



July 3, 2019

CHRISTOPHER PIELLI, Esq., *Chair*
ROBIN STUNTEBECK, *Vice-Chair*
MARY R. LASOTA, Esq., *Member*
EDWARD G. MEAKIM JR., *Member*
HUGH J. PURNELL JR., *Member*

Board of Supervisors

CASEY LALONDE, *Township Manager*

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John Tallman
Commerce Pursuit Capital, LP
1300 Virginia Drive, Suite 215
Fort Washington, PA 19034

Subject: Land Development Application No. 20190002
54,260 Square Foot, 205 Unit Lifestyle Apartment Complex
956 South Matlack Street

Dear Mr. Tallman:

West Goshen Township is in receipt of the following information prepared by Edward B. Walsh and Associates, Inc. for a 54,260 square foot, 205 unit lifestyle apartment complex located at 956 South Matlack Street in West Goshen Township.

1. The Application dated February 14, 2019.
2. Drawings for Project 4457, sheets 1 thru 16 of 16, latest revision dated June 25, 2019.
3. Electronic Plan Submission latest revision dated June 25, 2019.
4. Stormwater Management Report latest revision dated June 25, 2019.
5. Traffic Impact Study latest revision dated August 16, 2017.
6. Chester County Planning Commission comments dated March 15, 2019.

In accordance with the requirements of the Township of West Goshen Code, Chapters 69, 71, 72, and 84, we have completed a review of these submissions for compliance with Township ordinances. I will schedule your land development for the Planning Commission meeting to be held on July 9, 2019. This meeting begins at 7:00 p.m. You or your representative must be present to discuss your plans.

If you or your engineer have any questions regarding this matter please do not hesitate to contact me.

Sincerely,

Richard J. Craig, PE, CSM
Township Engineer

Copy: Casey LaLonde, Township Manager
Derek Davis, Asst. Township Manager
Stephen Sauselein, P.E., E. B. Walsh & Assoc.



THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

March 15, 2019

Casey LaLonde, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Land Development - 956 South Matlack Street
West Goshen Township – LD-02-19-15783

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "956 South Matlack Street", prepared by Edward B. Walsh & Associates Inc., and dated June 25, 2018, was received by this office on February 15, 2019. 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 land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | southeast corner of South Matlack Street and Willowbrook Lane |
| Site Acreage: | 4.00 |
| Proposed Land Use: | 205 unit apartment building |
| New Parking Spaces: | 288 |
| Municipal Land Use Plan Designation: | Light Industrial |
| UPI#: | 52-7-25.2 |

PROPOSAL:

The applicant proposes the construction of a four-story 205 unit apartment building, and 288 parking space (including 160 parking spaces in a below structure parking area). The existing buildings on the site will be removed. The project site, which will be served by public water and public sewer, is located in the I-2-R Light Industrial - Restricted zoning district. No building elevations were included with the plan submission submitted to the County Planning Commission.

