



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 3, 2022

File No. 2021-12003

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

Reference: Final Land Development Plan Review - 7th Review
Steelworks
Tax Map Parcel Number: 15-9-82 to 15-9-90

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Final Land Development application for Steelworks. The site, consisting of T.M.P. No. 15-9-82, to 15-9-90 is approximately 5.73 acres and is in the TC-Town Center Zoning District. The applicant proposes a large building complex fronting Bridge Street with first floor retail space and upper floor apartments/condominiums with 375 units. The project site is served by public water and sewer.

We offer the following comments for your consideration:

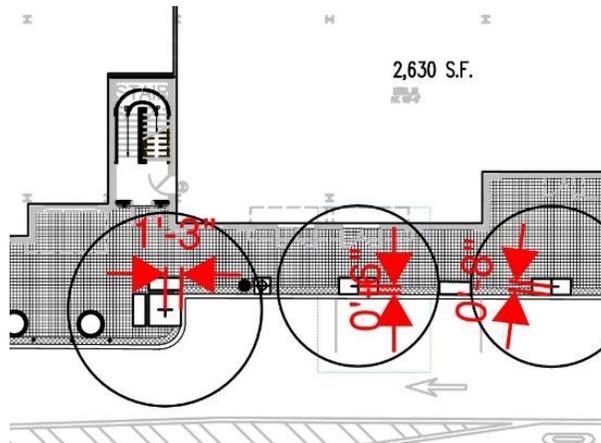
1. Open Space

- a. As per SALDO 22-500.3.A(1), in residential developments proposed to contain twenty (20) or more dwelling units, the Borough Council may require the applicant set aside one acre per 20 units or fraction thereof for open space and recreational purposes. The Borough Council may require that portions of a subdivision be set aside for parks, playgrounds, or other public uses. Based on the 375 dwelling units proposed, 18.75 acres may be required to be set aside for open space and recreational purposes. Future submissions should be revised to demonstrate a statement of intent, for the applicant to either propose alternatives to the dedication of park and recreational lands, or Fee in Lieu of Open Space.

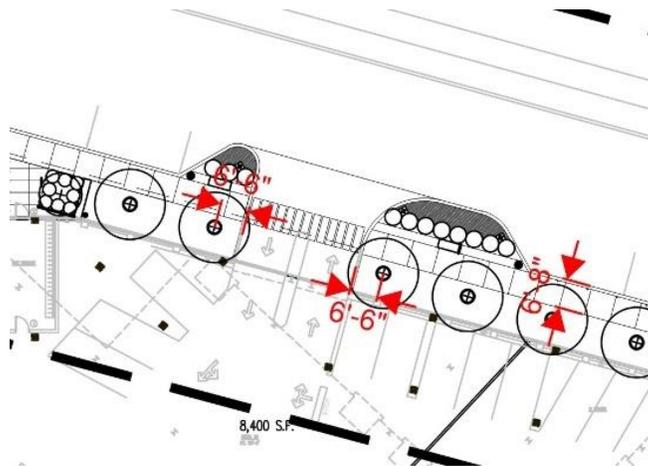
2. Landscape and Buffer Requirements

- a. As per SALDO 22-502(a), applicants shall submit a landscaping plan as part of the preliminary plan submission, prepared by a certified planting professional (landscape architect, nurseryman, horticulturalist, or urban forester). The Landscape/Hardscape Plan 1-4 appears to be sealed by an engineer. Future submissions should be revised to demonstrate compliance with this requirement, or a waiver would be required.
- b. As per Tree Manual, section 8.00.A.4(b), tree planting diversity goals indicates that no single species shall make up more than 10% of planting populations. The landscape plan proposes sixteen (16) Ginkgo Biloba out of twenty-nine (20) total proposed trees, or 55% of the tree population are proposed to be one tree species. Tree species should be diversified to comply with this requirement, or relief would be required.
- c. As per Tree Manual, section 8.00.B.1(c)1, large trees, defined per the Phoenixville Tree manual as attaining a height of forty-five (45) feet or more with spread of thirty (30) feet or more, shall be planted at

least 2-1/2 ft away from concrete curb, and sidewalk. The proposed street trees appear to be planted less than 2-1/2 ft away from sidewalk and concrete curb. Tree grate should be enlarged to accommodate this requirement, where feasible, or relief would be required.



- d. As per Tree Manual, section 8.00.C.2(b), no tree shall be planted with-in ten (10) feet of the access drive for any non-residential building or off-street parking lot. Proposed trees appear to be planted less than 10 feet from the access drive to the parking areas along the Hall Street extension. Future submissions should be revised to comply with this requirement, or relief would be required.



- e. As per Tree Manual, section 9.00B, when planting any tree surrounded by sidewalk, or other impervious surfaces, a tree shall be planted in a concrete or other planting cutout no smaller than five (5) feet long by five (5) feet wide, with large tree cutouts to be planted if possible 6 feet long x 6 feet wide. Proposed trees appear to be planted in a 2'.6" x 6' planting cut-out and a 5x5 foot cutout. Tree grate should be enlarged to accommodate this requirement or relief would be required.

3. General Comments

- a. A bus shelter at the existing bus stop at Bridge Street and Church Street is recommended per page 9 of the Transportation Impact Analysis. Clarification is needed regarding any future bus stops proposed.
- b. Planting details should be provided per the Phoenixville Tree Manual Appendix C Planting Details.

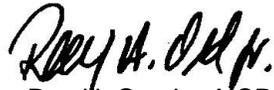
- c. Correct spelling in large note on Sheet 10.
- d. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each comment has been satisfactorily addressed.

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.
Landscape Architect
Gilmore & Associates, Inc.



Ray H. Ott, Jr., AICP
Ray Ott & Associates

cc:

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