



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 3, 2025

File No. 25-01091

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

Reference: Preliminary/Final Subdivision Plan - First Plan Review
800 W Bridge Street
Tax Map Parcel Number: 15-12-234

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Subdivision plan for 800 W Bridge Street, dated September 22, 2025, prepared by Herbert E. MacCombie, Jr., P.E. Consulting Engineers and Surveyors, Inc., for the applicant 800 W. Bridge LLC.

The site, consisting of TMP No. 15-12-234, is approximately 0.4591 acres and is located in the RI Residential Infill District. The site is vacant and consists of a concrete pad. The plans proposed to subdivide the existing lot into two lots. construct two (2) single family detached dwellings. Lot 1 will have frontage along West Bridge Street and York Street. Lot 2 will have frontage along West Bridge Street, York Street and Ringold Street. The proposed buildings will have pedestrian access and frontage along West Bridge Street and driveway access along York Street.

We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use

- a. As per Phoenixville Borough Zoning Map, the site is located within the Residential Infill (RI) District.

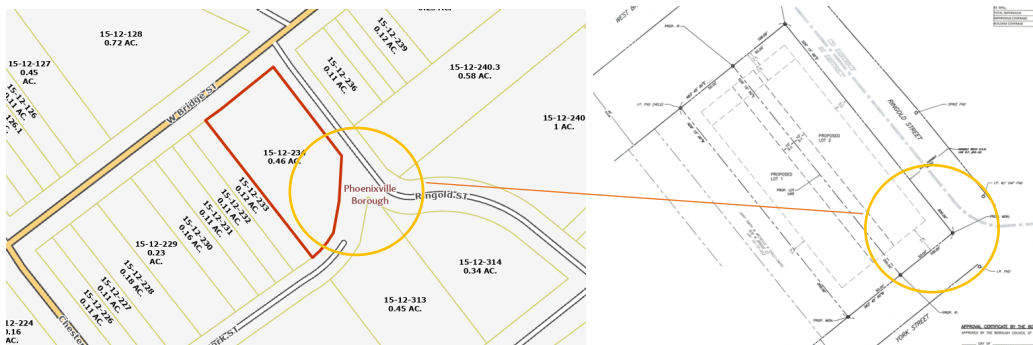


- b. The site is currently vacant with a concrete pad, which appears to be used as a parking lot, as per a site visit on October 17, 2025. The site is surrounded by a mix of institutional uses and residential uses.



2. Compliance with Local, Regional, and County Comprehensive Plans

- a. The proposed land use is generally consistent with the Phoenixville Regional Comprehensive Plan PRCP 2021, as it “promotes context-sensitive infill development within existing development areas, neighborhoods, and villages,” and “Encourage redevelopment of brownfield sites and underutilized buildings, including consideration of adaptive re-uses and zoning” (page 3.1), and per the Future Land Use Map, the site is designated as High Density Residential.
- b. As per the *Phoenixville Borough Comprehensive Plan (2022)* Future Land Use Map, the site is categorized as Residential Infill and Industrial. The proposed development is generally consistent with the Phoenixville Regional Comprehensive Plan.
- c. The proposed use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018. According to the Landscapes Map (page 30), the site is within a designated Growth Area, an Urban Center, and aligns with the land use patterns of ‘medium to high intensity mixed use redevelopment and infill development,’ (page 34).
- d. The lot lines, as shown on the plan submission, do not align with the lot lines indicated on ChescoViews, and on the Zoning Map. Additional information should be provided regarding the existing property line.



ChescoViews Parcel Lot Lines for TMP No. 15-12-234, compared to the lot lines indicated on the plan submission, dated 9-22-2025.



3. Use Regulations

- a. As per ZO Section 27-301.2.C.(1), the proposed residential uses are permitted by right within the RI Residential Infill (RI) District.

