

REVITALIZATION & ACTION PLAN

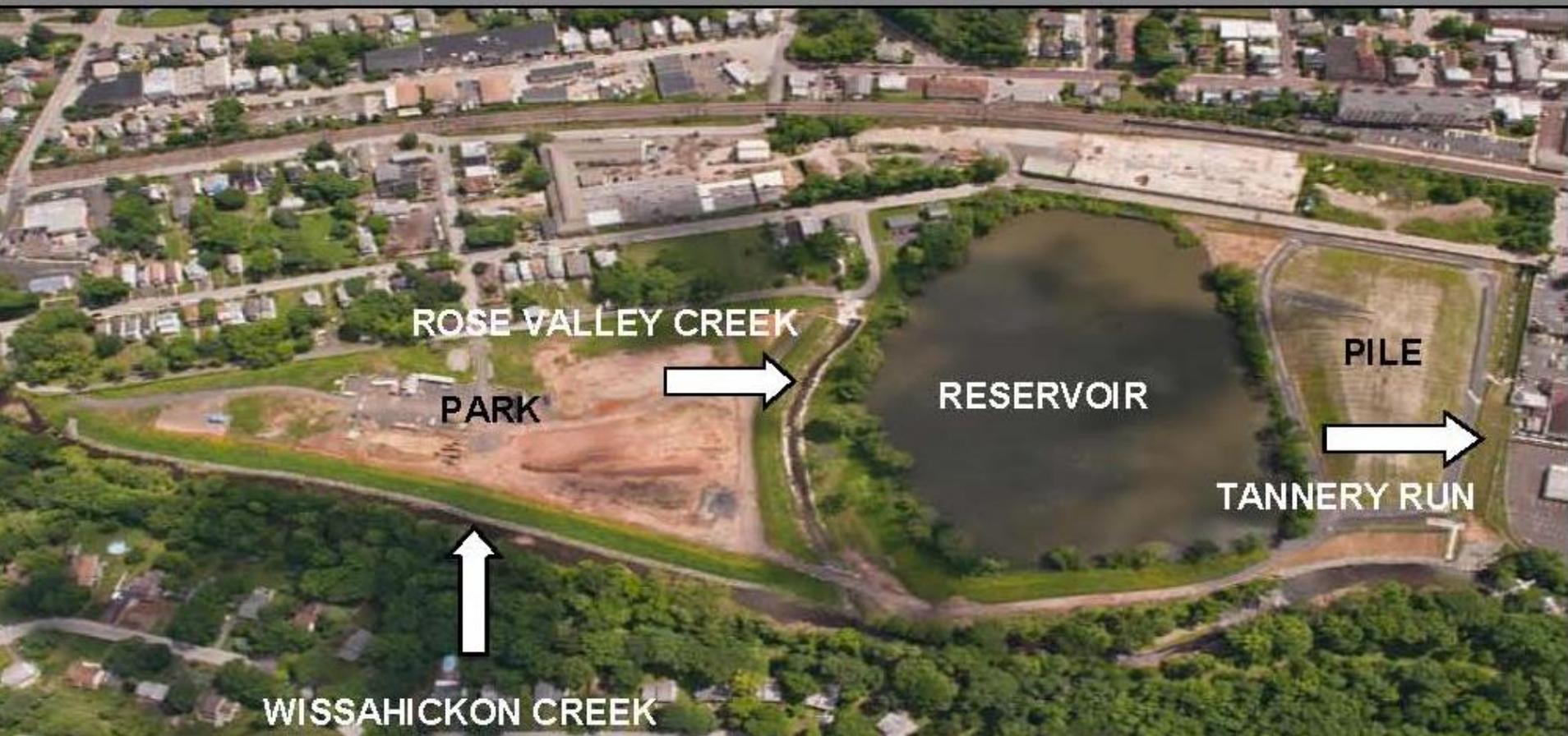
West Ambler Neighborhood
Whitpain Township, Montgomery County
Pennsylvania

