

Upper Pottsgrove Municipal Complex

Listed below is a summary of findings for each environmental study that was performed on the future Municipal Complex property.

- The Phase I Environmental Site Assessment found no history of contamination on the subject property, therefore there is no impact to the proposed municipal complex.
- The wetland scientist discovered a small (1,300 sq./ft.) wetland area on the property, located over 300 feet from the proposed municipal complex area. The wetland area poses no impact to the project, nor will there be any impact to the wetland through the development of the municipal complex.
- The stormwater report revealed no water infiltration at 2 of the 3 identified soil study sites with depth to rock being around 60". Proposed utilities should not extend deeper than the 60" bedrock threshold and the lack of water infiltration will be considered in the design of the new stormwater management facilities. Both of previous findings were previously anticipated by the design team and will have minimal effect on the design of the proposed municipal complex.

After evaluating the site of the municipal complex and in consultation with the site architect from Alloy5 Architecture, the site location approved by the Upper Pottsgrove Board of Commissioners (370 Evans Road – Parcel number 60-00-02089-01-1) is a suitable location from an engineering, architectural, and environmental prospective to build a municipal complex that not only includes the police, administrative and public works facilities but expands upon the recreation needs of the community.

The Board of Commissioners should consider developing the remainder of the Smola Tract for public recreation use and ecological preservation, creating a municipal complex that also includes the following amenities:

- Development of the Tri-County Upper West Trail segment through the property, allowing trail users and municipal residents to walk/hike between the Perkiomen Trail and the Schuylkill River

while also being able to walk to community meetings/events that would occur at the municipal site.

- Offer recreation amenities and programs that were found to be lacking within the community, as identified in the YR 2020 Municipal Open Space Plan. Some amenities and/or programs, listed in the Open Space Plan, may be better suited for a municipal complex/recreation facility where support facilities (parking, restrooms, meeting rooms) are easily accessible.
- Develop wetland, drainage channel and riparian buffers throughout the property, contributing to the health of the Manatawny and Sprogels Run watersheds. Both watersheds not only contribute to the water quality of the Schuylkill River but provide habitat for plant/animal species bio-diversity.
- Minimize lawn maintenance and allow meadows/forested areas to naturalize the remainder of the complex property. Naturalized land areas further increase plant/animal species bio-diversity within the Upper Pottsgrove area, unlike the monoculture of the existing soybean farm (contains little to no wildlife/plant diversity value). The municipal complex (administrative/police offices, public works facility and associated paving) comprises a total of 1.2 acres of impervious surface area or 3% of the total Smola Tract.

In summary, the municipal complex is well suited for the Smola tract considering the minimal impact to the overall site, the possibilities of expanding the use of the land to include a municipal recreation complex that expands trail connections, provides additional public recreation/programming opportunities while preserving/encouraging natural open space areas that promote plant/wildlife biodiversity.

Please call our office with any questions.

Sincerely,

Aloysius Gryga, RLA

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