

ENVIRONMENTAL IMPACT ANALYSIS

Main Street Lofts 3

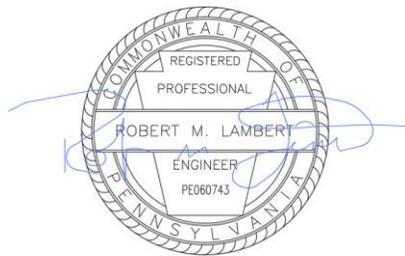
34 S. Main Street
Phoenixville Borough, Chester County

Date: August 23, 2023

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Prepared By:
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Site Engineering Concepts, LLC
P.O. Box 1992
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PROJECT NARRATIVE

The Owner/Applicant proposes to renovate an existing three-story building and construct an addition on the 2nd and 3rd floors. The below analysis is provided sequentially meeting the Borough of Phoenixville's Subdivision and Land Development Ordinance requirements.

Per Section 22-601.1.A. -

An encroachment map which illustrates 1) all natural features, including slopes in excess of 8%, floodplain and floodway areas, wetland, trees and wooded areas, rock outcroppings, swales and gullies collecting concentration of water runoff, and 2) a regrading plan which illustrates all disturbances of the identified natural feature areas. The amount of each natural feature disturbed shall be indicated and illustrated on the encroachment map.

An Encroachment Map meeting these requirements is provided in **Appendix C** of this Analysis. None of the following were identified within the subject property; slopes in excess of 8%, floodplain and floodway areas, wetland, trees and wooded areas, rock outcroppings, swales and gullies collecting concentration of water runoff. A regrading plan is provided in **Appendix D**. No regrading is proposed.

Per Section 22-601.1.B. -

A map narrative of the geologic, topographical, soil and hydrological characteristics of the site.

The site is underlain by the Stockton Formation per eMapPA. The site consists entirely of urban developed land that is managed by the Borough of Phoenixville's Ms4 stormwater conveyance system. The site generally slopes east to west along church street and south to north along south main street.

Per Section 22-601.1.C. -

A map and a narrative identifying the biological resources of the tract, including vegetation and wildlife.

The site is entirely paved except for four shade trees within the pedestrian walkway. Refer to the biological resource map (**Appendix E**) which notes the locations of the existing trees. The existing trees will be protected during the construction of the proposed development. The subject site is not known to be a habitat for any wildlife.

Per Section 22-601.1.D. -

A narrative of the historic resources of the site.

Refer to the Historical Resource Narrative provided in **Appendix A**.

Per Section 22-601.1.E. -

A map locating any hazardous waste sites located on the site, along with a narrative describing the type of wastes involved, the potential impact of these wastes on the surrounding environment, animal and plant life, the proposed method of removing and/or containing these wastes, and the related approvals and permits from the relevant agencies.

The project site does not contain any hazardous waste sites. A map of the project site is provided in **Appendix F**.

Per Section 22-601.1.F. -

A map and narrative of the visual resources of the site.

Refer to the Viewshed Analysis provided in **Appendix B**. The visual resource map is provided in **Appendix G**.

Per Section 22-601.1.E. -

All potential impacts on this site from the proposed development, and measures to mitigate the adverse effects.

As discussed in prior sections and within Appendices A&B, the proposed building renovation will intend to preserve the existing historical character and viewshed of the property while minimizing external disturbance.

APPENDIX A – HISTORICAL RESOURCES
NARRATIVE

3GHC ARCHITECTS, LLC

189 W. LANCASTER AVENUE
PAOLI, PENNSYLVANIA 19301
Ph 610.543.7881
Fx 610.543.7882

August 17, 2023

Historic Resource Narrative

The original 3 story building was finished construction in 1868 by the Freemasons as their Phoenixville Masonic Hall. The first floor consisted of commercial retail spaces and the second and third floors were the meeting rooms for the freemasons. The building operated in this manner until the last 10 years or so. The building is located within the historic district of Phoenixville.

