

The Borough of Ambridge

# The Reforging Ambridge Initiative

U.S. EPA Community-Wide Brownfields Assessment Grant Project



## Ambridge Brownfields Steering Committee Meeting #3

August 28, 2025



# STEERING COMMITTEE MEETING AGENDA



Project Recap

Community Engagement Results

Introduction of Conceptual Recommendations

Next Steps





# Purpose of an Area-Wide Plan

- ▶ Assess the current physical and economic reality.
- ▶ **Proactively shape the future by taking advantage of the all opportunities to turn vacant, idle, or underutilizes properties into long-term positives.**
- ▶ Build upon borough and county economic development & planning initiatives.
- ▶ Define the issues, opportunities, and potential redevelopment scenarios.
- ▶ Act as a clearing-house and conduit for pursuing public funding and private financing for implementation.



# Activities to Date

- ▶ Analysis of Existing Conditions within the Borough
- ▶ Property Owner and End-User Coordination Meetings
- ▶ Market Analysis of Housing and Grocery Feasibility
- ▶ **Evening Public Engagement & Analysis of results**
- ▶ **Concept Plans of Recommendations**



# Public Workshop Activities



**Open House & Gallery**

**Presentation**

**Guided Activities & Discussion**

**Coffee Shop Gallery**

# Public Workshop Key Takeaways

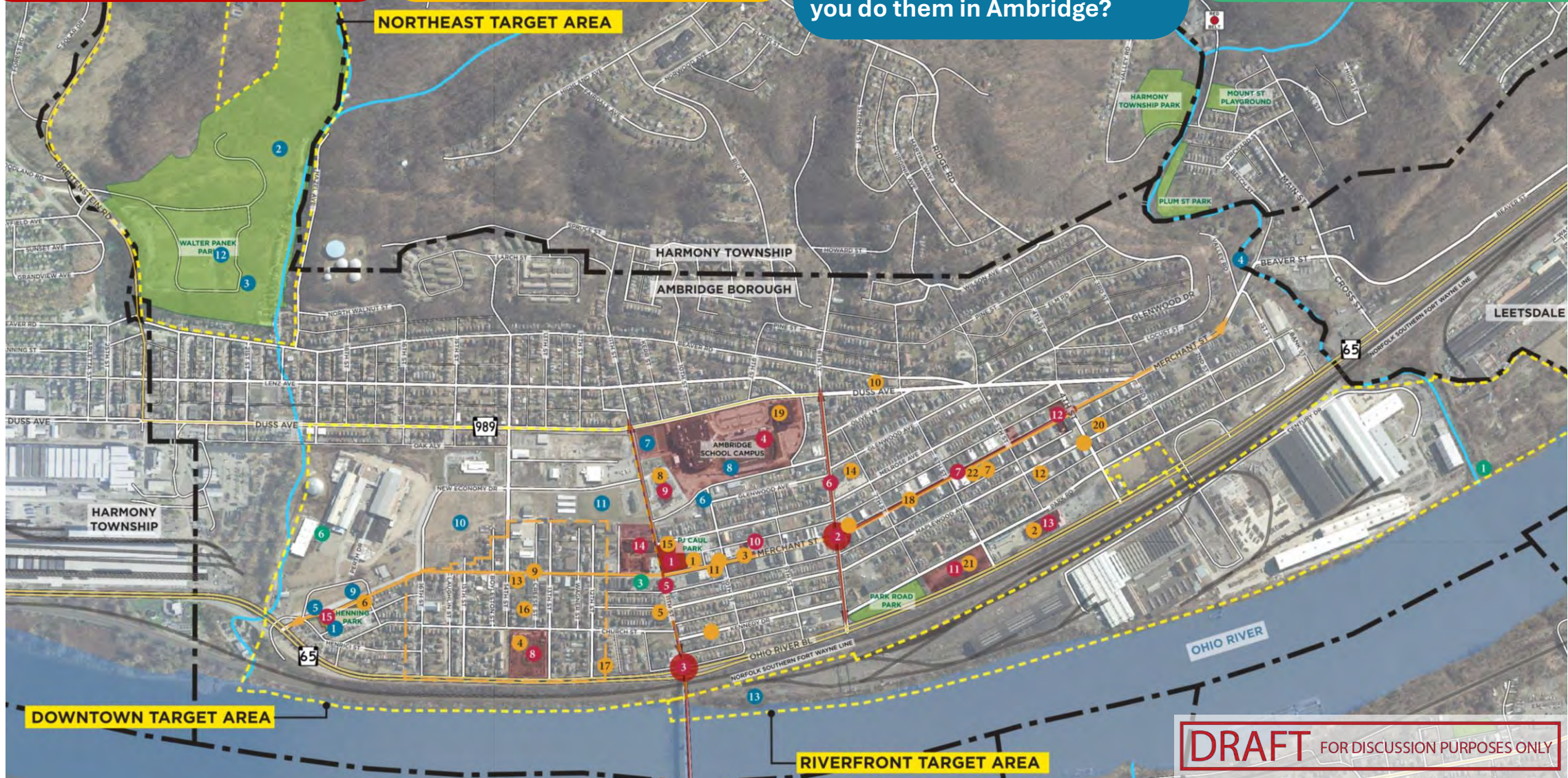


**Q1: Is there a “center” or “hub” to Ambridge?**

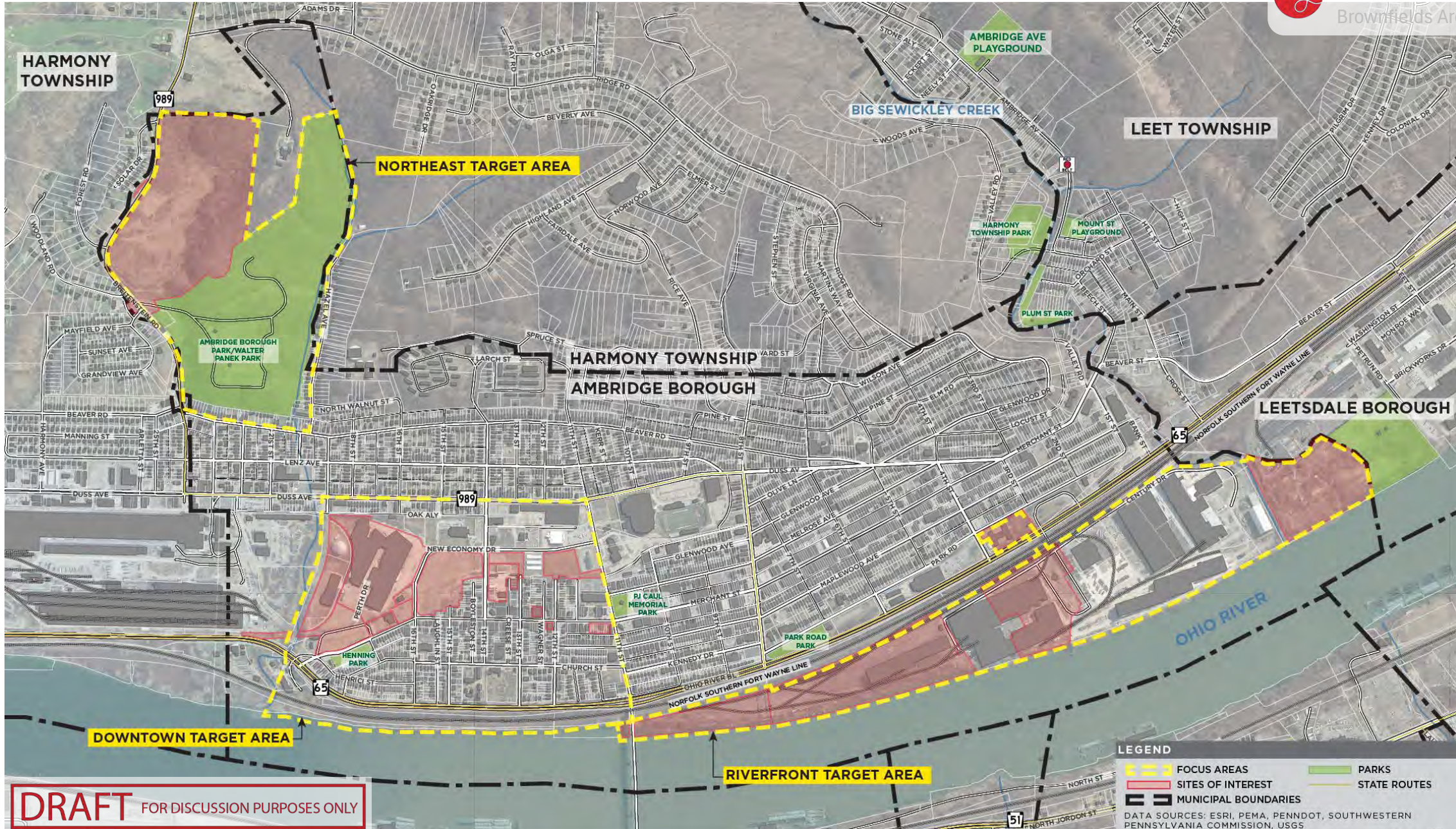
**Q2: What do you think are the downtown’s greatest assets?**

