



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 12, 2024

File No. 2023-06003

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

Reference: Phoenix Crossing Redevelopment Preliminary/Final LD Plan – Fourth Plan Review
99 Bridge Street
Tax Map Parcel Number: 15-9-157

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information with regards to the Preliminary/Final Land Development plan for Phoenix Crossing dated August 21, 2023, with a revision date of **February 27, 2024**, prepared by T & M Associates and the Impact Statement for 99 Bridge Street dated November 20, 2023, last revised **February 16 2024**, prepared by David C. Babbitt & Associates, LLC and the Environmental Impact Statement for Phoenix Crossing Development dated November 20, 2023, **last revised February 16, 2024**. The site consisting of TMP 15-9-157.1 is approximately (3.93 acre) and is in the Mixed-Use Growth (MG) District. The land development plan proposes to retrofit the vacant bank offices (35,000 SF) on a four (4)-story commercial office building on floors 2-4 into twenty-three (23) total residential apartment units that includes renovating the first-floor commercial space to include two (2) residential apartment units and commercial/retail use. The existing parking lot will be utilized to supply parking for all uses, solid waste storage and upgraded EV-ready and functional EV parking spots, along with site improvements.

The plan has received conditional approval by Borough Council per Resolution No. 2024-03, dated January 11, 2024; "Compliance with all comments and conditions set forth in the Borough Planners' review letter dated December 5, 2023, shall apply."

All comments and conditions set forth in the Borough Planner's review letter dated December 5, 2023, 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/sl

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