

**RESOLUTION NO. 2019-40
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT
PLAN OF THE TRUSTEES OF THE UNIVERSITY OF
PENNSYLVANIA HEALTH SYSTEM FOR PROPERTY LOCATED
AT 145 KING OF PRUSSIA ROAD**

WHEREAS, BDN Radnor Hospitality Property I, LP & BDN Radnor Property I, LPC (“Applicant”) submitted an application for final land development plan approval; and

WHEREAS, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Final Plan submission; and

WHEREAS, the Radnor Township Board of Commissioners now intends to grant Final Plan approval for Applicant’s Plan.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Final Land Development Plan prepared by Pennoni Associates, Inc., consisting of thirty-seven (37) sheets and dated March 1, 2019 (“Plan”), subject to the following Final Plan Approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated April 10, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated April 1, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*, except for Paragraph III., 7. regarding the traffic adaptive systems which is an obligation of Penn Medicine pursuant to Resolution 2018-22.
3. The Applicant shall execute Development, Financial Security Agreements and all other required documents, in a form and manner to be approved by the Township Solicitor and shall post sufficient financial security to secure all improvements in a form acceptable to the Township.
4. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

5. Payment of park and recreation fees in the amount of \$186,019.00 contemporaneously with return of executed development agreements.

IN ADDITION to the foregoing conditions of Final Plan approval, the Board does hereby approve the following waiver requested:

1. SALDO §255-21.A(6) – As to the maximum Plan sheet size of 24 inches by 34 inches.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 20th day of May, 2019.

RADNOR TOWNSHIP

By: 
Name: Lisa Borowski
Title: President

ATTEST:  _____


RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer 

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance

Date: May 15, 2019

Re: Resolution #2019-40: 145 King of Prussia Road – *Final* – Final Land Development Plan, Brandywine Realty Trust – Hotel, Office Parking Structure

The applicant appeared before the Board of Commissioners at the regularly scheduled April 22nd, 2019, Board of Commissioners meeting at Caucus. The applicant will now be before the Commissioners seeking Final approval for the project.

Attached are:

- Resolution #2019-40, as prepared by the Township Solicitor
- Gannett Fleming and Gilmore review letters
- The Land Development application
- Plan set



Excellence Delivered As Promised

Date: April 10, 2019

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 145 King of Prussia Road – Final Land Development Plan
BDR Radnor Hospitality Property I, LP
and Brandywine Radnor Property I, LP – Applicant

Date Accepted: March 4, 2019

90 Day Review: June 2, 2019

Penn Medicine has submitted Financial Subdivision plans for the above project. The purpose of this plan is to depict a financial subdivision for the property at 145 King of Prussia Road. This project received final approval by the Board of Commissioners on May 21, 2018. A condition of the May 2018 approval included that the hotel and office would require a separate land development approval. We note that since the Land Development approval in May of 2018, the revised plans indicate that there has been a slight decrease in impervious coverage from 43.82% to 43.39%. This project is located in the PLO district of the Township.

The applicant has indicated that a waiver will be requested from the following requirement:

1. §255-21.A(6) – A waiver is requested for the maximum plan sheet size of 24 inches by 34 inches. The plans will be reduced in size for recording purposes.

145 King of Prussia Road

Plans Prepared By: Pennoni Associates, Inc.

Dated: 03/01/2019 and revised 04/09/2019

Zoning

1. §280-62 – All of the zoning requirements are in accordance with the previously approved Land Development plans and are in compliance with this section.





The applicant appeared before the Planning Commission on April 1, 2019. The Planning Commission recommended approval of the final plan Land Development plan as submitted with

- 1. We note that the tree replacement quantity increased from 219 to 251 with this revised Land Development submission. This is in accordance with §263-3.B of the Township code.

General

- 3. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

- 2. The following profiles need to be revised:
 - a. The proposed underground communication duct bank from King of Prussia Road was relocated on the Utility Plan, but the revised location was not carried through to the profiles.
 - b. Show the second electrical crossing between I-2.05 and Infiltration Trench 1.

- 1. The new areas listed in the Rain Garden Storage Comparison sheet do not appear consistent with what is shown on the plans for Basin 1A, Basin 1B, and Basin 1D. We note that the applicant intends to revise the stormwater report during the grading permit.