Project Overview Sarah Leeper, RLA

Board of Supervisors
June 4, 2013



Simone Collins Landscape Architecture
Hunt Engineering Company
Environmental Standards
Urban Partners



REVITALIZATION & ACTION PLAN

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1945 Aerial



Opportunities

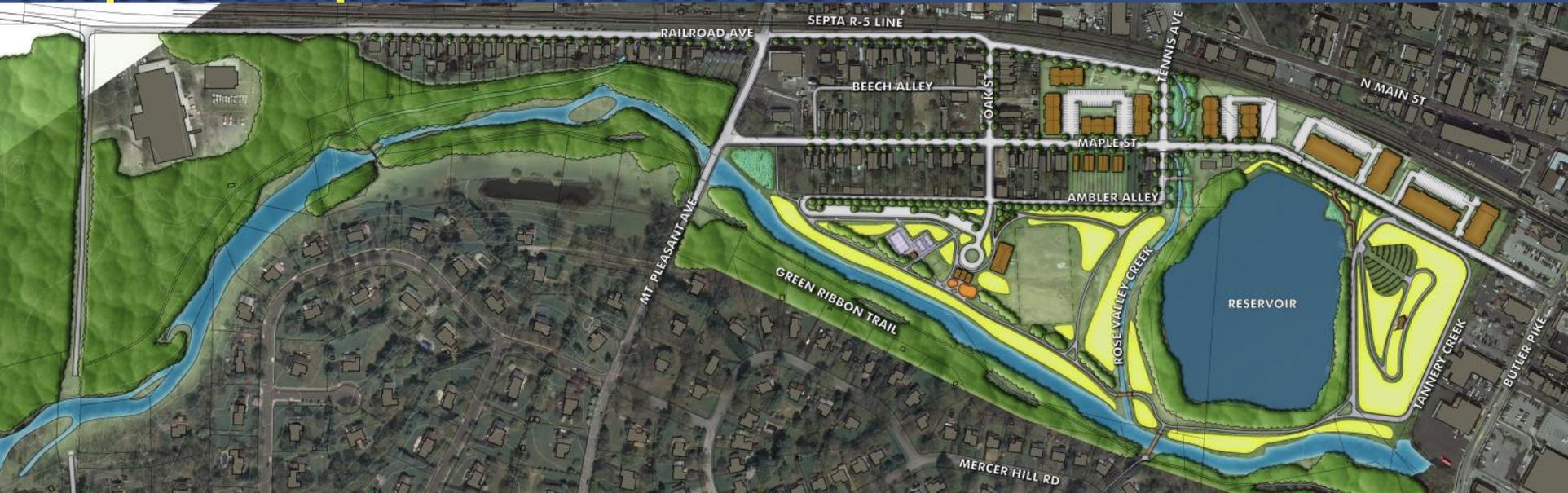
- 3 Municipalities
- Located adjacent to trail
- Nearby to SEPTA station
- Walking distance to downtown
- Reasonable land values
- Recent nearby new housing has sold well
- Industrial properties ripe for adaptive reuse
- New Park(s) imminent

