



West Chester
Tree Commission

May 10, 2021

Sue Moran
Chair- Planning Commission
West Chester Borough

Cc: Kevin Gore - Director of Housing
Alberto Vennettilli – Director of Public Works

Re: E. Nields St. Industrial Center
(Wyeth Property)

Ms. Moran,

The West Chester Tree Commission (TC) reviewed the Preliminary Landscape Plans for the East Nields Street Industrial Center (former Wyeth Property), dated 4/1/21, at our May 5th meeting. Here are our observations and recommendations.

1. A significant amount of the parcel will be covered by building and paved areas. We assume the percentage of building and impervious coverage is allowed by the existing codes. The TC was concerned that all this additional impervious coverage within the Goose Creek watershed will exacerbate the already serious flooding problems in this drainage area.
2. The TC assumes that the minimum green area required by the existing codes has been provided. We are concerned that there are large expanses of paving, especially immediately in front of the building, and long rows of parking without trees in landscape islands. This amount of unbroken paving, along with the large building, without any shading from trees will raise the local site temperature significantly. We ask the applicant to consider adding landscape islands to break up the long rows of parking and possibly in the 20ft wide area separating the areas of stacked parking lanes in front of the building.
3. The TC would like the applicant to consider changing the raised walkways between the rows of cars in the parking area to landscape area with additional trees. These walkway areas do not seem to be used very frequently and the reduction in impervious coverage and the addition of trees will help reduce the local site temperature and help with potential flooding of Goose Creek.
4. The TC would also like to encourage the applicant to consider the use of soil cells for the installation of the trees in the parking area landscape islands. This would help those trees to thrive in those hostile parking area environments.
5. The street tree plantings along the boundaries of the property appear to meet the spacing requirements of the existing codes and the tree species specified are satisfactory.

6. The TC would like to see the Japanese Lilac Trees specified eliminated. We would like the applicant to consider Eastern Redbud as a substitute in the landscape areas along the Eastern side of the parking area on the Western side of the building. We would like the applicant to consider substituting Fringe tree or a variety of Dogwood tree such as Cherokee Princess, Cherokee Brave or Appalachian Snow, for the tree groupings in the other landscape areas where the Japanese Tree Lilacs were specified.

Respectfully submitted for your consideration,

A handwritten signature in black ink, appearing to read "Jeffrey C. Beitel". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffrey C. Beitel, Chair- Tree Commission.