

### **Physical Inventory and Analysis**

#### **1. Methodology**

The consultant performed several initial site reconnaissance trips in the winter of 2004 to inventory, analyze, and document the physical conditions within project study area. Preliminary recommendations and linkages were further studied, photographed and verified. Available information was shown on geographic information systems (GIS) mapping data gathered through data compiled by the consultant. Throughout the course of the project, the consultants performed secondary site visits to field check and verify existing conditions relative to the proposed recommendations. In addition to the site visits, a series of public meetings as well as study committee meetings were held throughout the planning process. These meetings provided additional information and community feedback that contributed to the recommendations development of the Reconnections Study.

#### **2. Data Collection**

Year 2000 Aerial photography was acquired from the 2000 Delaware Valley Regional Planning Commission (DVRPC) digital orthographic photography. Geographic Information Systems (GIS) site information was acquired from internet resources, the Chester County Planning Commission, the Montgomery County Planning Commission, and the DVRPC. The GIS data compiled includes environmental features such as waterways, and floodplain and floodway information. Other GIS information acquired includes: municipal boundaries, existing roadways, county and municipal parks, existing trails, and schools. Additionally, the existing Borough parcel boundary drawing file provided by the Borough of Pottstown was converted to a GIS format and used as an overlay on aerial photographs. Much of the aforementioned data is illustrated and can be found within the report exhibits.

#### **3. Relevant Planning Documents / Planning Initiatives**

Existing and on-going planning documents that served as background data for contributed to this report include:

##### Ordinances

- Borough of Pottstown Ordinances Governing Subdivision, Land Development and Zoning, adopted 2003;
- North Coventry Township Zoning Ordinance, September 1996, updated through July 2003; and
- North Coventry Township Subdivision and Land Development Plan, April 1999, updated through July 2003.

##### Other Plans and Initiatives

- North Coventry Township 2001 Comprehensive Plan;
- Montgomery County Open Space Plan;
- Montgomery County Trail Plan; and
- Montgomery County Pottstown Metropolitan Plan.

# Physical Inventory and Analysis

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## Riverfront and Memorial Park Master Plan, 2003

Recommendations for Riverfront Park included:

- Renovate the Schuylkill River Center Building for additional uses and tenants;
- Expand parking at the Schuylkill River Center Building to accommodate Riverfront Park users;
- Further develop / enhance existing amphitheatre;
- Enhance existing River Walk leading to the Hanover Street Bridge; and
- Coordinate improvements with the Schuylkill River Trail and Schuylkill River Water Trail / Landing.

Recommendations for Memorial Park included:

- Enhance the King Street entrance;
- Implement drainage improvements at the ball fields;
- Expand playground and develop a water play area; and
- BMX track and skate park at the former pool location.

## West Pottsgrove / Pottstown Inter-Municipal Open Space Plan, 1998

Recommendations included:

- Passive use of River(front) Park;
- Manatawny Creek Greenway and the Colebrookdale R.R. Spur Trail;
- High Street “ornamental” parks;
- Memorial Park as a regional park to serve more than one municipality;
- Establishment of the Schuylkill River Water Trail; and
- Expansion of Pottsgrove Manor lands.

## Schuylkill Valley Metro Feasibility Study (June, 1998) and Major Investment Study – Draft Environmental Impact Statement (June, 2001)

Initial two phases of study to examine the feasibility of re-establishing passenger rail service between Philadelphia and Reading with a major station at Pottstown. Realization of this rail service will enhance the quality of life and attractiveness of Pottstown and North Coventry Township as places to live and work.

Specific recommendations that are relevant to the Reconnections Plan include: York Street underpass; an Intermodal bus and train station in Pottstown; and the implied need for structured parking in close proximity to the station to accommodate both commuter parking and to serve increased density of mixed-use near the train station.