**Q3: What recreational activities are you interested in and can you do them in Ambridge?**

**Q4: What’s on your Ambridge Wishlist?**



# AREA-WIDE PLANNING TARGET AREAS

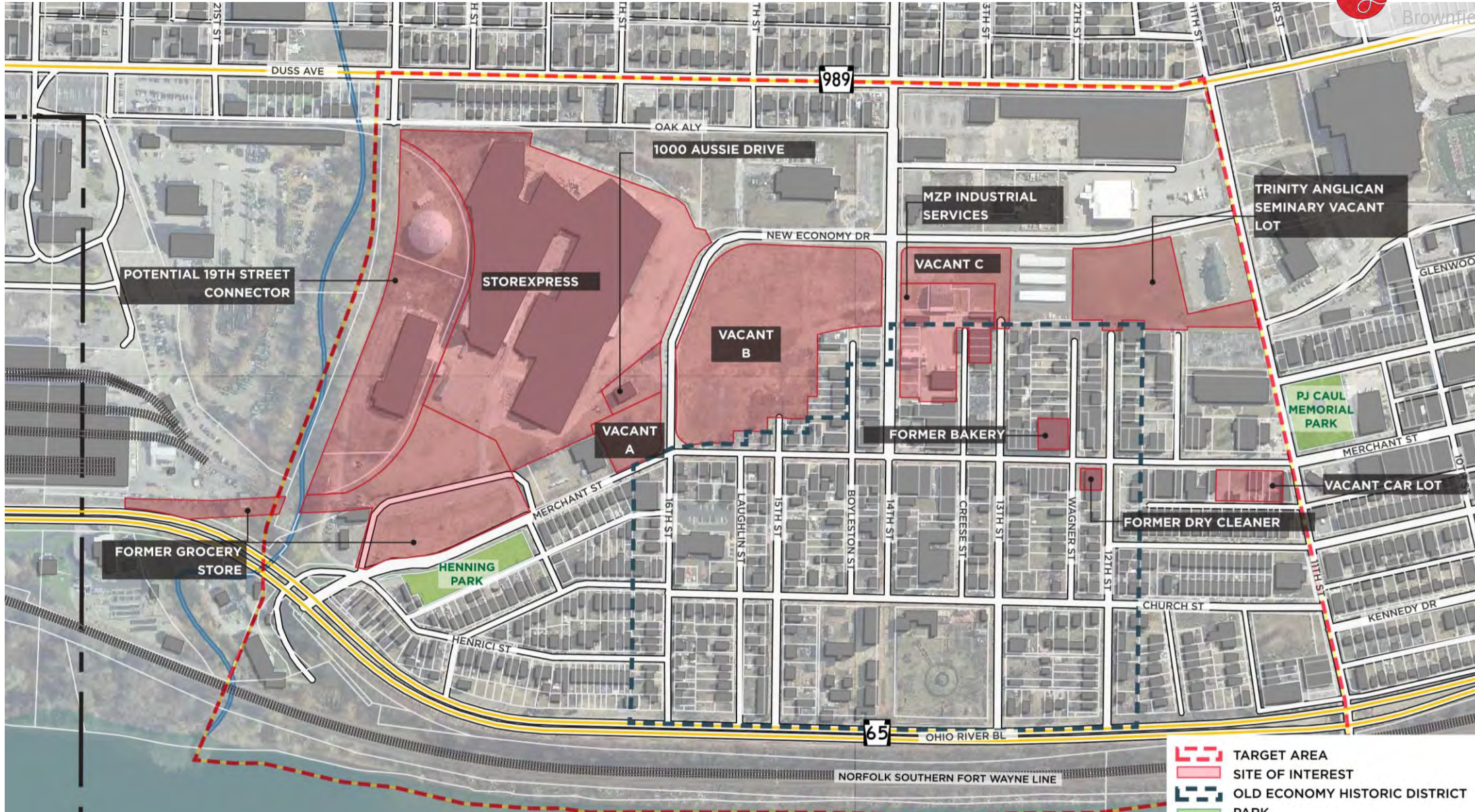


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**LEGEND**

- FOCUS AREAS
  - SITES OF INTEREST
  - MUNICIPAL BOUNDARIES
  - PARKS
  - STATE ROUTES
- DATA SOURCES: ESRI, PEMA, PENNDOT, SOUTHWESTERN PENNSYLVANIA COMMISSION, USGS

# TARGET AREA 1: Downtown Target Area



- ▬ TARGET AREA
- ▬ SITE OF INTEREST
- ▬ OLD ECONOMY HISTORIC DISTRICT
- ▬ PARK
- ▬ STATE ROUTES

DATA SOURCES: ESRI, PEMA, PENNDOT, SOUTHWESTERN PENNSYLVANIA COMMISSION, USGS

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# DOWNTOWN TARGET AREA - Programming



## VISION

To inject new energy into the area that historically was an economic driver of Ambridge to revitalize and supplement the existing economy, as well as provide community-centric spaces.

## ECONOMIC GENERATORS & CIVIC FACILITIES (Public/Private)

- ▶ Community Wellness & Sport Facility
- ▶ Food/Culinary Incubator
- ▶ Food Hall/Market
- ▶ Maker Spaces/Light Industrial

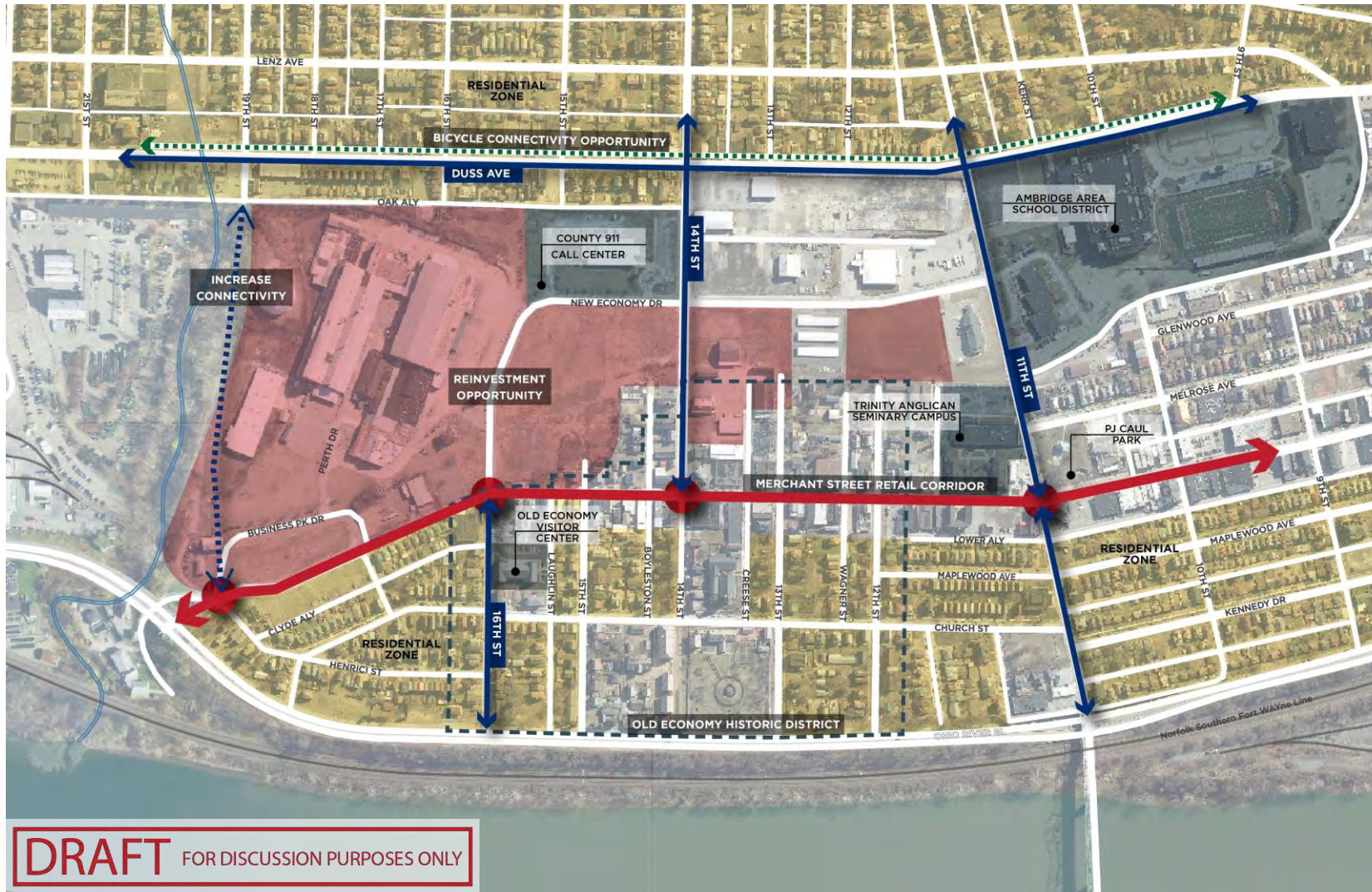
## PLACEMAKING

- ▶ Re-Stitch larger vacant areas with surrounding neighborhoods/context
- ▶ Interim Uses and Activity Generators
- ▶ Complete Streets
- ▶ Strategic Public Space

## HOUSING

- ▶ Strategic Infill
- ▶ Greater Housing Choices & Diversification (Modern Multi-Family)
- ▶ Reinforce Walkable Downtown Activity

# DOWNTOWN TARGET AREA - Opportunities

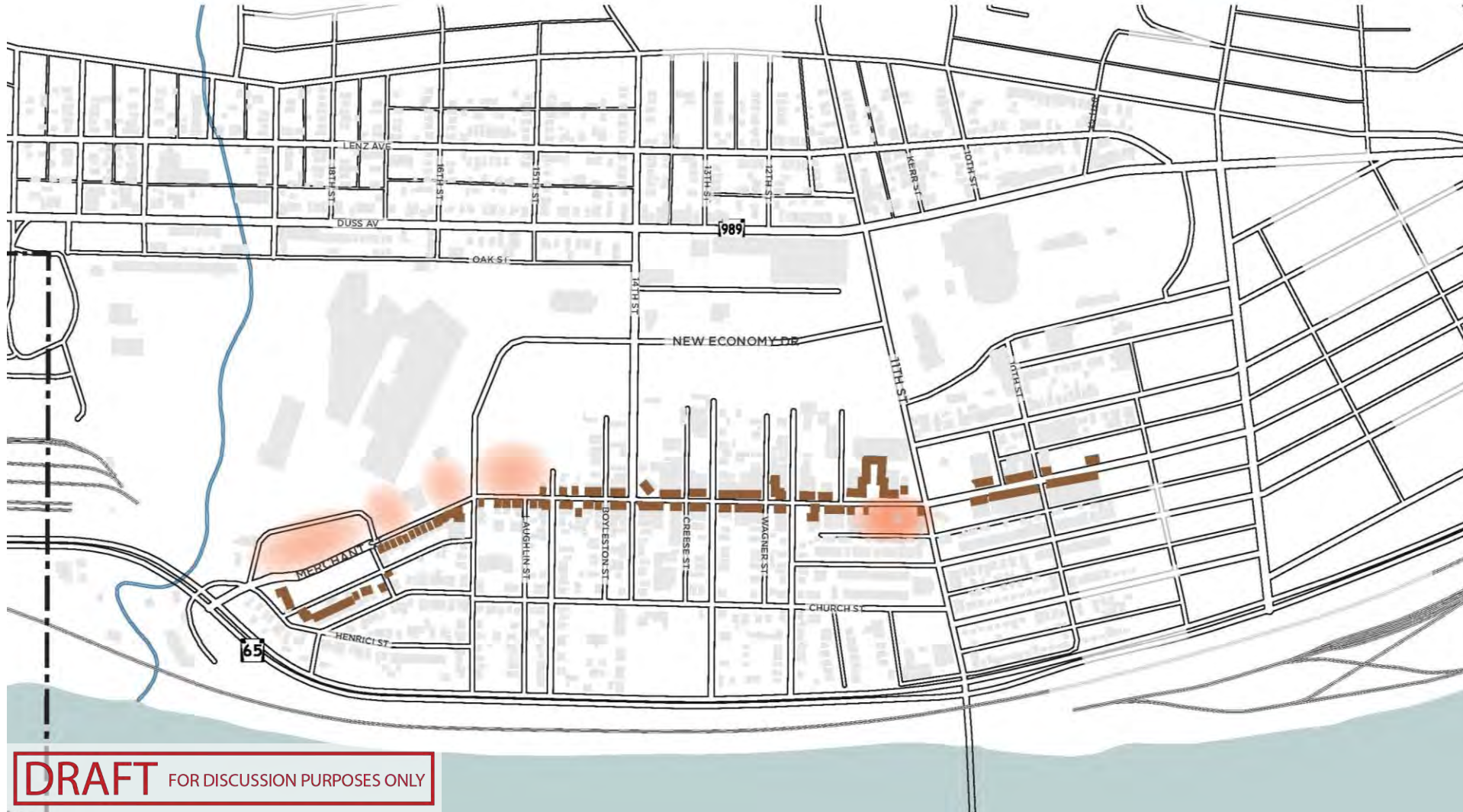


- ▶ Merchant Street as Main Street
- ▶ Key Intersections
- ▶ Connectivity to Merchant Street
- ▶ Bicycle Connectivity Near Duss Avenue

