



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

March 12, 2024

File No. 2023-03016

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

Reference: 197 Bridge Street Expansion- Bridge & Main, LLC Preliminary/Final Plan - Fourth Plan Review  
Tax Map Parcel Number: 15-09-160

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regards to the Preliminary/Final Land Development Plan Set for Bridge and Main, LLC prepared by SITE Engineering Concepts, LLC, and architectural plans dated July 3, 2023, with latest revision date **February 16, 2024** prepared by Brent Zerr Drafting & Design and the Community Impact Fiscal Impact and Market Analysis dated November 27, 2023, **updated February 14, 2024** prepared by EH Creative Service LLC. and the Environmental Impact Analysis dated October 18, 2023, prepared by Site Engineering Concepts, LLC. The site consisting of TMP 15-09-160, is approximately 0.124 acre and is in the (TC) Town Center District. The project proposes interior renovations and additions to existing three-story buildings on site, adding eight (8) residential units. A new fourth floor is proposed to be constructed above 193 and 195 Bridge Street and a new partial second and third floor addition is proposed to be constructed in the rear of 193 and 195 Bridge Street, visible from Main and Price Street. The existing commercial use and residential use with five (5) units will remain the same.

The plan has received conditional approval by Borough Council per Resolution No. 2023-46, dated December 12, 2023; "Compliance with all comments and conditions set forth in the Borough Planners' review letter dated November 1, 2023, shall apply."

All comments and conditions set forth in the Borough Planner's review letter dated November 1, 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](mailto:ablank@gilmore-assoc.com).

Sincerely,

A handwritten signature in black ink 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](mailto:Owen.Hyne@rve.co))