## John Potts County Park Concept Plan (1998)

Recommendations included:

- Manatawny Creek Greenway and the Colebrookdale R.R. Spur Trail;
- York Street underpass;
- College Drive extension and a High - King Street link;

- Linkage across the RR between Montgomery County Community College College and Nittany Warehouse / High Street site;
- Acquisition and adaptive reuse of lands between High / King Sts. and Manatawny;
- Expansion of Pottsgrove Manor Historic Site Lands Creek and Colebrookdale Spur;
- Expansion of Pottsgrove Manor lands;
- Re-establish Manatawny Creek Riparian Buffers;
- Better access to Riverfront Park; and
- Build Keystone Boulevard to access the Keystone Opportunity Zone (KOZ) and link to West Pottsgrove lands. The Schuylkill River Trail will be built adjacent to the roadway.

### Action Plan for College Park Revitalization (June, 1998)

Recommendations included:

- Expansion of Pottsgrove Manor lands;
- Promenade Link between the downtown and the Montgomery County Community College;
- Western gateway beautification.

### Pottstown Community and Economic Development Action and Implementation Strategy (September, 2000)

Recommendations included:

- Promote Schuylkill Valley Metro;
- Implement John Potts Park;
- Create better access at Western Gateway;
- Facilitate Montgomery County Community College Expansion; and,
- Promote York Street Underpass.

### Western Riverfront District Study of Existing Land Use and Conditions (December, 2000)

Identified properties in the study area that exhibited characteristics of blight as per the Urban Redevelopment Law Act of 1945, P.L. 991, No. 385.

### Western Riverfront District Redevelopment Plan (August, 2001)

Recommendations include creation of a Riverfront Recreational Zoning District in the Riverfront Park area. This zoning district would allow park and recreation related uses and park user amenities services in addition to limited office and educational uses. The redevelopment plan also outlines creation of a Downtown Gateway District in the areas between College Drive and King Street, and Route 100 and the Mrs. Smith's property. This gateway district would permit a variety of mixed uses that are compatible with Borough redevelopment goals. (These recommendations were subsequently implemented in the 2003 revised Borough ordinances).

## Physical Inventory and Analysis

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### Building a Greenway Community: A Schuylkill River Greenway Stewardship Study for Montgomery County, Pennsylvania (March 2001)

A regional greenway plan that examined the concept of “Greenway as Community” along 42 miles of the Schuylkill River in Montgomery County. Recommendations included: Relocate rail siding that presently runs along College Drive so that this alignment may become a section of the Schuylkill River Trail; implement John Potts Park; establish Manatawny Creek Greenway and Colebrookdale R.R. Spur Trail; promote development of Pottstown KOZ; develop riverfront lands in West Pottsgrove Township as parklands; and build College Drive Extension, Keystone Boulevard, and related greenway linkages.

Pottstown Promenade - was conceived as a pedestrian and bicycle link between Downtown Pottstown and the Montgomery County Community College. The promenade is expected to be constructed in 2005, and will connect Hanover Street to the bus stop facility adjacent to the community college with a link to Riverfront Park and the River Center at Pottstown.

Keystone Boulevard - is an improved roadway that begins at College Drive and provides access and utilities to properties in the Keystone Opportunity Zone, west of Rt. 100. A trail segment that will become part of the Schuylkill River Trail will be constructed with the road. This portion of the trail, roadway, and associated utilities was constructed in 2003.

Pottstown Town Square - was completed in summer 2002 and followed the successful completion of a new town hall. Located on High Street, the facility has created a new civic focus in the Borough. This space will relate and complement a soon to be restored railroad canopy and the future passenger rail station for the Schuylkill Valley Metro.

Railroad Station Canopy Restoration - has been designed and will restore a roof with lighting to the existing canopy frame. The canopy is intended as the site for the Borough’s farmer’s market and may eventually be the station for the Schuylkill Valley Metro passenger rail service – a passenger line planned to run from Philadelphia to Reading.

Schuylkill River Center at Pottstown - was acquired by the Borough as part of its purchase of Riverfront Park. Once a power station, the building was renovated and the Schuylkill River National and State Heritage Area became its first tenant on January 1, 2002. There is significant additional space in the building that can accommodate a variety of uses. The Borough is actively seeking additional tenants.