# DOWNTOWN TARGET AREA: Guiding Principles



## 1) STREET FRONTAGE – EXTENDING THE MERCHANT STREET WALL

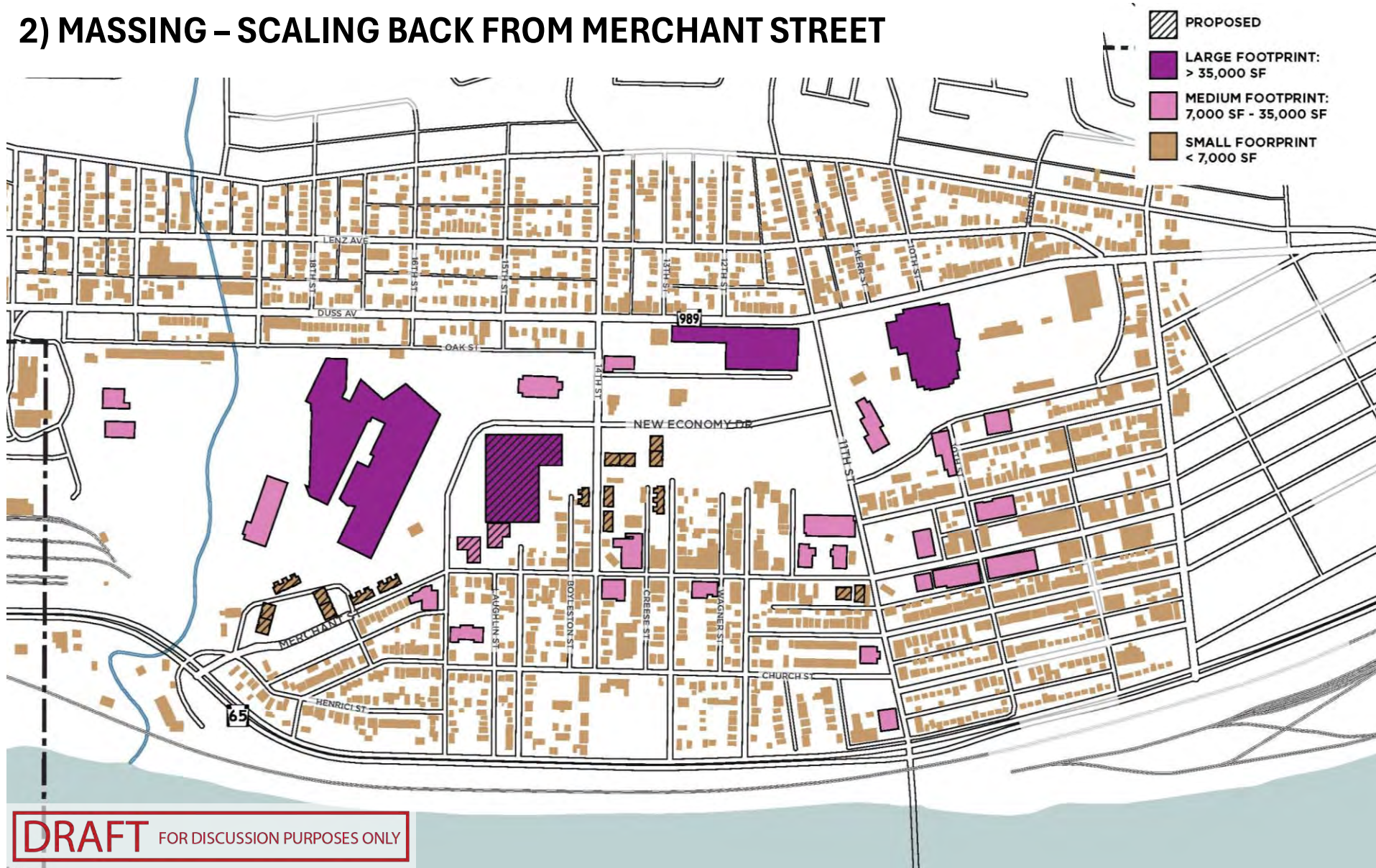


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# DOWNTOWN TARGET AREA: Guiding Principles



## 2) MASSING – SCALING BACK FROM MERCHANT STREET



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# DOWNTOWN TARGET AREA: Guiding Principles



## 4) CONNECTIVITY – CONNECTING TO MERCHANT STREET



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# DOWNTOWN TARGET AREA: Guiding Principles



## 5) OPEN SPACE – CREATING A PROPORTIONATE AND WELL-DISTRIBUTED OPEN SPACE NETWORK

- PROPOSED OPEN SPACE
- EXISTING OPEN SPACE

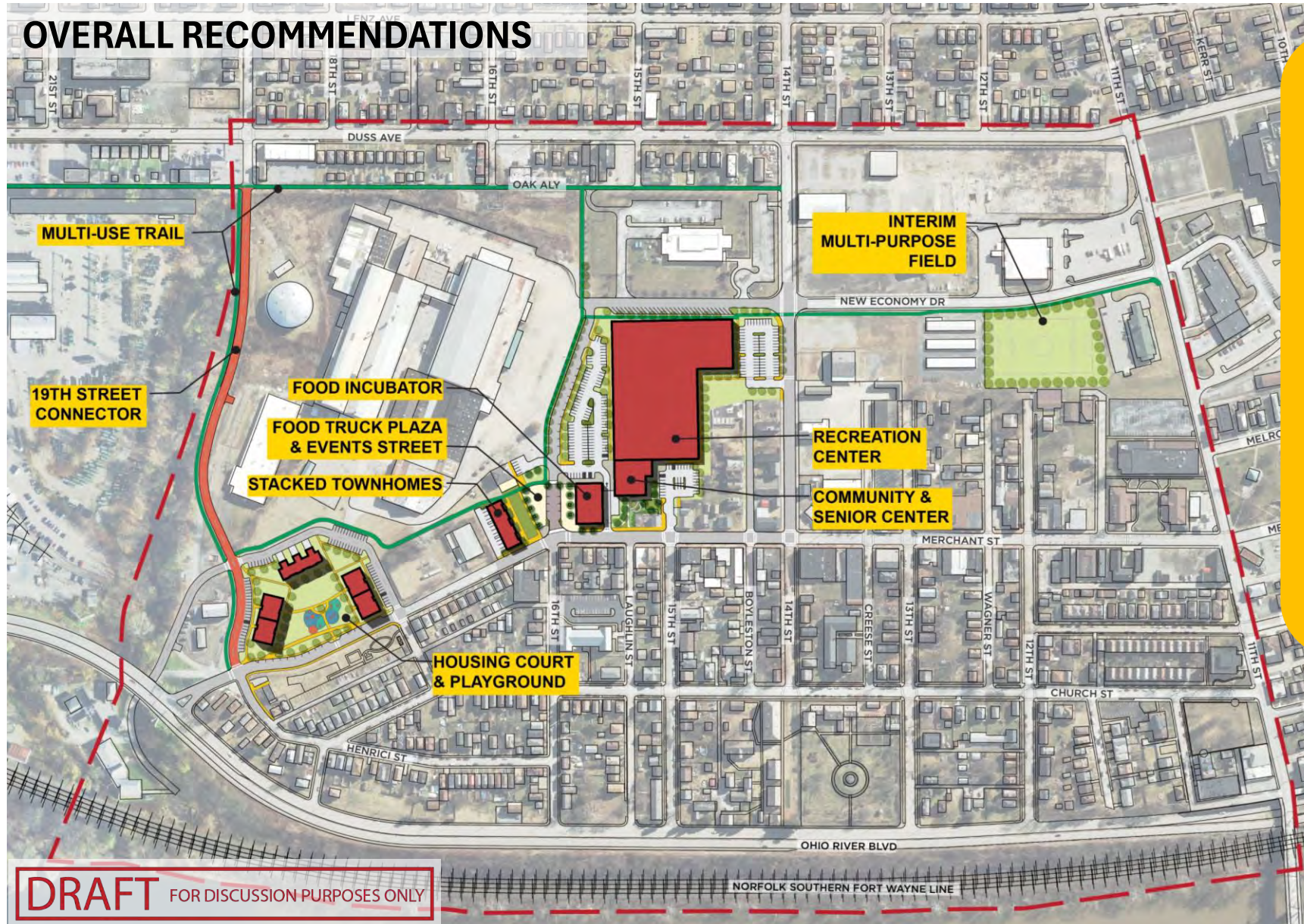


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# DOWNTOWN TARGET AREA - Recommendations



