

EXHIBIT A.3.A

CAMPUS-WIDE ZONING DATA

PLANNED INSTITUTIONAL DISTRICT (PI)

CLASSIFICATION:	REQUIRED	EXISTING	PROPOSED
BUILDING AREA	30% MAX.	13.0% (29.26 ACRES) (a)	14.4% (32.30 ACRES) (b)
TOTAL IMPERVIOUS COVERAGE	45% MAX.	37.6% (84.60 ACRES) (d)	36.0% (81.79 ACRES) (c)

NOTES:

a. DATA OBTAINED FROM LAST CAMPUS DEVELOPMENT APPROVAL SHOWN ON A PLAN ENTITLED "VILANOVA UNIVERSITY WEST CAMPUS, PROPOSED SOCCER FIELD RECONSTRUCTION", PLAN DATED OCTOBER 4, 2013, LAST REVISED MAY 6, 2014, PREPARED BY ASSOCIATED ENGINEERING CONSULTANTS INCORPORATED (AEC).

b.

DORMITORY BUILDING 1	1.04 ACRES
DORMITORY BUILDING 2	1.18 ACRES
PERFORMING ARTS CENTER	+0.82 ACRES
TOTAL	3.04 ACRES (PROPOSED BUILDING AREA)

c.

EXISTING BUILDING AREA	29.26 ACRES
PROPOSED BUILDING AREA	+3.04 ACRES
TOTAL	32.30 ACRES

c.

EXISTING IMPERVIOUS	84.60 ACRES
CICD REDUCTION	-2.73 ACRES
BRIDGE & VISITOR LOT REDUX	-0.08 ACRES
TOTAL	81.79 ACRES

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ZONING DATA

COMPREHENSIVE INTEGRATED COLLEGE DEVELOPMENT DISTRICT (CICD)

CLASSIFICATION:

MINIMUM CAMPUS AREA

REQUIRED

75 ACRES

PROPOSED

225 ACRES (PI ZONING DISTRICT)
 15 ACRES (CO ZONING DISTRICT)
 240 ACRES (TOTAL CAMPUS)
 13.81 GROSS ACRES
 11.71 NET ACRES
 17.6'

MINIMUM/MAXIMUM CICD AREA

>10 / <15 ACRES

MAXIMUM BUILDING LENGTH

180'

52.62'

MINIMUM BUILDING SEPARATION
 BETWEEN BUILDING AND BUILDING

45'

30'

MAXIMUM BUILDING HEIGHT

50'

<50'

ACADEMIC AND PERFORMANCE FACILITIES

65'

<65'

FLY LOFT

45'

<45'

HOUSING AND SOCIAL FACILITIES

38'

<38'

PARKING STRUCTURE

30%

37%*

MAXIMUM BUILDING COVERAGE - TOTAL (INCLUDES PARKING STRUCTURE)

10%

8.6%

RESIDENCE HALL 2

10%

7.6%

RESIDENCE HALL 1

10%

6.0%

PERFORMING ARTS CENTER

100'

235.39'

MINIMUM FACILITY SETBACK FROM SINGLE FAMILY RESIDENTIAL USE

10'

10'

MINIMUM ELEVATOR/STAIR TOWER ON PARKING STRUCTURE SETBACK

50'

35.4'

MAXIMUM LENGTH OF ELEVATOR/STAIR TOWER PROJECTION

5'

5'

MINIMUM LOADING AREA SETBACK

50'

82.5'

RIPARIAN BUFFER SETBACK

82%**

MAXIMUM IMPERVIOUS AREA

69%

* BUILDING COVERAGE EXCEEDING 30% SHALL REQUIRE TWO SQUARE FEET OF OPEN SPACE DEDICATION PER ONE SQUARE FOOT OVER 30%.
 42,103 SF EXCEEDING 30% BUILDING COVERAGE REQUIRES 84,205 SF OPEN SPACE DEDICATION. (87,120 SF PROVIDED)
 (REFER TO SHEET CU1.00 & CU3.04 FOR LOCATION OF PRESERVATION AREA)

** PROPOSED IMPERVIOUS CONDITIONS MUST BE A MINIMUM 10% REDUCTION FROM EXISTING IMPERVIOUS AREA
 92% EXISTING IMPERVIOUS COVERAGE - 10% = 82%

SETBACK CHART

	ARTERIAL STREETS		MINOR COLLECTOR		RAILROAD RIGHTS OF WAY	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PERFORMANCE AND SOCIAL FACILITIES	35'	35'	30'	30'	50'	341'
HOUSING FACILITIES	35'	35'	30'	30'	50'	60.6'
PARKING STRUCTURES	120'	141.5'	20'	20'	30'	30'
SURFACE PARKING LOTS	60'	221.7'	60'	105'	5'	25.3'
RETAIL SUBORDINATE USES	35'	35'	30'	30'	50'	214.6'

SITE USE DATA

LOCATION	GROSS AREA (GSF)	% OF GSF
PERFORMING ARTS CENTER	78,000 GSF	16.3%
DORMITORY USE (TOTAL)	384,800 GSF	80.2%
BUILDING 1A	72,000 GSF	
BUILDING 1B	32,000 GSF	
BUILDING 1C	75,600 GSF	
BUILDING 2A	56,400 GSF	
BUILDING 2B	61,600 GSF	
BUILDING 2C	87,200 GSF	
RETAIL / BISTRO (TOTAL)	17,000 GSF	3.5%
BUILDING 1 RETAIL	2,850 GSF	
BUILDING 2 BISTRO	4,350 GSF	
BUILDING 2 BOOKSTORE	9,800 GSF	
TOTAL	479,800 GSF	100.0%

