

BALLINGER



Trustees of the University of Pennsylvania
Health System | Radnor

Radnor Township
Board of Commissioners Meeting

01/22/2018

22 January 2018



1. Project and Team Introductions

2. Site & Building Concepts

3. Land Development Plan

Site – Aerial Photos



Site – Existing Conditions



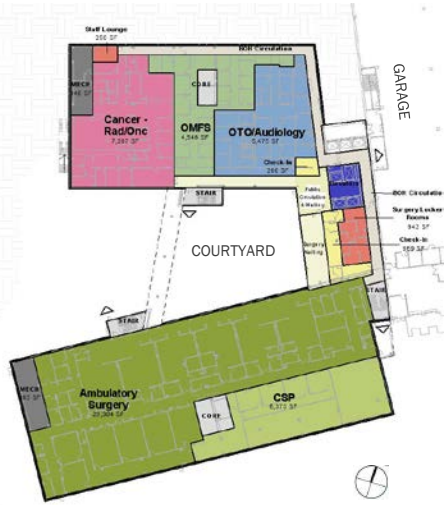
Site Plan





Interior Quad – Looking South





GROUND FLOOR

DROPOFF

GARAGE



FLOOR 01

GARAGE



FLOOR 02

GARAGE



FLOOR 03

Interior Quad – Looking South



Interior Courtyard – Looking East



Building Material Precedents

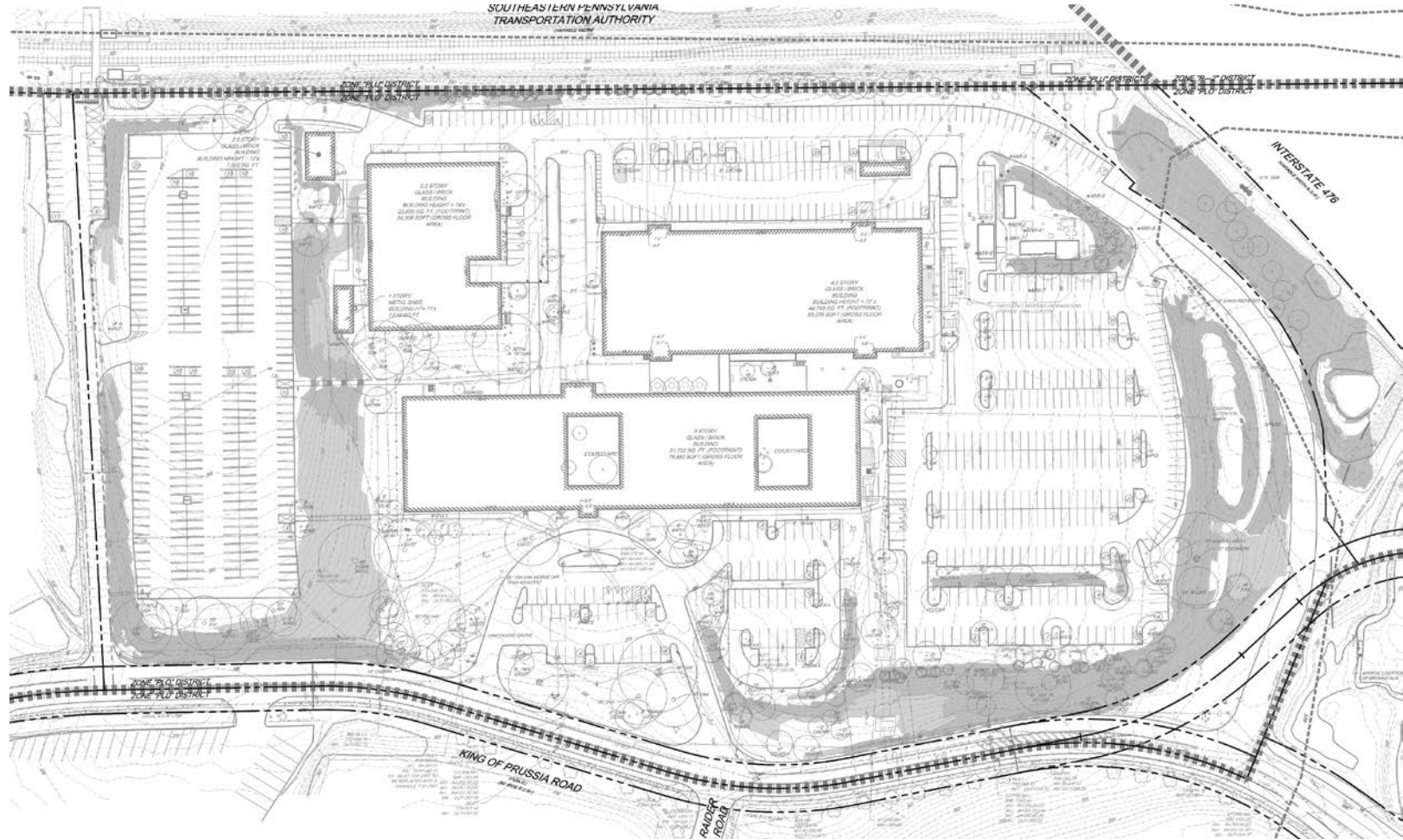


