



July 21, 2025

Borough of Wyomissing Planning Commission
Borough of Wyomissing Council
22 Reading Boulevard
Wyomissing, PA 19610

**RE: *Atonement Lutheran Church
Zoning Map Amendment Request
McCarthy File No. 250004-24***

Dear Members,

In accordance with the Borough's request, we have reviewed the above referenced request to amend the Borough's Zoning Map.

The documents received and reviewed by our office include the following:

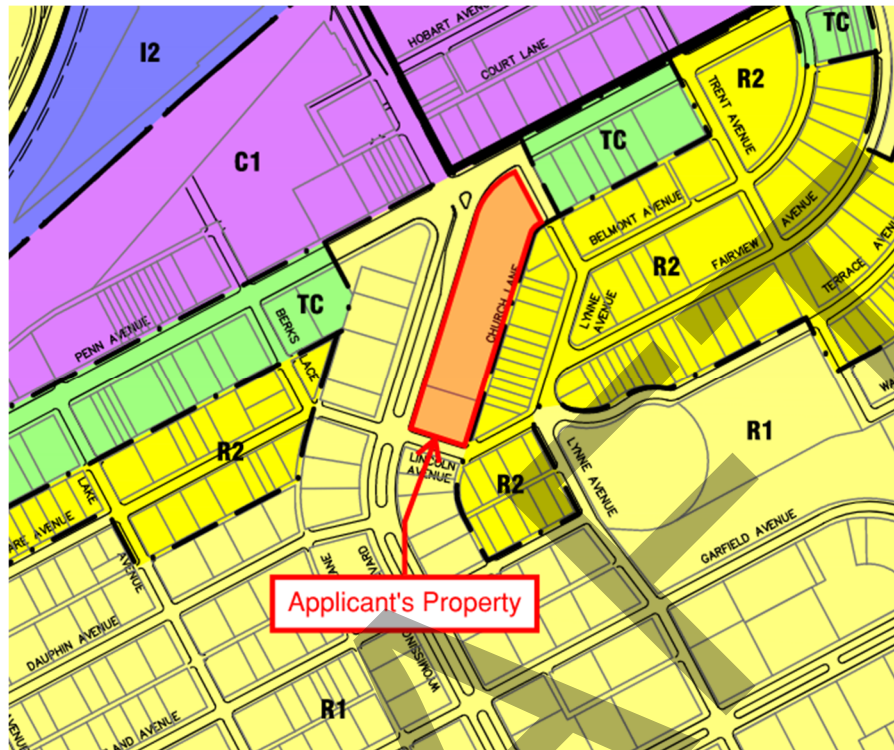
- Request for Zoning Map Revision letter prepared by C2C Design Group, dated July 7, 2025
- Zoning Exhibit, sheet 1 of 1, prepared by C2C Design Group, dated April 11, 2025

The applicant, Atonement Lutheran Church, is proposing to revise the Borough's Zoning Map. Atonement Lutheran Church is located at 5 Wyomissing Boulevard, near the intersection of Wyomissing Boulevard and Penn Avenue. The property is located in the R1 Low Density Residential District and consists of a Church, community center, parking lot, and associated improvements around the buildings.

The applicant is proposing to subdivide the property into two lots, one consisting of the church and parking lot (Lot 1), and the other lot consisting of the community center (Lot 2). The applicant is requesting that the new community center parcel (Lot 2) be rezoned from the R1 Low Density Residential District to the Town Center Residential/Office District (TC). Lynne Avenue currently serves as the dividing line between the R1 and TC zoning districts. The applicant's proposal would extend the limits of the TC zoning district approximately 200 feet to encompass the new Lot 2.

McCARTHY ENGINEERING ASSOCIATES, INC.

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Should the Zoning Map revision request be approved, the applicant will be required to submit a land development plan to obtain approval of the proposed subdivision. We find the applicant's request to be within reason and have no objections to the Zoning Map revision.

Should you have any questions regarding this letter, please feel free to contact our office.

Sincerely,

Nick Perilli

Nick Perilli, for

Jim McCarthy, P.E.