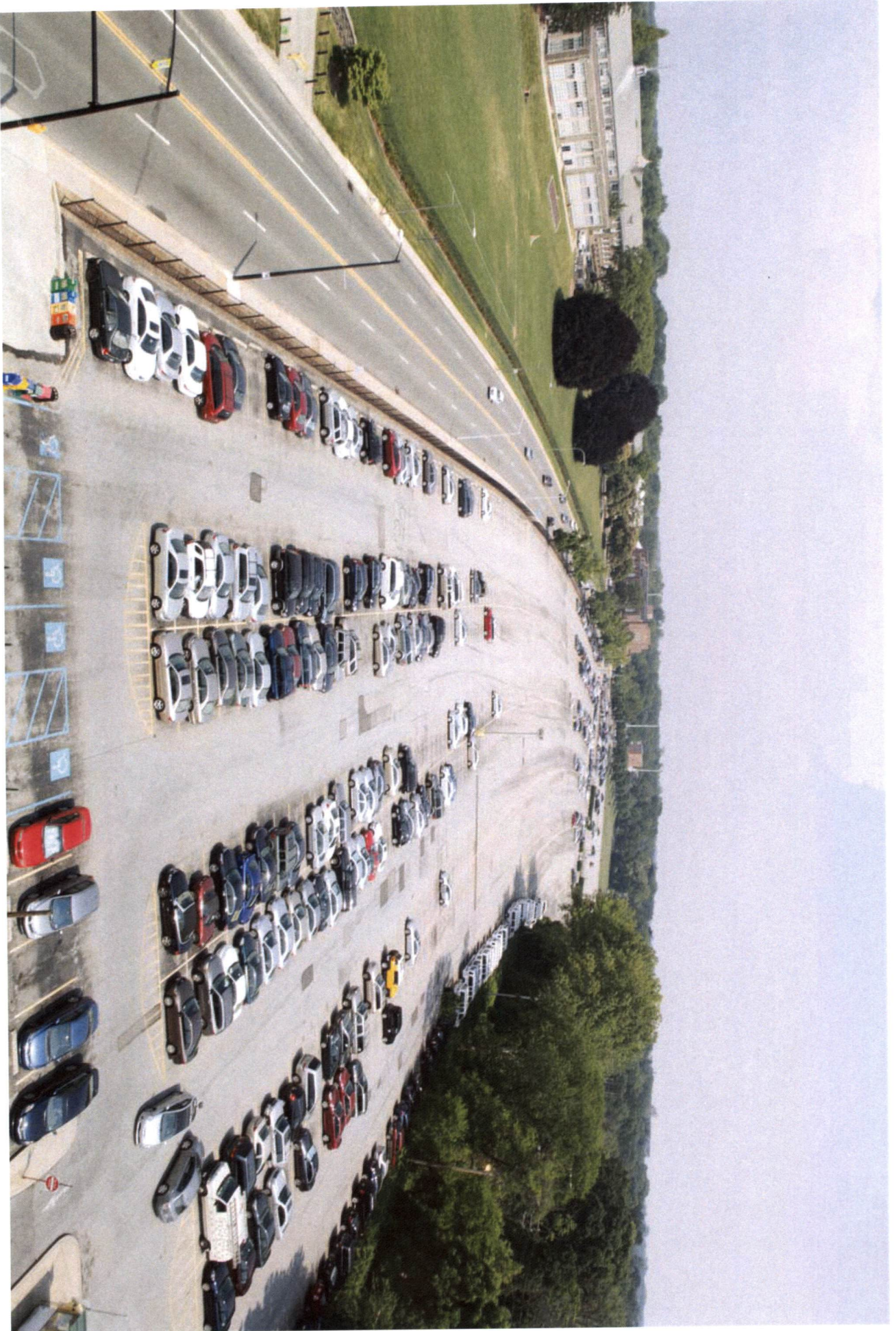
ZONING DATA

COMMERCIAL OFFICE DISTRICT (CO)
 GROSS LOT AREA: 8.48 AC (369,543 SF)*
 NET LOT AREA: 7.59 AC (330,556 SF)*

* - LOT AREAS ARE BASED ON CONSOLIDATION OF 8 PARCELS

<u>CLASSIFICATION:</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT WIDTH	100'	>100'
MAXIMUM BUILDING COVERAGE	20%	3%
MINIMUM BUILDING SETBACK		
FRONT YARD	65'	56.8' *
SIDE YARD	20'	11.6'***
REAR YARD	25'	134.7'
MINIMUM BUFFER SETBACK	10'	16.3'
MAXIMUM BUILDING HEIGHT	35'	<35'
MINIMUM LANDSCAPE AREA	50%	55%
MINIMUM INTERIOR PARKING LANDSCAPE AREA	10%	13%

* - NON-CONFORMITY CAUSED BY PENNDOT RIGHT-OF-WAY DEDICATION
 ** - EXISTING NON CONFORMITY



EXHIBIT 

A.4.1

A-4



Villanova University
 CID Development
 Lancaster and Ryan Avenues
 Villanova, PA 19080

VMA
 RAMSA

ARCHITECT OF RECORD
 VMA & RAMSA Architects LLP
 1000 Walnut Street
 Philadelphia, PA 19103
 phone: 215 545-4444
 fax: 215 545-2299
 www.vma-ramsa.com

PROJECT ARCHITECT
 Robert A. DeWitt Associates LLP
 400 West 28th Street
 New York, New York 10001
 phone: 212 697-0558
 www.radewa.com

CIVIL ENGINEER
 Navey Howard Inc.
 One East Lancaster Avenue, Suite 1100
 Villanova, PA 19080
 phone: 610 286-5333
 fax: 610 286-4288
 www.navey.com

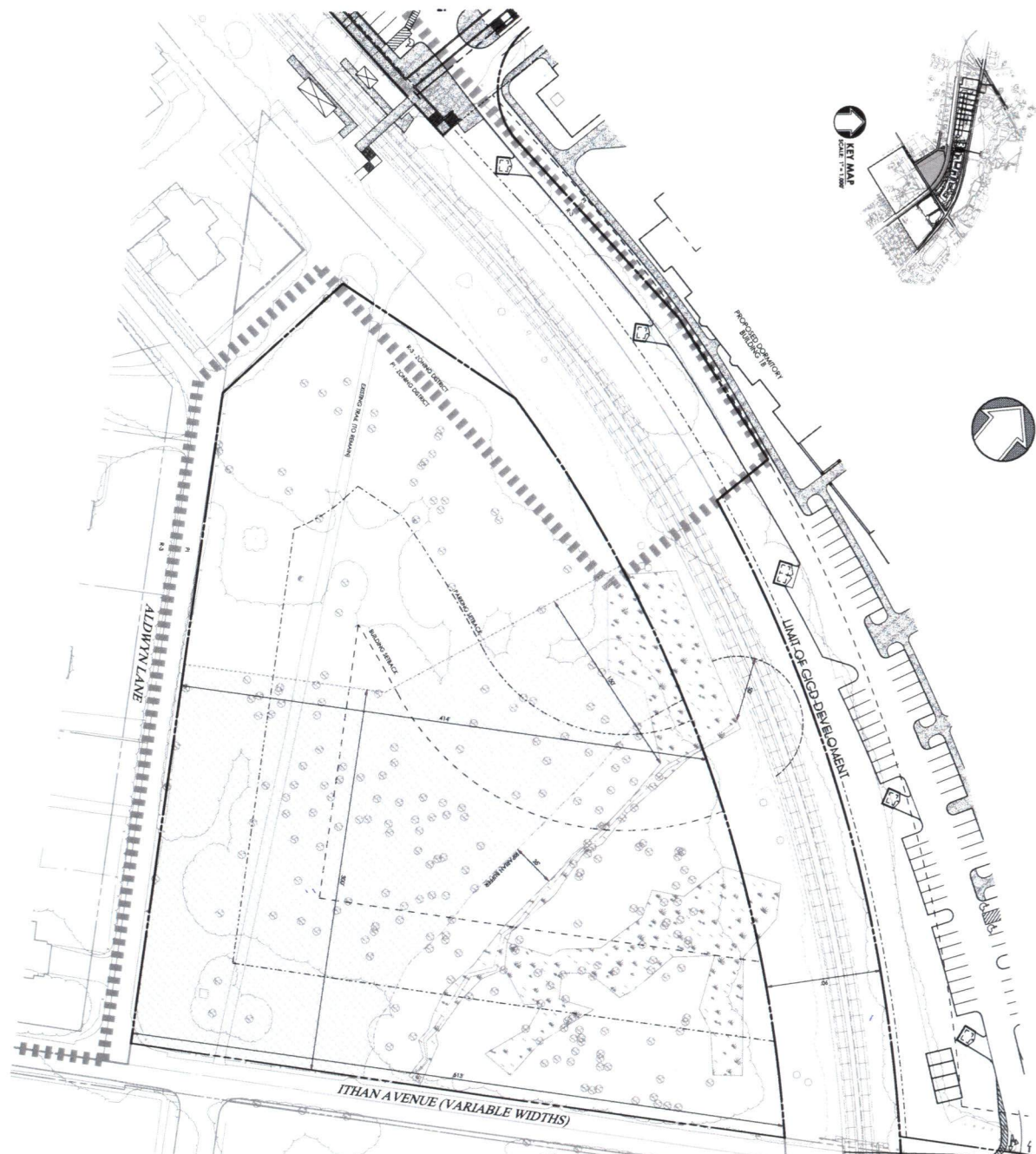
PROJECT MECHANICAL ENGINEER
 Navey Howard Inc.
 One East Lancaster Avenue, Suite 1100
 Villanova, PA 19080
 phone: 610 286-5333
 fax: 610 286-4288
 www.navey.com

MECHANICAL ENGINEER
 Navey Howard Inc.
 One East Lancaster Avenue, Suite 1100
 Villanova, PA 19080
 phone: 610 286-5333
 fax: 610 286-4288
 www.navey.com

LANDSCAPE ARCHITECT
 Navey Howard Inc.
 One East Lancaster Avenue, Suite 1100
 Villanova, PA 19080
 phone: 610 286-5333
 fax: 610 286-4288
 www.navey.com

ACADEMIC CONSULTANT
 2120 Lancaster Avenue, Suite 201
 Villanova, PA 19080
 phone: 610 286-5333
 fax: 610 286-4288
 www.villanova.edu

SELECTION CONSULTANT
 2120 Lancaster Avenue, Suite 201
 Villanova, PA 19080
 phone: 610 286-5333
 fax: 610 286-4288
 www.villanova.edu



LEGEND

TOTAL PRESERVATION AREA = 1.38 ACRES
 TOTAL DEVELOPMENT REQUIREMENT = 2.32 ACRES

BUILDING COVERAGE CALCULATIONS

MULTI-FAMILY RESIDENCE: 1.14 AC, 30 P.U. (1.14 ACRES)
 MULTIFAMILY RESIDENCE COVERAGE: 1.14 ACRES
 MULTIFAMILY RESIDENCE COVERAGE: 1.14 ACRES
 BALANCED COVERAGE ADJUST: 20% = 0.23 ACRES (0.23 ACRES)
 TOTAL PRESERVATION AREA: 1.38 ACRES
 TOTAL DEVELOPMENT REQUIREMENT: 2.32 ACRES