## OVERALL RECOMMENDATIONS



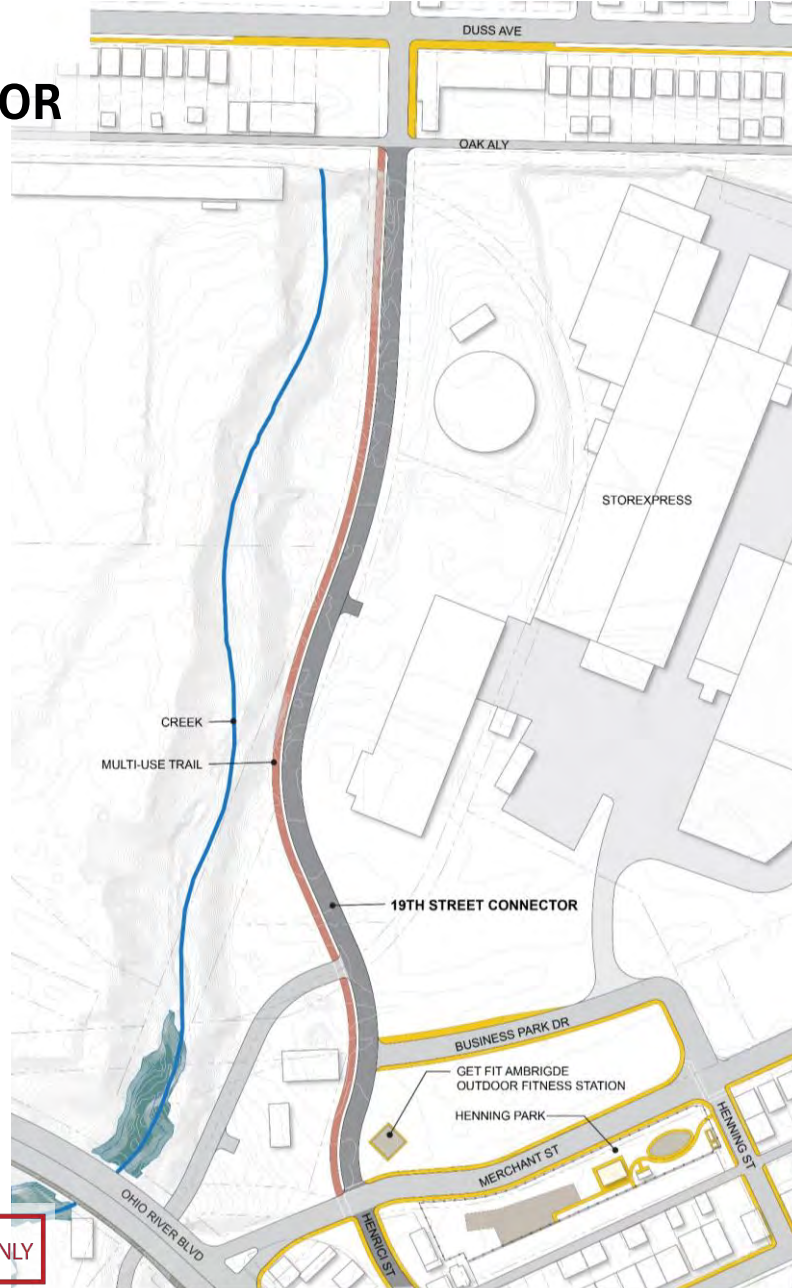
- 1) 19<sup>TH</sup> Street Connector
- 2) Housing Court on Merchant
- 3) Stacked Townhomes
- 4) Food Truck Plaza & Events Street
- 5) Food Incubator
- 6) Community & Senior Center
- 7) Recreation Center
- 8) Interim Multi-use Field
- 9) Multi-use Trails

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# DOWNTOWN TARGET AREA - Recommendations



## 19<sup>TH</sup> STREET CONNECTOR

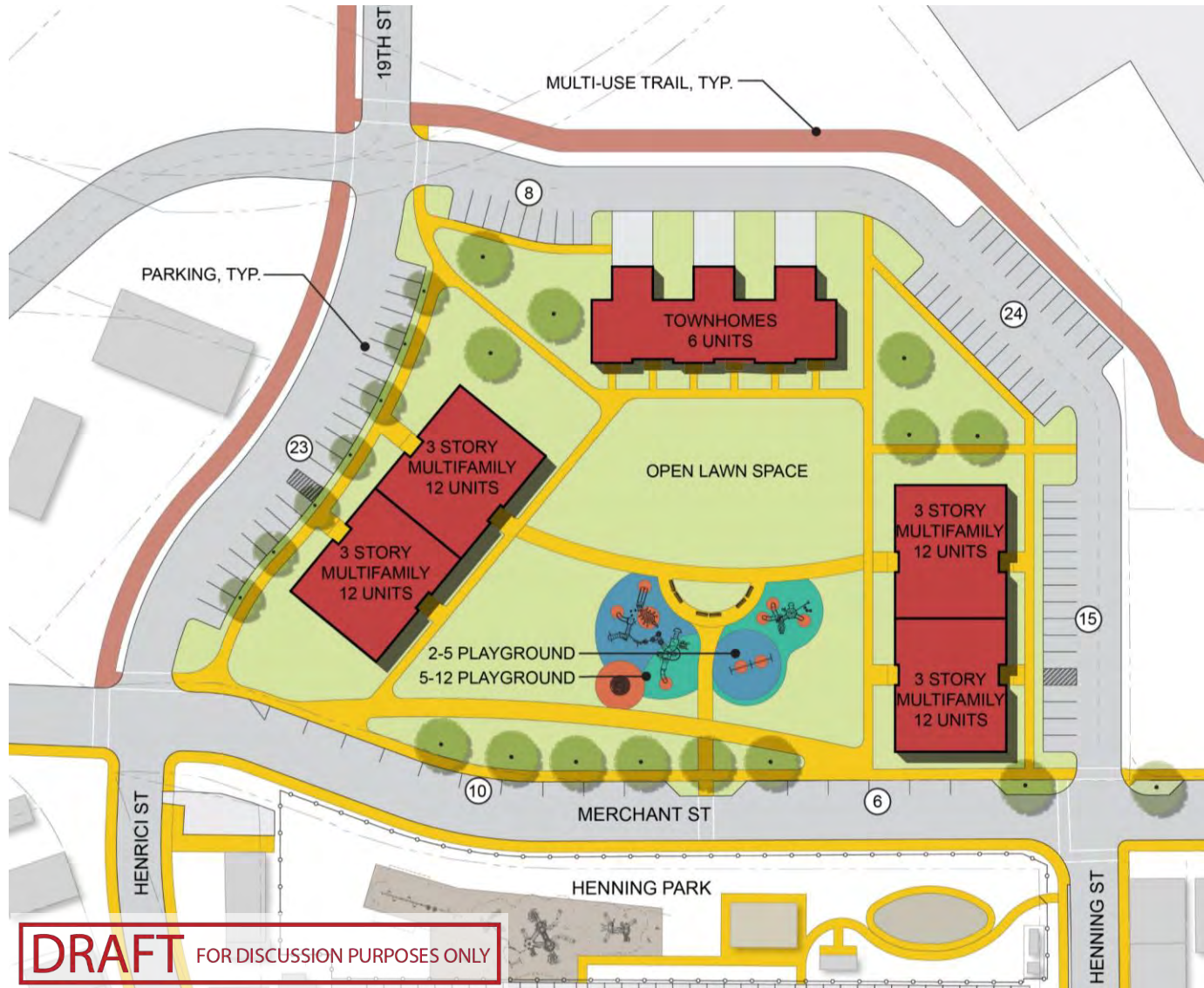


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# DOWNTOWN TARGET AREA - Recommendations



## HOUSING COURT ALONG MERCHANT



**PROGRAM**

Multi-Family Units:	48 Units
Townhome Units:	6 Units
Amenities:	
Open Lawn	
Playground	
Dedicated Trail Access	

**PARKING**

Surface	70
On-street	16
<b>Total</b>	<b>86</b>

# DOWNTOWN TARGET AREA - Recommendations



## 1401 NEW ECONOMY DRIVE



### PROGRAM

Crop and Kettle:	9,760 SF
Recreation Center:	123,250 SF
Community Center:	11,058 SF
<b>Total:</b>	<b>144,068 SF</b>

### PARKING

Crop and Kettle + Rec Center	
Surface	172
On-street	50
Community Center	
Surface	30
On-street	2
<b>Total</b>	<b>254</b>

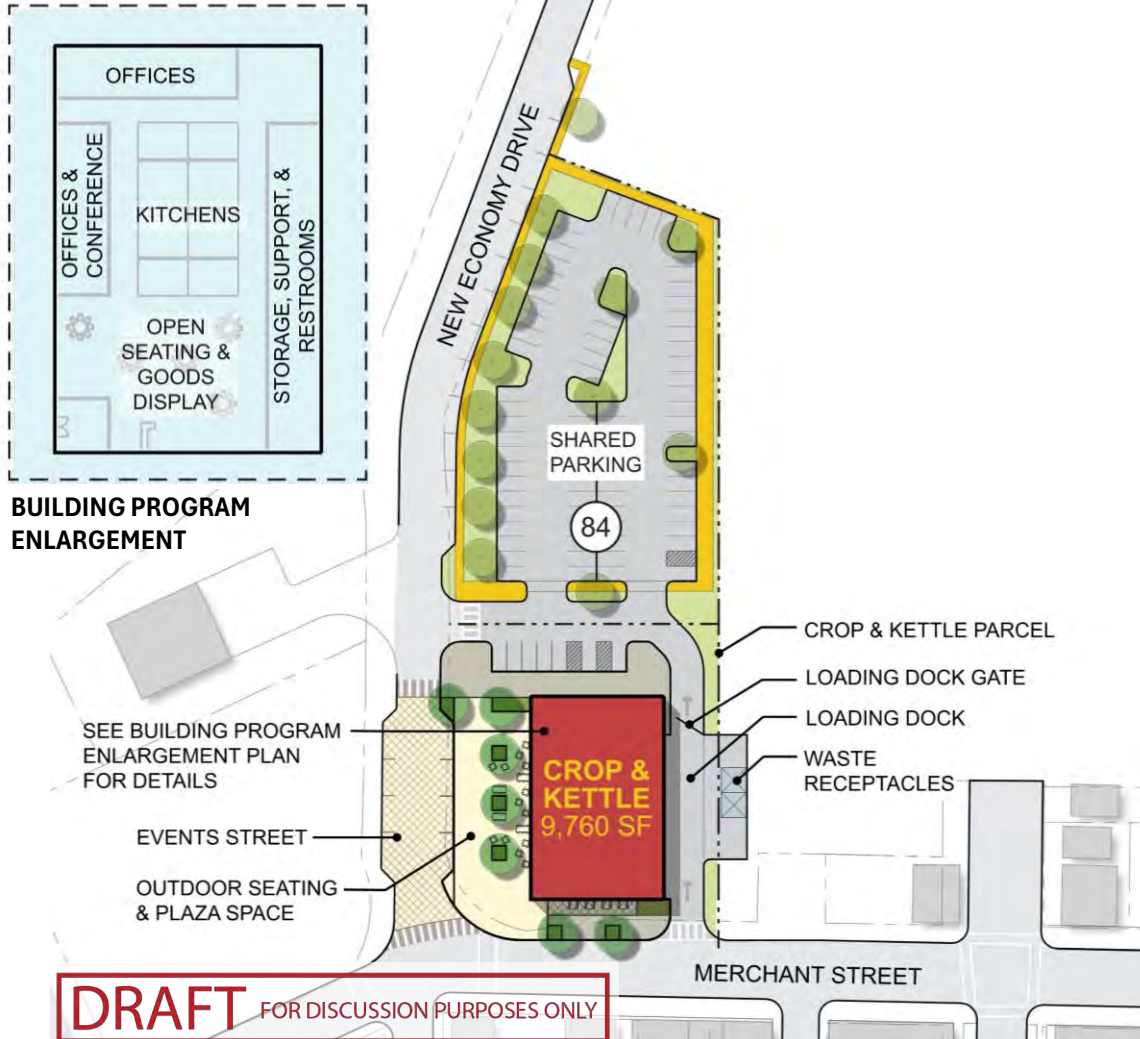
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# DOWNTOWN TARGET AREA - Recommendations

