



September 29, 2025

File No. 2025-00271

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final Major Subdivision and Land Development Plan – Review #2
Breckenridge Towers Subdivision and Land Development Plan
Tax Map Parcel Numbers: 15-12-287, 15-12-288, 15-13-1

Dear Mr. Boelker:

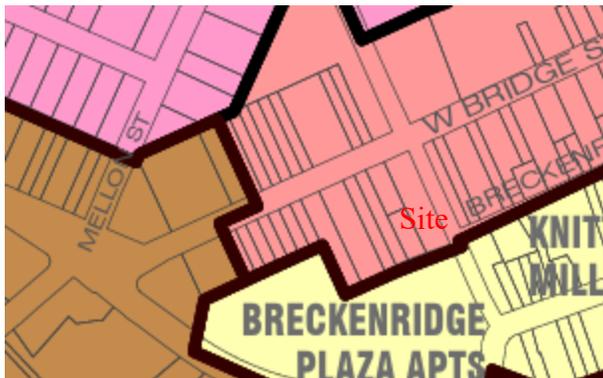
As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Major Subdivision and Land Development plan for Breckenridge Towers, dated January 7, 2024, last revised July 21, 2025, prepared by Carta Engineering for the applicant Collie Construction.

The site, consisting of TMP Nos. 15-12-287, 15-12-288, 15-13-1, is approximately 0.435 acres, and is located in the Town Center (TC) District. TMP No. 15-12-287 contains a single family detached dwelling unit fronting Breckenridge Street (an unopened street) which is proposed to be removed. TMP No. 15-12-288 contains a mixed-use building, with offices and residential units. TMP No. 15-13-1 contains a duplex. The plans propose to consolidate and subdivide TMP Nos. 15-12-287 and 15-12-288 into 5 lots. Lot 1 will contain the existing mixed-use building. The remaining lots will consist of four (4) residential townhouses. TMP No. 15-13-1 will contain six (6) parking spaces in addition to the existing residential dwelling. The site has frontage along Bridge Street, Wheatland Street and Breckenridge Street. The proposed townhouses will front onto Breckenridge Street and will be served with public water and sewer service. The proposed off-site parking spaces will access Wheatland Street.

We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use

- a. As per the Phoenixville Borough Zoning Map, the site is located within the Town Center (TC) District. The site currently contains a mixed-use building consisting of office and residential uses, a single-family detached dwelling, and a multi-family attached dwelling.



- b. The site is surrounded by a mix of residential uses, office uses, and retail and consumer services uses. A portion of the site is located across Bridge Street from a utility use. The site contains a mix of residential and office uses.

2. Compliance with Local, Regional and County Comprehensive Plans

- a. The proposed land use is generally consistent with PRCP 2021, as it “promotes context-sensitive infill development within existing development areas, neighborhoods, and villages,” (page 3.1), and per the Future Land Use Map, the site is designated as the mixed-use.
- b. As per the Future Land Use Map of the *Phoenixville Borough Comprehensive Plan* dated June 2022, the site is categorized as Town Center. The proposed development is generally consistent with the Phoenixville Regional Comprehensive Plan.
- c. The proposed use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018. According to the Landscapes Map (page 30), the site is within a designated Growth Area, an Urban Center, and aligns with the land use patterns of ‘medium to high intensity mixed use redevelopment and infill development,’ (page 34).

3. Use Regulations

- a. As per ZO §27-301.2.C.(1) the proposed residential uses are permitted by right.

4. Dimensional Requirements

- a. ZO Section 27-301.1 provides Infill Development Standards for tract areas and lots less than one acre. The proposed tract area is approximately 0.435 acres.
 - i. As per ZO Section 27-301.1.A.(4), the minimum lot depth, or average lot depth for multi-lot projects, shall equal the median depth of lots on a block face. As indicated on the plans, the minimum lot depth for the Bridge Street block face is 106 feet. The lot depth for Lot 1 is 78.96 feet which is less than the required minimum. The plans should be revised to demonstrate compliance with the requirements of the ordinance, or a variance would be required.

5. Parking

- a. As per ZO Section 27-405.1, “off-street parking shall be provided to meet the demand for the proposed land use. The parking tabulation on Sheet 1 indicates that a total of 18 parking spaces are provided. The parking tabulation on Sheet 1 indicates the required number of parking spaces was calculated, per ITE Parking Generation Report, using 1.23 spaces per unit for existing apartment/office, 1.62 spaces per unit for the existing residential duplex (564 Bridge Street), and 1.62 spaces per unit for the proposed townhouses.
 - i. The plans depict fourteen (14) parking spaces, and four (4) garage spaces, for a total of eighteen (18) spaces. Sheet 3 indicates two (2) parking spaces per townhouse unit will be provided, with one (1) garage space and one (1) parking/driveway parking space for Lot 2, Lot 3, Lot 4, and Lot 5. The plans should be revised to clearly indicate the size of the garage and provide additional information demonstrating the indicated spaces can accommodate parking. Additionally, if the garage area is being used to

meet parking requirements it should be noted that a deed restriction should be provided specifying that the garage space is reserved for vehicle parking.