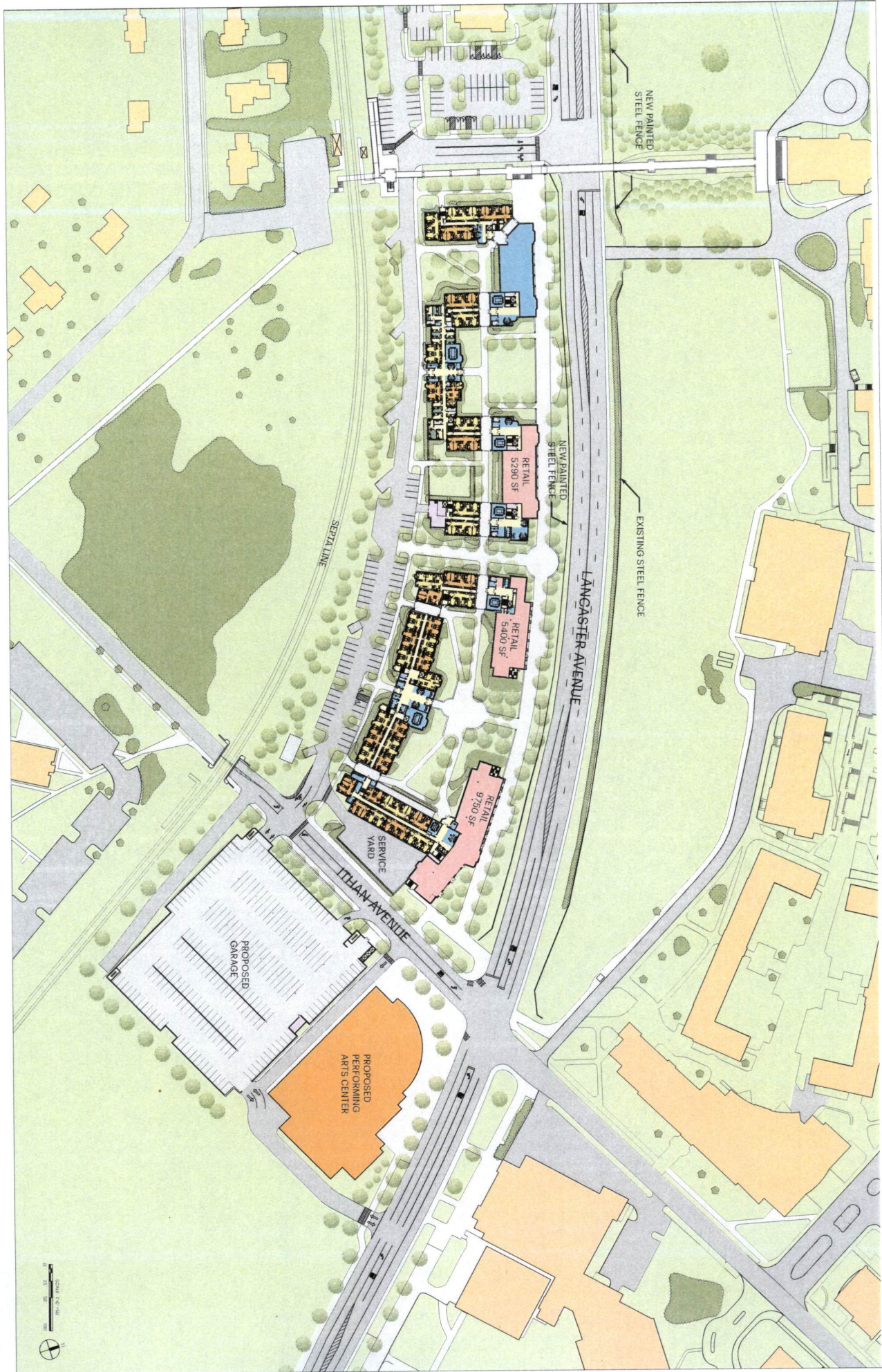
LAND PRESERVATION CHART

LAND USE	AREA (ACRES)	PERCENTAGE
MULTI-FAMILY RESIDENCE	1.14	81.1%
BALANCED COVERAGE ADJUST	0.23	16.9%
TOTAL PRESERVATION AREA	1.38	100%

CU3.04

CONDITIONAL USE PLAN
 NOT FOR CONSTRUCTION
 Revision: July 28, 2014
 Date: 6/10/2014
 Title: Conditional Use Plan
 Scale: 1" = 40'
 Drawn By: HPS/DVW

Approved by the University of Pennsylvania Planning Board



VILLANOVA NEW RESIDENCE HALLS
VILLANOVA, PENNSYLVANIA

SITE PLAN
JULY 28, 2014

VILLANOVA UNIVERSITY
ROBERT A.M. STERN ARCHITECTS
VOITH & MACIUVISH ARCHITECTS



VILLANOVA NEW RESIDENCE HALLS
VILLANOVA, PENNSYLVANIA

WEST LANCASTER PARKING
JULY 28, 2014

VILLANOVA UNIVERSITY
ROBERT A.M. STERN ARCHITECTS
VOITH & MACFAVISH ARCHITECTS



KEVIN M. SMITH, AIA

PARTNER

Kevin Smith joined Robert A.M. Stern Architects in 1999 and has been a Partner in the firm since 2008. He has been responsible for the design and management of a broad range of institutional, commercial, and recreational projects. His current projects include Correll Hall for the Terry College of Business at the University of Georgia; an expansion of the Gatton College of Business and Economics at the University of Kentucky; and the Barkli residence, a mixed-use residential development in Moscow.

Mr. Smith's buildings for professional schools include the first LEED Platinum facility in the world for a college or university business school, the Dorothy D. and Roy H. Park Center for Business and Sustainable Enterprise for the Ithaca College School of Business in Ithaca, New York; the Spangler Campus Center and the Baker Library | Bloomberg Center, both at the Harvard Business School in Boston, Massachusetts; the LEED Gold Wasserstein Hall, Caspersen Student Center, and Clinical Wing at Harvard Law School in Cambridge, Massachusetts; the LEED Gold Alan B. Miller Hall for the Mason School of Business at the College of William and Mary in Williamsburg, Virginia; the Smeal College of Business Administration at Penn State University, State College, Pennsylvania; LeBow Hall for the LeBow College Business at Drexel University in Philadelphia; and Farrell Hall, the new home to Wake Forest University's Schools of Business.

Mr. Smith's student residences include the LEED Platinum Kohler Environmental Center, designed to achieve net-zero energy usage, at Choate Rosemary Hall in Wallingford, Connecticut; the Chestnut Square student residences, a mixed-use development for American Campus Communities, at Drexel University; and the Lancaster Avenue Housing student residences at Villanova University. His work at Marist College in Poughkeepsie, New York, includes a campus master plan; the Hancock Center; extensive renovations and additions to the student center; two new student residences; new campus gates; a pedestrian underpass. Mr. Smith's university buildings also include the Student and Academic Services Building at the University of North Carolina at Chapel Hill; the Informatics and Communications Technology Complex at Indiana University Purdue University Indianapolis.

