

Hawk Valley Associates, P.C.

Professional Planning, Zoning and Consultant Services

June 17, 2021

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

**RE: 916 North Ninth Street Land Development Plan
Preliminary/Final Review**

Dear Ms. Crimm,

Pursuant to your request, my office has reviewed the Preliminary/Final Plan Application for 916 North Ninth Street Land Development Plan, which has been submitted by Overlord Real Estate Holdings, LLC (Record Owner and Applicant. Based upon my review, I hereby offer the following comments for consideration in accordance with the prevailing standards specified by the City of Reading and by the Pennsylvania Municipalities Planning Code:

- (1) This proposed development is located on an 8,630 +/- square foot lot located at 916 North 9th Street (TPID 13530752959345) and contains an existing 4 story building that was previously occupied by a commercial use (Outlet Mart) and is now vacant. The Applicant is proposing to apply adaptive reuse provisions as part of a conversion to residential use (apartments) that will include: 5 apartment units on Floors 1 and 2; 4 apartment units on Floors 3 and 4; a common area (1,050 square feet on Floor 1; and a basement level that will provide 14 off-street parking spaces for the apartment units.
- (2) The Preliminary/Final Land Development Plan Application has been submitted with 2 plan sheets, as prepared by DH Enterprises and last dated June 1, 2021.
- (3) Based upon the minimal external building improvements and site improvements required for this project, the adaptive reuse plan can be submitted as a Preliminary/Final Land Development Plan under the provisions for a Minor Land Development Plan. [SLDO 515-312.D]
- (4) The site of the development is located within the Commercial Neighborhood (C-N) Zoning District. Adaptive Reuse is permitted by Special Exception within the C-N Zoning District. The Applicant has submitted a Special Exception Application, which was approved by the Zoning Hearing Board via Appeal 2021-06 on April 14, 2021. [Zoning 600-809.B(4)(b), 600-1202.A and 600-1101.D]
- (5) In order to demonstrate compliance for residential use and occupancy for this residential conversion, the architectural renderings and floor plans that were submitted with the Special Exception Application should be incorporated into the plan set for the Preliminary/Final Land Development Plan. [Zoning 600-809.B(4)(b), 600-1202.A and 600-1101.D]

- (6) The building that will occupy the residential apartment units as part of this adaptive reuse and redevelopment project will undergo significant demolition and construction activities that will have an impact on the residential and commercial uses within this neighborhood. The Applicant should submit architectural renderings, elevations for the building façade, floor plans and other required site enhancements (exterior lighting, landscaping and street trees) that should be considered by the Planning Commission. [SALDO 515-307, 515-310 and 515-403]
- (7) The Applicant should submit a Landscaping Plan for review and consideration, which should include street trees and other landscaping enhancements along North 9th Street. The Certified Arborist for the City of Reading shall review the landscaping and street tree enhancements for this development. [Zoning 600-913 and 600-914; SALDO 515-509]
- (8) A Lighting Plan has been prepared and submitted as part of Plan Sheet 3. The proposed Lighting Plan should account for exterior lighting on both properties. The Applicant should consider building façade down-lighting options and/or a reduction in the intensity of the illumination within the off-street parking areas during the hours of 10:00 pm and 6:00 am. [Zoning 600-912]
- (9) The following comments pertain to site accessibility and parking issues for this development:
 - (a) The point of vehicular ingress for the development will be established at an existing curb cut and driveway along North 9th Street. This segment of North 9th Street or SR 2007 is owned and maintained by the Pennsylvania Department of Transportation (PennDOT). Any modifications or sight improvements within the legal right-of-way for SR 2007 must be reviewed, approved and permitted by the City of Reading and PennDOT.
 - (b) The point of egress for the development will be at the rear of the building, which is located adjacent to Little Cedar Street. The proposed access point and use of this 10 foot wide street or alley should be evaluated by the City Engineer and Department of Public Works.
 - (c) As part of the Special Exception Application, the Applicant provided an exhibit that demonstrated how various vehicular turning movements can be made entering and exiting the basement level parking garage. This information should be included with this plan set.
 - (d) The plan should be reviewed by the local emergency management responders to determine how emergency vehicles can gain access to this site.
 - (e) At least one (1) van accessible handicapped parking space should be provided.These issues should be resolved prior to municipal approval, [Zoning Parts 15 and 16]
- (10) The existing signs that are no longer relevant should be removed from the building façade. A note should also be provided on the plan indicating that all proposed signs shall comply with the provisions specified by the City of Reading. [Zoning 600-1701 through 600-1726]
- (11) The development shall be served by sanitary sewage disposal facilities. The plan should be reviewed by the departments or agencies with jurisdiction. All reservation agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-505]
- (12) The development shall be served by municipal water supply facilities. The plan should be reviewed by the departments or agencies with jurisdiction. All reservation agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-506]