Mrs. Smith’s Property, Pottstown - The development rights for the former Mrs. Smith’s Pies Factory were acquired in 2000 by developer John Wolfington. The site is a key redevelopment parcel in the Borough, located at the north end of the Hanover Street bridge at the corner of Hanover Street and Industrial Boulevard. The southwest portion of the site is presently proposed for redevelopment with a mix of first-floor commercial and retail and two hundred residential units.

### 4. Study Area Inventories

#### a. Tax Parcels

The North Coventry Township provided GIS tax parcel information files that contain the township parcels as shown on the North Coventry Township Zoning Map. The drawing file also contains parcel identification numbers that allowed the consultant to research specific parcel ownership of parcels. The tax map parcels were imported into GIS as an overlay to the DVRPC aerial photographs.

#### b. Surface Hydrology

The Surface Hydrology figure illustrates the fact that almost the entire Study Area is located adjacent to the River and is within the floodplain (see Figure 2.1). This exhibit shows the locations of the Floodway, and 100 Year and 500 Year Floodplains as determined by FEMA's flood insurance safety maps.

The most limiting of these factors is the Floodway. The future development of buildings within this zone would require significant architectural safeguards and/or special permitting, if allowed at all. Generally, there should be no significant structures located in the floodway. Buildings or structures placed within the 100 Year Floodplain generally require the first floor elevation to be above the 100 year flood elevation as part of its construction (such as Montgomery County Community College). These factors should be considered if any new buildings are proposed within the Study Area. Portions of Memorial Park, Riverfront Park, and River Park are located within the Floodway, and the 100 Year Floodplain. Many existing buildings in South Pottstown and in the northern section of Pottstown Landing are located in the 100 Year Floodplain. These communities experience periodic flooding during major storms.

The watersheds in North Coventry Township and the Borough of Pottstown are located within the Schuylkill sub-basin which drains into the Delaware Estuary. The western and northern portions of North Coventry Township and the project study area drain directly into the Schuylkill River by the headwaters of Rock Run, Laurel Creek, Bickels Run, and several unnamed creeks. Other watersheds in North Coventry Township are Pigeon Creek and French Creek. The Manatawny Creek watershed drains into the Schuylkill River at Pottstown.

#### c. Slopes and Topography

Most of the study area contains areas of gently rolling terrain with steeper slopes located in western areas of North Coventry Township. There exist steep embankments in areas on both sides of the Schuylkill River. While most of the land located in the floodplain of the Schuylkill River is flat, there are areas of relief close to the river that provide limited views out over the river valley.

The steep slope areas in the Township are generally protected from development by the North Coventry Township Zoning Ordinance Natural Resource Conservation Overlay District provisions. The establishment of trails may be limited in certain areas of the township by slope constraints. The Borough, being fully developed, relies on land development controls for grading and slope standards.

## Physical Inventory and Analysis

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### d. Land Use

The Land Use Map (Figure 2.2) illustrates the existing land use as derived for Year 2000 by the Montgomery County Planning Commission and Year 1995 DVRPC for Chester County by the Delaware Valley Regional Planning Commission in 2000. The study area contains a variety of land uses.

#### Borough

The Borough of Pottstown contains many mixed uses typically found in urban centers. Such uses include high and low density residential (single family detached such as residential, multi-family, row homes) commercial and retail services along High Street and adjacent to Route 100, industrial manufacturing (light, heavy) open space, and community services.

#### Township

The North Coventry Township land use map still shows large amounts of farm and open land. A concentration of commercial/retail (the mall) exists in the northern portion of the township located along the Route 724 and Route 100 corridors. The major township residential areas are low density, single family with some apartments located along the Rt. 724 and Rt. 100 corridors.

### e. Zoning

#### Pottstown Borough

Pottstown adopted its current zoning ordinance in 2003. The “*Reconnections*” study area is primarily located in the following zoning districts: Park, Downtown Gateway, Flex Office, Gateway West, Downtown and Traditional Town Neighborhood (See Figure 2.3).