Wyomissing Borough Engineer

JMcCarthy@McCarthy-Engineering.com

Cc: Michele Bare, Borough Manager
Melissa Miller, Borough Secretary
Christopher Hartman, Esq., Borough Solicitor
Larry Grybosky, P.E., Engineer for Applicant

21 July 2025

Mr. Jim McCarthy, PE
Wyomissing Borough Engineer
McCarthy Engineering Associates Incorporated
JMcCarthy@mccarthy-engineering.com
1011 North Park Road, Suite 100
Wyomissing, Pennsylvania 19610

Re: Review of Landscaping and Lighting Submittal
Preliminary Subdivision and Land Development Plan
Metropolitan II
Borough of Wyomissing, Pennsylvania

Dear Mr. McCarthy:

In accordance with McCarthy Engineering Associates Incorporated's request, Architerra has reviewed the above referenced submittal for compliance as it pertains to the **landscaping and lighting requirements** of the Borough of Wyomissing. The documents provided to Architerra that McCarthy Engineering Associates Incorporated requested to be reviewed are as follows:

SUBMITTAL INFORMATION RECEIVED:

1. Preliminary Subdivision and Land Development Plan for Metropolitan II, Sheets TI-1, ZHB-1, EX-1, SU-1, LO-1, LO-2, GR-1, ESC-1, LS-1, LI-1, TI-1, ADA-1, DE-1, DE-2, and DE-3, prepared by C2C Design Group, with revision date July 11, 2025.
2. Response comments dated July 10, 2025 by C2C Design Group, provided in response to Architerra's review letter of June 23, 2025.

Review comments provided in Architerra's review letter of June 23, 2025, that have been satisfactorily addressed have been removed from the review comments. Outstanding comments that require attention are noted in **red**.

A. GENERAL COMMENTS – LANDSCAPING:

1. Proposed sanitary lateral and proposed water service have been added to Sheet GR-1 (Grading and Utility Plan) and Sheet LS-1 (Landscaping Plan); however, the proposed lighting has been removed from Sheet GR-1. The proposed lighting shall be demonstrated on Sheet GR-1. Any additional proposed utilities, including but not limited to electric and storm, shall be demonstrated on both plans.

- a. **Proposed lighting has been added to Sheet GR-1. Any proposed electric utilities feeding the proposed lighting shall be provided on both Sheet GR-1 and Sheet LS-1 to demonstrate no conflicts with the proposed trees.**
2. **NEW COMMENT: There are thirty (30) Inkberry shrubs shown on the plan; nine (9) in the west parking lot buffer and twenty-one (21) around the east parking lot. The Plant Schedule notes twenty-one (21) and shall be corrected to thirty (30).**

B. ZONING REVIEW – LANDSCAPING:

1. Part 5-D, Redevelopment Area Mixed Use Incentive Overlay District Section 504D, 1., requires sidewalks from curb to building with trees planted in non-grated tree wells at fifty foot (50') intervals, with benches centered between each pair of trees. The submittal shows what appears to be large concrete areas along the north of the building and the southeast of the building. Benches and planting beds with trees shall be added to these areas to meet this requirement.
 - a. Four Black Gum trees within 3' non-grated tree wells have been proposed along the east side of the proposed building. Unless irrigation is provided, Architerra recommends changing this tree to a species with very high urban tolerance.

The trees have been changed to an acceptable high urban tolerant species with columnar form and no fruit (Princeton Sentry Ginko) and respaced to avoid conflicts with utilities. The 3' non-grated tree wells shall be demonstrated on all sheets which display proposed walkways for a full understanding of pedestrian circulation (Sheets LO-1, LO-2, GR-1, ESC-1, TT-1, and ADA-1).
 - b. Some of the proposed trees and non-grated trees wells now exceed fifty-foot intervals. Architerra finds the proposed spacing to be acceptable.
 - c. **Benches shall be provided in coordination with the building's architecture.**

C. SUBDIVISION AND LAND DEVELOPMENT REVIEW – LANDSCAPING:

1. Part 6, Improvement Specifications, §602, Required Improvements, 1, L. Shade Trees: This section notes "Shade trees shall be purchased and planted by the Borough in and along all public streets in accordance with the species, standards and specifications of the Borough Shade Tree Commission at the expense of the owner or developer. Such trees shall become the sole property of the Borough." Architerra defers to the Borough Shade Tree Commission for this requirement.

architerra, pc.

