



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 18, 2023

File No. 2023-06019

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

Reference: 34 S. Main Street Lofts Preliminary/Final Plan - Second Plan Review
Tax Map Parcel Number: 15-09-336

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary Plan for 34 S. Main Street Loft Apartments, dated June 6, 2023, prepared by GHC Architects, LLC. The site consists of TMP 15-09-396, is approximately 0.143 acre and is in the (TC) Town Center District. The project proposes interior renovations to existing three-story buildings on site, adding twenty-two (22) apartment units to the second and third floors. The two (2) existing ground level retail spaces (3,877 Gross SF) facing Main Street and Church Street will remain the same.

The plan has received conditional approval by Borough Council, based on Conditions of Approval 2.C. listed in Resolution No. 2021-45, dated December 14th, 2021; "Compliance with all comments and conditions set forth in the Ray Ott & Associates review letter (1st Review) dated September 20th, 2021, shall apply."

All comments and conditions set forth in the Borough Planner's review letter dated September 20, 2021, have 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,

A handwritten signature in cursive script that reads "Adrienne L. Blank".

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

ALB/si

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