- (13) The City Engineer in conjunction with the Department of Public Works should determine if a Stormwater Management Plan should be required for this development. [SALDO 515-507]
- (14) It appears that there will be minimal earth disturbance activities at this site. Therefore, an Erosion and Sedimentation Control Plan may not be required. [SALDO 515-507 and 515-508]
- (15) The existing curbs and sidewalks along the adjoining segments of North 9th Street are in fair to good condition. Further evaluation of the existing curbs and sidewalks as well as any modifications to the curb cuts for driveways should be considered by the City Engineer and Department of Public Works. [SALDO 515-502, 515-503, 515-601 and 515-602]
- (16) The development is not located within the Floodplain Overlay Zone. Note 12 should indicate that the property is not located within the 100-Year Flood Hazard Zone. [Zoning Part18]
- (17) A note should be added to the plan indicating that all proposed site improvements and utility connections shall be located, designed, permitted, constructed and inspected in accordance with the provisions specified by the City of Reading. [515-309, 515-501, 515-601 and 515-602]
- (18) The Berks County Planning Commission should review the proposed plan. [SALDO 515-308]
- (19) The Certification of Accuracy should be endorsed prior to approval. [SALDO 515-403.13]
- (20) The Certification of Ownership should be endorsed prior to approval. [SALDO 515-403.13]
- (21) A municipal improvements agreement may be required to ensure that all municipal improvements are properly completed by the developer. If required, the Applicant should submit itemized cost estimates for the required municipal improvements. [515-309, 515-601 and 515-602]
- (22) The applicant is advised that this Land Development Plan may be subject to the review by other departments within the City of Reading or by other agencies with jurisdictional control.
- (23) All requirements, contributions and/or fees involving this development project should be resolved prior to municipal approval. [SALDO 515-403 and 515-703]

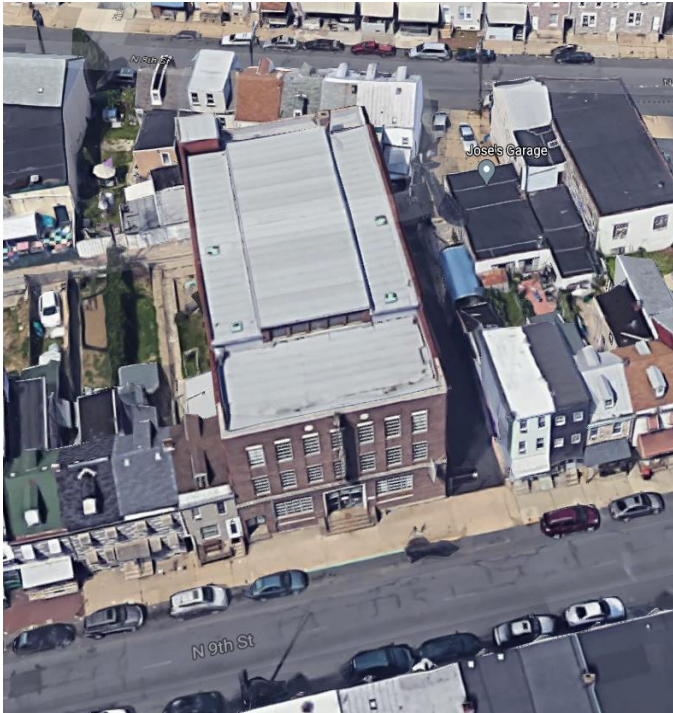
If you should have any questions, please contact me at (610) 775-7392 or Jerome@HawkValley.com.