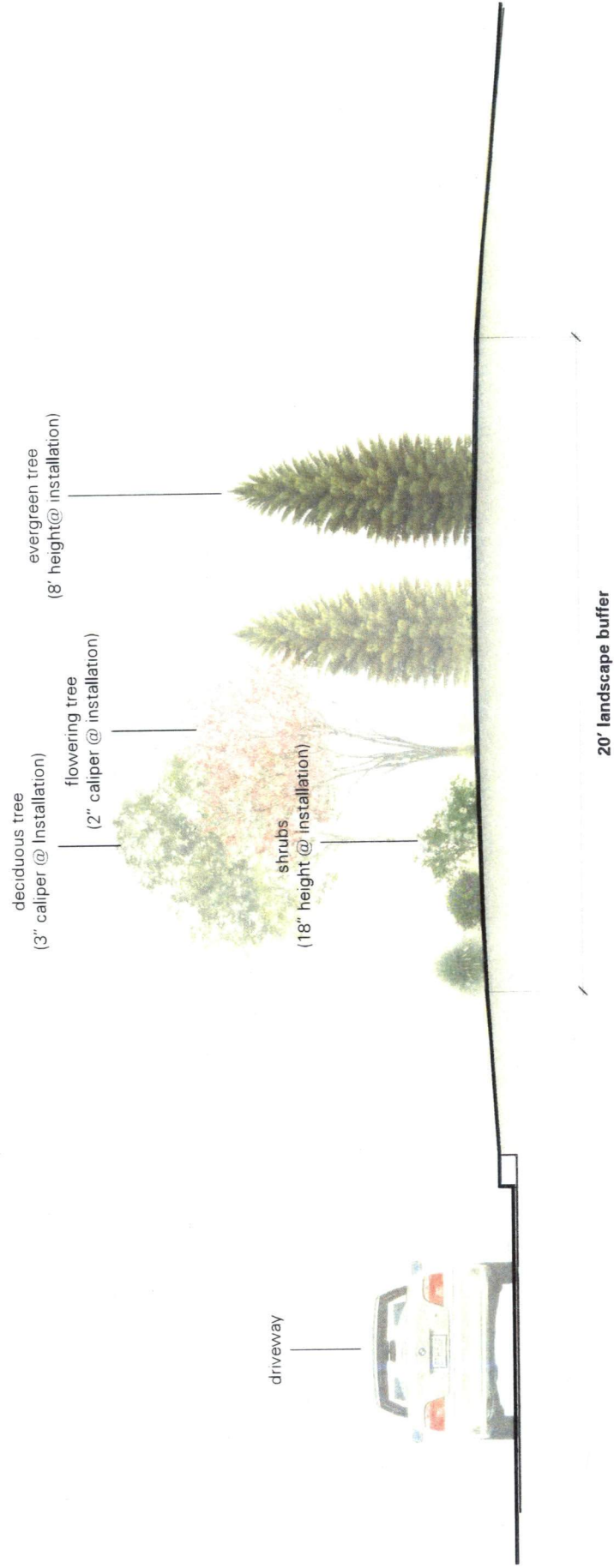
Mr. Smith's buildings for cultural institutions include the first LEED-certified museum in the United States: the Museum Center at the Mark Twain House in Hartford, Connecticut; and the Museum of the American Revolution in Philadelphia's Independence National Historic Park. His recreational work includes the Westport Weston Family Y in Westport, Connecticut, now under construction. Mr. Smith most recently completed the LEED Platinum Tour Carpe Diem, a 485,000-square-foot office building in Courbevoie, France.

Prior to joining the firm, Mr. Smith was Principal and Staff Architect of the Liebman Melting Partnership, where he established their Berlin office and directed design and planning work for the redevelopment of Brochow, Germany. Mr. Smith was a Senior Vice President of Jeepers!, Inc., in Waltham, Massachusetts, a national chain of indoor animated theme parks. He has also worked with Herbert Newman, Architect, on the renovation of the Yale University Chapel; with Jonathan Barnett on the urban design plan for Bridgeport, Connecticut; and with Robin Moscow, Ltd., where he supervised construction and tenant fit-out and assisted in the leasing of a 50,000 square foot office building in downtown Moscow.

Mr. Smith is a graduate of Yale University (B.A., *cum laude*, 1980; M. Arch., 1984). He has been a registered architect in the State of New York since 1986.