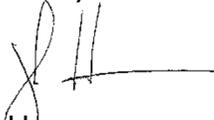
The current owners intend to renovate the second and third floors and convert them to 22 apartments. The apartments will be (1) one bedroom loft style apartments taking advantage of the buildings tall ceiling heights.

Since the building is located within the historic district of Phoenixville, many of the original building's features have been preserved and the owners intend to continue to preserve the building's exterior as much as possible. The exterior plaster finish will be carefully cleaned and repaired. All of the windows on the second and third floors were covered with vinyl siding many years ago, the owners intend to remove the vinyl siding and repair and paint the existing windows. One of the fire escapes will be removed and the doors will be converted back to a new window that matches the existing windows.

The interior spaces will also preserve many of the interior finishes/materials including the interior wood trim and wood floors throughout as much as possible.

Once completed, this project will continue to allow the building to be a historic resource to the community and historic district.

Respectfully Submitted,



John Hasson
Principal

APPENDIX B – VIEWSHED ANALYSIS

3GHC ARCHITECTS, LLC

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PAOLI, PENNSYLVANIA 19301
Ph 610.543.7881
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August 17, 2023

Viewshed Analysis

The original 3 story building was finished construction in 1868 by the Freemasons as their Phoenixville Masonic Hall. The first floor consisted of commercial retail spaces and the second and third floors were the meeting rooms for the freemasons. The building operated in this manner until the last 10 years or so. The building is located within the historic district of Phoenixville. The neighboring buildings are all within the historic district of Phoenixville. While, many of the historic buildings were constructed in various historic styles, they all coexist with visual harmony as a historic district.

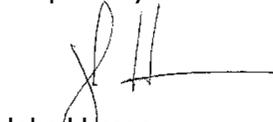
The current owners intend to renovate the second and third floors and convert them to 22 apartments. The apartments will be (1) one bedroom loft style apartments taking advantage of the buildings tall ceiling heights.

The building is constructed with thick stone masonry walls covered with plaster stucco finish. The building has brownstone quoins that extend from the ground to the eaves of the roof. The quoins are on all four corners of the building. The first-floor commercial spaces have typical glass storefronts with decorative wood trim and a mansard roof with decorative curved corbel brackets typical for the period. The upper floor windows are all original, sometime in the past the owners covered the windows with wood siding. The windows are very large double hung wood radius top windows with sunburst mullion pattern, very typical for the period. The roof is a wood truss hip roof with 30-inch overhangs decorated with curved corbel brackets on all four sides.

Since the building is located within the historic district of Phoenixville, many of the original building's features have been preserved and the owners intend to continue to preserve the building's exterior as much as possible. The exterior plaster finish will be carefully cleaned and repaired. All of the windows on the second and third floors were covered with vinyl siding many years ago, the owners intend to remove the vinyl siding and repair and paint the existing windows. One of the three fire escapes will be removed, and two of the doors will be converted back to new windows that match the existing windows. The eaves of the roof have sustained some deterioration over the years and the owners intend to repair the fascia boards and repaint the wood trim.