Borough of Wyomissing: Metropolitan II - Landscaping and Lighting Submittal Review
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D. ZONING REVIEW – LIGHTING:

1. The proposed lighting and any associated electrical utilities shall be demonstrated on Sheet GR-1 (Grading and Utility Plan). **Proposed lighting has been added to Sheet GR-1. Any proposed electric utilities feeding the proposed lighting shall be provided to demonstrate no conflicts with the proposed trees.**

Please feel free to contact Architerra, PC if you have any questions regarding the information in this letter.

Respectfully submitted,



Micah W. Mutschler, RLA

ARCHITERRA, PC
mmutschler@architerrapc.com

cc: N. Perilli, EIT
D. Horn
File

Note: This correspondence was sent via electronic mail only on July 21, 2025.



MEMORANDUM

To: Michele Bare, Wyomissing Borough Manager

From: Greg Richardson, P.E.

Date: June 27, 2025

Re: **Metropolitan II – Traffic Review #1**
Wyomissing Borough, Berks County, PA
TPD No. WYBO.00030

cc: Borough Council
Borough Planning Commission
Jim McCarthy, P.E.
Nick Perelli, E.I.T.
Chris Hartman, Esq.

In our role as Borough Traffic Engineer, TPD has reviewed the following items:

- *Preliminary Subdivision and Land Development Plan For Metropolitan II*, prepared by C2C Design Group, dated June 13, 2025.

Based on a review of the above documents, TPD offers the following comments:

Existing Plan (Sheet EX-1)

1. The "Do Not Enter" signs at the Hill Avenue and George Avenue intersection are incorrectly oriented.
2. Indicate the existing STOP sign and stop bar for the George Avenue approach.

Proposed Plans

3. We have concerns regarding the internal circulation between the main parking lot, the first internal intersection, the southern driveway, and the poor sight lines created by the proposed building. It is recommended that the Applicant's designer schedule a staff-level meeting to discuss improving the following:
 - a. internal circulation
 - b. angle of drive aisles
 - c. direction of flow
 - d. pavement markings and signage
 - e. location of the loading zone.
4. Provide driveway centerline profiles.

5. For the proposed southern driveway:
 - a. Reduce the SW radius to 5 feet.
 - b. Increase the NW to 20 feet.
 - c. Remove the loading zone or relocate to the southernmost curbline. It is preferable to relocate out the limits of the driveway entirely.
6. Provide painted crosswalks for all approaches at the intersection of George Avenue and Hill Avenue.
7. The Borough should consider requiring the Applicant to install a STOP sign and painted stop bar on the Hill Avenue approach.
8. Provide painted 4" double-yellow painted centerlines (50 foot minimum) for all four approaches of the George Avenue and Hill Avenue intersection.
9. Provide ADA-compliant ramps for the George Street intersection approach (SW and SE corners). Construction details must be provided for all proposed ADA ramps. All applicable details for the handicap ramps should be provided in accordance with PennDOT Standards for Roadway Construction, Publication 72M, RC-67M. Provide CS-4401 and TIF forms, where applicable.
10. More detail should be provided as to how the existing ADA ramps on the NW corner of the intersection of the driveway with George and Hill Streets will be re-constructed within the vast concrete "sidewalk".
11. While the plans provide truck turning maneuvers, the Applicant should discuss with the Borough the protocols for emergency vehicle access and utilization of appropriate dimensions for emergency vehicles. Our office defers to the Fire Marshal regarding the suitability of internal circulation for emergency access.
12. We recommend the use of ASTM-3016-compliant bollards on all projects where perpendicular parking is located adjacent to a building in order to improve safety. Vehicles crash into storefronts, commercial buildings, and pedestrian areas an average of 60 times per day with 500 people killed annually and 4,000 injured throughout the USA. In many of these cases, bollards were provided that did not perform as intended. As a result, the American Society for Testing and Measures (ASTM) recently (approximately 2014) developed testing procedures to ensure that bollards are properly designed to stop an errant vehicle.

