

# POTTSTOWN CITIZENS FOR Enlightened LEADERSHIP

## More sprawl in L. Pottsgrove

Last month, the Lower Pottsgrove commissioners gave the last approval necessary for another car-oriented, environmentally damaging development called Sanatoga Green to move into the final land development process.

The massive project — now estimated to cost \$146 million — will contain a 100-room hotel, medical offices, 342 apartments and 160 townhouses on a currently wooded area of Lower Pottsgrove west of the tragically misnamed Evergreen Road.

In July, the township zoning hearing board granted five variances needed for the project. In August, the commissioners allowed the developer to build on slopes steeper than required by township ordinance as a conditional use.

Thanks to its layout and placement, no one will be able to walk or ride a bicycle from this development to anywhere else in the Pottstown area. Its construction will require the removal of about 44 acres of trees.

The huge amount of impervious surface will likely generate massive sewer flows during storms, which in turn may require an expensive new holding tank or modifications to the sewage treatment plant in Pottstown.

Sanatoga Green is an extension

of the sprawl created in neighboring Limerick Township with the construction of the Philadelphia Premium Outlets in 2007.

Nearly 80 acres of open space were paved over for that development. Five years later, an adjacent 71 acres of open fields were consumed for the Gateway Shopping Center, featuring an enormous Costco.



Commentary by  
Tom Hylton

The developers of Sanatoga Green claim the project will ultimately generate \$2.6 million in taxes for the Pottsgrove School District and \$241,000 for the township. No estimate was given for the environmental damage created by the removal of trees and the generation of additional vehicle traffic.

Meanwhile, Pottstown has two mostly vacant shopping centers, scores of empty houses, and acres of underutilized industrial land.

To prevent the worst effects of climate change, we need to revive and rebuild compact, energy-efficient towns like Pottstown where people can walk or bicycle for some of their daily activities.

Sadly, new development is still sprawling out in the townships.



**TREES, LEFT, TO BE REPLACED BY SPRAWL, ABOVE, IN LOWER POTTS GROVE**