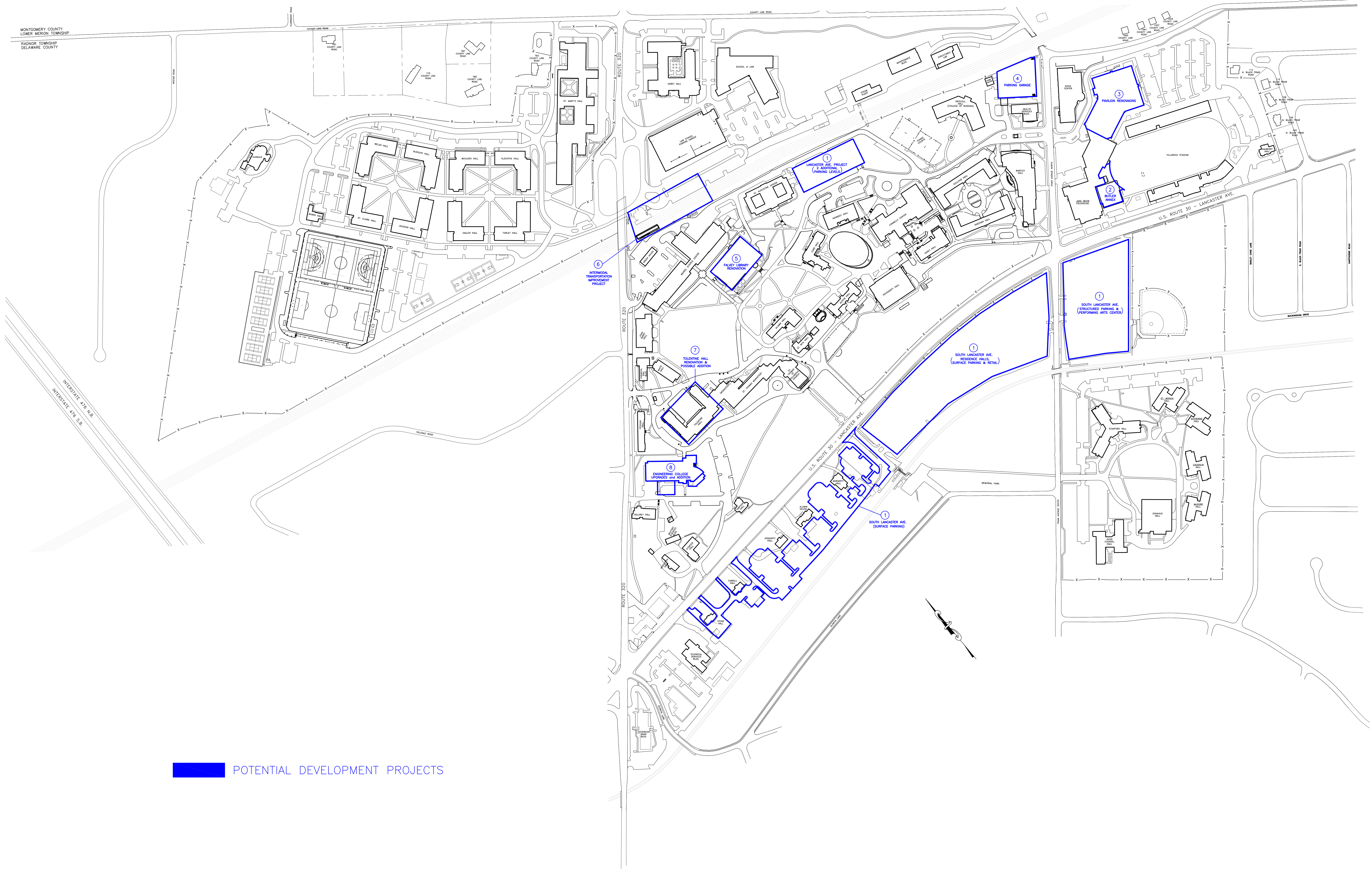