Park – The purpose of the Park Zoning District is to “*preserve Pottstown’s last remaining natural areas, to promote active and passive recreation and to improve access to the Schuylkill River and Manatawny Creek.*” Uses permitted in this district include boat launches, parks, picnic areas, trails and water access areas.

Downtown Gateway – The purpose of the Downtown Gateway Zoning District is to “*promote the redevelopment of existing vacant industrial sites at the entryway to the downtown, creating a pleasant mixture of stores, homes and offices that will complement the downtown to the north, the historic neighborhood to the east and the Schuylkill River and Greenway to the south.*”

Flex Office – The purpose of the Flex Office Zoning District is to “*establish and improve areas for modern, efficient offices and industries that provide a wide variety of employment opportunities and enhance the community.*” Park use is also permitted in this district.

Gateway West – The purpose of the Gateway West Zoning District is to “*improve the aesthetics of the western commercial entryways to Pottstown, making them more attractive and compatible with the nearby historic and residential areas.*”

Downtown – The purpose of the Downtown Zoning District is to “*preserve and enhance Pottstown’s historic central business district with a wide range of retail, professional, governmental and urban residential uses.*”

Traditional Town Neighborhood – The purpose of the Traditional Town Neighborhood is to “*preserve and enhance historic neighborhoods that are predominately residential, but also have a small number of stores and offices mixed in with the housing.*”

### North Coventry Township

North Coventry Township adopted their current zoning ordinance in 2003. The “*Reconnections*” study area is primarily located within the following zoning districts: Resource Conservation, Town Center Mixed Use, Town Center Residential, Village, Industrial and Commercial (See Figure 2.3).

Resource Conservation - The purpose of the Resource Conservation Zoning District is to protect and conserve sensitive environmental resources. Continued agricultural, open space, recreation and conservation uses are to be encouraged. Low density, residential development is allowed if it is consistent with the purposes of the district and compatible with existing land uses.

Town Center Mixed Use – This zoning district is found in South Pottstown and areas south of the Route 724 / Route 100 intersection. The purpose of the Town Center Mixed Use Zoning District is to provide an “*identifiable core area within the Township which contains community facilities and services vital to the local residents*”. Government and public service facilities are to be consolidated into a location, which promotes a mutually efficient operation. Vehicular and pedestrian concerns are to be addressed and mixed-use infill development is encouraged.

Town Center Residential – This zoning district is also found in the South Pottstown area. Its purpose is to “*maintain the character of the Township’s traditional older neighborhoods by allowing uses of a scale and type appropriate and compatible with existing residential character.*” Infill development and historic preservation through flexible standards are encouraged.

Village – This zoning district is found in the village of Kenilworth. The district seeks to “*preserve the character of Kenilworth Village by allowing future development that is compatible in scale, density and setbacks with current village uses.*” Limited expansion of the village is to be accommodated in the form of commercial, office and institutional use. Historic structures are preserved through the use of flexible standards.

Industrial – This zoning district is found along the Schuylkill River north of Route 422 in Pottstown Landing and south of the Route 422 Bridge in Kenilworth. Administrative and research offices are permitted, along with light industrial uses. Kenilworth’s industrial district allows manufacturing and bulk material processing.

Commercial – This zoning district is found along the Route 100 corridor. Its purpose is to provide a “*centralized area for retail and service uses that are accessible to the regional transportation system.*”

## Physical Inventory and Analysis

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### f. Permanently and Temporarily Open Lands

#### Conservation Easements / Agricultural Easements:

Fifty-seven acres of Laurel Locks Farm in North Coventry Township were preserved through a conservation easement held by the Brandywine Conservancy. The land is situated along the Schuylkill River; the farm includes mature forests, streams and wetlands, and several historic structures associated with the Schuylkill River Canal system. The land owner has also submitted an application to Chester County to protect the rest of the property's farmland, totaling 173 acres, through an agricultural easement.

Additional parcels throughout the township contain conservation easements. The Township currently has 121 acres of land protected through conservation easements and 1,230 acres protected through agricultural easements (see Figure 2.4).

