



5 Reasons Ambler Residents and Neighbors Should Stop The High Rise Project... Now Before It's Too Late!

1. ASBESTOS

- Four (4) large piles of dangerous asbestos on both sides of Butler Ave. Three (3) piles on the South side and one (1) pile on the North side (Maple Ave). A second contaminated site resides at the Whitpain Township end of Maple Ave.
- South side piles were determined, after careful analysis, to be so dangerous that the EPA performed an emergency remediation in 1988-89. EPA concluded that no development should occur on these sites because of instability and potential asbestos exposure and migration. These piles were designated a SuperFund Site.
- The Maple Street piles on the developers site are just as dangerous but for reasons unexplained by the EPA (Federal) and Pa DEP (State) no such designation was made and no remediation has taken place. It is CBA's position that this site be treated in the same manner and reach the same conclusion as the South side piles. No development whatsoever.

2. FLOODING

- The area is presently subject to serious flooding issues. This project will cover the majority of the 6.08 acre land surface with impervious cover resulting in increased run-off into the reservoir, Wissahickon Creek and Tannery Run Creek resulting in potentially serious local and downstream flooding problems of a magnitude unseen in our area.

3. TRAFFIC

- The Westrum project has been approved by borough council for 320 condominiums. A separate project to restore the large brick Nicolet Industries building into a 40,000 sq. ft. office complex is likely to gain approval as well. Both projects sit directly across Butler Pike from the proposed high-rise. This project has received very little opposition.
- The high rise project, not yet approved by borough council, for 360 condominiums and eleven live/work units is being proposed for the North side of Butler Pike on Maple Ave, behind McDonalds.
- When coupled together, literally hundreds of vehicles will spill into and drive through neighborhood streets during rush hour. **What will traffic be like at the Railroad intersection when the crossing gate is down?**

4. QUALITY OF LIFE

- The developer seems to be in constant contradiction. For example, at one borough meeting they stated that they would be responsible 'forever' to maintain the site to insure its safety, yet at a later borough meeting the developer stated that the condo owners would actually be responsible. **Would you buy a condo at this site?**
- The overall scale of the proposed tower is shocking and massive. 198 feet high, 300 feet wide and 180 feet deep - it will be one of the largest buildings in the eastern part of our state. It is our opinion that it is out of character for our community.
- It will be seen for miles around and create an urban skyline appearance.
- The reservoir on the adjoining site has recently been designated an **Important Birding Area by the Audubon Society**. It is very likely that the high rise will destroy the habitat resulting in the loss of this important designation.
- If all condominiums and live/work units of each project are occupied, the total population of Ambler borough will increase by almost 20%.

5. FISCAL IMPACT

- The Bottom line in Developer's Proposal offers a net revenue to Ambler Borough of \$236,838 per year. Is this enough revenue to cover the cost of maintaining this site? Factor in a new police car, a fire truck and unanticipated equipment purchases and staff to maintain streets, sewers, lighting, etc. This project may more likely result in a net deficit to the borough and a higher tax burden on the residents. **It doesn't seem worth it.**

Donations can be made to: Citizens for a Better Ambler at the address below.