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

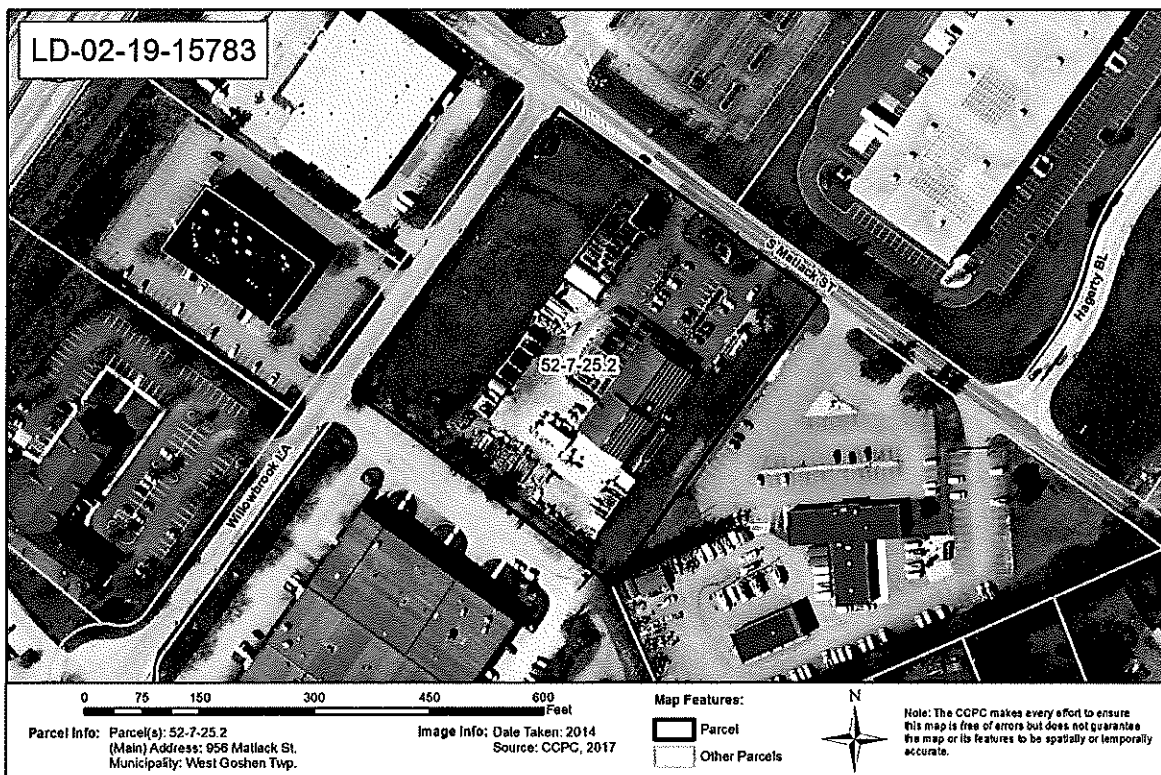
BACKGROUND:

1. The Chester County Planning Commission previously reviewed a zoning ordinance and zoning map amendment pertaining to the current project site and land development plan submission. CCPC# ZA-04-18-15387, dated May 14, 2018, addressed the addition of "lifestyle apartment" to the list of uses permitted by conditional use in the I-2-R district, along with changing the zoning designation of nine parcels totaling 33.9 acres from I-2 Light Industrial to I-2-R Light Industrial-

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Restricted (UPI# 52-7-25, 52-7-25.1, 52-7-25.2, 52-7-25.3, 52-7-25.4, 52-7-25.5, 52-7-25.6, 52-7-25.7 and 52-7-25.8). According to our records, this zoning ordinance and zoning map amendment was approved by West Goshen Township on May 21, 2018.

2. General Note 10 on Sheet 1 indicates that conditional use approval was granted for this project on August 21, 2018. It is identified on page 2 of the conditional use decision that the traffic improvements proposed by the applicant include replacing existing traffic signals on South Matlack Street at its intersection with Route 202 with new phased left turn signals onto Route 202 from both directions, along with widening Matlack Street, the details of which are provided on Sheets 11 through 14.

