



**PHOENIXVILLE REGIONAL PLANNING COMMITTEE**

Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, West Vincent Township

**ANNUAL REPORT – 2018**

January 30, 2019

1. Meetings – Meetings of the Phoenixville Regional Planning Committee (PRPC) were held on the following dates:

January 31, 2018  
 February 28, 2018  
 March 28, 2018  
 April 25, 2018  
 May 30, 2018  
 June 27, 2018  
 July 25, 2018  
 August 29, 2018 – Comprehensive Plan Public Workshop  
 September 26, 2018  
 October 24, 2018  
 November 28, 2018

2. Officers – The following individuals served as PRPC officers:

Chair – Jonathan Ewald, Phoenixville Borough  
 Vice Chair – Rusty Strauss, East Pikeland Township  
 Secretary – Hugh Willig, Charlestown Township

3. Committee Membership – The following individuals constituted the PRPC membership:

<u>Municipality</u>	<u>Board Members</u>	<u>Planning Commission/Alt. Members</u>
Charlestown Township	Hugh Willig	Wendy Leland/Bill Westhafer
East Pikeland Township	Rusty Strauss	Ed Cooley
Phoenixville Borough	Jonathan Ewald	Debra Johnston/Richard Kirkner
Schuylkill Township	Jim Morrisson Mark Donovan	Curt English/Mark Donovan Curt English/Susan Guerette
West Vincent Township	John Jacobs	George Dulchinos/Mike Schneider

Chester County Planning Commission’s liaisons to PRPC were Planning Services Director Susan Elks, AICP and Community Planner Jaime Jilozian, AICP.



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January 23, 2019

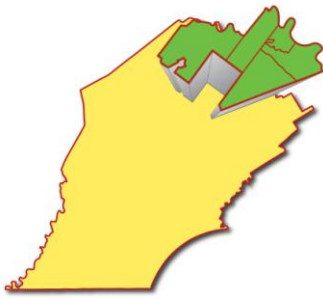
4. Consultants – The following served as professional consultants to PRPC:

<u>Services</u>	<u>Organization</u>	<u>Professionals</u>
Legal	Smith and Porter, PC	Catherine Anne Porter, Esq.
Planning	Theurkauf Design & Planning, LLC	Edward A Theurkauf, RLA Tracy Lee Tackett, AICP

5. Ordinance Reviews – The following municipal ordinances were reviewed for consistency with the Phoenixville Regional Comprehensive Plan and Implementation Agreement:

<u>Municipality</u>	<u>Ordinance Type, Name, and Description</u>
East Pikeland	<p>Zoning Ordinance Amendments relating to multi-family dwelling definitions, multi-family use and density regulations in the MU District, Contractor Establishments within the MU District, Assisted Living Facility within the C District, and amendments to the standards of Day Care Centers.</p> <p>At the July meeting, the PRPC found the proposed amendments to be consistent with the goals and policies of the Phoenixville Regional Comprehensive Plan.</p>
East Pikeland	<p>Zoning Ordinance and Map Amendment to incorporate certain lands currently zoned R-1 Residential into the R-3 Residential District, which permits smaller lot sizes and higher densities. In addition, Mixed Residential with Age Restricted Housing is proposed as a new R-3 permitted use, with accompanying area and bulk standards.</p> <p>No action was taken at the November meeting, pending municipal and PRPC review for consideration at the continued adoption hearing.</p>

6. Development Plan Reviews – The following developments of Regional impact were reviewed for consistency with the Phoenixville Regional Comprehensive Plan and Implementation Agreement:



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#### Municipality

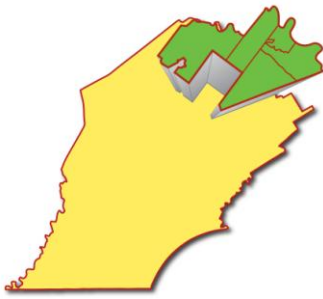
Phoenixville

#### Development Name and Description

French Creek West - The proposed plan is for redevelopment of approximately 50 gross acres of the former Phoenix Steel Company site that includes 551 dwelling units, consisting of 240 one and two bedroom apartments, 163 three bedroom townhouses, and 148 three bedroom stacked townhouses. In addition, 154 public parking spaces are proposed at the east end of the tract near Main Street. Primary vehicular access is proposed from Main Street, with a secondary connection proposed via a bridge over French Creek to a new extension of Paradise Street. The Schuylkill River Trail extends along the French Creek side of the property.

At the April meeting, the PRPC found the proposed French Creek West development to be generally consistent with the Phoenixville Regional Comprehensive Plan in terms of use and development. However, the following changes were recommended to advance other goals and objectives of the PRCP:

- Pedestrian connection should be provided to the west end of downtown and along Paradise Street to Bridge Street to allow for improved and loop circulation.
- The apartment component should have architectural treatments and street connections with the townhouse community to emphasize the integration of mixed uses.
- Additional green infrastructure for habitat, surface and groundwater protection, and energy sustainability should be incorporated.
- Additional recreational facilities should be provided to meet community needs.
- The development should tie into and support the regional trail system.
- Public transportation access should be enhanced.
- Public parking should be expanded.
- Civic amenities and interpretive elements should be incorporated to integrate the development with Phoenixville and its history and culture.



