



THE COUNTY OF CHESTER



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March 26, 2023

David Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street 2nd Floor
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision & Land Development - Paradise Village
Phoenixville Borough - SD-02-23-17569 & LD-02-23-17570

Dear Mr. Boelker:

A Preliminary/Final Subdivision & Land Development Plan entitled "Paradise Village", prepared by Bercek & Associates, and dated February 15, 2023, was received by this office on February 24, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision and Land Development for your consideration.

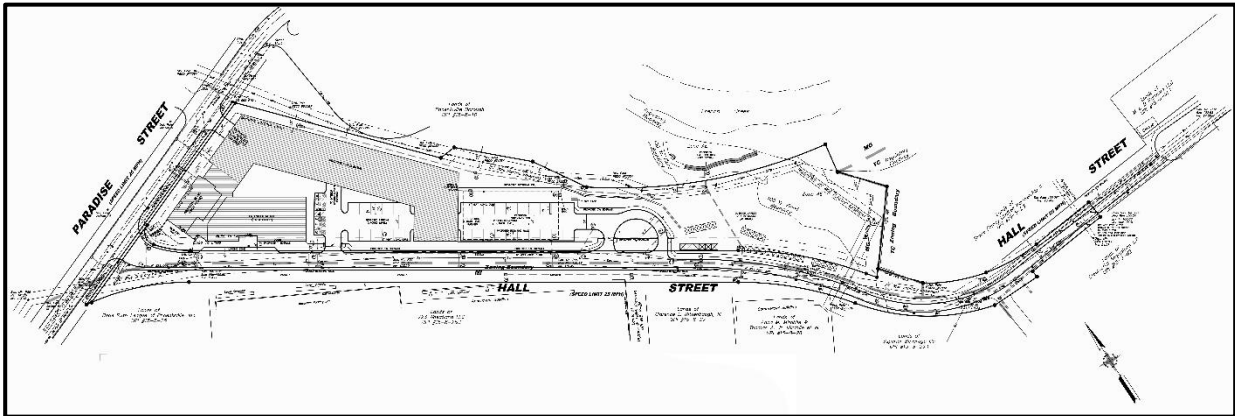
PROJECT SUMMARY:

Location:	on the east side of Paradise Street, north of Wheatland Street
Site Acreage:	5.86
Lots/Units:	1 lot
Non-Res. Square Footage:	12,670
Proposed Land Use:	Apartment/Commercial
New Parking Spaces:	292 spaces
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-8-24, 15-8-22

PROPOSAL:

The applicant proposes the creation of two lots from a 5.86 acre parcel. The first lot will be used for the construction of a five story apartment building with 200 apartments and 12,670 square feet of commercial space and 292 parking spaces. The second parcel will accommodate the extension of Hall Street through to Paradise Street. The project site, which will be served by public water and sewer, is predominantly located in the MG-Mixed Use Growth zoning district, with small areas within the proposed Hall Street right-of-way zoned MI-Mixed Use Infill and TC-Town Center

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this subdivision/land development plan.



Detail of Sheet 5 of the plan

PRIMARY ISSUES:

4. Sheet 3 of the plan and aerial photography indicates that the site consists of steep slopes that are almost entirely wooded with areas within the 100 year flood boundary at the eastern end of the site. A 20 foot-wide electric easement crosses the site at the eastern end and follows the northern property line to Paradise Street. The Borough should verify that the proposal is consistent with all steep slope and tree protection standards or that the applicant has received variances or waivers from such provisions. Details of any relief from ordinance provisions should be included in the plan notes.
5. The proposed building includes large roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
6. The Borough engineer should closely review the proposed stormwater management system, which is dependent on close monitoring and scheduled maintenance to operate as intended. The Borough and the applicant should discuss design features that would permit refurbishment of elements of the system, should that need arise.
7. We note that Hall Street reduces width from 22 feet to 12 feet after the east vehicle access to the site and that one-way traffic will be accommodated in an easterly direction. The Borough should consider how a full-width road could be constructed at some future time without disturbance of the newly installed infrastructure. The turnaround at the east end of the site should be designed to accommodate larger vehicles that may need a U-turn option on Hall Street. Also, the Borough should consider how to discourage drivers from going the wrong way on the one-way section of Hall Street.

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8. Because of the slopes found on this site the overall design includes several retaining walls. The Borough should verify that the design and specifications of these retaining walls is consistent with all Borough Engineering standards.
9. The applicant and the Borough should consider the need for additional measures beyond the installation of pavement markings and signage at all road and driveway pedestrian crossings, such as textured paving to warn drivers of their proximity to a crossing. Similar measures should be used to protect pedestrians in the parking garages.
10. We endorse the incorporation of an adjoining section of the Future French Creek Trail along the northern property line of the site and the link to Hall Street.
11. We endorse the relocation of the Outdoor Market Kiosks to a green space at the east end of the site. The applicant and the Borough should consider where the Market vendors and customers will park their vehicles.
12. The applicant and their architect should consider how openings in the exterior walls of the parking levels could be designed to use ambient wind movement to promote evacuation of exhaust fumes from the parking levels.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc: Paradise Street, LLC, Attn: David H. Moskowitz
Bercek & Associates, Inc.
Chester County Conservation District