For this project, bollards should be provided along the areas where perpendicular parking spaces are provided adjacent to the proposed structure to prevent errant vehicles from crashing into the building. Two bollards should be provided in each of the parking and loading spaces, spaced thirty inches on center from the center of the parking space, thus spacing the bollards five feet apart. The bollards must be certified to comply with ASTM-3016 standards to ensure they will stop an errant vehicle as intended. A bollard detail should be included on the plans.
13. The following general notes should be included on the plan:
 - a. "All traffic control signs shall be posted in accordance with the 2023 MUTCD and the most recent version of PennDOT Publication 236M, "Handbook of Approved Signs".
 - b. "Traffic control signs must be posted on PennDOT approved breakaway posts in accordance with the most recent version of the TC-8700 series in PennDOT Publication 111M."

- c. "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following standards:
 - i. PennDOT Design Manual 2, Chapter 6.
 - ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.
 - iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."

14. For the auxiliary parking lot:

- a. The existing driveway on Hill Avenue is unpaved, with a gravel surface. The plans indicate that the driveway will be widened and paved within the property limits. Will the existing gravel be removed and the entire driveway, including the portion on the adjacent property, be paved also? It is our opinion that it should.
- b. The Applicant should discuss with the adjacent property owner the possibility of providing a driveway radius. It appears that the radius can be constructed with the Borough's right-of-way.
- c. The parking lot is proposed to provide aisles with one-way flow. If this design moves forward, the proposed parking spaces should be angled (60 degrees).
- d. If required by the Borough Solicitor, the Applicant should provide documentation regarding the cross access easement.

General

- 1. A response letter must be provided with the resubmission detailing how each comment above has been addressed, and where each can be found in the resubmission materials (i.e., plan sheet number(s), page number(s), etc.) to assist in the re-review process.



July 28, 2025

Borough of Wyomissing Planning Commission
Borough of Wyomissing Council
22 Reading Boulevard
Wyomissing, PA 19610

**RE: *Preliminary Land Development Plan
Metropolitan II
Plan Review #3
McCarthy File #250004-30***

Dear Members,

In accordance with the Borough's request, we have reviewed the above-referenced plan, application, and supporting documents to determine compliance with the Borough's Zoning, Subdivision and Land Development, and Stormwater Management Ordinances. The project proposes subdividing the existing 4.13-acre tract into two lots. Lot "1", currently operating as The Metropolitan, will be the residue tract and continue to be used for multifamily residential use. Lot "2" Purpart 1 will be the land used to construct a six-story mixed use building. The ground floor will contain approximately 8,800 square feet of commercial/retail space. The remaining five floors will contain 50 multifamily residential units. Lot "2" Purpart 2 is 0.35-acres and consists of an existing gravel parking lot. This lot will be reconfigured and paved to provide additional parking for the new mixed-use building. No stormwater control facilities are proposed.

The documents received and reviewed by our office include the following items:

- Response Letter to McCarthy Review letter, dated 7/10/2025
- Response Letter to Architerra Review letter, dated 7/10/2025
- Response to TPD Review letter, dated 7/10/2025
- Preliminary Plan Set prepared by C2C Design Group, sheets 1 through 15 of 15, dated 4/11/2025, last revised 7/11/2025
- PCSM and E&S Control Narrative prepared by C2C Design Group, dated 5/29/2025, last revised 6/27/2025
- Vegetative Cover Exhibit, sheet 1 of 1, dated 7/10/2025
- Berks County Conservation District Letter of Adequacy, dated 7/7/2025
- Conceptual Rendering, undated

**There are several items that remain open as part of the original Metropolitan project that have not been resolved. All items must be resolved prior to action being taken on the Metropolitan II plans.*

McCarthy ENGINEERING ASSOCIATES, INC.