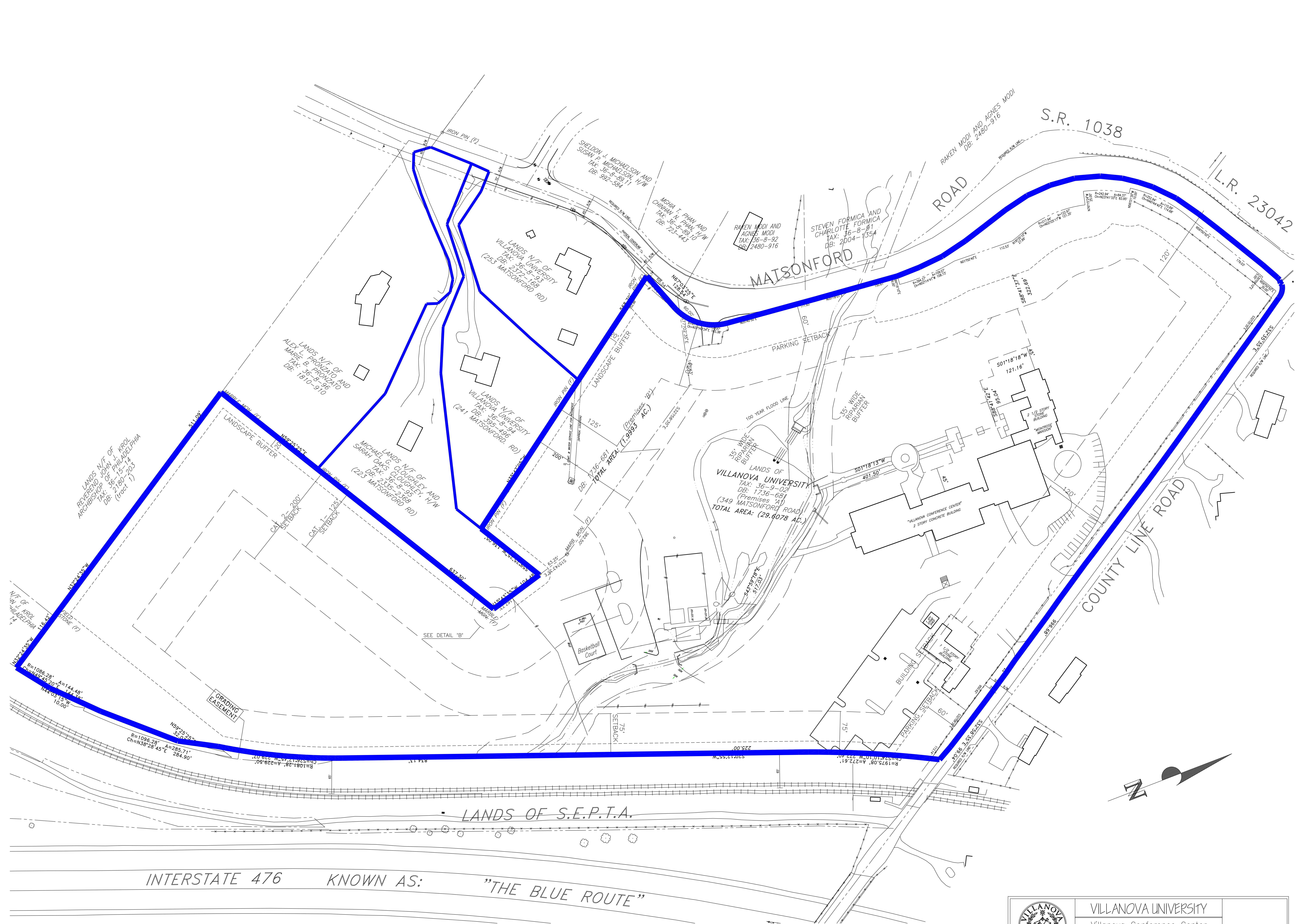