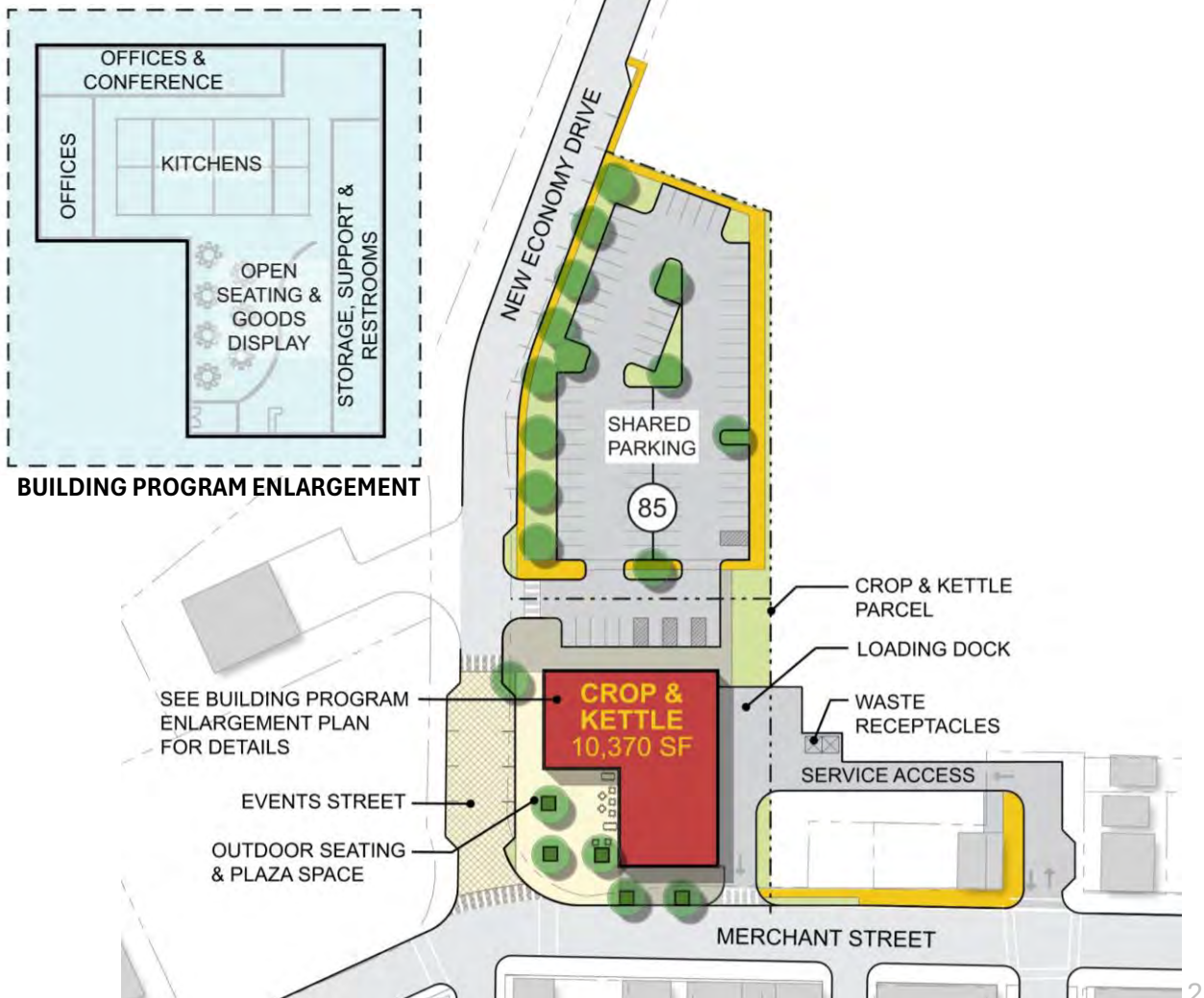


## 1401 NEW ECONOMY DRIVE PHASE 1: CROP & KETTLE OPTIONS

### CONCEPT A



### CONCEPT B

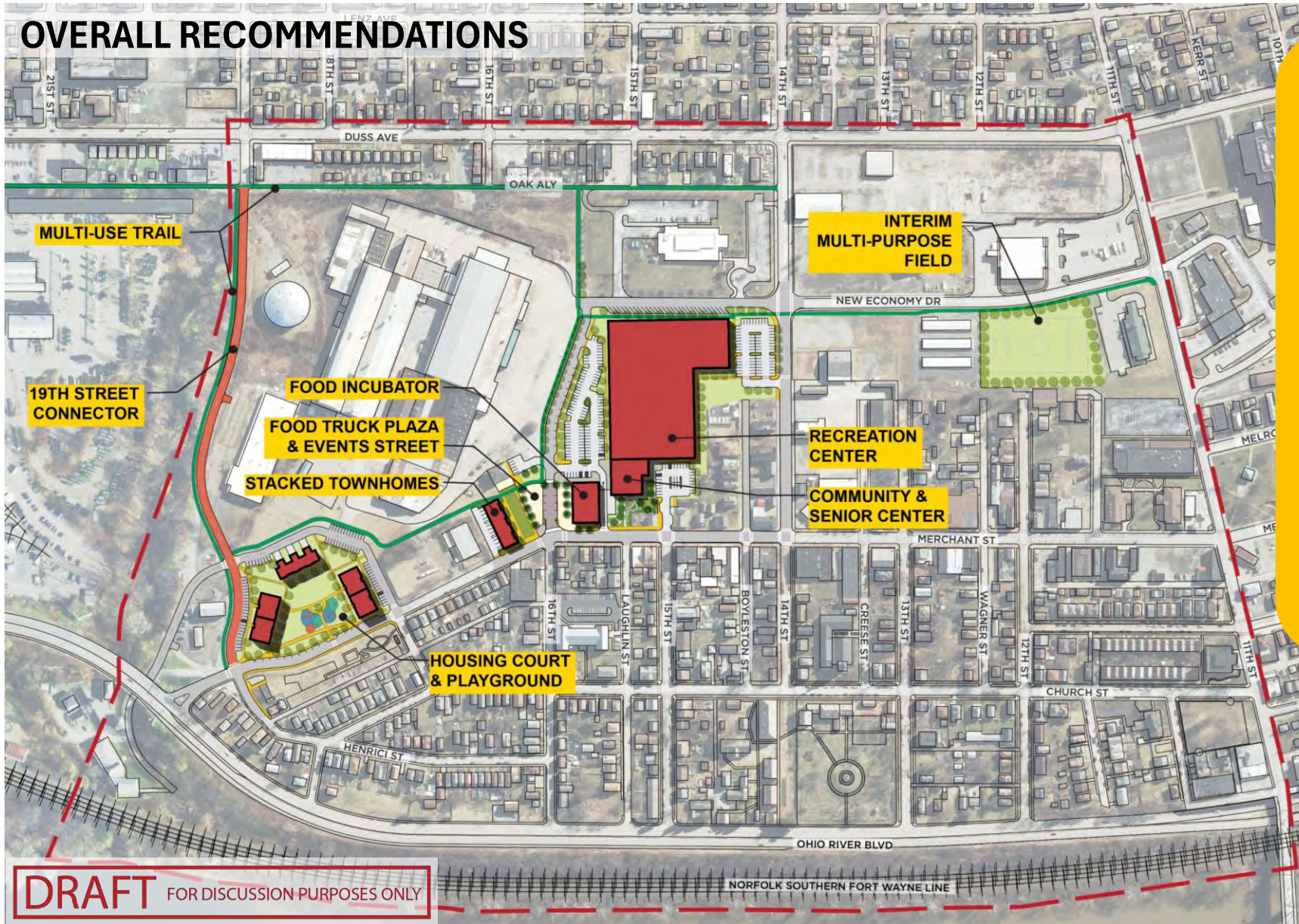


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# DOWNTOWN TARGET AREA - Recommendations