1011 N. PARK ROAD, SUITE 100, WYOMISSING, PA 19610 | 610.373.8001 | MCCARTHY-ENGINEERING.COM

Based on our review, we offer the following comments for your consideration. Please note we have kept the comment numbers from the prior review letter to ease in coordination of comments:

A. ZONING

1. The properties are in the C-1 Neighborhood Commercial District and the C-2 Retail Commercial District. The lots are also located in the RD1 Redevelopment Area 1 Overlay District. Within Redevelopment Area 1, apartment units above the ground floor of a mixed-use building are permitted by right. (Section 502D.1)
2. A sealed landscape plan prepared by an architect or registered landscape architect shall be approved by the Borough's Planning Commission. The accessibility improvements outlined in this section must also be addressed to the satisfaction of the Borough. (Section 504D.1)
4. A recreation impact fee of \$1,500 per residential unit shall be paid to the Borough of Wyomissing at the time of plan approval. (Section 504D.4)
9. Parking areas should be arranged so that no portion of any vehicle can extend over any lot line. (Section 609.14) **The applicant asserts that these parking spaces will be addressed with the approval of the revised Plan of Record for the Phase 1 MET 1.0 project.**
16. The parking spaces shown along the Reading Avenue extension do not comply with zoning requirements. **The applicant asserts that these parking spaces will be addressed with the approval of the revised Plan of Record for the Phase 1 MET 1.0 project.**
17. **The access drive that will be used to enter and exit the parking lot of Lot 2 Purpart 2 shall have the entire 24 foot wide drive paved as required by Section 610.3(C) of the zoning ordinance. Paving only half of the drive is not acceptable and if an agreement with the adjoining property owner cannot be made a new design will need to be considered.**

B. SUBDIVISION AND LAND DEVELOPMENT

1. A Performance Guarantee or financial security shall be established with the Borough to ensure the completion of the required site improvements associated with the plan. Upon the resolution of the review comments offered in this letter, provide a construction cost estimate for review and consideration to establish the amount of financial security. (Section 308)
3. Plan scale shall be 1" = 50'. A waiver of this section is required. We would recommend that this waiver be granted, once requested. (Section 401.1 & 403.1) **A waiver has been requested for this section. We would recommend this waiver be granted.**
10. Additional traffic control measures (stop signs, pavement markings, etc.) should be considered in the parking lot behind the proposed building. (Section 502.13).

13. All subdivision and land development plans must demonstrate compliance with the Wyomissing Borough Stormwater Management Ordinance. The applicant has provided a letter with this submission requesting an exemption from stormwater. (Section 508.1)
14. E&S plan-approvals from BCCD shall be provided. (Section 508.2)
15. Public open space shall be provided or a fee for each dwelling unit shall be paid to the Borough. (Section 509.1 & 509.2)
16. Utility easements shall be shown on the plan. The plan also appears to require cross easements between both lots. (Section 509.3.B) The applicant states that none are required. There appears to be a gas line and electric line that cross over the proposed lot lines.
19. No impact studies were included in the submission. (Section 509.5.A & 509.5.B) A waiver for this section has been requested. The Borough should determine what impact studies are required. This should be discussed with the Borough. **The applicant has indicated a fee will be offered in lieu of a traffic impact study.**
20. Any required legal agreements as recommended by the Borough and Borough Solicitor should be prepared, reviewed, and endorsed by the Borough prior to being executed and recorded as part of the final plan. (Section 601)
21. Fire hydrants may be required. (Section 602.G) Fire Marshal approval is required to determine if the offsite hydrants are sufficient.
22. Monumentation may be required between Lot “A” and Lot “B” Purpart 2. (Section 602.H)
24. Internal circulation patterns must be approved by the Borough traffic engineer, fire chief, and EMS coordinator.
25. All plans must cover the entire Metropolitan. A requirement was to submit an as-built plan for zoning and engineering review. Make the required changes and record the final as-built plan as a revision to a recorded plan.
29. Provide proof that the applicant has the right to regrade and pave the area east of Lot B Purpart 2. **It is strongly recommended that the applicant acquires an agreement from the adjoining property owner to be able to pave the entire alley.**
36. Obtain the address and provide the address on the plans for the Met II.
38. Site vehicular signage shall be addressed.

C. STORMWATER MANAGEMENT

The applicant has submitted a letter stating there will be a net decrease in the impervious area because of the project. The letter states Lot “2” Purpart 1 and Purpart 2 have a combined existing impervious area of 75,800 square feet. In the proposed conditions, the total impervious area between the two Purparts will be 68,400 square feet.