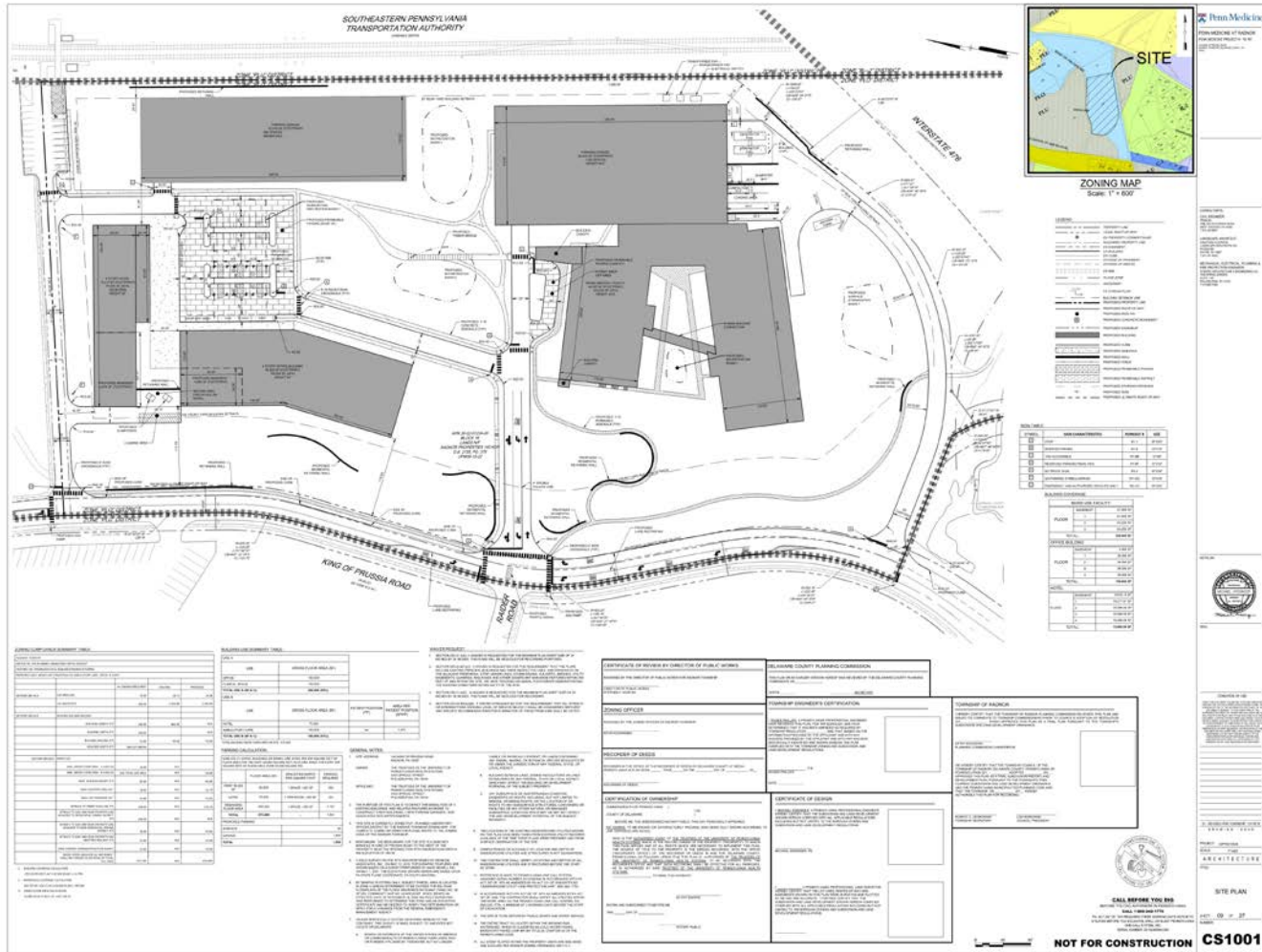


Landscape Precedents



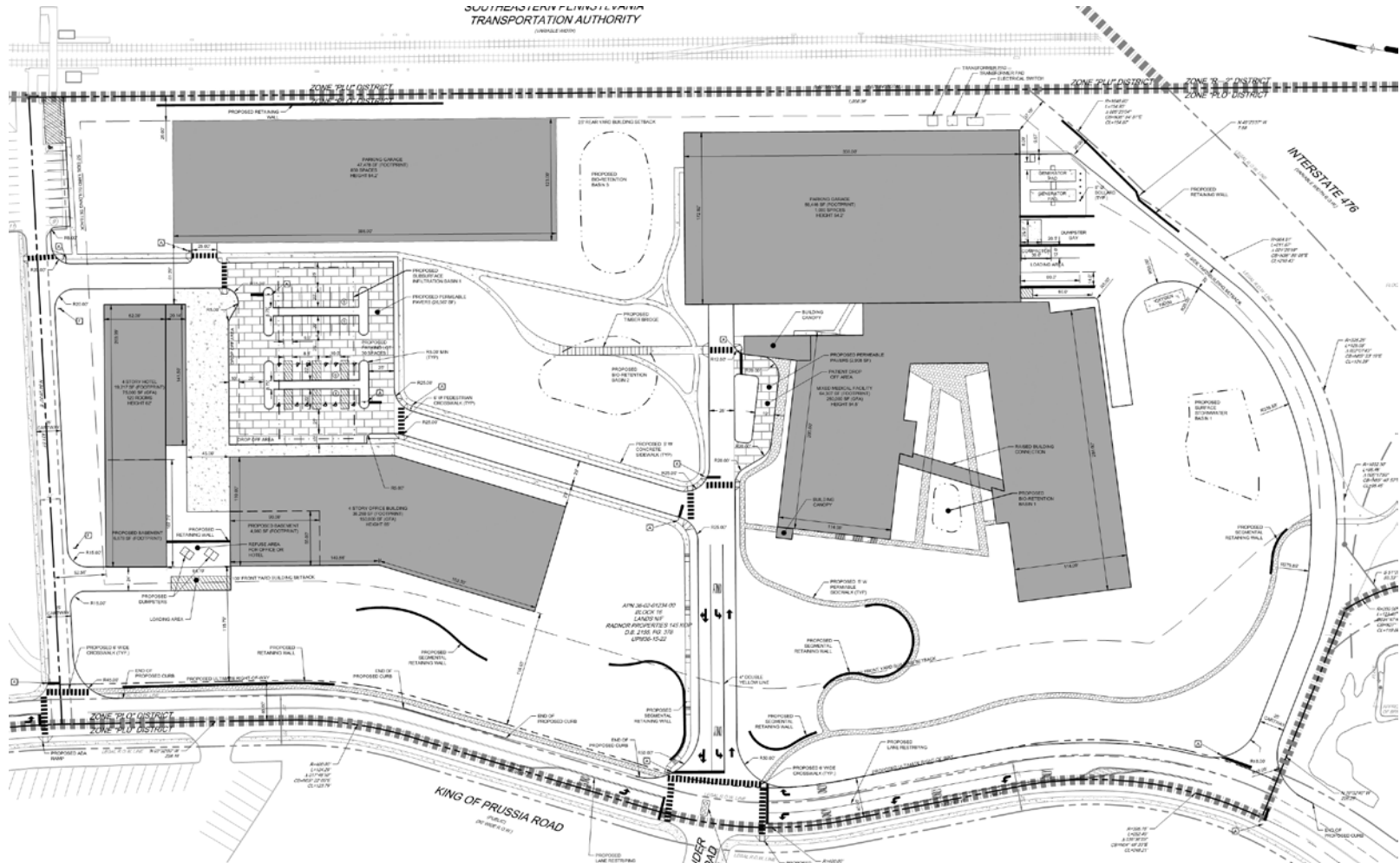
Land Development – Existing Conditions Plan





Land Development - Site Plan

SOUTHEASTERN PENNSYLVANIA
TRANSPORTATION AUTHORITY
PHILADELPHIA



Land Development – Zoning Compliance

ZONING COMPLIANCE SUMMARY TABLE:

RADNOR TOWNSHIP				
ARTICLE XV. PLO PLANNED LABORATORY-OFFICE DISTRICT				
EXISTING USE: PHARMACEUTICAL RESEARCH/MANUFACTURING				
PROPOSED USED: MIXED USE CONSISTING OF AMBULATORY CARE, OFFICE, & HOTEL				
		ALLOWABLE/REQUIRED	EXISTING	PROPOSED
SECTION 280-64.A	LOT AREA (AC)	10.00	18.71	18.28
	LOT WIDTH (FT)	300.00	1,294.00	1,294.00
SECTION 280-64.D	BUILDING SIZE AND SPACING			
	BUILDING LENGTH (FT)	160.00	484.00	N/A
	BUILDING DEPTH (FT)	160.00	-	N/A
	BUILDING SPACING (FT)	45.00	40.00	45.00
	BUILDING WIDTH (FT)	80% LOT WIDTH		
SECTION 280-64.G	MIXED USE			
	MIN. GROSS FLOOR AREA - A USES (%)	30.00	N/A	
	MIN. GROSS FLOOR AREA - B USES (%)	30% TOTAL SITE AREA	N/A	30.00
	MAX. BUILDING HEIGHT (FT)	85.00	N/A	65.00
	MAX. BUILDING AREA (%) ¹	28.00	N/A	14.79
	MAX. LOT COVERAGE (%) ²	45.00	N/A	44.50
	SETBACK TO STREET ROW LINE (FT)	100.00	N/A	115.79
	SETBACK TO SIDE AND REAR PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING DISTRICT (FT)	200.00	N/A	N/A
	SETBACK TO SIDE AND REAR PROPERTY LINE ADJACENT TO NON-RESIDENTIAL ZONING DISTRICT (FT)	50.00	N/A	55.66
	SETBACK TO SIDE AND REAR PROPERTY LINE ABUTTING RAILWAY (FT)	25.00	N/A	25.00
MAX. PARKING GARAGE/STRUCTURE HEIGHT	55.00	N/A	55.00	
GROSS FLOOR AREA FOR ALL BUILDINGS ³ SHALL NOT EXCEED 25,500 SF/AC OF TOTAL SITE AREA	477,105	N/A	475,000	

1. BUILDING COVERAGE CALCULATION

$$120,524\text{-SF} / (18.71\text{-AC} \times 43,560\text{-SF/AC}) = 14.79\%$$

2. IMPERVIOUS COVERAGE CALCULATION

$$362,797\text{-SF} / (18.71\text{-AC} \times 43,560\text{-SF/AC}) = 44.50\%$$

3. GROSS FLOOR AREA CALCULATION

$$25,500\text{-SF/AC} \times 18.71\text{ AC} = 477,105\text{-SF}$$

BUILDING USE SUMMARY TABLE:

USE A			
USE	GROSS FLOOR AREA (SF)		
OFFICE	150,000		
CLINICAL SPACE	130,000		
TOTAL USE A (SF & %)	280,000 (59%)		
USE B			
USE	GROSS FLOOR AREA (SF)	PATIENT POSITION (PP)	AREA PER PATIENT POSITION (SF/PP)
HOTEL	75,000		
AMBULATORY CARE	120,000	64	1,875
TOTAL USE B (SF & %)	195,000 (41%)		

TOTAL BUILDING GROSS FLOOR AREA ON-SITE - 475,000

Land Development – Parking Calculation

PARKING CALCULATION:

§280-103.11-OFFICE BUILDINGS OR BANKS: ONE SPACE PER 200 SQUARE FEET OF FLOOR AREA FOR THE FIRST 50,000 SQUARE FEET, PLUS ONE SPACE FOR EVERY 300 SQUARE FEET OF FLOOR AREA OVER 50,000 SQUARE FEET.			
	FLOOR AREA (SF)	SPACES REQUIRED PER SQUARE FOOT	PARKING REQUIRED
FIRST 50,000 SF	50,000	1 SPACE / 200 SF	250
HOTEL	75,000	1 PER ROOM / 300 SF	124
REMAINING FLOOR AREA	350,000	1 SPACE / 300 SF	1,167
TOTAL	475,000	-	1,541
PROPOSED PARKING			
SURFACE			30
GARAGE			1,850
TOTAL			1,880

BUILDING COVERAGE:

MIXED USE FACILITY:		
FLOOR	BASEMENT	61,900 SF
	1	61,600 SF
	2	63,250 SF
	3	63,250 SF
TOTAL:		250,000 SF
OFFICE BUILDING		
FLOOR	BASEMENT	4,960 SF
	1	36,260 SF
	2	36,260 SF
	3	36,260 SF
	4	36,260 SF
TOTAL:		150,000 SF
HOTEL		
FLOOR	BASEMENT:	6,678.19 SF
	1	19,217.81 SF
	2	16,368.00 SF
	3	16,368.00 SF
	4	16,368.00 SF
TOTAL:		75,000.00 SF





Preferred Option– Looking North



Preferred Option- Looking South

Alternate Option – Looking North



Alternate Option – Looking South





THANK YOU.