PROJECT GOALS



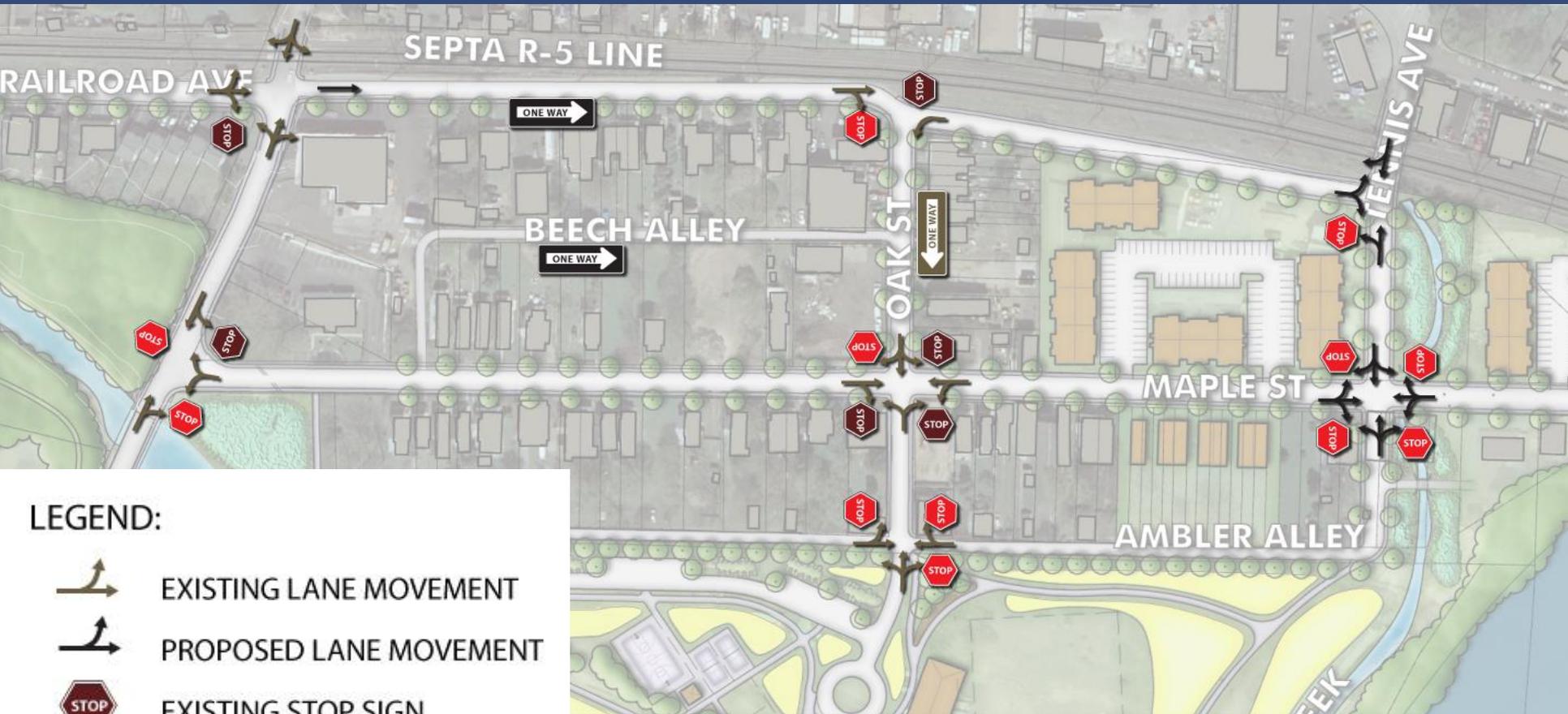
NEIGHBORHOOD IMPROVEMENTS

Proposed improvements include:



- Pedestrians and Vehicular Circulation Improvements
- Sound barrier walls at Railroad Ave.
- Streetscape Improvements / Stormwater Drainage System
- Definition of Flooding Remedies (FEMA buy-outs / upstream mitigation)
- Residential Infill Development
- Redevelopment of Wissahickon Park
- Development of Wildlife Preserve (reservoir)
- Adaptive Reuse of the Pile Site