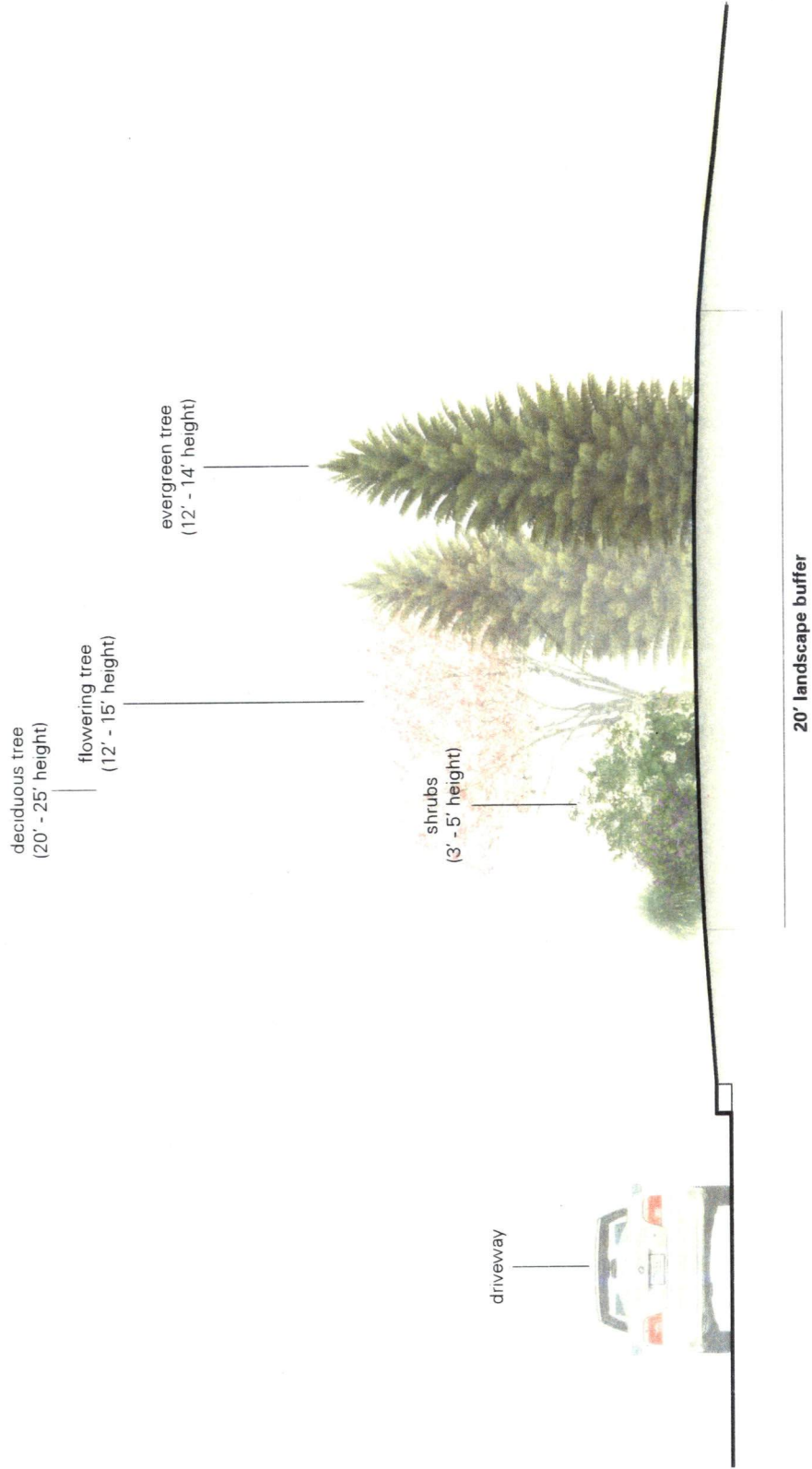


**EXHIBIT
A.8.A**



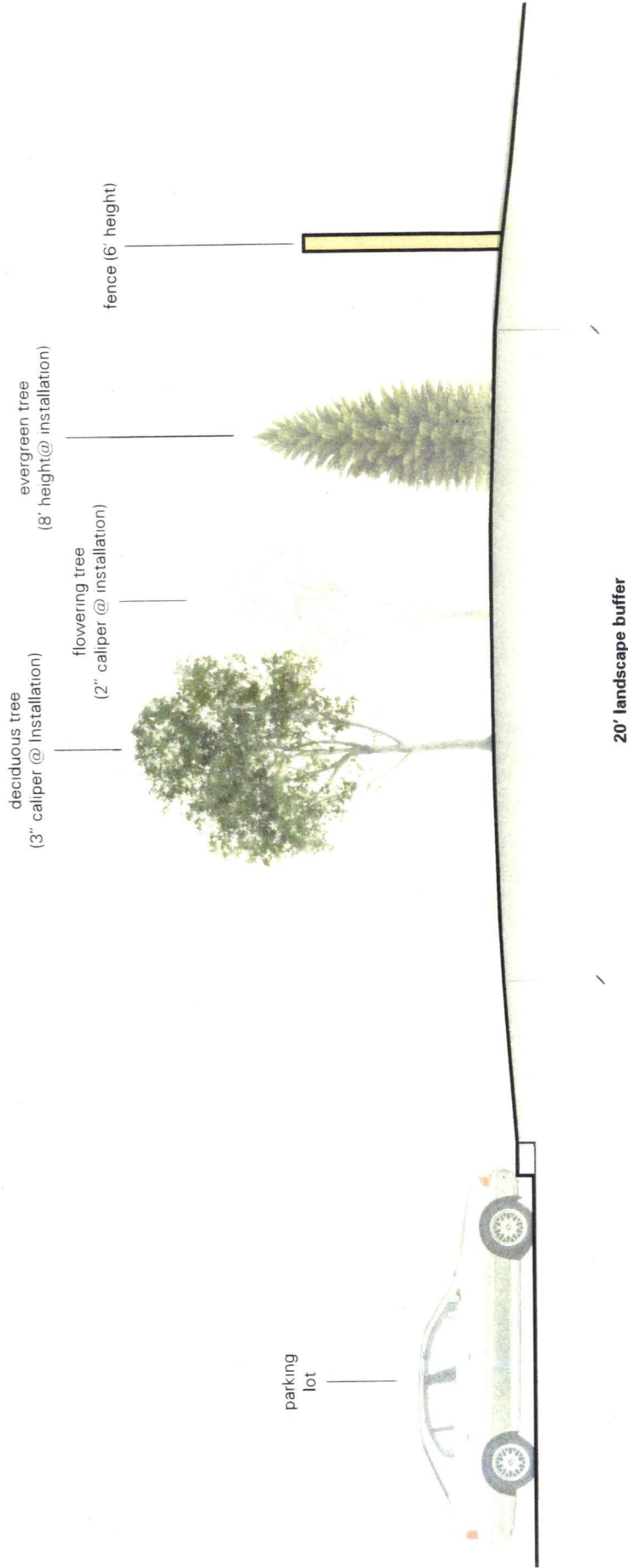
**LANDSCAPE BUFFER AT HOUSING
DEVELOPMENT (AT INSTALLATION)**

**EXHIBIT
A-8.B**



**LANDSCAPE BUFFER AT HOUSING
DEVELOPMENT (10 YEARS AFTER PLANTING)**

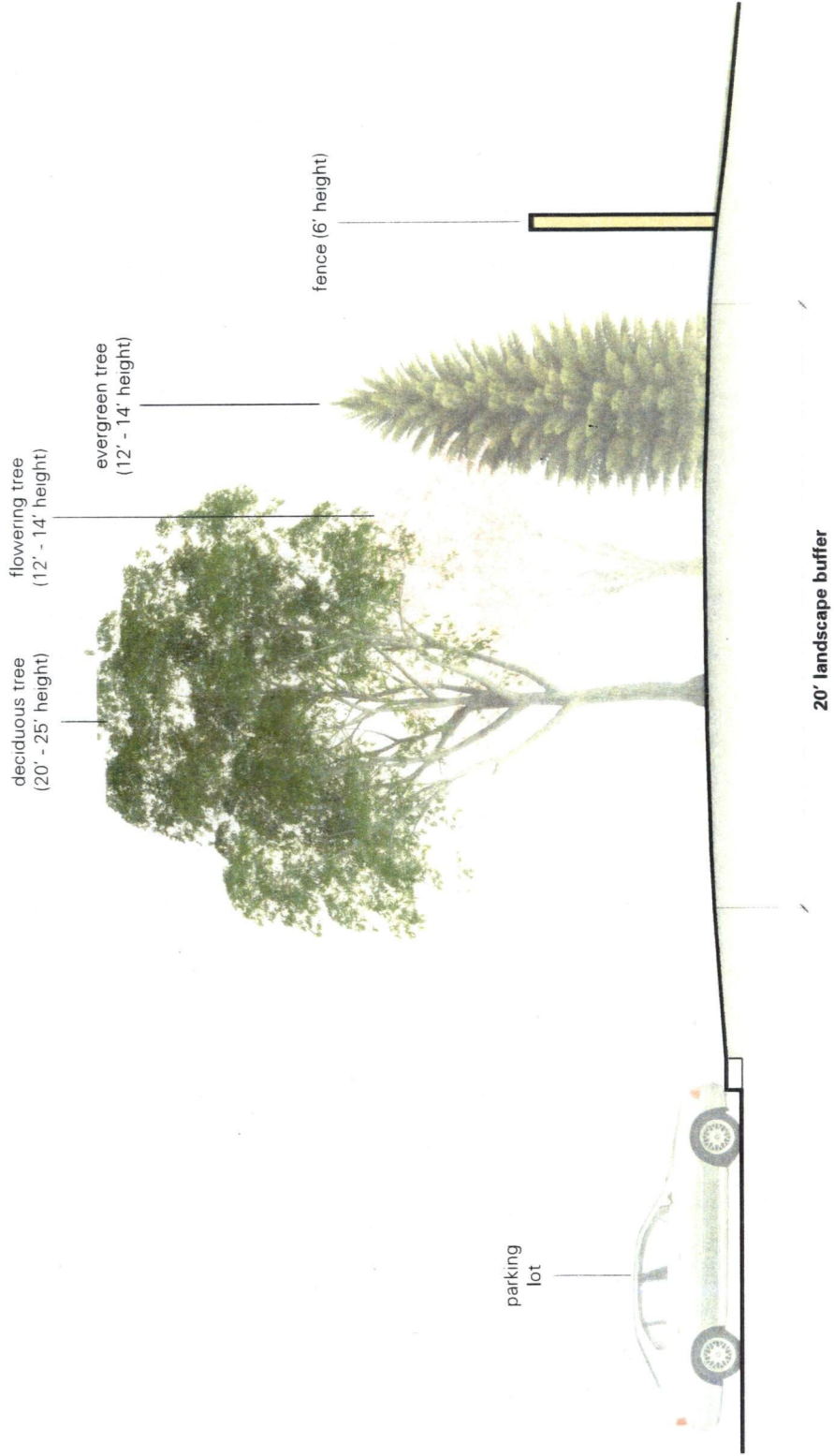
**EXHIBIT
A.B.C**



**LANDSCAPE BUFFER AT WEST LANCASTER AVE.
PARKING (AT INSTALLATION)**

EXHIBIT

A.8.D



**LANDSCAPE BUFFER AT WEST LANCASTER AVE.
PARKING (10 YEARS AFTER PLANTING)**

EXHIBIT A.9



VILLANOVA UNIVERSITY
ROBERT A. M. STERN ARCHITECTS
VOITH & MACTAVISH ARCHITECTS

PEDESTRIAN BRIDGE PLAN
JULY 28, 2014

VILLANOVA NEW RESIDENCE HALLS
VILLANOVA, PENNSYLVANIA

VMA

Curriculum Vitae

JOHN H. CLUVER, AIA, LEED AP

Partner & Director of Historic Preservation

EDUCATION, LICENSURE, ACCREDITATION

Registered Architect, PA, NJ

Certification in Historic Preservation, University of Pennsylvania, Philadelphia, PA (2000)

Bachelor of Architecture with structural engineering minor, *Magna cum laude*, University of Notre Dame, South Bend, IN (1994)

PROFESSIONAL EXPERIENCE

Partner, Voith & Mactavish Architects, Philadelphia, PA (1994–present)

Associate Adjunct, Moore College of Art & Design, Philadelphia, PA (2003-2005)

Guest Critic, Historic Interiors Studio, Moore College of Art & Design, Philadelphia, PA (2000–2002)

Teaching Assistant, Notre Dame School of Architecture, South Bend, IN (1994)

Structural Analyst, Notre Dame School of Architecture, South Bend, IN (1994)

MEMBERSHIPS AND OFFICES

Architectural Advisory Committee of the Philadelphia Historical Commission (2008-ongoing)

Vice Chair and Founding Member, Marple Township Historical Commission (2006)

Board Member. Institute of Classical Architecture and Art, Philadelphia Chapter (2006-ongoing)

Review Panel Member. Keystone Historic Preservation Grant, Pennsylvania (2004)

American Institute of Architects

AIA Philadelphia Historic Preservation Committee

National Trust for Historic Preservation

Association for Preservation Technology

Preservation Pennsylvania

Preservation Alliance for Greater Philadelphia

Urban Land Institute

Delaware County Historic Society

Society of College and University Planning (SCUP)

APPA

SELECTED PROJECTS

West Chester University Village, West Chester, PA
New construction of 246 bed student apartment complex.

Centennial Bank Building, Drexel University, Philadelphia, PA
Award-winning rehabilitation of and addition to National Register listed Frank Furness building (1876), now converted into an Alumni Center and Gallery.