## OVERALL RECOMMENDATIONS

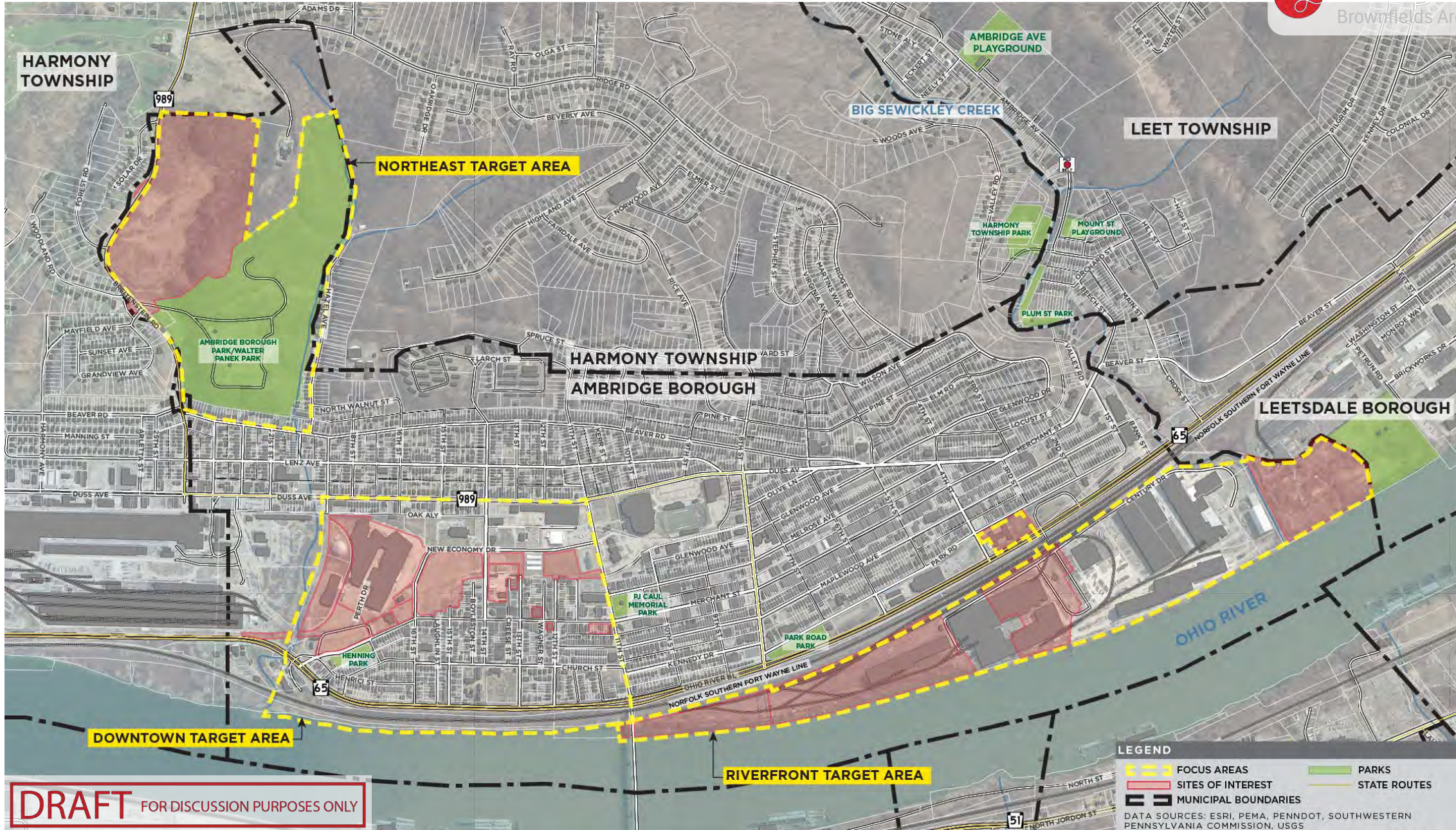


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- 6) Community & Senior Center
- 7) Recreation Center
- 8) Interim Multi-use Field
- 9) Multi-use Trails

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NORFOLK SOUTHERN FORT WAYNE LINE

# AREA-WIDE PLANNING TARGET AREAS



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**LEGEND**

- FOCUS AREAS
- SITES OF INTEREST
- MUNICIPAL BOUNDARIES
- PARKS
- STATE ROUTES

DATA SOURCES: ESRI, PEMA, PENNDOT, SOUTHWESTERN PENNSYLVANIA COMMISSION, USGS



# TARGET AREA 2: Northeast Target Area

Former Fly Ash Landfill

Construction Storage

Walter Panek Park

- ▶ 2 Baseball Diamonds
- ▶ Multi-purpose Field
- ▶ Basketball Court
- ▶ Playground
- ▶ Dog Park

## VISION

Transform this underutilized open space into a connected and walkable asset that complements the surrounding neighborhoods and provides benefit to all members of the community.





# NORTHEAST TARGET AREA - Programming



## RESIDENTIAL

- ▶ A walkable, place-based neighborhood
- ▶ Housing types rely on the findings of the market analysis
- ▶ Phasing for future growth
- ▶ Provide amenities for residents

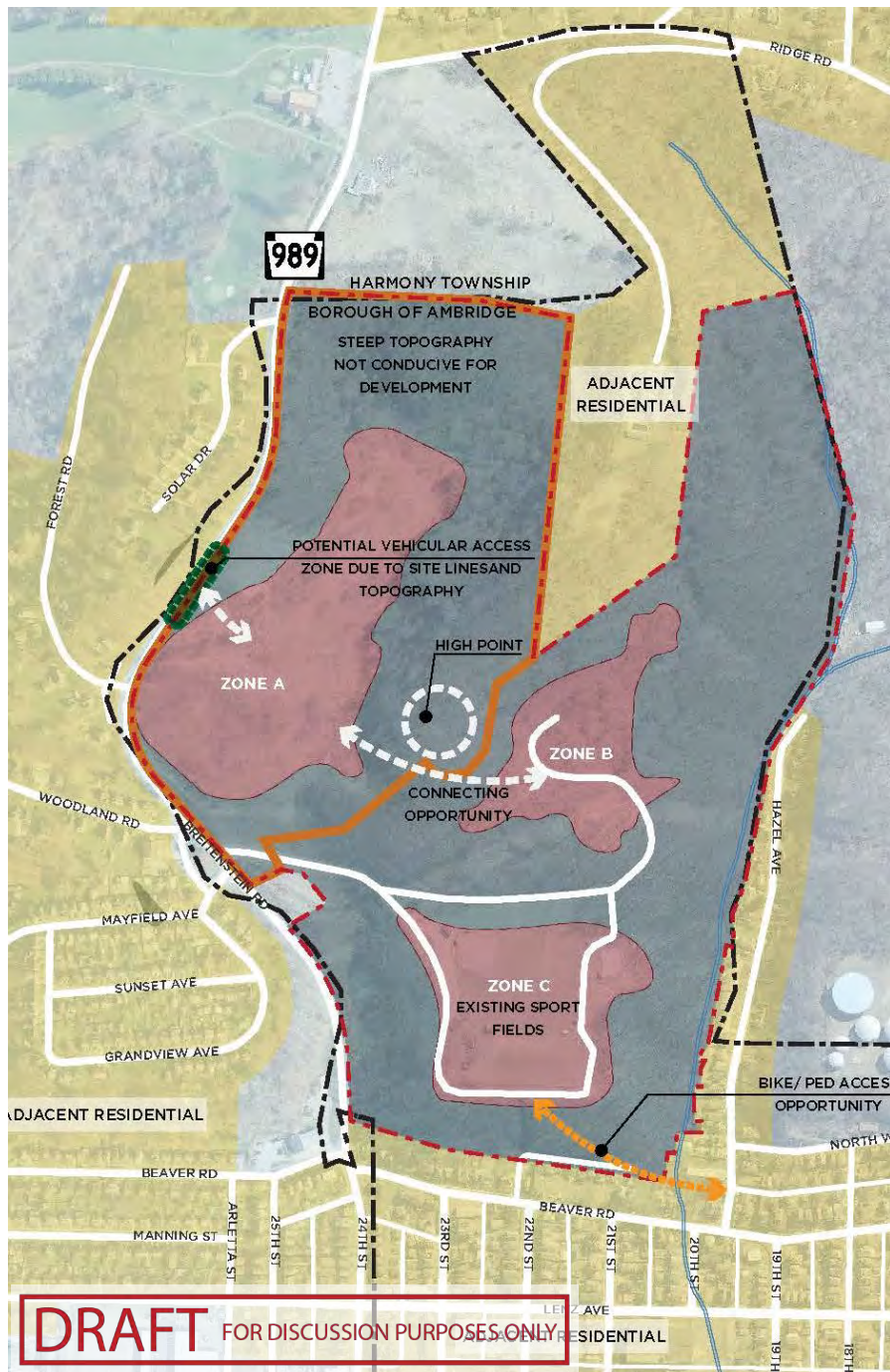
## COMMUNITY PARK & OPEN SPACE

- ▶ Envision a future Walter Panek Park that is integrated with the new neighborhood
- ▶ Connect the neighborhood areas through shared public space

## ACCESS

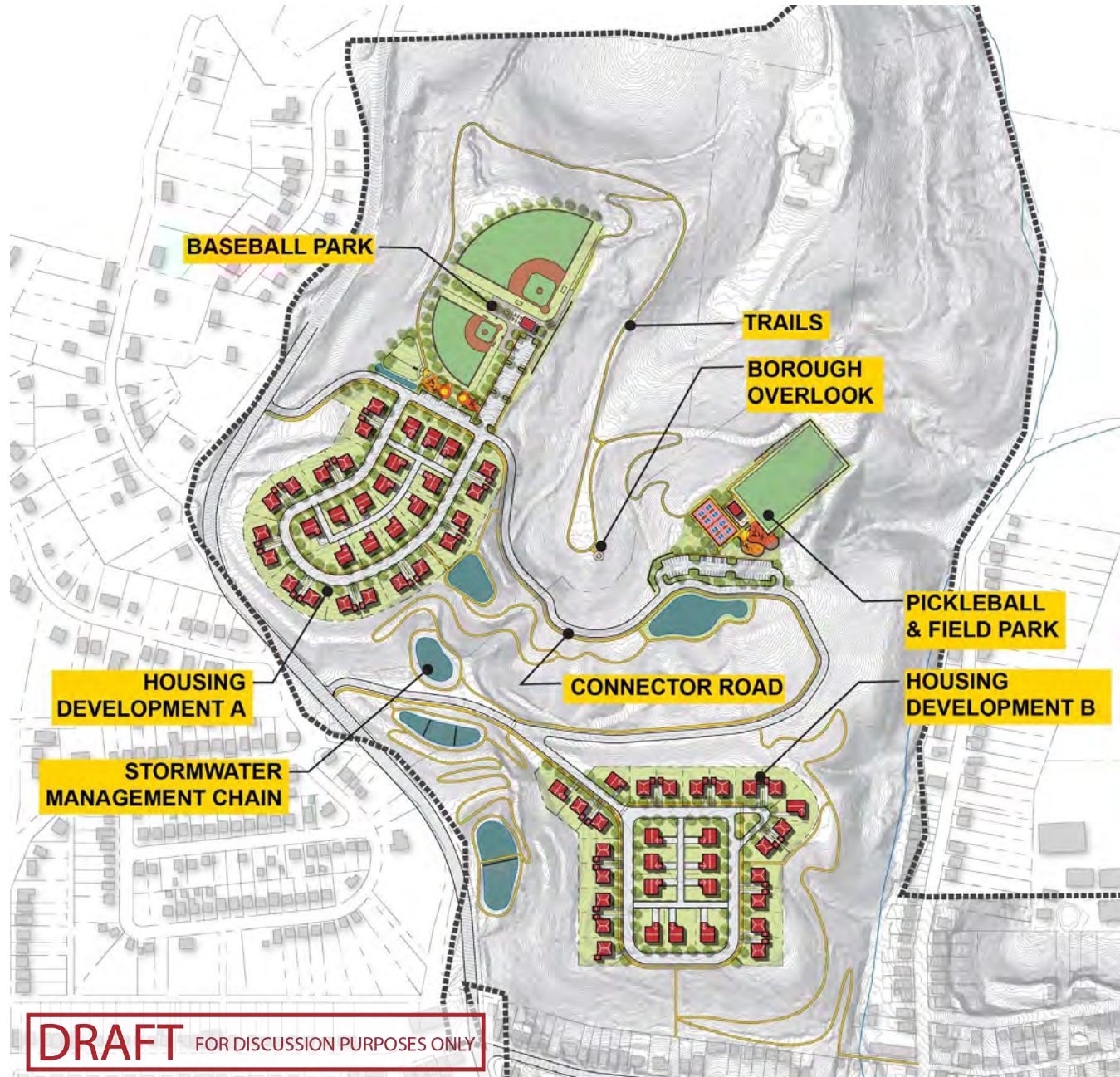
- ▶ Provide multiple vehicular access points to the new neighborhood
- ▶ Provide pedestrian and bicycle connections to the site, park space, and downtown

# NORTHEAST PLANNING AREA - Opportunities



- ▶ The site is heavily constrained with steep topography that would make development infeasible or expensive
- ▶ Zones A, B, and C are relatively flat, making them more conducive to development
- ▶ Access to Zone A is limited due to sight lines
- ▶ Zones A, B, and C should be interconnected with vehicular and pedestrian routes
- ▶ New development should connect to the surrounding neighborhood with both vehicular and pedestrian routes
- ▶ The residential neighborhoods surrounding the site on all sides make housing development a viable choice.