VEHICULAR CIRCULATION

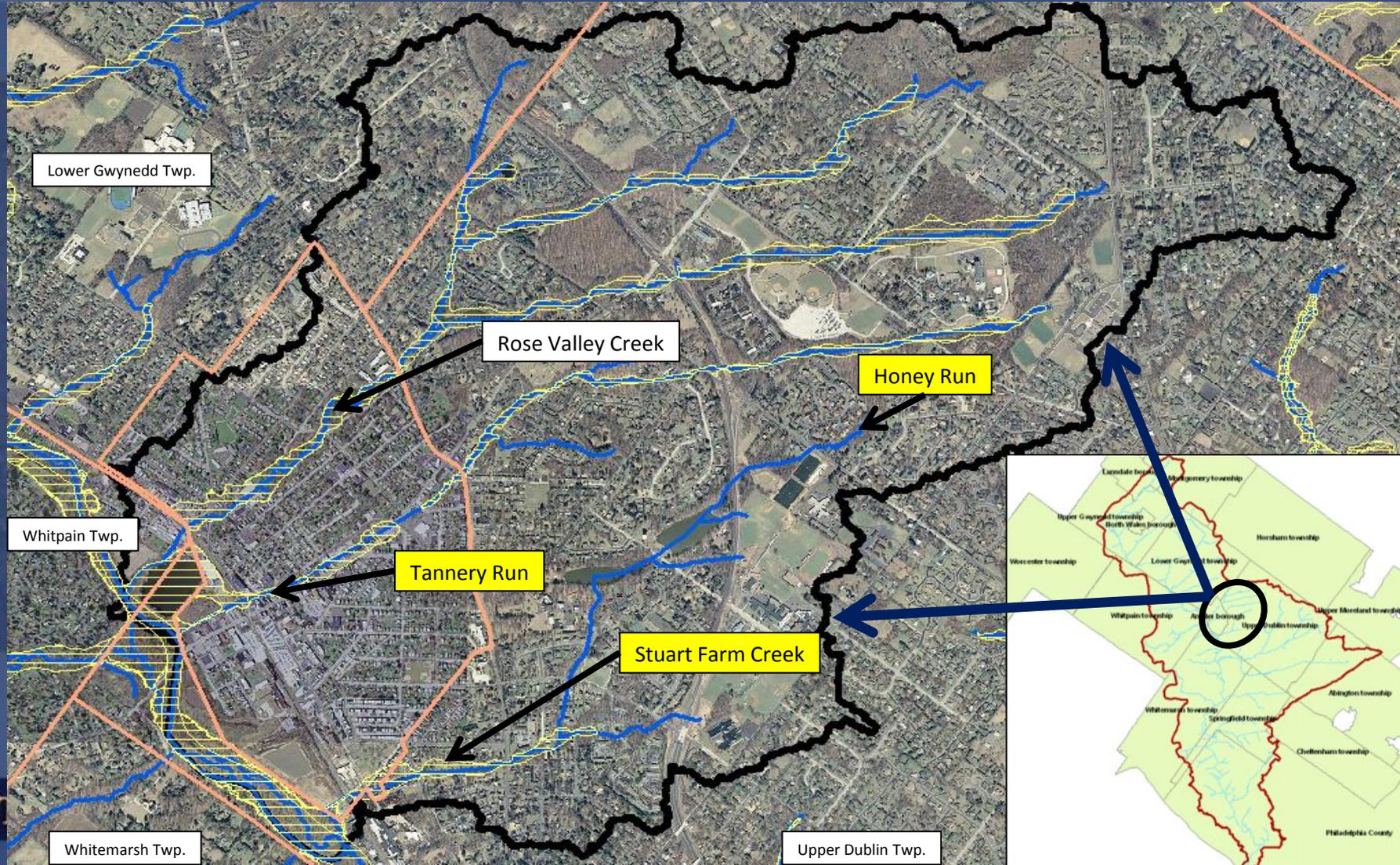


LEGEND:

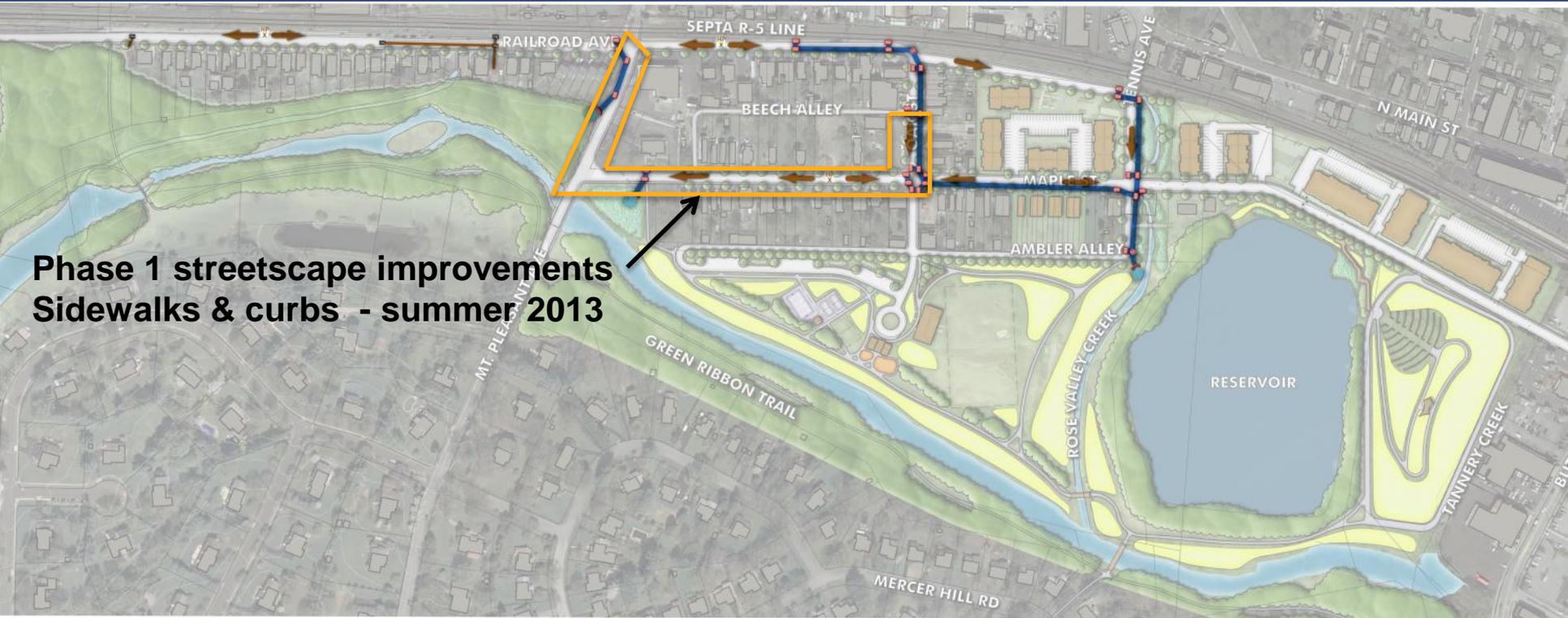
-  EXISTING LANE MOVEMENT
-  PROPOSED LANE MOVEMENT
-  EXISTING STOP SIGN
-  PROPOSED STOP SIGN
-  EXISTING ONE-WAY STREET
-  PROPOSED ONE-WAY STREET