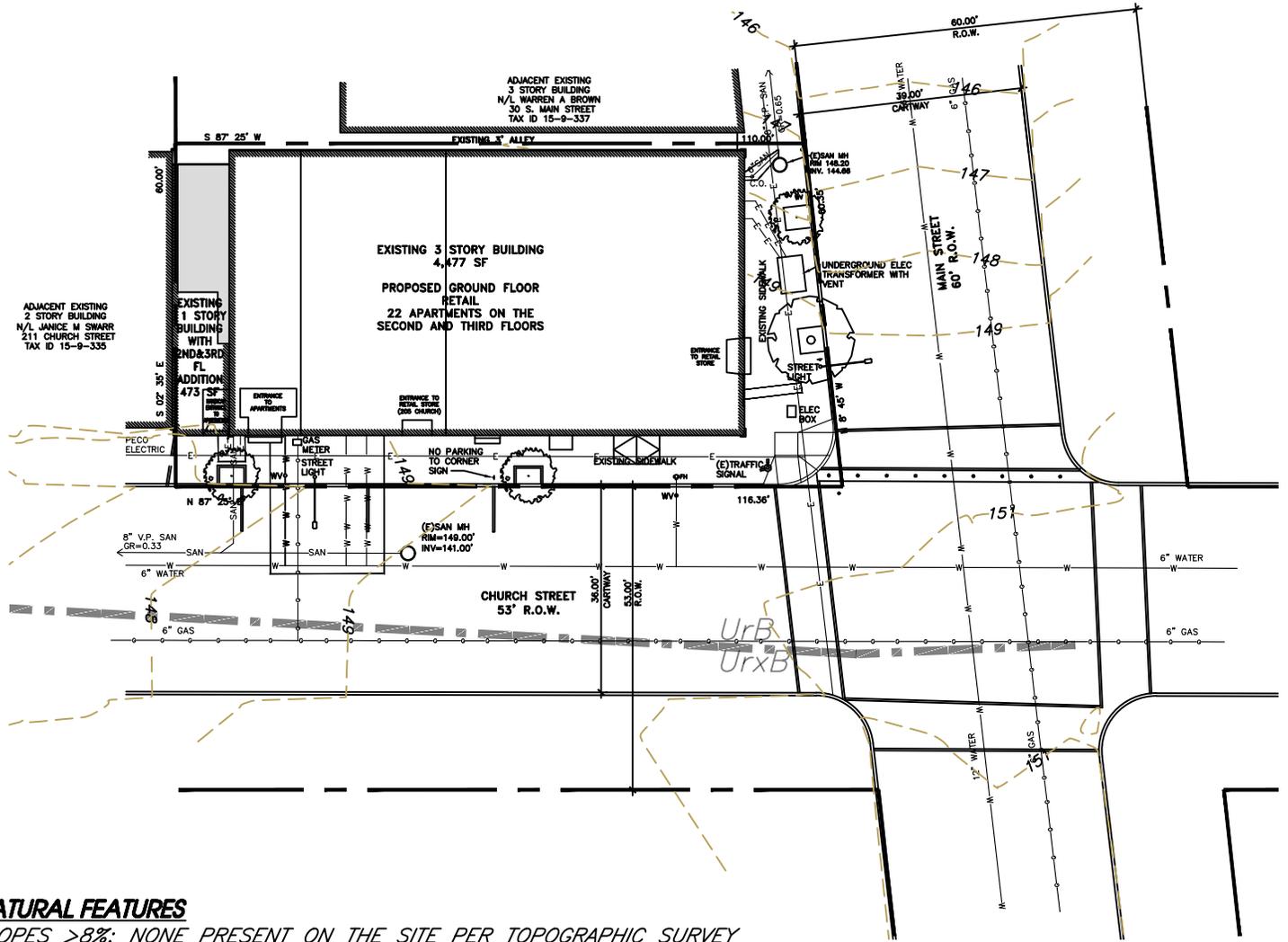
Overall, the project will enhance the visual impact of this building within the neighborhood.

Respectfully Submitted,



John Hasson
Principal

APPENDIX C – ENCROACHMENT MAP



NATURAL FEATURES

SLOPES >8%: NONE PRESENT ON THE SITE PER TOPOGRAPHIC SURVEY

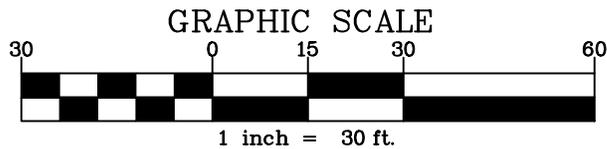
FLOODPLAIN & FLOODWAY AREAS: NONE PRESENT ON THE SITE PER FEMA FLOOD MAP 42029C0060G LAST REVISED 9/29/17

WETLANDS: NO WETLANDS WERE IDENTIFIED ON THE PROPERTY PER TOPOGRAPHICAL SURVEY AND THE NATIONAL WETLAND INVENTORY AS OF 6/14/23.