# NORTHEAST PLANNING AREA - Recommendations



- 1) Housing Development A
- 2) Baseball Park
- 3) Borough Overlook
- 4) Pickleball and Field Park
- 5) Housing Development B
- 6) Stormwater Management Chain
- 7) Pedestrian Trails

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# NORTHEAST PLANNING AREA - Recommendations



Ambridge

Brownfields Area-Wide Plan

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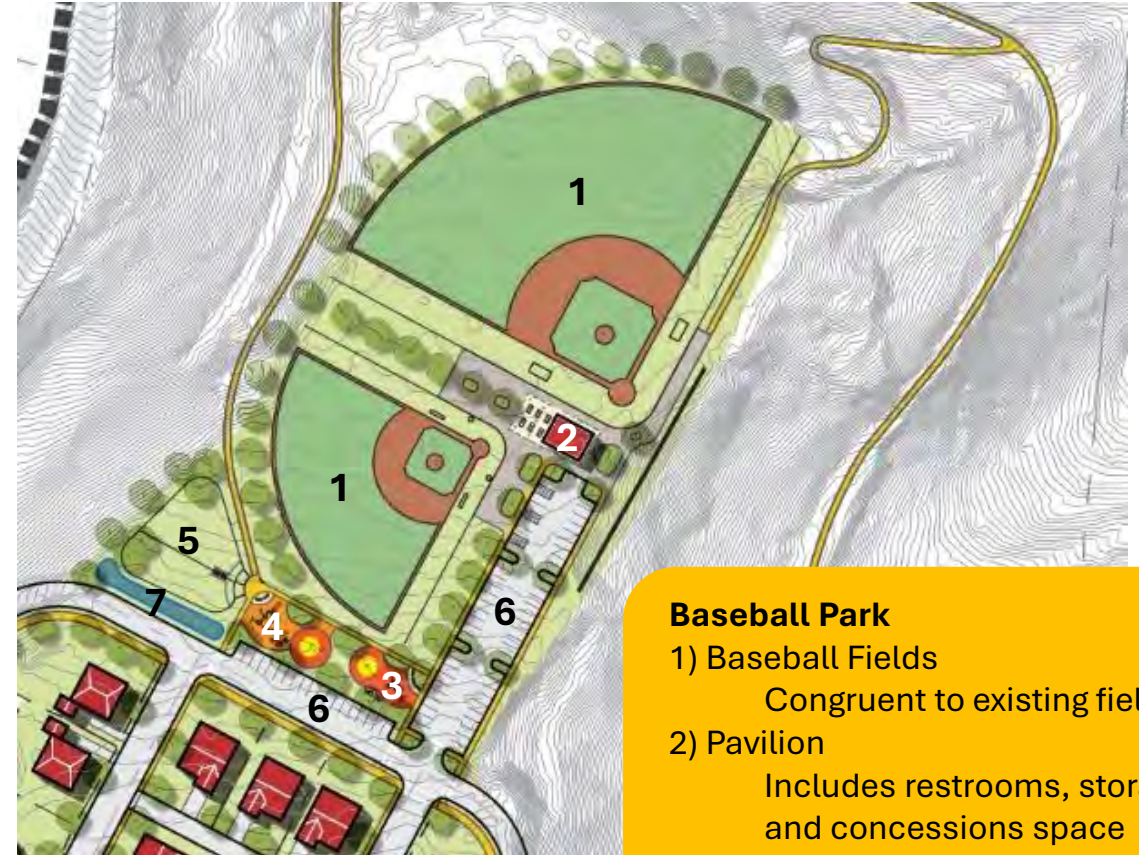


## Housing Development A

Single-Family Units: 34 Units

Amenities:

- Sidewalks
- Interior Units are rear-loaded
- On-Street Parking
- Trail Access



## Baseball Park

- 1) Baseball Fields  
Congruent to existing fields
- 2) Pavilion  
Includes restrooms, storage, and concessions space
- 3) Tots Playgrounds
- 4) Big Kids Playground
- 5) Dog Park
- 6) Parking  
74 Spaces
- 7) Rain Garden

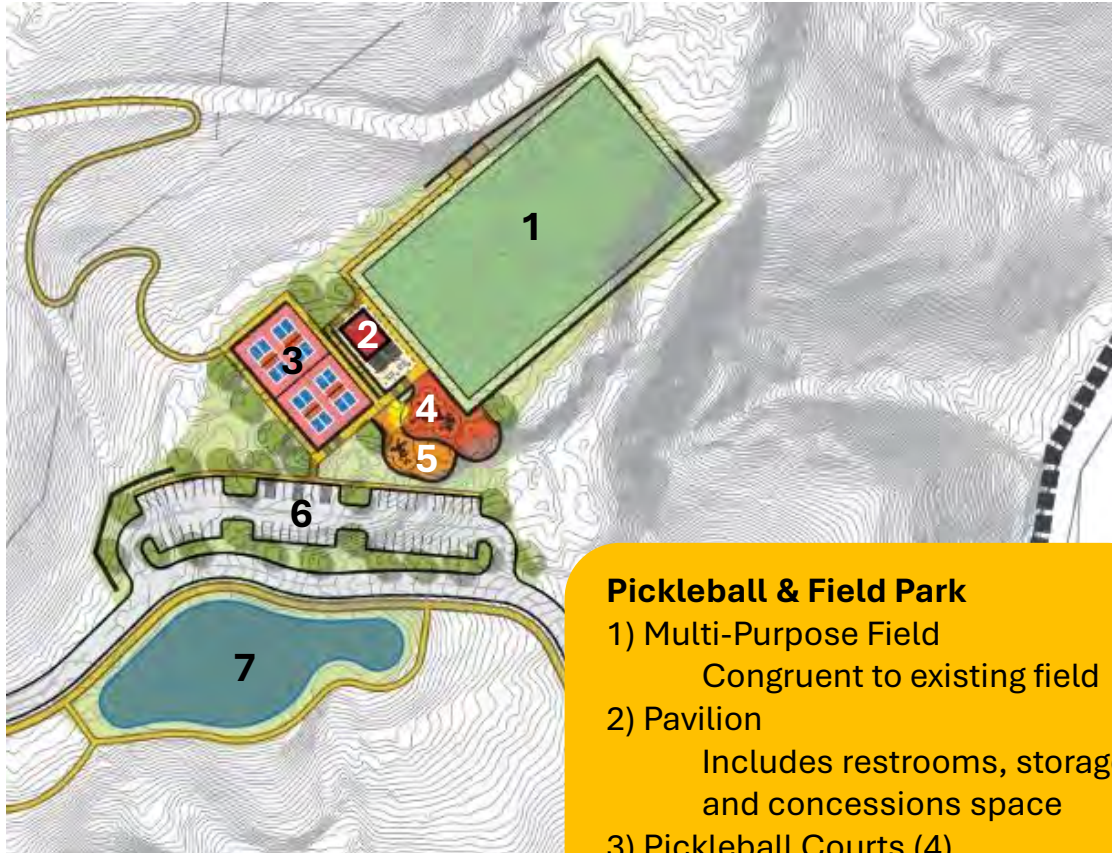
# NORTHEAST PLANNING AREA - Recommendations



Ambridge

Brownfields Area-Wide Plan

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## Pickleball & Field Park

- 1) Multi-Purpose Field  
Congruent to existing field
- 2) Pavilion  
Includes restrooms, storage, and concessions space
- 3) Pickleball Courts (4)
- 4) Big Kids Playground
- 5) Tots Playground
- 6) Parking  
55 Spaces
- 7) Stormwater Basin



## Housing Development B

- Single-Family Units: 31 Units
- Amenities:
  - Sidewalks
  - Interior Units are rear-loaded
  - On-Street Parking
  - Trail Access

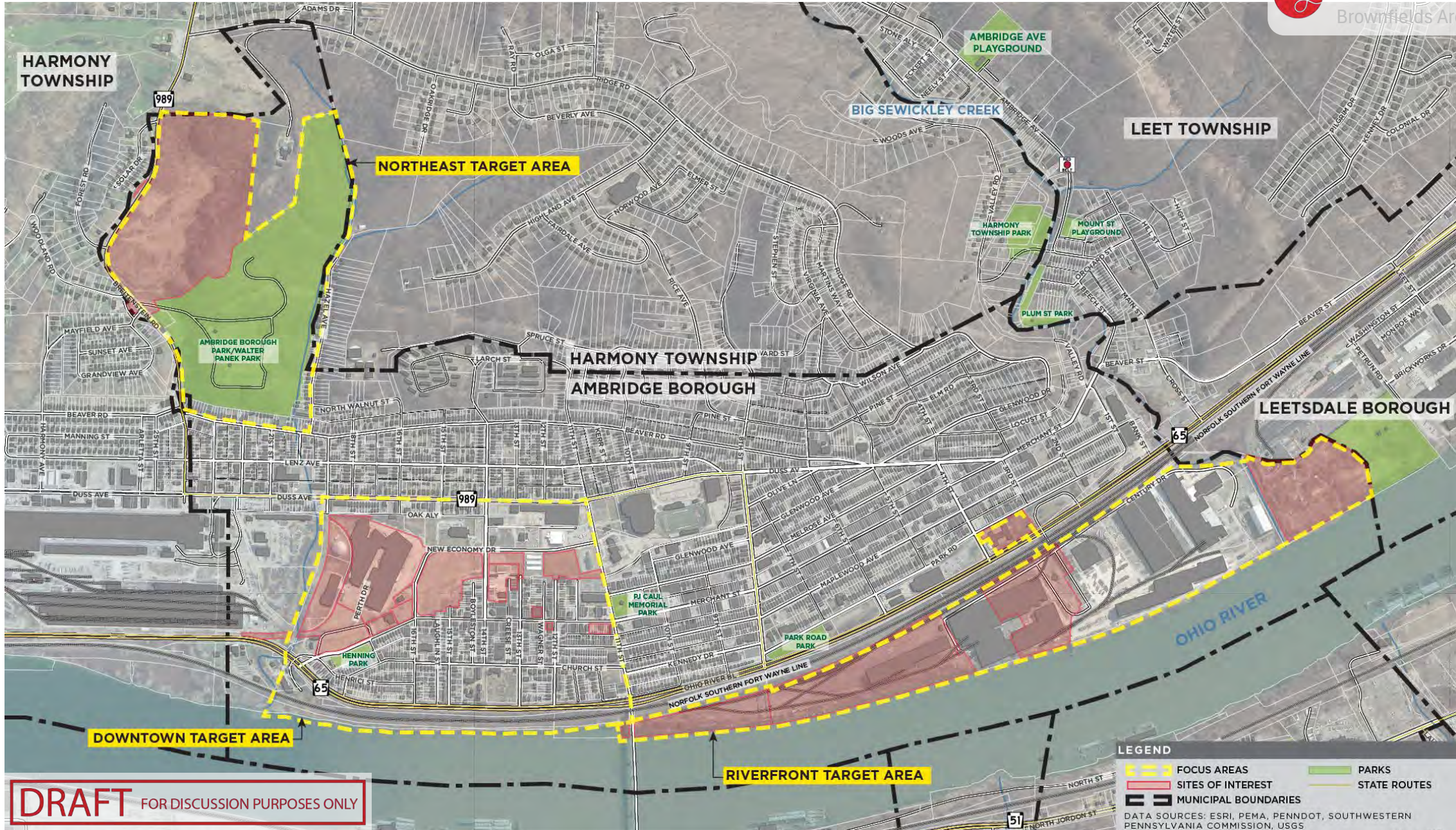
# NORTHEAST PLANNING AREA - Recommendations



