



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 6, 2023

File No. 2021-12002

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

Reference: Preliminary/Final Subdivision and Land Development - **Eight Plan Review**
Trieste Development
Tax Map Parcel Number: 15-1-0, 15-1-16, portion of 15-4-50

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the preliminary/final Subdivision and Land Development application for Trieste Development prepared by BL Companies, plan dated September 9, 2021, **revised July 25, 2023**. The site, consisting of T.M.P. No. 15-1-0, 15-4-50 and 15-1-16 is approximately 16 acres and is in the MG-Mixed Use Growth zoning district. The applicant proposes the reconfiguration of two existing lots to accommodate the existing cemetery and the proposed townhouse development. The development plan proposes the construction of 56 townhomes (single-family attached) and 132 Stacked Townhomes (multi-family), new road, 588 parking spaces and 4.61 acres of public open space and 0.38 acres of private open space. This project also provides a trail connection between the existing Schuylkill River Trail and Filmore Street and Township Line Road. The project site is served by public water and sewer.

This plan has received conditional approval by Borough Council per Resolution No. 2022-32, dated September 13, 2022, "Compliance with all comments set forth in the Borough's Planner's review letter dated July 7, 2022, shall apply."

All comments and conditions set forth in the Borough's Planner's review letter dated June 6th, 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,

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

ALB/sl

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