



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 14, 2024

File No. 2023-09018

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

Reference: Preliminary/Final LD Plan - Fifth Plan Review
123 Main Street
Tax Map Parcel Number: 15-9-527

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development plan for 123 Main Street, dated September 6, 2023, revised July 17, 2024, prepared by InLand Design, the Market Analysis, dated January 8, 2024, prepared by Schock Group LLC and the Community and Fiscal Impact Analysis dated April 10, 2024, prepared by Schock Group LLC. The site consists of TMP 15-9-527, is approximately 0.343 Acres and is in the Residential Infill (RI) District. The land development plan proposes to renovate the "Former Borough Civic Center" into a multi-family building with eighteen (18) single-bedroom apartment dwellings units, including two (2) accessible units, an addition to the existing structure for a proposed stair tower, associated parking, and site improvements. The site will be served with public water and public sewer.

The plan has received conditional approval by Borough Council per Resolution No. 2024-05, dated January 9, 2024; "Compliance with all comments and conditions set forth in the Borough Planner's review letter dated December 7, 2023, shall apply."

The plans have been revised to address all planning and zoning comments.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Judith Stern Goldstein".

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

JSG/sl

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