Sincerely,

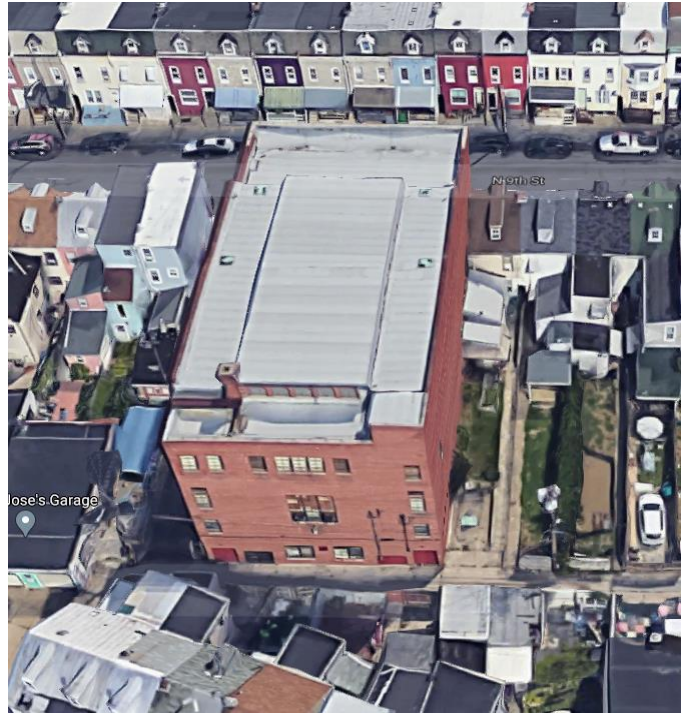


J. Jerome Skrincosky, AICP
Planning Consultant to the City of Reading

copy: City of Reading Planning Commission
Director of Community Development
City of Reading Engineer
Department of Public Works
City of Reading Zoning Administrator
City of Reading Solicitor
Overlord Real Estate Holdings
DH Enterprises



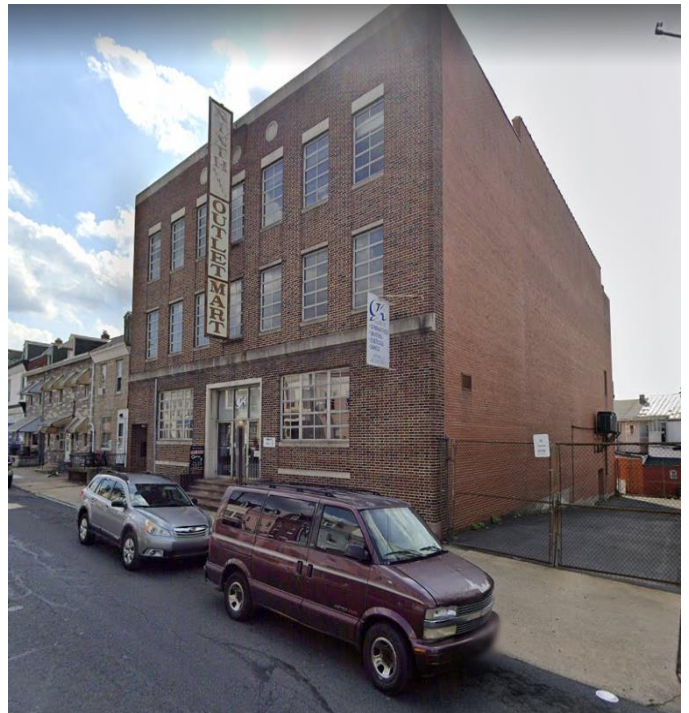
Picture 1: Aerial View of Subject Property (Front)



Picture 2: Aerial View of Subject Property (Rear)



Picture 3: Street View along North 9th Street



Picture 4: Street View along North 9th Street