

Hawk Valley Associates, P.C.

Professional Planning, Zoning and Consultant Services

May 17, 2021

City of Reading
ATTN: Naomi Crimm, Planner
Community Development Services
815 Washington Street
Reading, PA 19601

**RE: *Marion Street Station Land Development Plan
Revised Preliminary/Final Plan Review***

Dear Ms Crimm,

Pursuant to your request, my office has reviewed the Revised Preliminary/Final Plan Application of the Marion Street Station Land Development Plan that has been submitted on behalf of the City of Reading (Record Owner) and the Department of Fire and Rescue Services (Applicant). Based upon my review, I hereby offer the following informal comments for consideration in accordance with the prevailing standards specified by the City of Reading and Pennsylvania Municipalities Planning Code (PAMPC):

- (1) The applicant is seeking to develop a 12,012 +/- square foot property as a municipal use (fire and rescue station), which is located at 1201 North 9th Street (Berks County TPID 17531737061808). The property is currently utilized by the City of Reading as a municipal use (park and recreation). The Applicant is proposing: a new fire and rescue station within a 3-story building (7,563 gross square feet at the base and 14,330 cumulative gross square feet); 10 on-street accessible parking spaces; and other site improvements that will be contained on the property. This property is also bounded by Marion Street and North Mill Street.
- (2) The Application that has been submitted to the Planning Commission includes the following:
 - (a) A Revised Preliminary/Final Land Development Plan containing 15 plan sheets, as prepared by First Capital Engineering and last dated May 10, 2021.
 - (b) Revised Erosion and Sedimentation Control Plan and Report
- (3) The Applicant has requested that the Preliminary and Final Plan Applications be combined as a preliminary/Final Plan Application. Action on this waiver request should be considered by the Planning Commission based upon the requirements that were in effect at the time of the formal submission to the City of Reading. [SALDO 515-304 and 515-307]
- (4) The property is located within the R-3 Zoning District. A municipal use is permitted by special exception within the R-3 Zoning District. The Applicant submitted a Special Exception Application to the Zoning Hearing Board as part of Appeal 2021-05, which was approved subject to conditions that should be noted on the plan. The complete decision issued by the Zoning Hearing Board on April 14, 2021 should be noted on the plan. [Zoning 600-804.B(4)(i) and 600-1203.E]

- (5) Vehicular and pedestrian site accessibility will be provided along North 9th Street, Marion Street and North Mill Street. The following comments regarding site accessibility, parking and loading should be considered as part of the Land Development Plan:
 - (a) The proposed site improvements, driveways and/or access points along North 9th Street (SR 2007) shall require a Highway Occupancy Permit (HOP) from PennDOT. The Applicant has submitted the HOP Application and Plans for review and consideration.
 - (b) The Applicant intends to install Flashing Warning Devices along North 9th Street. An HOP Application, Plan and Resolution have been submitted to the City of Reading for review. If acceptable, the endorsed documents should be submitted to PennDOT.
 - (c) North Mill Street should be evaluated in further detail in terms of legal right-of-way width and functional status (road or alley) of the cartway.
 - (d) It is my understanding that South Central Transit Authority (aka BARTA) and PennDOT have agreed to the relocation for the bus stop at this location.

These issues should be resolved prior to municipal approval. [Zoning Parts 15 and 16]

- (6) A Lighting Plan has been submitted for review and consideration. The site is located within the R-3 Zoning District. Since there are several residential properties within this neighborhood, the Applicant should consider a reduction in the intensity of the illumination between the hours of 10:00 pm and 7:00 am. [Zoning 600-912]
- (7) The Certified Arborist for the City of Reading has determined that the proposed Landscaping Plan is acceptable. [Zoning 600-913, 600-1401, 600-1402; SALDO 515-509]
- (8) The development shall be served by sanitary sewage disposal facilities. The PADEP has issued a letter indicating that no further planning is required for this project. [SALDO 515-505]
- (9) The development shall be served by municipal water supply facilities. RAWA has issued a letter indicating that they have the capacities to serve this project. [SALDO 515-506]
- (10) A Stormwater Management Plan and Report have been submitted for review and consideration. The City of Reading Engineer and Public Works Department shall review the plans and documents that have been submitted. The Applicant shall be responsible for all design, permitting and construction requirements for this project. [SALDO 515-507 and 515-508; Chapter 505]
- (11) A Revised Erosion and Sedimentation Control Plan and Report have been submitted as part of the Preliminary/Final Plan. The Berks County Conservation District (BCCD) shall review the adequacy of the plans and documents that have been submitted. A letter of adequacy should be issued by the BCCD prior to municipal approval. [SALDO 515-507 and 515-508; Chapter 505]
- (12) The project may include some modifications to the sanitary sewage disposal facilities, water supply facilities and other utilities (gas, electric, cable, stormwater) serving this property. All conflicts, adjustments and service requirements should be resolved by the Applicant prior to municipal approval or as part of an as-built plan. [SALDO 515-505 and 515-506]

- (13) The Certification of Accuracy should be endorsed prior to approval. [SALDO 515-403.A.13]
- (14) The Certifications of Ownership should be endorsed prior to approval. [SALDO 515-403.A.13]
- (15) The Applicant is advised that a municipal improvements agreement may be required for all site improvements required for this development. If required, the Applicant should submit itemized cost estimates for the required municipal improvements. [515-309, 515-601 and 515-602]

If you should have any questions, please contact me at (610) 775-7392 or Jerome@HawkValley.com.

Sincerely,



J. Jerome Skrincosky, AICP
Planning Consultant to the City of Reading

copy: City of Reading Planning Commission
City of Reading Director of Community Development
City of Reading Engineer
City of Reading Public Works Department
City of Reading Zoning Administrator
City of Reading Solicitor
Department of Fire and Rescue Services
First Capital Engineering
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