4. Dimensional Requirements

- a. As per ZO Section 27-301.1.A.(1), for developments less than one acre, the front Build-To Line shall be within the range of front Build-To Lines on the same Block Face. The plans propose a build-to line that appears to align with the existing build-to line. However, the plans do not provide information regarding specific build-to lines in the Block Face. Additional information should be provided demonstrating compliance with the requirements of this ordinance.
- b. As per ZO Section 27-301.1.A.(2) the minimum Lot Area shall equal the median Lot Area of Lots on a Block Face or the Lot Area of either of any adjacent Lots on the Block Face. The plan proposes lot areas of 10,000 s.f. for Lot 1 and Lot 2. However, the plans do not provide information regarding adjacent lots. Additional information should be provided demonstrating compliance with the requirements of this ordinance.
- c. As per ZO Section 27-301.1.A.(3), the minimum Side Yards shall equal any Side Yard of either of any adjacent Lots on the Block Face. The plan proposes side yards of 10 ft. However, the plans do not provide side yard information for adjacent lots. Additional information should be provided demonstrating compliance with the requirements of this ordinance.

5. Parking

- a. As per ZO Section 27-405.2.C. a single-family detached use requires 2 spaces per dwelling units. The plans should be revised to demonstrate compliance with the requirements of this ordinance.

6. Landscape and Buffer Requirements

- a. As per Section 25-110.1.B.(2), a tree protection zone (TPZ) surrounding both preserved and planted trees shall be established to protect the critical root zone and tree canopy. The TPZ shall apply during the construction phase as well. The plans should be revised to include a tree protection fence detail and notes demonstrating compliance with the requirements of this ordinance, or a variance would be required.

- b. Section 25-110.1.B.(6) requires that to avoid damage to newly planted trees, trees shall be planted only after all construction activities have been completed. Planting may occur only when approved by the Borough Arborist, and only in planting seasons otherwise permitted and as appropriate to the species. Plans shall be revised to include the following notes:
 - i. To avoid damage to newly planted trees, trees shall be planted only after all construction activities have been completed.
 - ii. Planting may occur only when approved by the Borough Arborist.
 - iii. Trees shall only be planted in the planting season permitted and as appropriate to the species.
- c. ZO Section 27-406.2.A requires off-street parking and loading areas that can be viewed from public streets be screened through the use of landscaping, fencing and/or walls. The plans should be revised to demonstrate compliance with the requirements of this ordinance, or a variance would be required.
- d. ZO Section 27-406.2.F requires permanent or pad-mounted mechanical equipment, such as air conditioning and heating units, be screened from public views of the property through the use of fencing, walls, landscaping, or a combination thereof. The plans should be revised to demonstrate compliance with the ordinance requirements, or a variance would be required.
- e. ZO Section 27-406.2.G requires views of plumbing vent pipes, electric/phone/cable terminals, and utility meters in front yards and on front building facades shall be screened or partially screened to help mitigate views of this equipment. Plans show proposed electric, gas, and water service entering the front of the dwellings although locations of any proposed meters/terminal are not shown. The plans should be revised to demonstrate compliance with the ordinance requirements, or a variance would be required.
- f. SALDO Section 22 Attachment 3 requires, for every 40 feet of road frontage, a shade tree should be planted. For each tree that can't be planted due to obstacles, it is recommended that the developer contribute \$300 to the Street Tree Commission. As shown on the Street Tree Requirements, sheet 5 of 12, ten (10) Street Trees are required for 400 linear feet of street frontage, eight (8) Street Trees are proposed and two (2) Street Trees at \$300 per tree fee-in-lieu are to be offered to the Street Tree Commission. We recommend all ten (10) Street trees be shown on the Utility and Landscape Plan as no obstacles appear to prevent the planting of said trees.
- g. SALDO Section 22 Attachment 3 outlines the planting of privacy screenings, stating that diverse planting should be provided at property edges to provide privacy for existing homes and businesses. Plantings should consist of a variety of deciduous trees, evergreens, and flowering shrubs. The plans should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- h. SALDO Section 22-428.2. specifies a buffer shall be provided along the rear of all reverse-frontage lots. The plans should be revised to demonstrate compliance with the ordinance requirement, or a waiver would be required.
- i. SALDO Section 22-428.8 and Attachment 3 specifies all areas of open ground not designated for landscape plantings, walkways, utilities, or parking should be seeded or sodded. In either case, a layer of humus or screened topsoil no less than one inch in depth should be placed over area to be turned into lawn. We recommend the following revisions to the plans:

- i. Areas not designated for landscape planting, walkways, parking, and utilities be labeled as "lawn."
- ii. The Seeding Table shown on sheet 10 of 12 should be revised to include the specification of a layer of humus or screened topsoil no less than one inch in depth to be placed over area to be turned into lawn areas.
- j. SALDO Section 22-428.13. and Attachment 3 requires all planting areas have soil amended with humus or compost and to be mulched to a depth of three inches. We recommend that the Tree with Berm Detail shown on sheet 11 of 12 be revised accordingly.

7. Lighting

- a. As per ZO Section 27-601.6.A. for subdivision and land development applications where site lighting is required or proposed, lighting plans shall be submitted to the Borough for review and approval with any preliminary or final subdivision/land development plan application.
- b. As per SALDO Section 22-423, streetlighting shall be required for all land developments, and shall adhere to the provisions of ZO Section 27-601 Lighting.

8. Pedestrian and Traffic Circulation

- a. As per SALDO Section 22-419, "sidewalks shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas." There are pedestrian connections to an existing sidewalk along West Bridge Street. However, there are no proposed sidewalks along Ringold Street or York Street. Additional information should be provided.
- b. Presently, York Street does not extend to Ringold Street. The plan proposes the extension of York Street to Ringold Street.

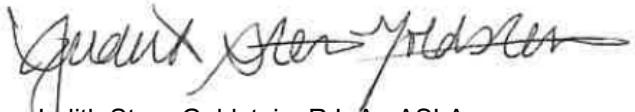
9. General Comments:

- a. As per SALDO Section 22-506.4.D. no slope in excess of 25% shall be built on without a conditional use approved by Borough Council and shall be granted only on the following conditions: "(a) A conditional use can only be granted if development is otherwise unfeasible. (b) The building located on the steep slope must be designed to accommodate the slope without requiring extensive grading. (c) The existing vegetation on the steep slope is to be retained to the greatest extent possible. (d) Access drives will not be permitted in steep slope areas if an alternative location is available at the determination of the Borough Engineer." As per a waiver request letter, dated October 8, 2025, the applicant is requesting a waiver from this requirement "in order to construct proposed improvements on Lot 1 in areas of existing steep slopes."
- b. The Tree with Berm Detail shown on sheet 11 of 12 should be revised to reference the following current industry standards:
 - i. ANSI A300 Part 6 – Planting and Transplanting, most recent edition.
 - ii. Best Management Practices – Tree Planting (International Society of Arboriculture), most recent edition.
 - iii. American Standard for Nursery Stock, ANSI Z60.1-2014 or most recent edition, AmericanHort.
- c. We recommend that the plans include general landscape notes that outline proper planting and plant material handling procedures, planting seasons, watering guidelines, guarantee period, notification to utility companies prior to planting, etc.

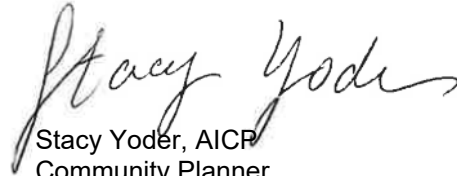
- d. We recommend that the *Cercis canadensis* specified on the Proposed Plant Table, sheet 5 of 12, be specified as a "single-stem" tree to avoid a "multi-stem" being planted as a street tree.
- e. A detailed response letter addressing the above noted comments and any changes to the plan should be included with future submissions.

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

Sincerely,



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



Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sj/sl

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