TREES AND WOODED AREAS: THERE ARE NO WOODED AREAS LOCATED IN OR AROUND THE SUBJECT PROPERTY. FOUR SHADE TREES VARYING IN CALIPER ARE LOCATED WITHIN THE PEDESTRIAN WALKWAY.

ROCK OUTCROPPINGS: NONE IDENTIFIED.

SWALES AND GULLIES: NO SWALES OR GULLIES ARE LOCATED ON THE SUBJECT PROPERTY.



PLAN PREPARED FOR:

MAIN STREET LOFTS 3
 34 S. MAIN STREET
 PHOENIXVILLE, PA 19460

PHOENIXVILLE BOROUGH CHESTER COUNTY PENNSYLVANIA

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC
 P.O. BOX 1992
 SOUTHEASTERN, PA 19399

P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

NUM.	DATE	REVISION

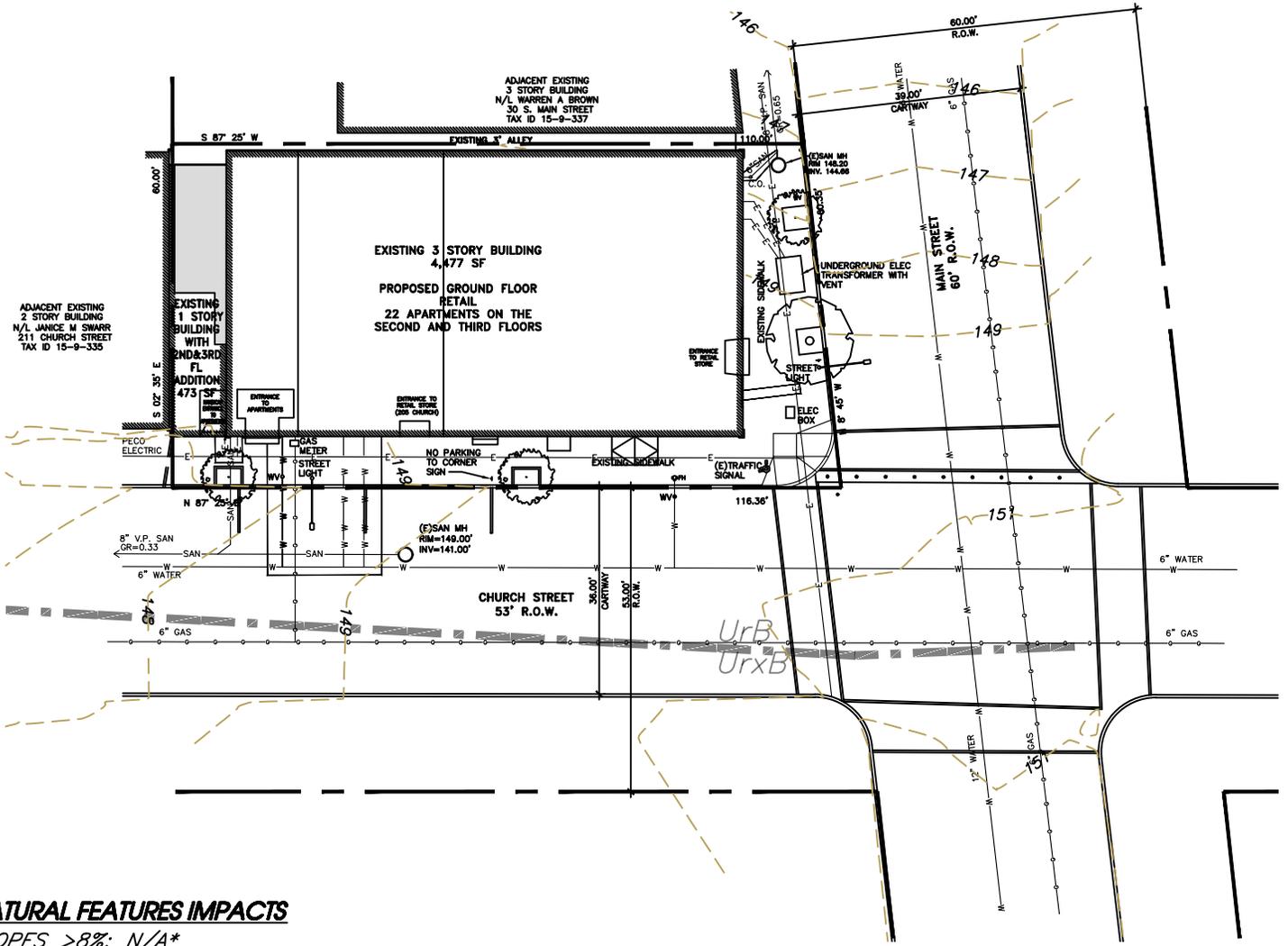
DATE: AUG 23, 2023

ENCROACHMENT MAP

SHEET
 1 of 1

SCALE: 1"= 30'

APPENDIX D – REGRADING PLAN



NATURAL FEATURES IMPACTS

SLOPES >8%: N/A*

FLOODPLAIN & FLOODWAY AREAS: N/A*

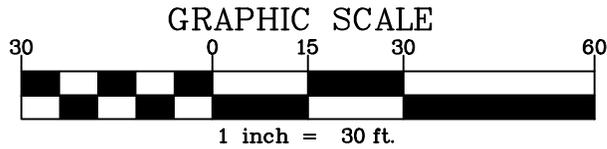
WETLANDS: N/A*

TREES AND WOODED AREAS: THE FOUR EXISTING SHADE TREES WILL BE PROTECTED DURING THE CONSTRUCTION.

ROCK OUTCROPPINGS: N/A*

SWALES AND GULLIES: N/A*

*NONE IDENTIFIED THROUGH SITE INVESTIGATION. REFER TO THE ENCROACHMENT MAP FOR DETAILS.