Bryn Mawr Film Institute, Bryn Mawr, PA
Award-winning master plan and multi-phased rehabilitation and expansion of historic theater. Included design of restoration of historic arcade, marquee, new lobby, cafe, multi-media education center, and new theaters, along with nomination to National Register of Historic Places nomination and grant application support.

Math and Science Center, Millbrook School Millbrook, NY
Award-winning Gold LEED certified classroom building using traditional detailing to match school's historic campus.

Main Building, George School, Newtown, PA
Programming and renovation for historic building central to campus dormitory and classroom building, housing 120 students and faculty.

Abbott Dormitory, Millbrook School, Millbrook, NY
Renovation of a 1968 dormitory with attached faculty residences for thirty-four students and two families, and transformation of the exterior to blend with the neo-Georgian campus.

833 Chestnut East, Philadelphia, PA
Exterior rehabilitation of 1925 Graham, Anderson, Probst, & White designed 12-story office building. Included the preparation of the federal rehabilitation tax credit application.

Old Original Bookbinders, Philadelphia, PA
Rehabilitation of exterior of historic restaurant. Included federal rehabilitation tax credit program submission.

Quarters M-7, Philadelphia Navy Yard, Philadelphia, PA
Feasibility study and design of rehabilitation of 1911 Georgian Revival Marine's officers quarters for conversion into office uses.

Gittis Hall Classrooms, University of Pennsylvania Law School, Philadelphia, PA
Renovation of four 1960's 100 seat lecture rooms.

Westphal Gallery, Drexel University, Philadelphia, PA
Feasibility study and restoration of the University's 1904 picture gallery, including adaptation into 100 seat lecture hall.

College Hall, Temple University, Philadelphia, PA

Historic restoration of the building envelope to a National Register listed 1893 classroom building.

Children's Library, Union Library Company of Hatboro, Hatboro, PA

An addition to the town's National Register listed 1851 Greek Revival library, including a stone-faced facade and child-friendly interior that respects the aesthetics of the historic building.

143 Elm Street, Yale University, New Haven, CT

Renovation of 1830 Quality Row mansion in New Haven for use as meeting facilities for Yale University.

Dwight Hall, Yale University, New Haven, CT

Rehabilitation of the original 1842 library, the second oldest building on the campus of Yale University.

Paterson City Hall, Paterson, NJ

Preparation of a comprehensive preservation plan, a historic structure report, restoration and rehabilitation of this National Register listed 1894 Beaux-Arts historic landmark by Carrère and Hastings.

Rittenhouse Plaza Phase II Renovations, Philadelphia, PA

Multi-phased restoration of historic lobby and hallway finishes and coordinating life-safety improvements in historic 1920's era Rittenhouse Square high-rise condominium.

Swift Hall Renovations, Vassar College, Poughkeepsie, NY

Renovation of 1902 neo-Georgian infirmary for continued use as offices and classrooms for Vassar's History Department, including improved handicapped accessibility, exterior restoration, and modern building systems.

Skinner Hall Improvements, Vassar College, Poughkeepsie, NY

Creation of discrete new handicap accessible entry into 1930 Music Building and design of an acoustically supported "listening classroom."

Noyes House Window Restoration, Vassar College, Poughkeepsie, NY

Conditions assessment and restoration design for windows, parapet capping, and other elements at the Eero Saarinen designed Noyes House to mitigate on-going water infiltration and damage.

SELECTED PUBLICATIONS AND PRESENTATIONS

- "Real Gold Doesn't Tarnish," ERAPPA, Philadelphia, PA, October 2, 2012.
- "Assessing the Energy Costs of Historic Lighting," APTNE, Hartford, CT, February 3, 2012.
- "Sustainable Preservation," Preservation League of New York, Three Workshops in Syracuse, NY, Farmingdale, NY, and Cold Spring, NY in 2011 and 2012.
- "Real Gold Doesn't Tarnish," NJAPPA, Galloway Township, NJ, April 1, 2011.
- "Three for the Price of One: Saving Energy, History, and Money," DVAPPA, Allentown, PA, November 9, 2010.
- "A Preservationist's Perspective on Building Practices," Durability to Construction Colloquium, University of Notre Dame, School of Architecture, South Bend, IN, October 26, 2010.
- "Seven Affordable Steps to Preserving Energy in Old Buildings", John H. Cluver, *Traditional Building*, August 2010, Vol 23, Number 4.
- "The Ethics of Preservation," John H. Cluver, *Sacred Architecture*, Issue 18, 2010, pp. 38-39.
- "Saving Energy in Historic Buildings: Balancing Efficiency and Value," John H. Cluver & Brad Randall, APT Bulletin, Volume 41, Number 1, 2010, pp. 5-12.
- "Roundtable: Sustainability in the Urban Context," John H. Cluver, et al., *Traditional Building*, February 2010, Volume 23, Number 1.
- "Three for the Price of One: Saving Energy, History, and Money," Traditional Building Conference, Baltimore, MD, Fall 2009.
- "Preserving Tradition," John H. Cluver, *Period Homes*, July 2009, Volume 10, Number 4, p. 98.
- "Saving Money While Saving Old Main," NBOA, Chicago, IL, February 2009.
- "Energy Saving Answers," John H. Cluver, *Period Homes*, Volume 8, Number 6, November 2007, p. 138.
- "Still No Substitute," John H. Cluver, *Period Homes*, November 2006, Volume 7, Number 6, pp. 12-14.
- "The Preservation of Historic Interiors," 1st Annual Forum on Philadelphia Preservation Practice, AIA Philadelphia Historic Preservation Committee, Philadelphia, PA, May 2006.
- "No Substitute," John H. Cluver, *Period Homes*, Volume 6, Number 6, November 2005, pp. 12-14.
- "The Low Cost, Low Maintenance Mirage," Traditional Building Expo, Philadelphia, Spring 2005.
- "Rehabilitation of the Centennial Bank Building," Drexel University, Spring 2001.

LEE HUANG, MGA

1435 Walnut Street, Suite 300, Philadelphia, PA 19102
phone: 215.717.2777 | email: huang@econsultsolutions.com

CURRENT POSITION

Senior Vice President & Principal, Econsult Solutions, Inc. | Philadelphia, PA. (2013 – present)

Director, Econsult Corporation | Philadelphia, PA (2006 – 2012)

Conducts financial and strategic analyses for public sector economic and fiscal impact studies. Project areas have included commercial corridors, affordable housing, neighborhood change, transportation financing, MWBE procurement, real estate development, economic development, tax policy, economic and fiscal impact, transit-oriented development, financial modeling, tax increment financing, waterfront development, discrimination in lending practices, higher education, workforce development, technology, historic preservation, recreational amenities, and special service districts.

Instructor, Fels Institute of Government | Philadelphia, PA. (2012 – present)

Course: Quantitative Tools for Consulting (GAFL 617)

PAST POSITIONS

The Enterprise Center | Philadelphia, PA (1995 – 2005)

Executive Vice President (2004 – 2005); *Cities Beyond, Director* (2002 – 2005); YES (Youth + Entrepreneurship = Success) Program, *Director* (1997 – 2004); Development and Outreach, *Director* (1997 – 1999); *Financial Manager* (1995 – 1997)

SELECTED PROJECTS

- **Jobs Commission Report – City of Philadelphia.** Determined what City government can do to create and retain private sector jobs for City residents.
- **The City of Philadelphia and its Higher Eds.** Led an analysis of the relationship between Philadelphia and its higher educational institutions regarding their economic impact and whether a PILOTS (payments in lieu of taxes) system would be appropriate for Philadelphia.
- **The Impact of Historic Preservation in Pennsylvania – Pennsylvania Historical and Museum Commission (PHMC).** Performed a study to show that historic preservation efforts have significant positive economic impacts, including an increase in property values, downtown revitalization, tourism activity, job creation, and tax revenue generation.

SELECTED PROFESSIONAL ACTIVITIES

- Inaugural Member of Fels Leadership 100.
- Director, Welcoming Center for New Pennsylvanians (2013 – present)
- Director, Community Design Collaborative (2013 – present)
- Celebration 2013 Event Committee Member, Philadelphia Parks Alliance (2013)
- Director, Sustainable Business Network of Greater Philadelphia (2013 – present); Member, Revenue Development Committee (2013 – present)
- 2013 Conference Host Committee Member, International Economic Development Council (2012 – 2013)
- Responsible Banking Committee Member, Philadelphia City Council (2012 – present)
- Director, Spruce Hill Community Association (2011 – present); Chair, Business Attraction Committee (2013 – present)
- Director Emeritus, The Enterprise Center (2012 – 2013); Director (2006 – 2012); Secretary (2009 – 2011); Board Chair of Passing the Torch Fundraiser (2011); Treasurer (2011 – 2013).