Act 319 Lands: Act 319, also known as the Farmland and Forest Land Assessment Act of 1974 and often referred to as the Clean and Green Act, was established to preserve farmland, forest land and open space by taxing land according to its use rather than the prevailing market value. The program is administered by county assessment offices and is a voluntary program that generally requires a 10-acre minimum area to remain in a designated use (agricultural use, agricultural reserve and forest reserve). Parcels less than 10 acres and capable of producing \$2000 annually from the sale of agricultural products are also eligible for the agriculture use designation. When lands are removed from Act 319 protection they become subject to a rollback tax, imposed for up to seven years, and an interest penalty. Approximately 71 parcels within North Coventry Township are enrolled in the Act 319 Program. These parcels total approximately 1,500 acres of temporarily protected land (see Figure 2.4).

#### Cemeteries

Pottstown Borough contains three large cemeteries that constitute de-facto open space since they are green, park-like settings. Pottstown Cemetery straddles Hanover Street in the central portion of the Borough. Edgewood Cemetery is located in the eastern part of the Borough at the intersection of Beech Street and Keim Street. Highland Memorial Park is the largest cemetery in Pottstown and is located between Route 100 and Farmington Avenue in the northern part of the Borough.

Mount Zion Cemetery is the largest cemetery in North Coventry Township. It is situated on the east side of South Hanover Street - between Route 422 and Route 724.

#### Golf Courses

Bellwood Golf Club in North Coventry Township and Brookside Country Club in Pottstown are two large areas of temporarily protected open space that add to the appeal and quality of life in both communities.



### g. Municipal Lands

#### Existing and Planned Parks

##### **North Coventry Parks**

###### River Park

River Park is a Township owned park and contains 10 acres of parkland located along the northern boundary of North Coventry Township adjacent to the Schuylkill River. The park provides for a variety of day uses including: picnicking, playfields, and passive recreation. River Park could be a major destination point and trailhead for greenway and trail alignments originating in North Coventry Township.

###### Kenilworth Park

Kenilworth Park is located south of Route 724 in the northeastern corner of North Coventry Township. The 22-acre park features amenities such as ball fields, tennis courts, a lake and a pavilion.



**Wampler baseball field.**

###### Wampler Complex

The area known as the Wampler Complex is located on the river in South Pottstown. It is approximately 15 acres and contains a playground, play courts and play fields, and a boat launch, which is a landing on the Schuylkill river Water Trail.

###### South Pottstown Green

South Pottstown Green is a 1.75 acre passive recreation area south of River Road and between Coyne Alley and York Street.

###### Schuylkill Avenue Park

Schuylkill Avenue Park is located near the Wampler Site. An open space area offers seating and horseshoe pits. Public tennis and basketball courts are available on an adjacent site across the street.

##### **Pottstown Parks**

###### Riverfront Park

Riverfront Park is approximately 39 acres in size and is bounded by the Schuylkill River on the south, College Drive / Keystone Boulevard (and OxyChem RR spur line) on the north, the Hanover Street Bridge on the east and extends west to the West Pottsgrove Township boundary. The site is largely wooded, but access via trails to the Schuylkill River is possible near the Schuylkill River Center Building and across from the community college.

# Physical Inventory and Analysis

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## Memorial Park

Memorial Park is approximately 58 acres in size and is bounded by High Street on the south, Route 100 on the north, the Manatawny Creek, Manatawny Street and residences on the east and the existing Colebrookdale Spur railroad line on the west. Memorial Park features many active recreation opportunities, such as basketball courts, baseball fields and playgrounds. Many Borough events are held in Memorial Park.

## h. Potential Conservation Areas

The Natural Lands Trust's *Multi-Municipal Conservation Planning* Study has identified potential conservation areas and open space networks within North Coventry Township. Stream valleys are identified as being of primary importance in terms of conservation. Other categories of land include protected lands, forest / woodland, pasture and row crops. Potential pedestrian connections are shown on the Conceptual Open Space Network Map (See Appendix). One of these connections, which runs from Cedarville Road to the Kenilworth Park area, mirrors North Coventry Township's planned "East Link" Trail (See Figure 2.5).

