



# Natural Lands

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## MEMO

TO: Bob Zienkowski, Manager  
East Vincent Township

FROM: Richard M. Tralies, RLA  
Senior Director of Planning

CC: Applicant  
Township Consultants

DATE: May 13, 2024

RE: **Spring City Elementary School – Building Additions  
Township Planner’s Review Letter**

I have reviewed the Final Plan for the Spring City Elementary School Building Additions, located at 190 South Wall Street, Spring City, PA, prepared by Chester Valley Engineers, dated September 15, 2023, last revised March 18, 2024. I have also reviewed the applicant’s letter dated March 25, 2024, in response to the previous planner’s review letter which was dated December 20, 2023.

The plans depict a proposal to expand the existing elementary school by approximately 7,000 square feet. The existing parking lot is also proposed to be expanded to a total of 55 parking spaces, increased from the existing 41. The proposed parking area would also feature an improved dropoff area and relocated entrance drive. The existing driveway will be removed from the existing parcel owned by Spring City Borough and relocated onto the Spring City Elementary School property.

This office typically reviews matters of general planning, historic resources, circulation, trails, parks, recreation, landscaping, natural resource protection and open space preservation. It appears that all outstanding comments from the previous review letter have been addressed, except for the waiver request below. We offer the following comments.

### Waiver Request

1. Previously Comment 7.1: SLDO Section 22-422.5.L(3)(b) requires a 10 foot wide landscape island to be provided between each set of two (2) parking bays. The applicant has indicated that the proposed parking expansion would not benefit from the installation of an island as it would impede traffic flow in the parking lot. Additionally, I believe the installation of an island may require removal of additional existing trees at the edge of the parking area. The previous planner indicated that they believed the waiver request was reasonable. I concur that this appears to be a reasonable request.

If you have any questions, please don’t hesitate to contact me at the phone number above (ext. 262) or at [rtralies@natlands.org](mailto:rtralies@natlands.org). Thank you for the opportunity to review this plan.