1. Water quality requirements are not met. (Section 306)
2. Streambank erosion requirements are not met. (Section 307) A waiver of this section is being requested.
4. The applicant is required to cover all fees as a result of this project. (Section 601)
5. A financial guarantee, as-built plans, and inspections will be required. (Section 701)
6. The operation and maintenance plan, agreements, and easements (if applicable) shall be recorded. (Section 705)
7. Payment to the Borough’s Operation and Maintenance Fund is required. (Section 706)

D. GENERAL

1. Separate review letters will be issued under separate cover for traffic and landscaping/lighting.
2. All outstanding items from the Arrow Building Redevelopment plan need to be addressed, including as-built plans and the annexation plan. The east-side parking along the Met 1 building continues to exceed the maximum slope required by zoning ordinance as well as backs out onto the common driveway causing an undesirable situation.
5. Any pending or forthcoming plan review comments offered by the Berks County Planning Commission shall be addressed to the satisfaction of the Borough.
8. Prepare and submit application for Act 537 Sewage Planning Module or Module Exemption for Borough approval.
9. Approval from the Borough traffic engineer must be obtained.
10. Approval from the Borough Fire Chief must be obtained.
11. Approval from the Borough landscaping and lighting consultant must be obtained.
12. Curbing and sidewalk must comply with Borough specifications. All sidewalk, curb and ADA ramps across the entire property frontage shall be brought to Wyomissing Borough Code and ADA requirements. Plans should designate this as well with all necessary details. **The attached Handicap ramp Standard notes shall be included on the plans.**
16. Entrances to the building shall be shown on the plan.

20. We have concerns that the current layout of Lot 2 Purpart 2 will impede trash service access to the dumpster on the adjoining property to the east.
23. Additional lighting is recommended on the eastern side of the proposed building on Lot 2 as the parking area has no lighting.
24. The alley along the east side of Lot 2 (Purpart 2) should be paved as the plans appear to only propose 11' of pavement width and for two-way traffic which requires 24 feet of driveway width. **See comment 17 in 'ZONING' section.**
26. There are concerns about the location of the loading zone on entering vehicular movements. The Loading zone should be relocated to a more suitable location or a different access s configuration developed.
27. **A written request should be made to the Borough to formally offer payment of a fee in lieu of a Traffic Impact Study. A fee of \$55,000 was previously paid to the Borough of Wyomissing to waive a traffic impact study for The Metropolitan I in 2018. It is our recommendation that if a fee is to be paid to waive the traffic impact study in 2025 a fee of \$75,000 should be paid to the Borough of Wyomissing to cover costs of maintenance, signal retiming, etc. that will need to be performed.**
28. Size, slopes, materials of sewer lateral should be shown along with cleanout locations and details for connection and construction.
29. Size, materials, vales, meters and details of the proposed Water Service and Fire Service should be added to the plans. The single proposed water service is shown connecting an assumed water line.
30. Water Flow and Pressure test results for fire flows should be submitted along with a preliminary evaluation that adequate flow and pressure is available to meet IFC requirements. If not, then the need for tankage and/or fire pumps should be listed on the plans.
32. How is power provided to the parking lot lighting on Lot 2 Purpart 2?

The applicant's engineer shall provide a response letter with future submissions indicating how each comment has been addressed and where the changes on each plan sheet or report pages can be found.

Considering the extent and nature of the review comments offered in this letter, and the potential for revisions that could impact the plans, McCarthy Engineering reserves the right to provide additional review comments as part of any future resubmissions.

Should you have any questions regarding this review, please contact Nick Perilli (nperilli@mccarthy-engineering.com) at this office.

Sincerely,

Nick Perilli

Nick Perilli, for

Jim McCarthy, PE

Wyomissing Borough Engineer

JMcCarthy@McCarthy-Engineering.com

cc: Michele Bare, Borough Manager
Melissa Miller, Borough Secretary
Christopher Hartman, Esq., Borough Solicitor
Dan Bartolo, RLA, Engineer for Applicant