EDUCATION

MPA, Fels Institute of Government, University of Pennsylvania | Philadelphia, PA (2006)

Dual certificate in Public Finance and Economic Development/Growth.

BS with Honors, Economics, Wharton School, University of Pennsylvania | Philadelphia, PA (1995)

Dual concentration in Accounting and Management.

Joseph Wharton Scholar and Benjamin Franklin Scholar.

Dean's List (1991 – 1995)



LEE HUANG, MGA

Econsult Solutions, Inc.

1435 Walnut Street, Suite 300, Philadelphia, PA 19102
phone: 215.717.2777 | email: huang@econsultsolutions.com

CURRENT POSITIONS

Senior Vice President & Principal, Econsult Solutions, Inc. | Philadelphia, PA (2013 – present)
Director, Econsult Corporation | Philadelphia, PA (2006 – 2012)

Conducts financial and strategic analyses for public sector economic and fiscal impact studies. Project areas have included commercial corridors, affordable housing, neighborhood change, transportation financing, MWBE procurement, real estate development, economic development, tax policy, economic and fiscal impact, transit-oriented development, financial modeling, tax increment financing, waterfront development, discrimination in lending practices, higher education, workforce development, technology, historic preservation, and recreational amenities.

PAST POSITIONS

The Enterprise Center | Philadelphia, PA (1995 – 2005)
Executive Vice President (2004 – 2005); Cities Beyond Program, *Director* (2002 – 2005); YES (Youth + Entrepreneurship = Success) Program, *Director* (1997 – 2004); Development and Outreach, *Director* (1997 – 1999); *Financial Manager* (1995 – 1997)

SELECTED PROJECTS

The Local Economic Impact of Achievability.

Examined property values, construction work, operating expenditures, programmatic impact and its effect on retail corridors.

Jobs Commission Report – City of Philadelphia.

Determined what City government can do to create and retain private sector jobs for City residents.

The City of Philadelphia and its Higher Eds.

Led an analysis of the relationship between Philadelphia and its higher educational institutions regarding their economic impact and whether a PILOTS (payments in lieu of taxes) system would be appropriate for Philadelphia.

The Impact of Historic Preservation in Pennsylvania – Pennsylvania Historical and Museum Commission (PHMC).

Performed a study to show that historic preservation efforts have significant positive economic impacts, including an increase in property values, downtown revitalization, tourism activity, job creation, and tax revenue generation.

Commercial Corridors in Philadelphia – Local Initiatives Support Coalition (LISC)

Performed a study designed to help funders, the City, and other interested parties better understand the effectiveness of interventions for commercial corridor success. It combined extensive, locally unprecedented data gathering with thorough econometric analysis to investigate the drivers of commercial success for all 265 retail corridors in Philadelphia.

SELECTED PROFESSIONAL ACTIVITIES

- Welcoming Center for New Pennsylvanians (2013 – present).
- Community Design Collaborative (2013 – present).
- Celebration 2013 Event Committee Member, Philadelphia Parks Alliance (2013).
- Sustainable Business Network of Greater Philadelphia (2013-present); Member, Revenue Development Committee (2013 – present).



- 2013 Conference Host Committee Member, International Economic Development Council (2012 – 2013).
- School Transition Committee Member, the Workshop School (2012 – 2013).
- Responsible Banking Committee Member, Philadelphia City Council (2012 – present).
- Spruce Hill Community Association (2011-present); Chair, Business Attraction Committee (2013 – present).
- The Enterprise Center (2012 – 2013); Director (2006 – 2012); Secretary (2009 – 2011); Board Chair of Passing the Torch Fundraiser (2011); Treasurer (2011 – 2013).
- Alumni Leadership Council Member, University of Pennsylvania Fels Institute of Government (2011 – present); 75th Anniversary Advisory Committee Member (2011 – 2012).
- Elder, Woodland Presbyterian Church (1998 – 2005, 2007 – 2012); Personnel Team Committee Chair (2007 – 2012); Nominating Committee Chair (2012).
- Fellow, British American Project (2008 – present); 2010 Conference Planning Committee Member (2008 – 2010).
- Member, Committee to Elect David Oh as Philadelphia City Councilperson at Large (2003, 2007, 2011). Moderator, World Class Greater Philadelphia (2010, 2011).
- Green Economy Funding Committee member, Sustainable Business Network of Greater Philadelphia (2008 – 2010).
- Transit Oriented Development advisory board member, Neighborhoods Now (2008 – 2010)
- Greater Philadelphia Leadership Exchange participant, Economy League of Greater Philadelphia (2004, 2009).
- Board of Directors, Fruit of the Vine International (2007 – 2008).
Design Advocacy Group of Philadelphia
Urban Affairs Coalition (Economic Opportunity Committee)

RECENT HONORS

- | | |
|---|-------------|
| • Inaugural Member of Fels Leadership 100. | 2013 |
| • Nonprofit Innovation of the Week, Drucker Foundation. | 1999 & 2005 |
| • Finalist, Eisenhower USA Fellowships. | 2004 |
| • Educator 500 Inductee, West Chester University Institute for Educational Excellence & Entrepreneurship. | 2003 |
| • “Anti-Slacksters” (Influential Christian Leaders Under 30), Sojourners Magazine. | 2002 |
| • Finalist, Do Something BRICK Award for Community Leadership. | 2000 |
| • Innovation Award, National Business Incubation Association. | 2000 |
| • “Forty Under Forty” Emerging Business Leaders, Philadelphia Business Journal. | 2000 |

EDUCATION

M.P.A., Fels Institute of Government of the University of Pennsylvania | Philadelphia, PA (2006)

Dual certificate in Public Finance and Economic Development/Growth.

B.S. Economics, Wharton School of the University of Pennsylvania | Philadelphia, PA (1995)

Dual concentration in Accounting and Management.

Joseph Wharton Scholar and Benjamin Franklin Scholar.

Graduated with Honors.

Dean’s List (1991 – 1995)



F. Tavani and Associates, Inc.
Traffic Engineering and Planning

105 Kenilworth Street • Philadelphia • PA • 19147 • (215) 625-3821 Phone • (484) 792-9495 Fax
 www.FTAVANIASSOCIATES.COM

FRANK TAVANI, P.E., PTOE
 Principal

EDUCATION

Bachelor of Civil Engineering, Rensselaer Polytechnic Institute, 1993

PROFESSIONAL REGISTRATIONS AND CERTIFICATIONS

Registered Professional Engineer (PE) in the states of Pennsylvania, New Jersey, and Maryland and also in Washington, D.C.

Registered Professional Traffic Operations Engineer (PTOE)

MEMBERSHIPS

Institute of Transportation Engineers
 Urban Land Institute
 Greater Valley Forge Transportation Management Association
 Delaware Valley Engineers Week Council
 Engineers' Club of Philadelphia
 The Order of the Engineer

DETAILED EXPERIENCE

Mr. Tavani is the Founding Principal of F. Tavani and Associates, Inc. (FTA). His experience spans over 18 years during which he has participated in a wide range of projects including: traffic impact studies, circulation studies, corridor improvement studies, parking studies, and master planning studies. He has served the needs of developers, townships, municipalities, and states. Highlights of Mr. Tavani's experience include:

- **Worthington, East Whiteland Township, Pennsylvania**
 Mr. Tavani served as the Principal-in-Charge for a traffic impact study of an ambitious redevelopment project in Chester County. A former steel mill located along the Route 29 corridor was examined as a potential rezoning project featuring a premier "live-work-play" community featuring hundreds of residential-over-retail units, over one half million SF of retail space, and several office buildings. Working with several consultants, Mr. Tavani assisted in moving the project through PENNDOT and played a key role in developing the project's offsite road improvements, which included changes to Routes 202 and 29.
- **Lower Merion School District High Schools, Lower Merion Township, Pennsylvania**
 Mr. Tavani and FTA assisted the Lower Merion School District (LMSD) with traffic impact and parking assessment studies for two new high schools. Slated as replacements for the aging Lower Merion High and Harriton High schools, each building will serve 1,250 students and faced unique challenges through the land development process, especially where impervious cover and parking requirements are concerned.