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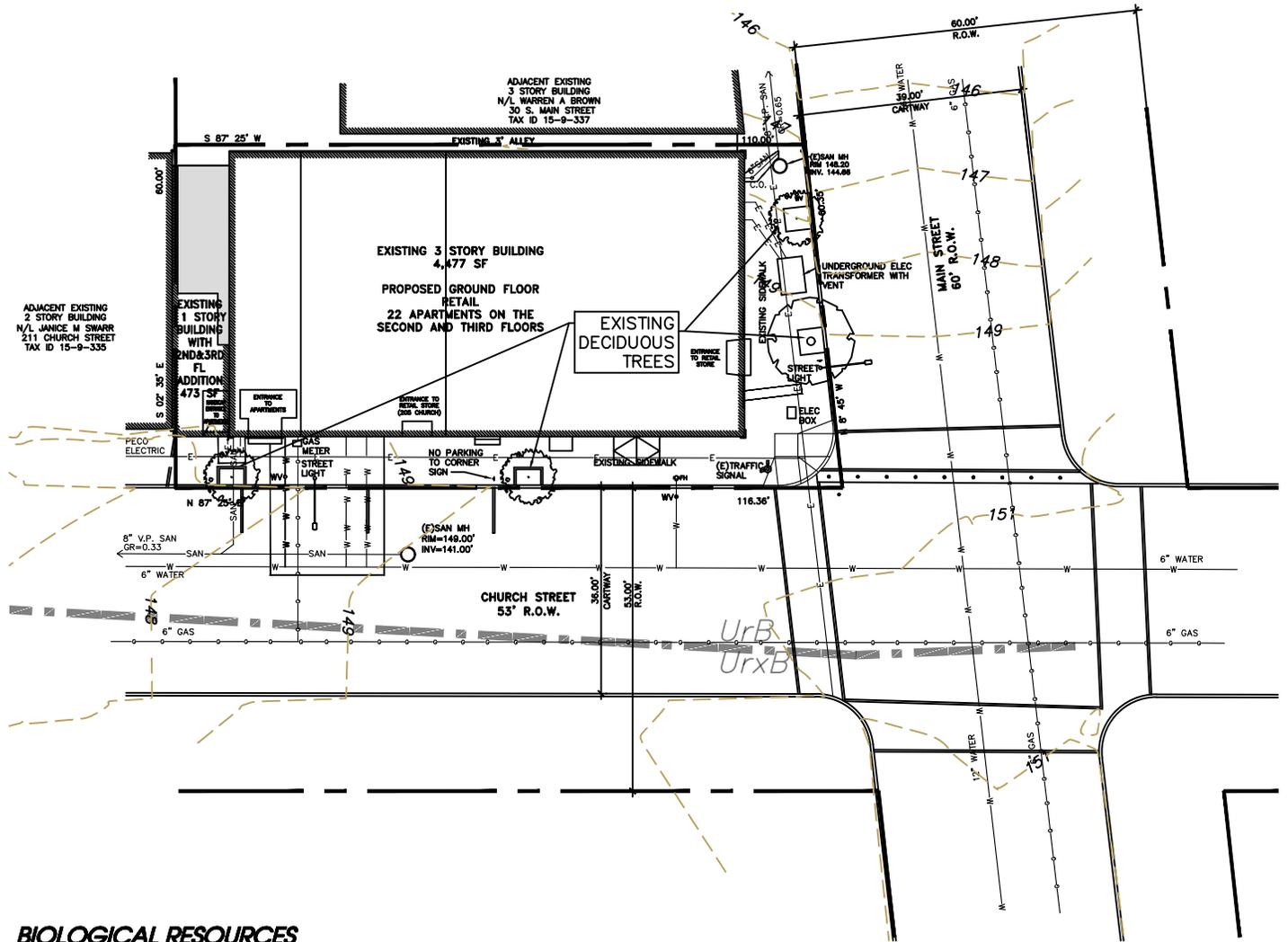
REGRADING PLAN

SHEET
 1 of 1

SCALE: 1"= 30'

DATE: AUG 23, 2023

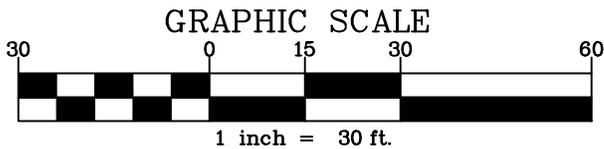
APPENDIX E – BIOLOGICAL RESOURCE MAP



BIOLOGICAL RESOURCES

WILDLIFE: THE PROJECT SITE IS NOT KNOWN TO BE A HABITAT OF ANY WILDLIFE

VEGETATION: THE FOUR EXISTING SHADE TREES WILL BE PROTECTED DURING THE CONSTRUCTION.



