
Letters to the Editor

Developers abuse intent of design

About 10 years ago, an American Institute of Architecture Awards Ceremony sponsored a guest speaker introducing a new strategy to revitalize depressed urban economies. It was becoming a critical economic issue to provide better housing opportunities in American cities, as residents of cities were relocating to the suburbs.

This new theory for revitalization was dubbed "Traditional Neighborhood Design." The intent was to create livable downtown communities; second and third storied apartments and condos located over mom and pop shops; tree-lined streets and areas to meet and greet in the neighborhood. This approach would also provide residents with local shopping, alleviating traffic congestion and improving air quality.

Unfortunately, developers have bastardized the TND intent. They are greedily using this urban design to create high-density housing in rural communities. We now have the perfect example of this abuse being applied in Carroll Township between Haar's Drive-In and Logan Park: a TND design called "South Mountain Village."

The plans overdevelop this sensitive area with more than 160 residential units and a strip mall of 13 shops. To address the severe slopes on the property, there are retention walls with over 20-foot drops. Stormwater runoff will contribute to an already stressed floodplain along Dogwood Run. Traffic on Route 15 from Harrisburg Pike to Haar's will have to absorb hundreds of additional vehicles entering from this concentrated design. The intersection at Siddonsburg and Ore Bank roads, along with the junction of Logan Drive on Ore Bank Road will be negatively affected, as well.

The out-of-state developer Powers Brothers are attempting more negative impacts to our public health, safety and welfare than one can count. Throughout the past year their attorney attended every municipal meeting, boldly spouting to our local officials that the developer will get his way in the Pennsylvania courts. We've learned this week that they were right. Please show your support to Carroll Township's Board of Supervisors, who will face many more months of meetings to protect us as best they can from this developer.

Deana Weaver
Carroll Citizens for Sensible Growth