- b. As per ZO Section 27-405.2, mixed-use projects shall provide parking according to a shared parking analysis that projects parking needs based on the peak hour of parking demand. The plans indicate that 2 parking spaces are allocated for 564 Bridge Street, 8 spaces are allocated for Lot 1, and 2 spaces are allocated for each of the proposed dwelling units (Lot 2, Lot 3, Lot 4, Lot 5).
 - i. It appears that parking spaces allocated for Lot 1 are proposed within Lot 2, Lot 3, and a portion of Lot 4.
 - ii. It appears the parking spaces allocated for Lot 1 are proposed on a portion of 564 Bridge Street, which is located across Wheatland Street from Lot 1.
 - iii. Additional information regarding the shared use of these parking areas (on both sides of Wheatland Street) should be provided to address issues of ownership, maintenance, access, etc.

6. Design Standards

- a. ZO Section 27-401 establishes standards for streets, alleys, and sidewalks. The plans should be revised to demonstrate compliance with the requirements of this ordinance. A variance is requested from the street dimensional standards.
- b. Breckenridge Street is noted to be an unopened street. Additional information should be provided. As per the Carta Engineering Response Letter dated August 11, 2025, the applicant indicates, *"Breckenridge Street was ordained by Borough ordinance, but not improved to standards. It currently exists as a gravel driveway serving the existing dwelling and the rear of twin unit at 578/576 Bridge Street."*

7. Landscape and Buffer Requirements

- a. As per ZO Section 27-401, street trees shall be planted 40 feet OC in the required planting strip. The plans should be revised to demonstrate compliance with the requirements of this ordinance. A variance is requested from the planting strip requirement. This variance is not appropriately noted on Sheet 1.
- b. As per ZO Section 27-406.2.A, off-street parking areas that can be viewed from public streets shall be screened through the use of landscaping, fencing and/or walls. The plans should be revised to demonstrate compliance with the requirements of this ordinance. A variance is requested for the parking spaces on the east side of Wheatland Street.
- c. As per the SALDO Section 22-502.1.(3) requires each freestanding mature tree, tree mass, or woodland on the site be designated "To Remain" or "To Be Removed." Plans should be revised to demonstrate compliance with the ordinance requirements, or a waiver would be required.
- d. As per the Section 25-110 requires that in the erection or repair of any buildings or structure, the builder, contractor, or owner thereof shall place protective barriers around adjacent trees to effectively prevent injury to them. The applicant shall protect trees on adjacent lots from construction activities. Plans should be revised to demonstrate compliance with this ordinance section, or a variance is required.

- e. SALDO Section 22-428.8 requires that all areas of open ground not designated for landscape plantings, walkways, utilities, or parking should be seeded or sodded. Response letter dated August 11, 2025, states “the requirement for seeding or sodding is noted on the landscaping plan”. However, notes do not appear on the Landscape Plan. The plans should be revised to demonstrate compliance with the requirements of this ordinance.
- f. As per SALDO Section 22-502.1.C.(3)(a), trees over six inches in DBH within a tract proposed for subdivision or land development shall not be removed unless any of the following conditions exist: immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees. A waiver is being requested for the removal of eleven trees with a diameter of 6-inches or greater.
 - i. The plan proposes the removal of a “tree cluster” located at the intersection of Breckenridge Street and Wheatland Street but does not provide any information regarding the DBH of these trees.
 - ii. A site visit conducted February 26, 2025, revealed that there are multiple mature trees located on the site, which are not indicated on the plans. The plans should be revised to show the location and size of these trees.
 - iii. The applicant is proposing to remove thirteen (13) mature trees with a total of two-hundred-thirty-six caliper-inches. We recommend the applicant provide replacement trees or a fee-in-lieu, at the Borough’s discretion.



Mature trees are located on site. View of site from Breckenridge St.

8. Pedestrian Circulation

- a. As per SALDO Section 22-419, “sidewalks shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas.” The plans propose the construction of a sidewalk along Wheatland Street, which would connect to the existing concrete sidewalk. A site visit conducted February 26, 2025, indicated that the existing sidewalk

has cracks and may not be accessible or in compliance with ADA standards. The Borough may want to consider the replacement of the deteriorating sidewalk.



Concrete sidewalk along Lot 1. View of site from Wheatland Street.

A detailed response letter addressing the above noted comments and any changes to the plan should be included with future submissions. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

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