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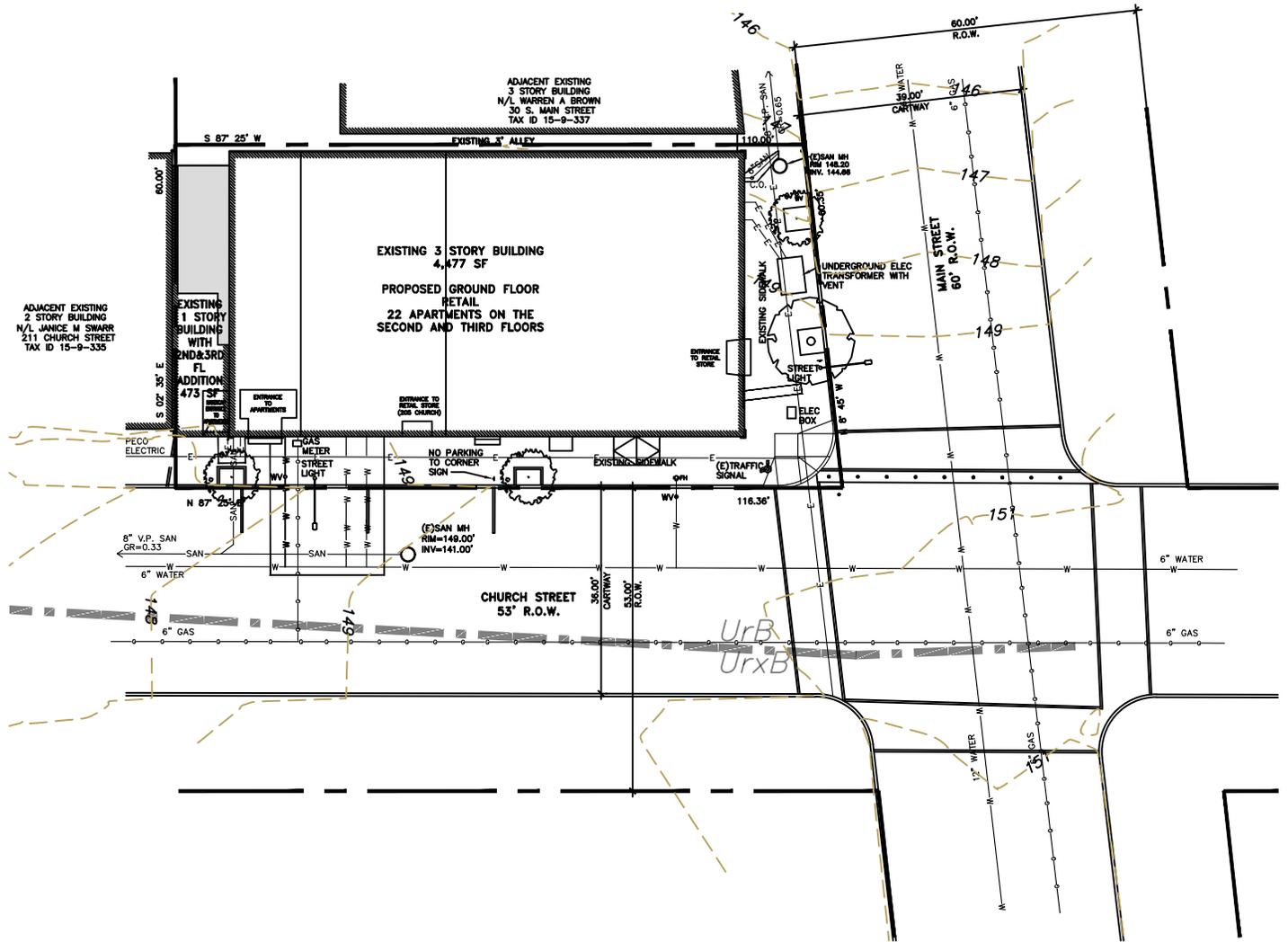
**BIOLOGICAL RESOURCE
 MAP**

DATE: AUG 23, 2023

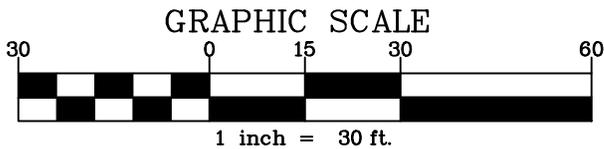
**SHEET
 1 of 1**

SCALE: 1"= 30'

APPENDIX F – HAZARDOUS WASTE SITES MAP



NOTE: NO HAZARDOUS WASTE SITES HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY.