ROSE VALLEY CREEK FLOOD HAZARD MAPPING AND MITIGATION STUDY

Temple University Center for Sustainable Communities



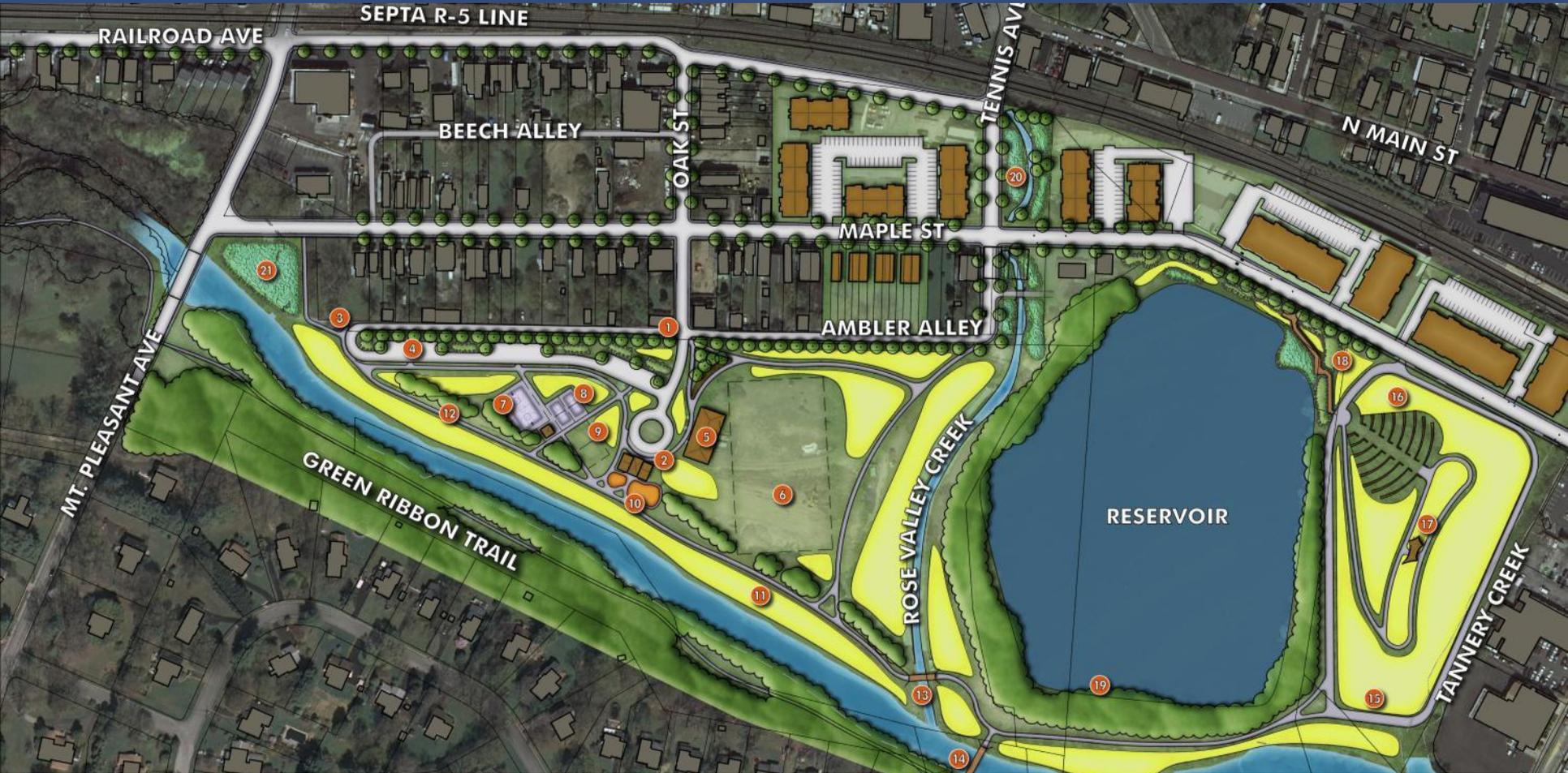
STORMWATER /STREETSCAPE



Phase 1 streetscape improvements
Sidewalks & curbs - summer 2013

- New Inlets & Piping
- 3 New Outfall Areas
- Improvements will take place within the road paving and will have little to no impact on proposed Maple Street Streetscape Improvements.

WISSAHICKON PARK



- 1 MAIN PARK ENTRANCE
- 2 DROP-OFF & PAVILION/RESTROOMS
- 3 SECONDARY ENTRANCE / NEW PEDESTRIAN WALKWAY TO MAPLE
- 4 PARKING (30 SPACES)
- 5 COMMUNITY BUILDING
- 6 OPEN LAWN
- 7 BASKETBALL COURT

- 8 PICKLE BALL COURTS
- 9 LAWN VOLLEYBALL COURT
- 10 PLAYGROUND
- 11 MEADOW (TYP)
- 12 TREE PLANTING ON MOUNDED EARTH (TYP)
- 13 ROSE CREEK PEDESTRIAN BRIDGE
- 14 WISSAHICKON CREEK PEDESTRIAN BRIDGE

