



December 5, 2023

File No. 2023-02023

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

Reference: 785A Starr Street Preliminary/Final Land Development - Fourth Plan Review
Tax Map Parcel Number: 15-14-279.1

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development plans for 785A Starr Street, dated February 2, 2023, with latest revision date of November 20, 2023, prepared by Edward B. Walsh & Associates. The site consisting of TMP 15-14-279.1 is approximately 3.76 acre and is in the Corridor Development District (CD). The Preliminary/Final plan proposes to construct a new 8,800 SF commercial retail building, with parking and other site improvements on the existing grass pad fronting Starr Street.

We offer the following comments for your consideration. A prior review had been issued for a Preliminary/Final Land Development submission issued on October 5, 2023. This is the fourth review of the Preliminary/Final Plans. Any previous comments, which have been addressed, are removed and any **new comments are in bold**.

1. Existing Conditions and Surrounding Land Use

- a. The site is currently vacant, in the area of the proposed development, with existing retail and parking making up the remainder of the property.
- b. The site is surrounded by retail, institutional and residential uses. To the north across the entrance drive to the shopping center is an institutional use (Grace Bible Church) and retail use. To the east across Valley Road borders Schuylkill Township with residential use. To the south is retail and institutional use with multi-family residential use across Nutt Road and single-family residential use across Starr Street to the west.

2. Consistency with Phoenixville Regional Comprehensive Plan (PRCP 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 Mixed Use. 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. Landscape and Buffer Requirements

- a. As per SALDO §22-428.1.A., the landscaping plan shall be prepared by a certified planting professional (landscape architect, arborist, horticulturalist, urban forester or other recognized professional in the field of landscape design and maintenance. Plans should be revised to demonstrate compliance with the requirements of the ordinance, or a waiver would be required. **The response indicates that ‘the plan preparer is a certified Landscape Architect, and their seal will be added to the plans for recordation.’**

4. Natural Resources

- a. As per SALDO §25-110.1.A and B, protecting trees during construction shall apply to adjacent trees, including reconstruction of parking lots. To the extent possible all trees within the limit of disturbance shall be preserved and the loss or damage to trees existing on-site which are to remain shall be protected by a six-foot high tree protection barrier to prevent encroachment into the tree protection zone (TPZ), extending to the dripline of the tree. An existing tree borders the site to the south.

Tree protection fencing is required to be placed at the dripline of the tree or one inch of DBH equals one foot of TPZ radius, whichever is greater to demonstrate compliance with this section of the ordinance (§25-110 (2) (a)). A tree shall be considered preserved if there is no disturbance within the Tree Protection Zone (TPZ).

A waiver has been requested to allow the tree protection fencing to be installed at a distance from the tree trunk that is less than the required.

A note should be added to the plans to comply with §25-110 (8), “should any tree on the development site not scheduled to be removed be damaged during site development or building construction activities to the extent the tree will not survive, the tree shall be removed by the developer, and developer shall plant three (3) replacement trees planted at a minimum of one inch caliper in size.”

Additionally, the tree protection fence detail (Sheet 8 of 12) should be corrected to show a 6-foot-high fence to demonstrate compliance with §25-110B.(2)(b) of the ordinance.

5. General Observations

- a. 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 do not hesitate to contact me by phone at 610 587-8811 or by email ablank@gilmore-assoc.com.

Sincerely,



Adrienne L. Blank, R.L.A., ASLA
Landscape Architect
Gilmore & Associates, Inc.

ALB/sl

cc: Owen Hyne, P.E., C.E.A., Remington & Vernick Engineers (Owen.Hyne@rve.co)