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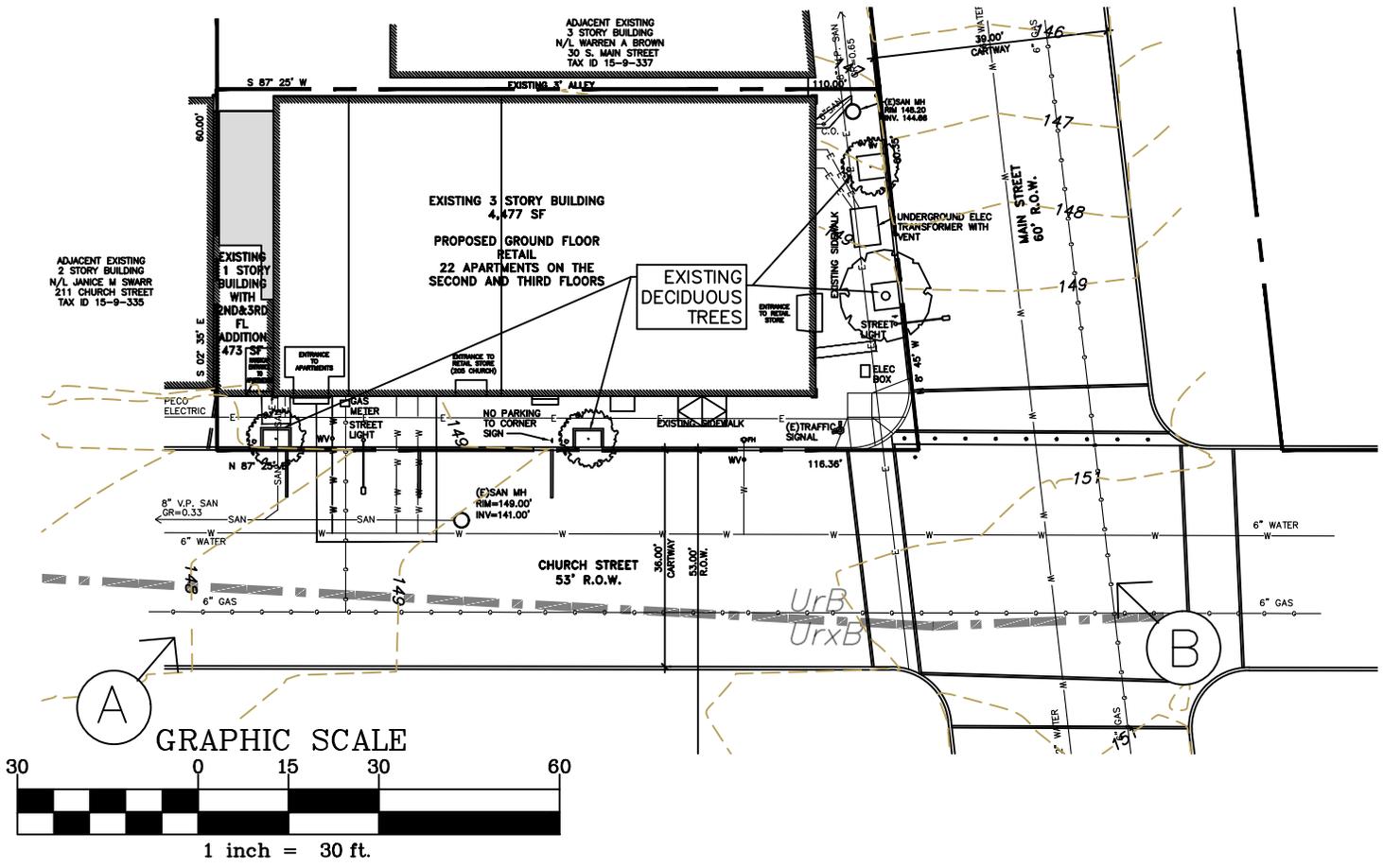
**HAZARDOUS WASTE
 SITES MAP**

DATE: AUG 23, 2023

**SHEET
 1 of 1**

SCALE: 1"= 30'

APPENDIX G – VISUAL RESOURCE MAP



VIEW A



VIEW B

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VISUAL RESOURCE MAP

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SHEET
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