MONTGOMERY COUNTY
LOWER MERION TOWNSHIP
RADNOR TOWNSHIP
DELAWARE COUNTY

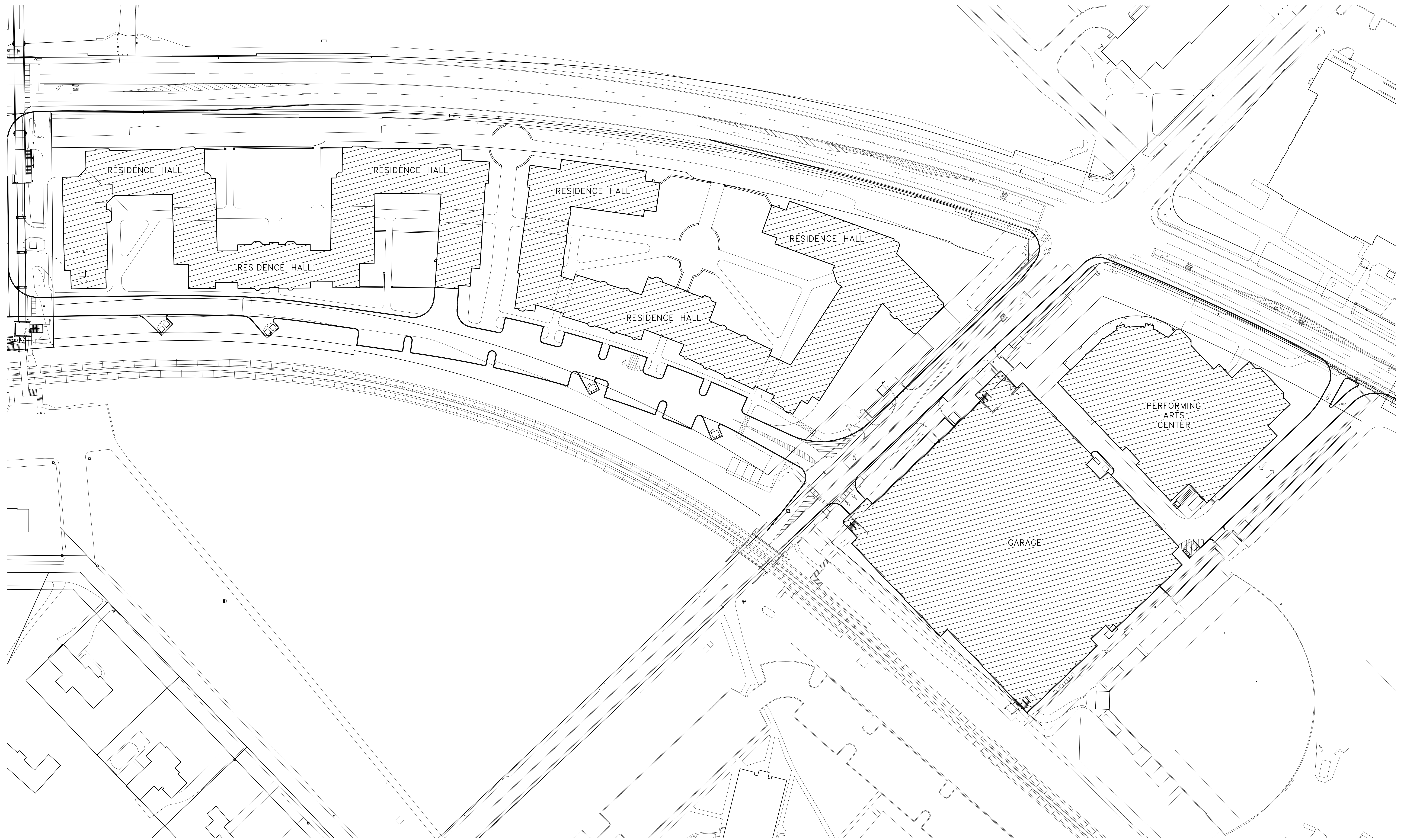



 POTENTIAL DEVELOPMENT PROJECTS

 VILLANOVA UNIVERSITY FACILITIES MANAGEMENT	VILLANOVA UNIVERSITY	
	Villanova University	
	CAMPUS SITE PLAN - INSTITUTIONAL	
	LONG RANGE DEVELOPMENT PLAN	Pg.# 1 of 3
SCALE: 1"=150'-0" DATE: 1/28/2015	Drawn By:	Checked By:



 FACILITIES MANAGEMENT	VILLANOVA UNIVERSITY	
	Villanova Conference Center	
	INSTITUTIONAL LONG RANGE	
	DEVELOPMENT PLAN	Pg.# 2 of 3
	SCALE: 1"=50'-0"	DATE: 1/28/2015
		Dwn By:
		Ord By:



 FACILITIES MANAGEMENT	VILLANOVA UNIVERSITY Proposed Lanc. Ave. Housing Proj.		
	INSTITUTIONAL LONG RANGE DEVELOPMENT PLAN		Pg.# 3 of 3
	SCALE: 1"=40'-0" DATE: 1/28/2015		Dwn By: Ckd By:

Villanova University
Institutional Long-Range Development Plan

January 28, 2015

Submitted by Villanova University to the Township of Radnor, Delaware County, Pennsylvania, on January 28, 2015 in compliance with Planned Institutional Zoning District requirements, as established by Ordinance No. 280-72.

1. Nature and History of the Institution. Villanova University is an independent coeducational institution of higher learning founded by the Order of St. Augustine, one of the oldest religious teaching orders of the Roman Catholic Church.

The first American foundation within the present limits of the United States was established in 1796 at old St. Augustine Church in Philadelphia. From this foundation and from St. Augustine Academy, which was opened there in 1811, Villanova University traces its lineage.

In January 1842, the Augustinians resident at St. Augustine took possession of Belle Air, the country estate of the Revolutionary War officer and merchant, John Rudolph. In accordance with an old Catholic custom, the new foundation was placed under the patronage of a saintly hero of the past, St. Thomas of Villanova, a distinguished Augustinian writer, educator and Bishop of sixteenth-century Spain. The school soon became known as Villanova and gave its name to the surrounding countryside.

Classes were opened in the old mansion house at Belle Air during the fall of 1843. On March 10, 1848, the Governor of Pennsylvania, Francis R. Shunk, signed the Act of Legislature incorporating "The Augustinian College of Villanova in the State of Pennsylvania" and conferring on Villanova College the right to grant degrees in the Arts and Sciences.

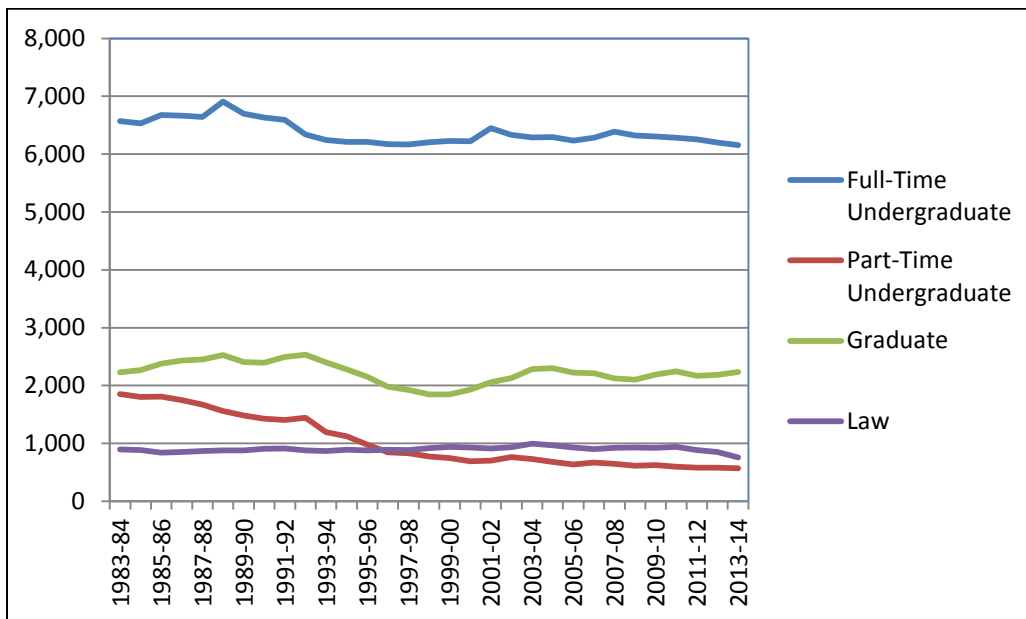
The Liberal Arts College took its first step toward university status in 1905 with the establishment of what is now called the College of Engineering. The Science unit, inaugurated in 1915, is an integral part of the present College of Liberal Arts and Sciences. In 1918 what is presently known as Part Time Studies came into being. The College of Commerce and Finance was founded in 1922, the College of Nursing, and the School of Law in 1953. Graduate studies were first separately administered in 1931.