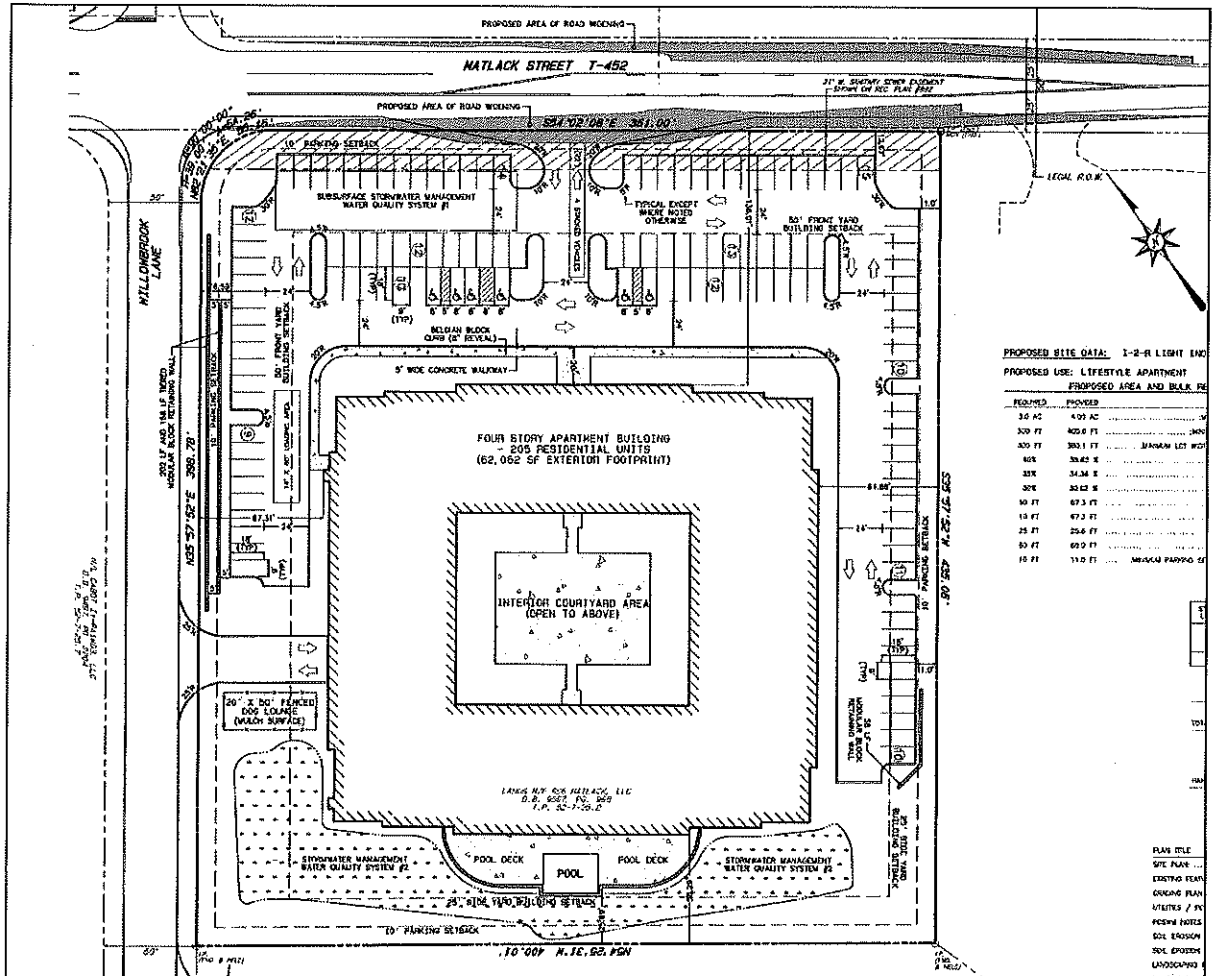


COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

While multifamily residential development is an appropriate use in the **Suburban Landscape**, the use of context-sensitive design and smart growth design principles is required in order for multifamily residential development in a non-residential setting to be fully consistent with **Landscapes3**.



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - 956 South Matlack Street

WATERSHEDS:

4. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Goose Creek subbasin of the Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

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PRIMARY ISSUES:

Affordable Housing:

5. We suggest that the applicant and Township consider providing a percentage of affordable housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additional information on this topic is available online at: www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm.

Design Issues:

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. In its review of the proposed landscaping plan (Sheet 8), the Township should determine if any additional landscaping/vegetative screening is required between the proposed apartment building and the adjoining/nearby non-residential uses, which include a Federal Express Shipping Center, Bush Collision Center, Microtel Inn & Suites, and various flex space uses.