## i. Schools and Churches

The Owen J. Roberts School District is comprised of seven Townships including North Coventry Township. North Coventry Elementary School is located at 475 Kemp Road. All other schools within the Owen J. Roberts School District are located outside of North Coventry Township.

### Pottstown Schools:

There are nineteen schools located within the Borough. Figure 2.4 locates the schools in the Borough.

SCHOOL	NUMBER (Figure 2.4)
North Coventry Elementary School	1
Hill School	2
St. Peter's School	3
Rupert Elementary School	4
Wyndcroft School	5
Edgewood Elementary School	6
St. Pius X High School	7
Franklin Elementary School	8
Pottstown High School	9
Pottstown Middle School	10
Lincoln Elementary School	11
Barth Elementary School	12
West Pottsgrove Elementary School	13
St. Gabriel's Elementary School	14
Pottsgrove High School	15
Montgomery County Community College	16
Coventry Christian School	17
Westmont Christian School	18
St. Aloysius School	19

Churches: There are several churches within the project study area. See Figure 2.4. for general church locations.

Coventry Church of the Brethren  
Holy Trinity  
Hillside Gospel Chapel  
St. Paul's Church  
First Baptist Church  
Grace Lutheran Church  
First Presbyterian Church  
Cedarville United Methodist  
Bethel AME Church  
Kingdom Hall  
Calvary Christian Center  
First Church of Brethren  
St. John Lutheran Church  
St. JAS Lutheran Church  
Congregation Mercy & Truth

### j. North Coventry Township Existing Ordinance Protection Summary

Floodplains, natural resource conservation areas, scenic preservation areas, and historic areas have distinct regulations under the North Coventry Township Zoning Ordinance Overlay Districts. These districts were developed to protect and conserve the natural and cultural resources that are an integral component of the Township's character. Below is a brief summary of each overlay district:

#### Floodplain Conservation Overlay District

- Classifies three sub-districts; Floodway, Flood Fringe and Approximated Floodplain, and specifies uses permitted within the Floodplain Overlay District;
- Uses are primarily limited to non-structural, non-residential uses. Provisions are included for alteration or expansion of existing non-conforming structures; and
- Provisions are consistent with FEMA requirements.

In addition to preserving floodplains for environment purposes, floodplains could serve for their potential in terms of help in the creation of trails and greenways in the Township.

#### Natural Resource Conservation Overlay District

- Defines protected resources for and provides maximum disturbance allowances as follows: floodplain - 0%, watercourses - 0%, wetlands - 0%, wetland margins - 20%, steep slopes of more than >25% - 15%, steep slopes 15 to -25% - 30%, and woodlands – 50%. In areas that resources overlap there are more stringent requirements;
- A minimum buildable area must be identified indicating compliance with maximum disturbance limits of the protected resources; and

## Physical Inventory and Analysis

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- A tree protection zone is required for existing trees to prevent injury to trees during construction.

### Scenic Preservation Overlay District

- Identifies setbacks along scenic sections of Route 724, east and west of Route 100;
- Limits uses within those setbacks to those which will least detract from the scenic character of the area; and
- Allows adaptive re-use of existing structures and use of an area as open space for cluster development.

### Historic Preservation Overlay District

- Identifies and classifies historic resources on the Historic Resource Map. Classifications include: Class I: Historic resources listed in or determined eligible for listing in the National Register of Historic Places, or historic resources listed as contributing resource in a National Register historic district. This Map district is an overlay on all zoning districts. Class II: historic resources determined to be of significance to North Coventry Township as determined by the Historic Commission. Class III: All other historic districts; and
- Establishes guidelines by which proposed changes affecting historic resources are reviewed.