Villanova's development over the years into a complex institution of higher education received official sanction when on November 10, 1953, pursuant to an act of the Legislature of the Commonwealth of Pennsylvania, its charter was amended to permit its being designated Villanova University.

2. Services Provided. At Villanova, degree programs offered in six colleges are designed to help students learn to think critically, act compassionately and succeed while serving others. Undergraduate classes average 22 students and the University boasts a student/faculty ration of 12:1, with nearly 90% of full-time faculty holding the highest degree in their fields. For more than two decades, *U.S. News & World Report* has ranked the University #1 in its category (Regional Universities – North). In addition to academic programs, Villanova provides a wide array of spiritual, cultural, athletic and employment opportunities to the surrounding community.

3. Service Population. After gaining University status in 1953, the school continued to grow until the 1980’s. Since 1991, however, it has been a strategic goal of the University to maintain a steady undergraduate enrollment. Villanova’s average undergraduate enrollment since 1992 has been 6,263.

Villanova University Average Annual Enrollment



Villanova’s graduate programs, part-time programs and School of Law primarily draw students from the greater Philadelphia area. Because these are niche markets, these programs are very stable, and any change is slow and carefully managed. The University also offers online programs, but these enrollments do not impact the University’s on-campus or local population.

4. Employment Characteristics. Total employees number about 2,183, including approximately 672 full-time and 401 part-time faculty.

5. Property Ownership: Villanova University owns all the property indicated on the enclosed **Campus Site Plan** drawing, sheet 1 of 3, dated January 28, 2015, including the Villanova Conference Center, located at 639 County Line Road. The main campus is comprised of approximately 215 acres zoned Planned Institutional, plus approximately 10

acres on the south side of Lancaster Avenue zoned Commercial Office, for a total of 225 acres. The conference center is comprised of approximately 30 acres of Planned Institutional and 2 acres of R1 Residential for a total of approximately 32 acres.

The University also owns several residential properties on County Line Road, Black Friar Road and Matsonford Rd. These are shown on the enclosed **Campus Site Plan** sheets 1 and 2 of 3 dated January 28, 2015.

6. Present Physical Plant: A complete depiction of the present physical plant, including the location and bulk of the buildings, land uses, streets, parking lots, open space, etc. is found on the enclosed **Campus Site Plan**, sheets 1 and 2 of 3 dated January 28, 2015.

7. Campus Master Plan: In early 2007 the University selected Venturi, Scott Brown and Associates of Philadelphia to develop a comprehensive Campus Master Plan. The plan engaged the entire Villanova community in a self-assessment of the university's priorities and vision for its physical campus and helped us to plan purposely and strategically for future development. The University analyzed trends and expectations, and identified where it needed to adapt in order to remain competitive. This effort was completed in late 2008 and presented to the Board of Trustees, Radnor Township staff and officials, institutional neighbors and the Villanova community.