Access and Circulation:

8. We recommend that the applicant provide sidewalks along the east side of the building, in order to allow safe pedestrian access to and from the parking area on the east side of the building. We also suggest that the applicant and Township investigate the feasibility of providing sidewalks around the perimeter of the building to further enhance pedestrian circulation.
9. The conditional use decision indicates that the proposed amenities include a dog run, and we note the site plan depicts the location of a fenced dog lounge along Willowbrook Lane, to the immediate south of a proposed driveway entrance. However, the site plan does not depict how pedestrian access will be provided to the dog lounge area. This should be clarified by the applicant. Direct pedestrian access should be provided in order to facilitate safe pedestrian movements to and from the dog lounge area.
10. We recommend that the applicant and Township provide sidewalks to the adjoining parcels to the east and to the south, in order to permit (future) pedestrian connectivity to these adjoining parcels as this area of the Township continues to evolve.
11. The proposed Parking Tabulation table on Sheet 1 indicates the applicant is proposing 74 more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this apartment building, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

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12. The Township's emergency service providers should be requested to review the plan to ensure that emergency vehicles will be able to safely navigate the proposed development when completed.
13. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.

ADMINISTRATIVE ISSUES:

14. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
15. The applicant and the Township should consider “naturalizing” the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities.
16. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
17. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
18. 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.

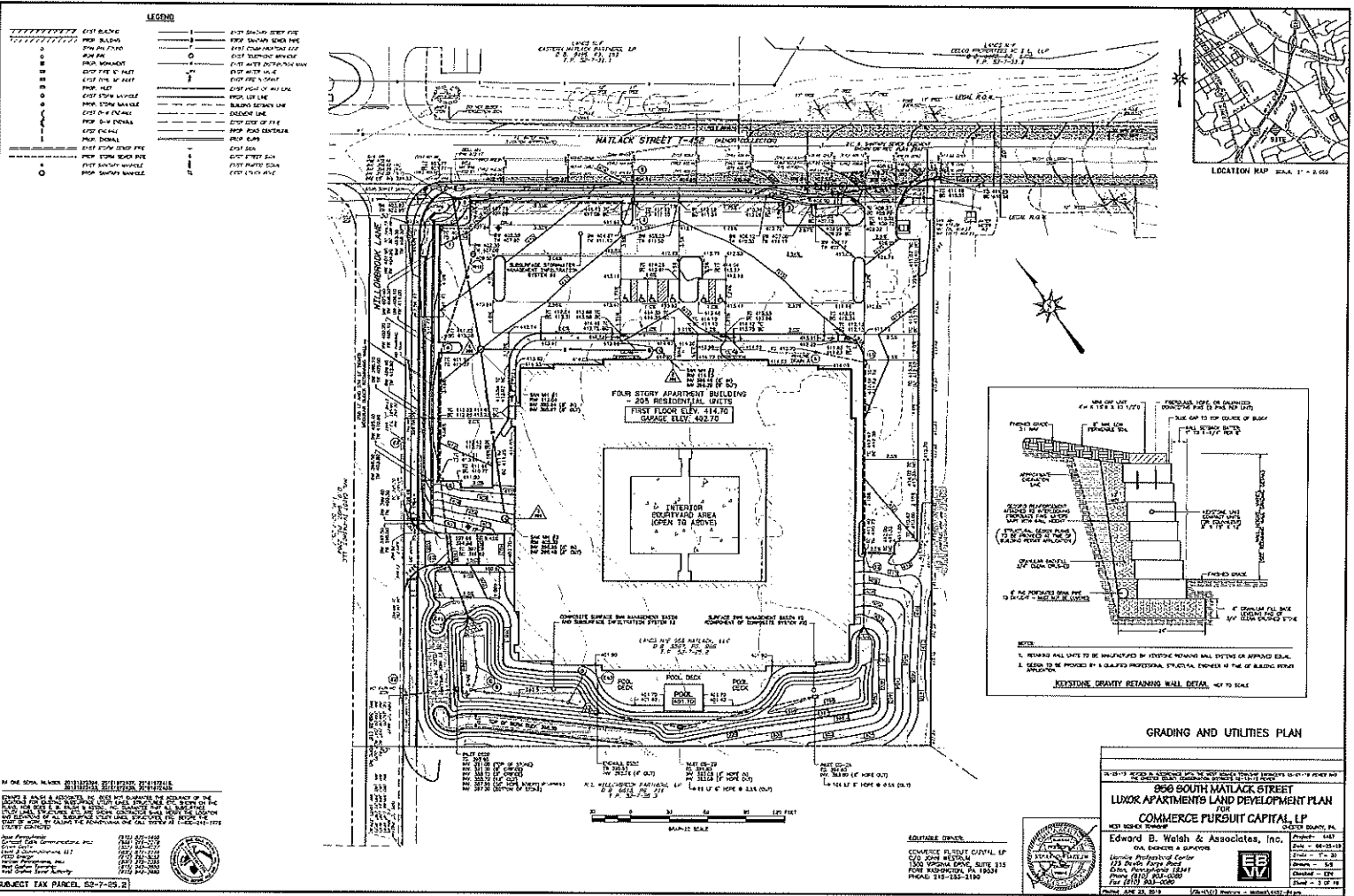
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you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

