



February 28, 2025

File No. 2024-00512

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

Reference: Preliminary/Final LD Plan - Second Plan Review
133-137 High Street Lot Consolidation
Tax Map Parcel Number: 15-9-519 and 15-5-520

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development plan for 133-137 High Street, dated March 22, 2024, revised February 20, 2025, prepared by Hopkins and Scott Inc. The site consists of TMP 15-9-519 and 15-9-520, totaling approximately 0.119 Acres, and is in the Neighborhood Center (NC) District. The site has road frontage along High Street. The Preliminary/Final lot consolidation and land development plan propose a lot consolidation, demolition of two (2) existing attached structures containing three (3) interconnected dwelling units, the construction of a new building with a total of sixteen (16) bedrooms for short-term housing and proposed pedestrian improvements. The site will be served with public water and public sewer.

We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use
 - a. The existing land use is residential. The site consists of two (2) existing attached 2-story buildings fronting High Street, with landscaping in the rear of the site.
 - b. The site is surrounded by residential and Institutional use. To the west and south across High Street is Institutional use. To the north and east is residential use.
2. Compliance with Phoenixville Regional Comprehensive Plan (PRPC) 2021 and Chester County Comprehensive Plan
 - a. The proposed land use is generally consistent with PRCP 2021, as it “concentrates growth within established development zones” and cooperating regionally, “counteracts the various pathologies of sprawl”.
 - b. As per the Future Land Use Map of the *Phoenixville Regional Comprehensive Plan* dated 2021, the site is categorized as High Density Residential. The proposed land use of the development is generally consistent with the Phoenixville Regional Comprehensive Plan.
 - c. The proposed land use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018, as it concentrates growth in the most appropriate areas and calls for reinvestment in urban centers with a diversified mix of land use.
3. Use Regulations
 - a. As per ZO §27-301.2. C (1), the proposed short-term rooming house use, while not specifically defined or regulated, is permitted by-right in the Neighborhood Center District in as much that general Residential Uses are. The plan’s zoning chart lists area and design criteria that matches for Attached Infill Buildings, as seen in 27-305, the District Specifications for Neighborhood Center District.

4. Landscape and Buffer Requirements/Lighting

- a. As per ZO §27-601.2 (A), outdoor lighting shall be required for safety, and personal security for uses that operate during hours of darkness, including residential developments.

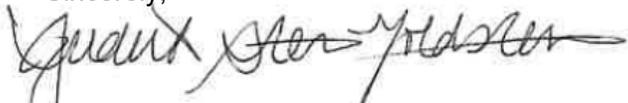
As per a Hopkins & Scott, Inc. Response Letter dated February 11, 2025, the applicant has *“Added basic ceiling and wall mounted lights on building. The 2 light wall mounted lights along the western property line sidewalk will be motion sensors. The rest will be normal operating lights with internal switches. No illumination levels will be shown. 15 watt wall mounted lights. Ceiling lights not detailed. Ceiling lights will not impact illumination levels for this site. This is an architectural detail.”*

ZO §27-601.4 establishes lighting provisions regarding illumination levels, lighting fixture design, control of glare, and installation and maintenance. The plans should be revised to include appropriate notes, details and specifications demonstrating compliance with the requirements of this ordinance.

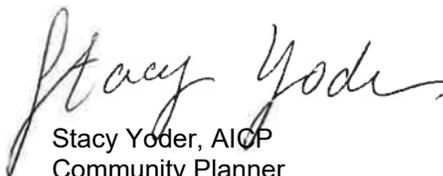
- b. As per SALDO §22-502.1.A., a landscape plan prepared by a certified landscape architect is required for all subdivisions and land developments. A waiver is being requested.
- c. The driplines for the trees to remain, located to the rear of the building, appear to be symbolic and may not adequately show the full extent of the required tree protection zone. In a response letter, from Hopkins & Scott, Inc. dated February 11, 2025, it is indicated that *“...the trees will be saved during construction. If any roots present, cut back 2’ from the back of proposed wall. No construction equipment within 10’ from the base of any tree. Any tree damaged during construction will be replaced.”* Notes have been added to the plans. However, these notes are not sufficient to adequately protect the trees during construction. Additional site-specific protection measures should be specified by an appropriate professional. Construction damage to trees is often due to soil compaction in the critical root zone and the damage is not often evident until well after construction has been completed. Additional protection measures are necessary to ensure the survival of the trees proposed to remain. The plans should be revised accordingly.

In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each comment has been satisfactorily addressed. If you have any questions or require additional information, please contact me.

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

- cc: David Boelker, Director of Planning and Code Enforcement/Zoning Officer
E. Jean Krack, Borough Manager
Kelly Getzfread, Assistant Borough Manager
Scott Denlinger, Borough Solicitor
Owen Hyne, Borough Engineer
Andrew Miller, Hopkins & Scott, Inc.