Some key needs were identified in the Campus Master Plan. There are needs for more – and more functional, amenable and accessible – space throughout Villanova's campus. Those defined by the University as high priorities include:

- **Academic space**, including a new Performing Arts Center, classrooms and faculty offices – particularly in Arts and Sciences – and an updated library.
- **Student residences.** These are needed to meet the University's commitment to provide on campus housing to underclassmen, with the potential to offer seniors the opportunity to live on campus. This effort will reduce the number of students living in off campus housing in local neighborhoods and reduce associated parking in neighborhoods.
- **Student social space**, including activity space, central campus dining, and recreational athletics.
- **Administrative space**, particularly related to Campus Ministry and student services.
- **System-wide needs**, including the need to improve accessibility (throughout campus, and especially to buildings used by neighbors and the general public), life safety, building condition and campus infrastructure.
- Also, there is a strong desire for a *more beautiful, sustainable campus*, with a *more beautiful and visible entrance*.

Key components of the plan, some of which have been realized, include:

- A. **Develop on south side of Lancaster Avenue.** The University's ability to meet its needs for space depends in large part on its ability to develop its properties along the south side of Lancaster Avenue. Ideally, a pedestrian-friendly townscape would be created along the south side of Lancaster Avenue, with student centric retail at the ground floor and student residences above. Structured and some surface parking would be provided along the Route 100 tracks. A new pedestrian bridge would be constructed at Church walk. Functions that engage the broader community – such as a performing arts building - would be located along the Avenue, providing a welcoming gateway.
- B. **A pedestrian-centered campus core.** Keeping most vehicles near the perimeter of the campus core would help create a more sustainable, pedestrian-friendly campus, while allowing access for service, emergency and other essential vehicles. Eliminating constant conflicts between pedestrians and vehicles would allow a more cohesive, beautiful and functional campus landscape.
- C. **A renovated and augmented center of student activity around the *Awakening* statue or Oreo.** Reprogramming, renovating, and adding to the existing buildings around the Oreo could create an enhanced center for student life. Student-oriented uses could initially include space in the Connelly Center and Dougherty Hall (or its replacement), and could be augmented by space in Vasey and by the historic library in Austin, once other space is available for existing uses in these areas. A new tree lined plaza would replace the existing concrete steps and ramps between these buildings, creating a more amenable and beautiful sense of place.
- D. **A re-imagined and renewed heart of campus.** The area around the Grotto – including Falvey, Old Falvey, Alumni, Austin and Corr, with paths extending to Mendel and the St. Augustine Center – could become a center of activity with a stronger *sense of place*, with large shade trees and green lawn, a smaller, more intimate grotto, and a more lively mix of uses. Maintaining student residences in this area – in tandem with other uses – would ensure 24-hour activity at the center of campus.
- E. **Renewed key academic buildings**, including Tolentine and the Library. Renovating and rejuvenating the campus' historic buildings could help meet new mandates for use while celebrating Villanova's history.
 - a. *Tolentine* could be completely renovated and renewed. With wide, generous hallways and high ceilings, this building could be Villanova's premier academic building. Through strategic additions to the building, significant space could be added. New entrances would face a renewed Mendel Field – an enlarged, oval lawn.

- b. *The Falvey Memorial Library* and Old Falvey complex could be re-imagined to create a community commons – an innovative, collaborative, multidisciplinary academic library facility tied into the social and academic life of the University.