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- **Rockford Falls, City of Wilmington, Delaware**

Mr. Tavani serves as Principal-in-Charge of a challenging redevelopment of a former textile mill in the Rockford Park section of Wilmington, Delaware. The abandoned mill is envisioned by a local developer to become a premier community of several hundred condominium units along the Brandywine Creek.

- **Novartis Pharmaceuticals, East Hanover, New Jersey**

FTA reviewed the vehicular and pedestrian circulation of the USA headquarters of this major pharmaceutical company. The campus serves thousands of employees and has evolved over a period of many years and as a result of evolution of the campus, some areas have aspects of design which are inconsistent with other areas. This lack of consistency creates an environment which is consciously and subconsciously unsettling to motorists and pedestrians alike. FTA prepared a study and design documents addressing inconsistent pavement markings, signage placement and types, and other unexpected or unpredictable conditions throughout the campus in its Roadway and Walkway Study. The study also addressed speeding issues by evaluating existing speed bumps for "spot" control of speeds and suggesting new ways to retrofit the existing roadway network to encourage motorists to drive at speeds which are reasonable for the surroundings.

- **Hill View Retirement Community, Valley Township, Pennsylvania**

Construction of this retirement community began in 2004 and is located near Coatesville on a parcel of approximately 200 acres. The proposed community will be home to approximately 1,500 retirees aged 55 and over. An unusual aspect of this land development application was the parcel itself – about two thirds of which is in Caln Township and one third of which is in Valley Township. This required extensive additional hearings, testimony, coordination, and interdependency among the two municipalities, all of which is an uncommon challenge.

- **USPS Distribution Hub, Philadelphia, Pennsylvania**

Mr. Tavani assisted the United States Postal Service (USPS) through the conduct of traffic engineering services for the proposed USPS Philadelphia Processing and Distribution Center and Vehicle Maintenance Facility. The former distribution facility was located at 30th and Market Streets in downtown Philadelphia and the new site is located in Southwest Philadelphia, minutes from I-95 and the Philadelphia International Airport. The new facility is expansive in all senses of the word. The facility is the largest building under one roof in Philadelphia and employs over 4,000 people, features 150 truck loading docks, and generates about 5,000 truck trips per day. The facility is expected to process over 3,000,000,000 pieces of mail annually. Any operation of this scale has considerable traffic impacts. Mr. Tavani identified ways to resolve critical traffic concerns of both the client and neighborhood residents. After several meetings with City officials, a traffic plan evolved that included the construction of several new intersections, driveways, and thoroughfares.



- **Villanova University, Radnor Township, Pennsylvania**

Mr. Tavani and FTA assisted Villanova University with traffic planning for several of its contemporary long-term capital improvement projects including traffic impact studies and site access management studies of a proposed new Schools of Law and Nursing as well as a proposed new Athletic Facility for its Varsity Basketball Team.

OTHER EXPERIENCE

In addition to the detailed experience listed above, Mr. Tavani's has also represented many other clients which span several industries and types of development, including retail, residential, pharmaceutical, manufacturing, finance, and hospitality industries. In addition to those listed above, some other clients for whom Mr. Tavani has worked include:

Wolffington Properties	Arby's	Infiniti of Ardmore
Aqua America	Play & Learn	Honda of Ardmore
Merck	Eastern University	Sports Authority
Qdoba	Princeton University	Stonebridge Associates
Ninety-Nine Restaurant & Pub	Saunders House	SAP America
St. Joseph's University	Heritage Building Group	Giant Supermarkets
Fresh Fields	IKEA	Pennsylvania National Bank
Peter Batchelor Architects	Main Line Health	and various local churches
Starbucks	SEPTA	as well as synagogues

In addition to working on behalf of developers, businesses, and institutions, Mr. Tavani and FTA have also had experience in reviewing traffic studies and submittals on behalf of townships and municipalities, including Cheltenham Township, Montgomery County, Pennsylvania and Caln Township, Chester County, Pennsylvania.

TEACHING AND LECTURING

Mr. Tavani occasionally is a guest lecturer at local universities covering topics of traffic engineering and roadway design as both apply to land development and expert witness questioning and preparation.

VOLUNTEERING AND ACTIVISM

Mr. Tavani joined the Delaware Valley Engineers Week Council in 2003 and has participated in assisting in the oversight of the celebration of "Engineers Week" which is held every February. This group also participates with local schools and fosters interest in engineering through many programs and activities, including Future City competitions in southeastern Pennsylvania, southern New Jersey, and Delaware.



Gannett Fleming

Excellence Delivered As Promised

July 18, 2014

William Bolla, Esq.
McNamara, Bolla & Panzer Attorneys at Law
116 East Court Street
Doylestown, Pennsylvania 18901-4321

RE: Villanova University CICD Development – Review of Conditional Use Submission
Villanova University - Applicant

Dear Bill:

Gannett Fleming has completed our review of the Conditional Use Submission for Villanova University CICD Development for compliance with the Radnor Township Code. The applicant has filed a conditional use application as outlined in §280-Article XXIII – Conditional Uses, of the Radnor Township Code, and is requesting conditional use under §280-68.1 (Comprehensive Integrated College Development). The proposed development area is 13 acres and is currently two existing asphalt covered surface parking lots. The applicant intends to develop the parking area into dormitory buildings, residence hall buildings, retail space, performing arts center and a four level parking structure.

We have the following general comments regarding the plan as submitted. Additional review comments will be forthcoming once engineered plans are submitted. Our comments are as follows:

General Comments

1. A tabulation of gross square footage should be shown for each of the uses on sheet CU3.02. For example, proposed dormitory building 1A, proposed dormitory building 1B, etc.
2. The existing downstream conveyance system must be evaluated for its condition and adequacy to effectively convey stormwater from the site in a safe and efficient manner.
3. An event circulation study and plan must be provided during the conditional use process to address event parking and traffic circulation. The plan must be developed with the input of the Radnor Township Police Department and shall outline procedures, traffic patterns, and parking configurations for the various sporting and other events held at the University. Township approval of this plan shall be made a condition of the CU approval.
4. An evacuation plan for the new student housing shall be developed and outlined as part of the conditional use process.

5. Fencing shall be provided on the north side of Lancaster Avenue in the area of the Church Walk pedestrian bridge to restrict at-grade pedestrian traffic from accessing the campus. All pedestrian access to the campus in the area of the Church walk shall be from the pedestrian bridge only.
6. The Development Impact Statement indicates that the facility will utilize the Radnor Township sanitary sewer system for wastewater disposal. However, the plans indicate that wastewater disposal will be through Lower Merion Township. This must be clarified, as well as any anticipated impacts to the sanitary sewer system. The applicant must provide information concerning any revisions to the Radnor Township or to the Lower Merion Township Act 537 plans. Testimony must be provided indicating the method of wastewater service and a certification of adequate capacity provided as a condition of approval.

Zoning - Comprehensive Integrated College Development

1. §280-68.1.D(2)(g) – The maximum % building coverage is 37%, above the allowable 30%. The applicant has indicated that building coverage exceeding 30% shall require two square feet of open space dedication per one square foot over 30% as part of the land preservation standards. This dedication area has been shown on sheet CU1.00. The preserved land should be more clearly dimensioned to ensure there is a minimum horizontal dimension of 200 feet in every direction to conform with §280.68.1.D(3)(c)[4].
2. §280-68.1.D(2)(d) – There is a 10 foot accessory structure setback shown on sheet CU3.02. Since this is along the railroad property line, this setback should be shown as 20 feet.
3. §280.68.1.D(2)(h) – In no event may the maximum allowed impervious surfaces on the applicants entire campus within the PI Zoning District exceed 45%. This project proposes 69%. A calculation showing the impervious surfaces on the entire site must be provided.
4. §280-68.1.D(3)(b) – The buffer planting strip must be shown on the plans and testimony shall be provided indicating the content, layout and species of buffer plantings.
5. §280-68.1.D(3)(3)(2)(a) – The plans indicate a Mechanical/Loading Pit Area is being provided on the easterly portion of the student housing to support the commercial portion of the project. The plans must provide turning movement templates, and testimony should be given as to how this area will provide service and delivery vehicles adequate and unobstructed access to the area.

Gannett Fleming

If you have any question or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', is written over a faint, circular stamp or watermark.

Roger A. Phillips, P.E.
Senior Project Manager