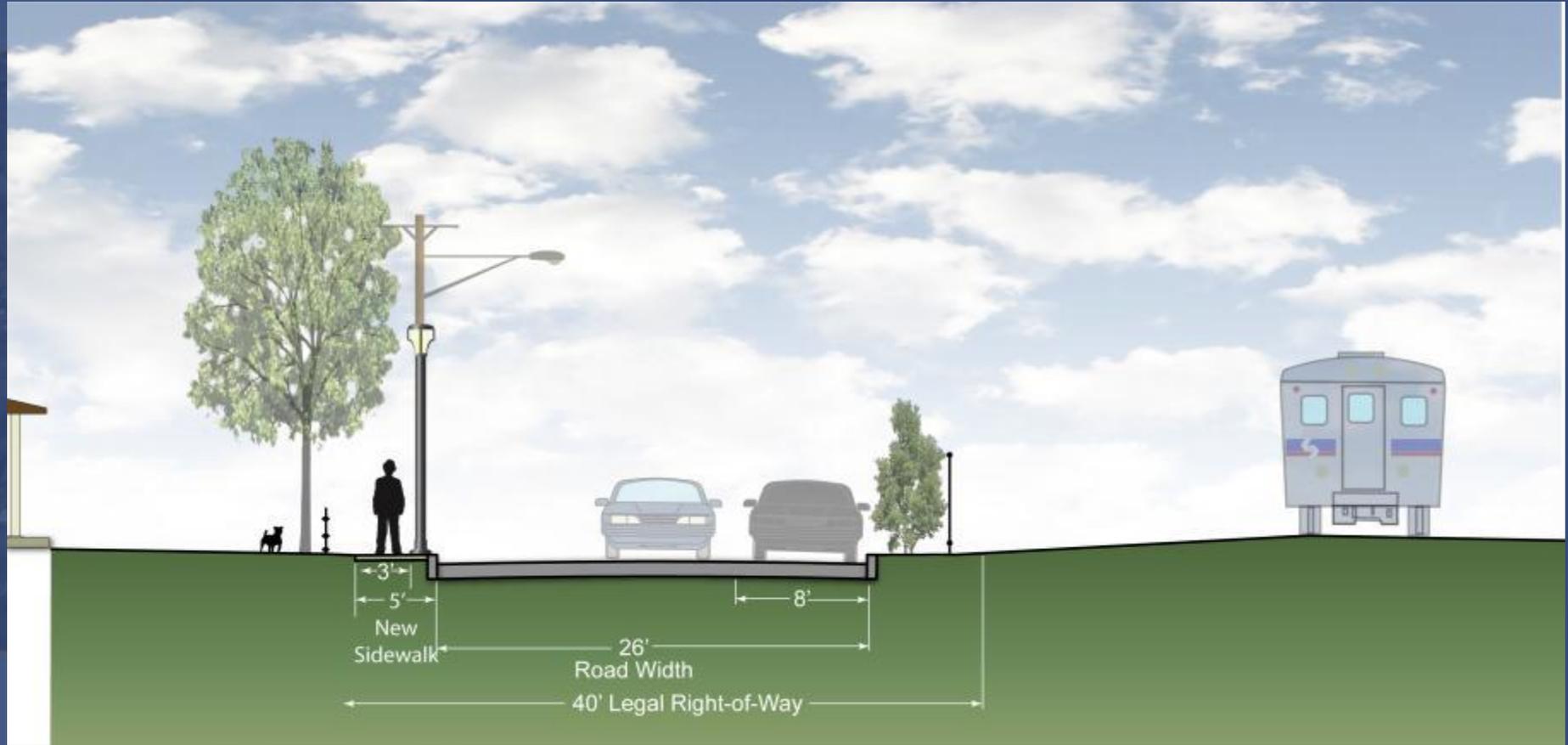


WEST AMBLER 400 BLOCK RAILROAD



- Formalize Trail Spur to Green Ribbon Trail
- Curbs & Sidewalk
- Street Trees
- Street Lighting
- Drainage Improvements
- Road Resurfacing
- Fence & Buffer Along RR

TYPICAL SECTION 400 BLOCK RAILROAD STREET



WEST AMBLER 100 BLOCK MAPLE



- Open Views to Reservoir
- Pedestrian Park Entrance
- Residential Infill
- Curbs & Sidewalk
- Drainage Improvements
- Road Resurfacing
- Street Trees
- Street Lighting

PUBLIC FEEDBACK



Questions & Comments

EPA UPDATE



COMPLETED TASK:

- EPA stabilized stream banks to keep ACM from entering these waterways
- EPA covered the Pile with a geotextile (fabric) liner, with a minimum of two feet of clean fill, six inches of top soil, grass, and straw mats for erosion control.

NEXT STEPS:

- Repair Rose Valley Creek Bank Stabilization Storm Damage (Summer 2012)
- Cover and Stabilize Park Area
- Complete Sampling and Analysis (Fall 2012)
- Prepare Human Health and Ecological Risk Assessments Report (2013)
- Possible Future Remediation

NEXT MEETING

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