F. **Campus-wide improvements** to improve accessibility, life safety, building condition and campus infrastructure.

8. **Development Plans:** The development plans for Villanova University for the next ten years are indicated on the attached **Campus Site Plan**, sheet 1 of 3 dated January 28, 2015. Specific projects planned in the next ten years include:

- 1) In the short term, Villanova plans to develop the **South Side of Lancaster Avenue**. This would include a new 1,300 car parking garage, surface parking on West Lancaster Ave., the addition of two levels of parking to the Saint Augustine Center garage, up to 1,150 beds of new residence hall space with retail on the first floor, a pedestrian bridge at Church walk, and a new performing arts center. The Lancaster Avenue streetscape in this development follows the Radnor Township Comprehensive Plan (CP) by including a wide sidewalk, landscaped green buffer, street furniture, consistent light fixtures, and controlled street crossings. See attached drawing titled **Proposed Lancaster Ave. Housing Project** sheet 3 of 3 dated January 8, 2015. This project has been submitted to Radnor Township for Land Development approval and construction is expected to take 4 years.
Anticipated impact on the surrounding neighborhood: This project will reduce the number of students off campus; will reduce car trips to Lancaster Ave since up to 1,150 students will no longer commute, but live on campus; improve storm water retention and volume control on the site; greatly improve aesthetics by removing an unsightly parking lot and replacing it with attractive stone, collegiate gothic-style buildings.
- 2) **Butler Annex Replacement and Addition** envisions the replacement of the Butler Annex with a new, slightly larger facility that includes locker rooms, coaches' offices, strength and conditioning space and meeting rooms. This initial project would be followed by a subsequent series of renovations to vacated space under the stadium bleachers to improve outdated locker rooms and training spaces. This project is consistent with the Township Comprehensive plan and has no impact on the surrounding neighborhood. Planned over the next 3 years.
- 3) **Pavilion Renovation** planned to bring this 30 + year old multi-use space up to modern standards. Project includes a new entrance, individual rather than bench seating, improved handicapped accessibility, an interactive hall of fame, increased concessions, premium seating and other fan amenities.
Anticipated impacts on the surrounding neighborhood: Significant positive impact. Because it creates a fully handicapped accessible arena with fewer seats, less parking demand and therefore less traffic, this project will have less impact

- on the surrounding neighborhood during large events. Planned over the next ten years.
- 4) **Health Services Building Parking Structure** renovation and addition of another level. This project is being considered to solve some leakage problems and add parking to the main campus. Planned over the next 10 years.
 - 5) **Renovation and expansion of the Falvey Memorial Library** to better integrate technology into the academic experience, and reconfigure the space into a more efficient learning environment. This is part of the University's academic strategic plan. A small addition is anticipated to make both sections of the existing building handicapped accessible. This project is consistent with the Township Comprehensive plan and has no impact on the surrounding neighborhood. Programmed within the next five to ten years.
 - 6) The **Intermodal Transportation Improvement Project at SEPTA Villanova Station** envisions an improved rail station, high level platforms, bicycle storage and direct handicapped access onto trains. It also includes a new wider tunnel and improved connectivity to the Villanova campus, both for day-to-day use and special events by linking all modes of transport to and on the campus. The creation of this project was the result of an examination of the mutual interests of the community, SEPTA, and Villanova University. The federal transportation act of 2005 (SAFE-T-LU) has authorized federal funds for this project. This transit oriented development project fully supports the Township Comprehensive Plan. Planned within the next three years.
Anticipated impacts on the surrounding neighborhood: Significant positive impact because it creates fully handicapped accessible train station; safer, more aesthetically pleasing tunnel and station; and encourages use of public transit.
 - 7) **Renovation of Tolentine Hall** and possible addition of a new wing. With wide, generous hallways and high ceilings, this building would become Villanova's premier academic building. Through strategic additions to the building, significant academic space could be added. New entrances would face a renewed Mendel Field – an enlarged, oval lawn. This project is consistent with the Township Comprehensive Plan and has no impact on the surrounding neighborhood. Programmed within the next ten years.
 - 8) **Engineering College upgrades and addition.** A student learning commons and engineering innovation lab are part of the College's capital campaign. This project is consistent with the Township Comprehensive plan and has no impact on the surrounding neighborhood. Dependent on donor funding, this project is planned in 3 to 10 years.