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#### Phoenixville

Barkley Gardens - The plan is for redevelopment of a 0.9 acre site that was formerly the Phoenixville Borough municipal complex and includes 125 age restricted apartments, consisting of 90 one bedroom units and 35 two bedroom units. The building incorporates interior deck parking occupying the lowest three levels. Vehicular access is proposed from Dean Street at the lowest parking level, and from Church Street on the second and third levels. Proposed outdoor recreation space consists of a “green roof patio” of approximately 450 square feet.

At the May meeting, the PRPC found the proposed Barclay Gardens development to be inconsistent with the Phoenixville Regional Comprehensive Plan in terms of scale and design. The following changes were recommended to advance the goals and objectives of the PRCP:

- The proposed development intensity far exceeds the guidelines of the Regional Comprehensive Plan and should be dramatically scaled back.
- Increased setbacks and architectural changes are required in response to the pedestrian streetscape, neighborhood uses and character, and historic resources around the site.
- Additional green infrastructure for habitat, surface and groundwater protection, and energy sustainability should be incorporated.
- The adequacy of recreational provisions should be verified.

#### Phoenixville

French Creek West (second review) – The plan includes 550 dwelling units, consisting of 240 one and two bedroom apartments, 164 three bedroom townhouses, and 146 three bedroom stacked townhouses on approximately 50 gross acres of the former Phoenix Steel Company site. In addition, a 120 space public parking lot is proposed at the east end of the tract near Main Street. Primary vehicular access is proposed from Main Street, with a secondary connection proposed via a bridge over French Creek to a new extension of Paradise Street. The Schuylkill River Trail extends along the French Creek side of the property.

At the August meeting, the PRPC determined that the proposed French Creek West development is generally



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consistent with the Phoenixville Regional Comprehensive Plan in terms of use and development. However, the following changes were recommended to advance other goals and objectives of the PRPC:

- Pedestrian connection should be provided to the west end of downtown and along Paradise Street to Bridge Street.
- The apartment component should have architectural treatments and street connections with the townhouse community to emphasize the integration of mixed uses.
- Additional green infrastructure should be incorporated.
- Additional recreational facilities should be provided.
- The development should facilitate connection to the future Devault Rail Trail.
- Public transportation access should be enhanced.
- Public parking should be expanded.
- Civic amenities and interpretive elements should be incorporated to integrate the development with the history and culture of Phoenixville.

#### 7. Phoenixville Regional Comprehensive Plan Update

- In January 2017, work began on the Chester County Vision Partnership Program (VPP) funded update to the Phoenixville Regional Comprehensive Plan.
- Monthly PRPC Comprehensive Plan workshops are open to the public and are held at 7:30 PM on the last Wednesday of each month, at the Schuylkill Township Municipal Building, immediately following the PRPC regular business meetings.
- During January through July, the PRPC continued work on draft Comprehensive Plan policy elements and maps. Municipal member and County input was also considered.
- On August 29, a Public Participation Workshop was held at the Kimberton Fire Company. Community members were invited to review and comment on PRPC Policy Elements and Implementation Strategies drafts. A total of 45 members of the public attended.
- In September and October, PRPC planning consultants presented the draft Comprehensive Plan maps and policy elements to Member Municipal Planning Commissions and received further comment for consideration.
- Workshop materials including agendas, draft maps, and text have been posted on the PRPC web page for public review.
- Work on the Regional Comprehensive Plan will continue into 2019, with Plan adoption anticipated in late summer or early fall.



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#### 8. Regional Trail Plan

- At the September meeting, East Pikeland Representative Rusty Strauss advocated a meeting of PRPC Municipal Members to coordinate Regional trail planning.

#### 9. Other Activities

- At the January meeting, the Chester County Planning Commission presented its draft *Phoenixville Region Multimodal Transportation Plan*. The Transportation element of the Phoenixville Regional Comprehensive Plan is prepared in coordination with the County Plan. The *Phoenixville Region Multimodal Transportation Plan* was adopted in June 2018.
- At the January meeting, the Phoenixville Green Team and PA Sierra Club presented on various sustainability topics for consideration in the Phoenixville Regional Comprehensive Plan, including:
  - The Ready for 100% Renewable Energy initiative.
  - Statewide legislation to enable community solar energy facilities was discussed.
  - Municipal standards for pipeline safety that would be in addition to federal regulatory standards.
  - Building design and practices to achieve net zero or net positive energy.
- At the February meeting, the Chester County Planning Commission (CCPC) delivered a presentation describing progress on the *Landscapes3* County Comprehensive Plan. At the July meeting, PRPC provided stakeholder comments on the County Plan, which were considered by CCPC in amendments to the draft. *Landscapes3* was adopted in December 2018.

Respectfully submitted,

Edward A. Theurkauf, RLA, ASLA, APA  
Theurkauf Design & Planning, LLC