### k. Historic Significance /Heritage

The Borough of Pottstown, one of the earliest industrial centers on the river, is intertwined with America's history of iron and steel production. The resources necessary to make iron were found in abundance in the Pottstown area. John Potts, the founder of Pottstown bought nearly 1000 acres in 1752 near the confluence of the Manatawny Creek and Schuylkill River. Pottsgrove Manor, the ancestral home John Potts, is a significant area historic resource. Sections of Memorial Park were included in John Potts' original land holdings and contained some of the town's first mills. Other historic artifacts and buildings exist in the park area.

Pottstown grew into a major industrial center in the late 19<sup>th</sup> century as is evidenced by its industrial history and by the number of National Register Historic Sites and Districts from this period. Pottstown has two historic districts, the Old Pottstown Historic District and the High Street Historic District, in the downtown area along High Street (See figure 2.4). Through the many fine examples of residential and commercial architecture, each district expresses the distinctive characteristics of Pottstown's historical and cultural heritage. Pottstown historic areas have distinct regulations that are administered by the Borough Historical Architectural Review Board (HARB).

As Pottstown grew as an industrial center, North Coventry developed as well. Two of the earliest rural developments in North Coventry Township included the villages of Pottstown Landing and South Pottstown. Their historical significance centered on their proximity to the Schuylkill Canal. Both communities were primarily residential with some commercial stores. The villages of Cedarville and Kenilworth grew as crossroad villages in the 1800's.

The villages of Pottstown Landing, South Pottstown, Cedarville and Kenilworth, each reflect a mix of architectural styles that give each neighborhood a unique identity. Many of the buildings located within these villages retain a high degree of architectural integrity. Pottstown Landing was designated a National Historic Register Site in 2001.

Perhaps the most important element of the town's heritage is its connection to the environment. Opportunities to allow people to reconnect to their environmental heritage are plentiful at the parks, and the Reconnections plan must take advantage of these opportunities.

Laurel Locks Canal is a significant historic artifact within North Coventry Township. The locks located on Laurel Locks Farm were constructed on the Schuylkill Canal by the Schuylkill Navigation Company in 1824. The owners of Laurel Locks Farm are committed to historic preservation. Public tours of the farm are by appointment.

### I. Existing and Planned Trail and Bike Linkages

Within the study area, a variety of trails exist or are in the planning phase. The Schuylkill River Trail is planned to follow the riverfront through Pottstown Borough. In Pottstown's Keystone Opportunity Zone, a portion of the trail has been recently completed. Upon leaving Pottstown Borough, the Schuylkill River Trail is planned to cross to the Route 422 Bridge into North Coventry Township and continues eastward on the Chester County side of the Schuylkill River.

The Colebrookdale Spur Trail is planned to originate at Riverfront Park in Pottstown and follow the Manatawny Creek north into Berks County. The Riverfront Park Trail will provide access to Hanover Street and various promenades are planned to connect the park with downtown Pottstown and the Montgomery County Community College.

Montgomery County has designated a variety of roads within Pottstown as primary and secondary on-road bike routes. High Street and Charlotte Street are primary on-road bike routes through Pottstown. No state bike routes exist within the project study area.

Two completed trails exist in North Coventry Township. Hanover Trail connects Cedarville Road with South Hanover Street. The other completed trail is located within Kenilworth Park. An "East Link" trail alignment is proposed to connect the Kenilworth Park Trail to the Hanover Trail and provide Township residents with access to the Schuylkill River Trail.

# Physical Inventory and Analysis

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## m. Existing Transportation Routes

The project study area contains two major, limited-access highways – U.S. Route 422 and PA Route 100. High Street in Pottstown Borough and PA Route 724 in North Coventry Township are arterials that provide east-west mobility. Hanover Street provides north-south access through the study area. In North Coventry Township, Laurelwood Road and River Road connect the villages of Pottstown Landing and South Pottstown.

## n. Transportation Service

SEPTA provides regional bus service to Pottstown Borough with its Route 93 bus line, which stops along High Street, downtown Pottstown and Montgomery County Community College. A local transportation service, Pottstown Urban Transit, provides bus service from downtown Pottstown to Coventry Mall and four other routes through Pottstown Borough, West Pottsgrove Township and Lower Pottsgrove Township (See Figure 2.6).



**Route 422.**