Sincerely,

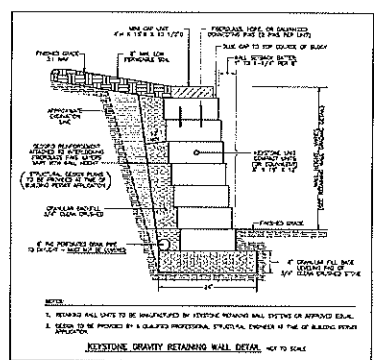
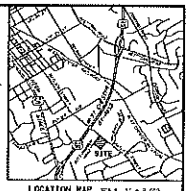


Paul Farkas
Senior Review Planner

cc: Commerce Pursuit Capital, L.P.
Edward B. Walsh & Associates, Inc.
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



| LEGEND | |
|--------|---------------------|
| ===== | EXIST BLDG |
| ===== | PROP BLDG |
| ===== | EXIST CONC PAV |
| ===== | PROP CONC |
| ===== | EXIST ASPHALT PAV |
| ===== | PROP ASPHALT PAV |
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| ===== | PROP CONC |



GRADING AND UTILITIES PLAN

866 SOUTH MATLACK STREET
 LUXOR APARTMENTS LAND DEVELOPMENT PLAN
 FOR
 COMMERCE PURSUIT CAPITAL LP
 EDWARD E. WELSH & ASSOCIATES, INC.
 375 SOUTH PINE STREET
 PHOENIX, ARIZONA 85012
 TEL: 602-998-1200
 FAX: 602-998-1201
 WWW.EEWA.COM

BY THE SOUTH PHOENIX SUBDIVISION DISTRICT OFFICIAL

EDWARD E. WELSH & ASSOCIATES, INC. HAS BEEN DESIGNATED THE ENGINEER OF RECORD FOR THE GRADING AND UTILITIES PLAN FOR THE 866 SOUTH MATLACK STREET LUXOR APARTMENTS LAND DEVELOPMENT PLAN, AND HAS PROVIDED A PROFESSIONAL ENGINEERING SEAL AND CERTIFICATE THEREON. THE CONTRACT FOR THESE SERVICES WAS AWARD BY THE CITY OF PHOENIX TO THE ARCHITECTURAL FIRM OF LEECH, RWY & BURNS ARCHITECTS.

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 1400 N. 19th Avenue
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 Phoenix, Arizona 85016
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SUBJECT TAX PARCEL: 52-7-05-2