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

TASK TIMELINES



Matrix of Recommendations

WISSAHICKON
WATERFOWL
PRESERVE

RECOMMENDED IMPROVEMENTS	ACCOUNTABLE ENTITY	APPROXIMATE COST	SHORT (1-2 YRS)	APPROXIMATE DATE	POSSIBLE FUNDING SOURCE	COMMENTS
			MEDIUM TERM (3-6 YRS)			
			LONG TERM (7-10 YRS)			
Traffic and Stop Signs	Whitpain Township	\$12,000	Short Term	2013	Whitpain Township	Requires ordinance(s), staff time
Add Road, Trail , Stormwater Management and Infrastructure Improvements to Township Official Map	Whitpain Township	\$2,000	Short Term	2013-2014	Whitpain Township	Staff Time, map preparation, legal
Possible Temporary Park Improvements	Whitpain Township	\$200,000	Short Team	2014-2015	Whitpain Township / DCNR / CFA	These improvements depend on when access to Wissahickon park is opened, and determination of FEMA Flood mapping
Evaluate and Revise Zoning	Whitpain Township	\$5,000.00	Short Term	2013-2014	Whitpain Township	Discussion with private sector real estate developers will yield suggestions. Consider TRID district similar to the Borough of Ambler
Streetscape Improvements	Whitpain Township	\$2.0 million	Short, Medium, Long Term	2013-2020	Whitpain Township PA DCED (CFA)	First phase to be constructed in 2013
Beech Alley Extension	Whitpain Township	TBD	Medium & Long Term	2015-2022	DCED, CFA, Whitpain Township, Public Private Partnership	Cost does not include possible acquisition costs.
Park Master Plan for Entire Superfund Site	Whitpain Township	\$50,000	Short Team	2014-2015	Whitpain Township PA DCNR	Possible partners include WA, Montgomery County, Ambler Borough
Roadway Directional and other changes (some part of streetscape)	Whitpain Township	\$10,000	Short & Medium Term	2014-2017	Whitpain Township	Some of these improvements include in streetscape costs
Storm sewer Infrastructure	Whitpain Township	\$246,900	Medium Term	2015-2018	Whitpain Township PENNVest , PA DCED (CFA)	First phase to be constructed in 2013
Additional Earthen embankments around reservoir perimeters for long-term tree replanting	EPA , Wissahickon Waterfowl Association	TBD	Medium to Long Term	2015-2022	EPA US Army Corps of Engineers	Should be determined during mitigation phase.
Wissahickon Park Improvements (approximate cost includes community building)	Whitpain Township	\$2.6 million	Medium Term & Long Term	2015-2022	Whitpain Township, PA DCNR PA DCED (CFA), PENNVest , PA DEP Public / Private Partnerships	Multi phase project
Wildlife Preserve Improvements	Wissahickon Waterfowl Association,	\$82,000	Medium & Long Term	2015-2020	Wissahickon Waterfowl Association William Penn Foundation	Possible EPA work during remedial phase on pond embankments
Flood Mitigation & Flood Claims Assistance	Whitpain Township, FEMA, PEMA,	TBD	Medium & Long Term	2016-2020	FEMA PEMA	Possible actions include buy-out of properties located in floodway, assistance to homeowner with floor-related repairs, creation of stormwater / flood mitigation areas near Rose Valley Creek.
Residential Infill Development	Private Sector Whitpain Township	Unknown	Medium & Long Term	2016-2022	Private Sector , PA DE (Brownfields), PA DCED (HOME) Whitpain Twp. (Infrastructure)	
Improvements at The Pile	TBD	\$323,000	Medium & Long Term	2018-2022	Future owner, Montgomery County PA DCNR, PA DCED, PENNVest	
Boys and Girls Club (possible)	Ambler Area Boys & Girls Club Committee	\$5 million	Long Term	2018-2022	Community fund-raising, Public-Private Partnerships	

Matrix of Recommendations

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By adopting this as part of the Comprehensive plan:

- **Planning Basis for Zoning Changes**
- **Informs Official Map (roadways/alleys, and flood protection)**
- **Shows Township Commitment to the Plan**