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# AREA-WIDE PLANNING TARGET AREAS



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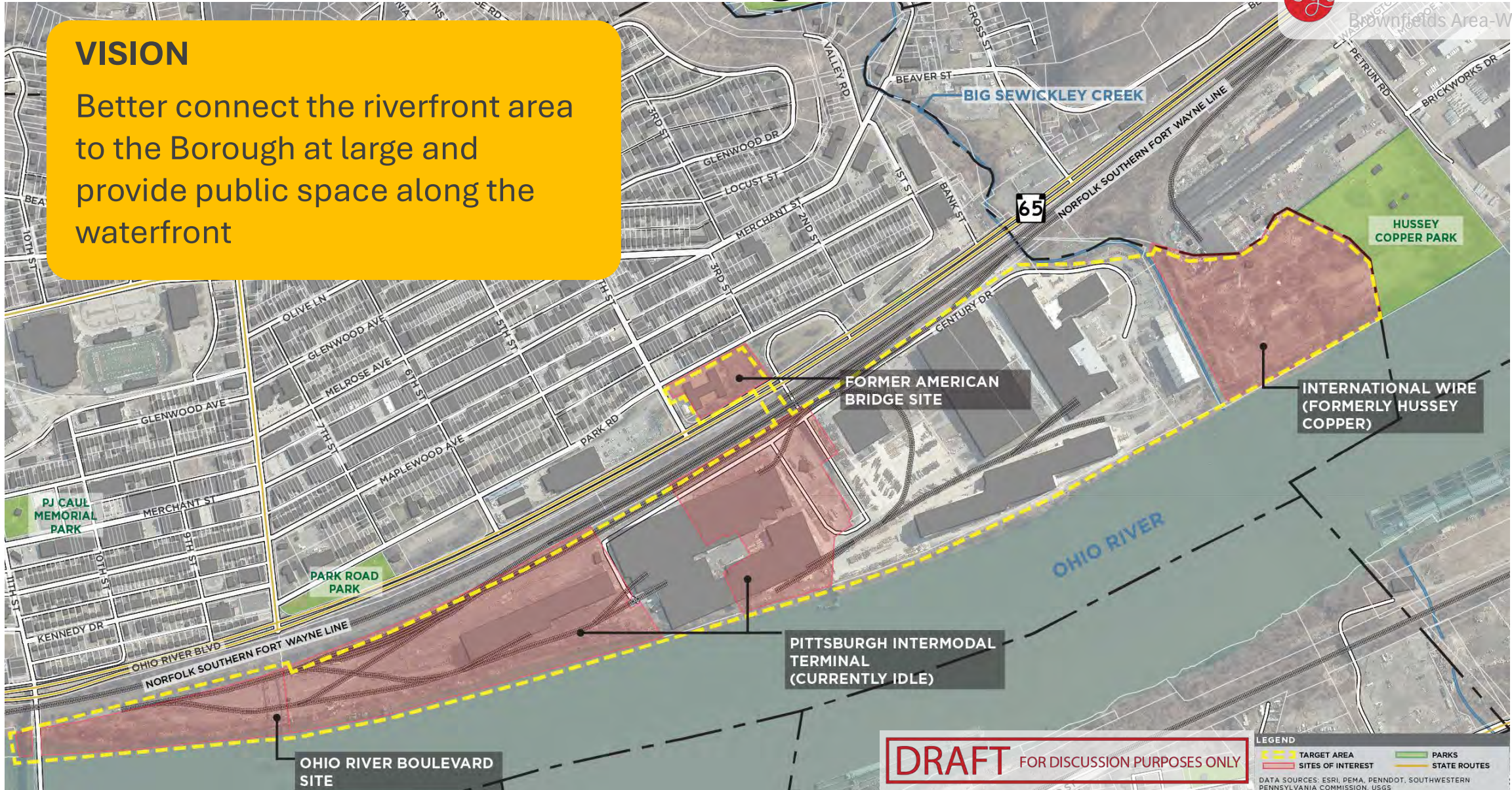
DATA SOURCES: ESRI, PEMA, PENNDOT, SOUTHWESTERN PENNSYLVANIA COMMISSION, USGS

# TARGET AREA 3: Riverfront Target Area



## VISION

Better connect the riverfront area to the Borough at large and provide public space along the waterfront



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**LEGEND**

- TARGET AREA
- SITES OF INTEREST
- PARKS
- STATE ROUTES

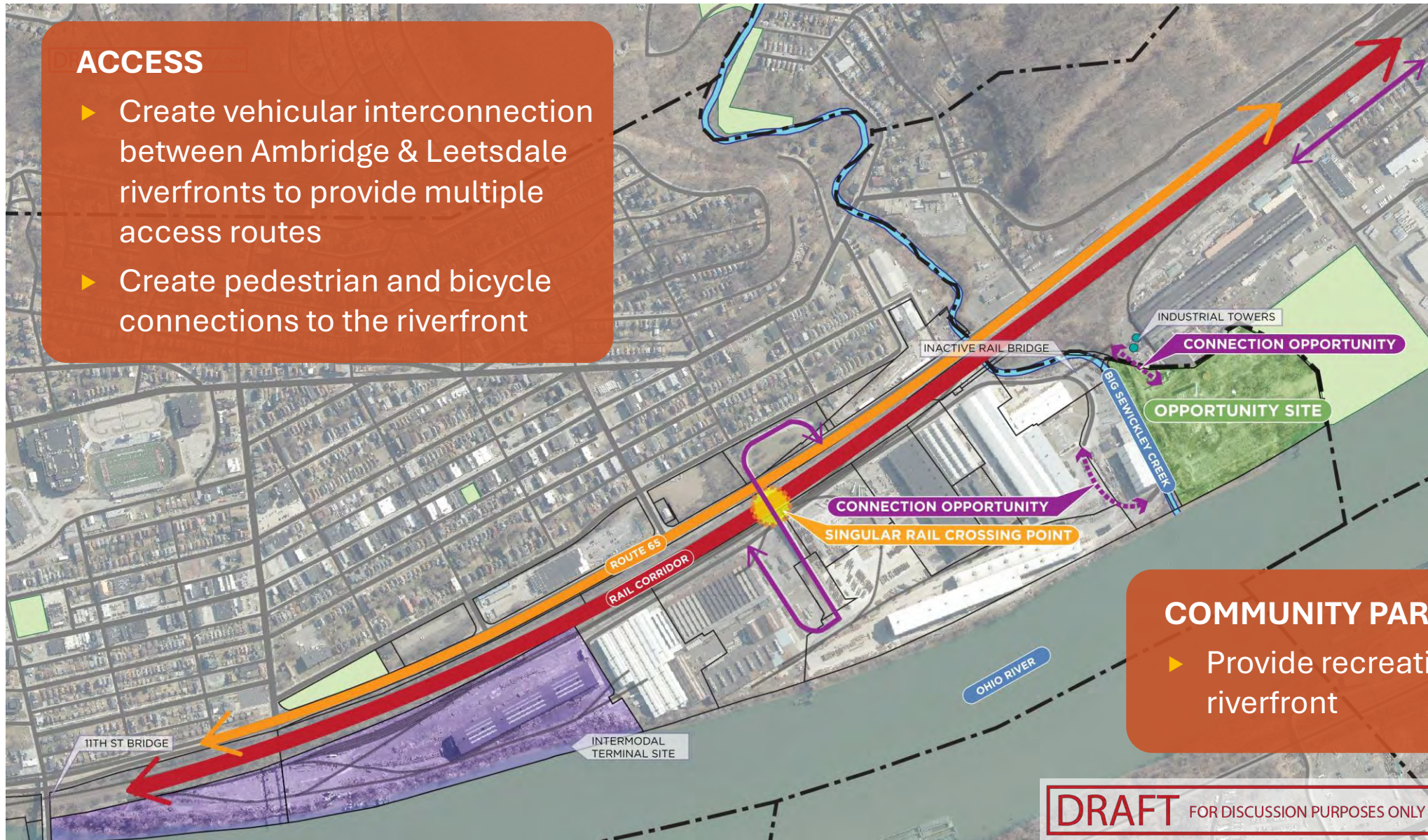
DATA SOURCES: ESRI, PEMA, PENNDOT, SOUTHWESTERN PENNSYLVANIA COMMISSION, USGS

# RIVERFRONT TARGET AREA - Opportunities



## ACCESS

- ▶ Create vehicular interconnection between Ambridge & Leetsdale riverfronts to provide multiple access routes
- ▶ Create pedestrian and bicycle connections to the riverfront



## COMMUNITY PARK & OPEN SPACE

- ▶ Provide recreation access to the riverfront

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# NEXT STEPS



Ongoing Property Owner Coordination

Public Workshop Meetings:  
Week of February 24

Riverfront Concept Development

Next Steering Committee Meeting in March (In-Person)

Report Delivery in April