Stormwater

- 2. §255-43.1.B(2) – Where, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and recreation purposes is not feasible, the applicant or developer shall pay a fee in lieu of dedication of any such land to the Township. The fee for non-residential subdivisions or land developments shall be \$3,307 per 4,000 square feet of building area. The proposed hotel is 75,000 square feet and the proposed office building is 150,000 square feet for a total of 225,000 square feet. The fee due for this portion of the project is \$186,019.
- 1. §255.21.A(6) – Final plans shall be on a sheet having a minimum size of 18 inches by 30 inches and a maximum size of 24 inches by 34 inches, and all lettering shall be drawn as to be legible if the plan should be reduced to half size. The applicant has requested a waiver from this requirement. This waiver was previously granted for Phase 1 of this application.

Subdivision and Land Development

Gannett Fleming

S. Norcini
Penn Medicine at Radnor
April 10, 2019

Gannett Fleming

S. Norcini
Penn Medicine at Radnor
April 10, 2019

noting the requests for the approval of waivers and the letter submitted by Amy Kaminski be addressed to her satisfaction. The Planning Commission approval was unanimous.

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

Very truly yours,

GANNETT FLEMING, INC.



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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: April 1, 2019

To: Stephen F. Norcini, P.E.
Radnor Township Engineer

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc.

cc: Superintendent Christopher Flanagan, Radnor Township Police Department
Officer Ken Piree, Radnor Township Police Officer
Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie A. Salsbury, P.E., Gilmore & Associates, Inc.

Reference: 145 King of Prussia –
BDN Radnor Hospitality Property I, LP & BDN Radnor Property I, LP
Office Hotel Final Land Development Plan Review 2
Radnor Township No. 2019-D-04
Radnor Township, Delaware County, PA
G&A 15-12020.01

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

I. BACKGROUND

The University of Pennsylvania Health Systems is re-developing a 26 acre parcel, located at 145 King of Prussia Road, in Radnor Township, Delaware County in the PLO District *Planned Laboratory Offices District*. The entire project site had prior approvals that included a total proposed gross floor area of 475,000 sf with a 250,000 square foot Mixed Medical Use building with a 1,000 space parking structure currently under construction. This Final Land Development Plan is for the required final land development approval for the: 150,000 sf General Office building; the 120 Room Hotel; 30 space surface parking lot and the 831 space Parking Garage as required under Resolution No. 2018-61, dated May 21, 2018, Item 1 listing the conditions of approval for the previously submitted Final Land Development approval process. A Transportation Impact Study was submitted for review with the Preliminary Land Development application and approved by the Board on February 12, 2018.

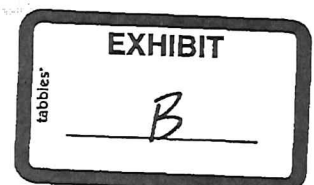
II. DOCUMENTS REVIEWED

Final Land Development Plans for Brandywine Radnor Hospitality Property I, LP & Brandy wine Radnor Property I, LP, consisting of 37 sheets, prepared for Brandywine Radnor

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606

www.gilmore-assoc.com



Hospitality Property I, LP & Brandywine Radnor Property I, LP, prepared by Pennoni Associates, Inc., dated March 1, 2019.

III. REQUIRED IMPROVEMENTS

As required under the conditions of Approval Resolution 2018-22, dated February, 12, 2018 and Resolution 2018-61, dated May 21, 2018; the following improvements are required prior to the Applicant receiving an Occupancy Permit for the site development:

1. A bus shelter shall be constructed on King of Prussia Road southeast of the SEPTA Access/Northern Site Access to the extent that it is approved by SEPTA.
2. Traffic Signal Timing Optimization shall be provided at the following intersections:
 - i. King of Prussia Road and Matson Ford Road/Park Driveway.
 - ii. King of Prussia Road and Radnor-Chester Road.
 - iii. Lancaster Avenue and I-476 SB Off-Ramp.
 - iv. Lancaster Avenue and Radnor-Chester Road.
 - v. Lancaster Avenue and I-476 NB On-Ramp/Hillside Circle.
3. King of Prussia Road and SEPTA Station Driveway:
 - i. Restripe southbound King of Prussia Road to provide a dedicated left turn lane.
 - ii. Coordinate with SEPTA to construct bus shelter.
4. King of Prussia Road and Raider Road/Site Driveway:
 - i. Construct a new traffic signal.
 - ii. Provide left turn lanes on both approaches of King of Prussia Road.
 - iii. Widen east side of King of Prussia Road to provide two continuous northbound lanes from Lancaster Avenue to the signalized intersection at Main Site Driveway/Raider Road.
5. King of Prussia Road and Southern Site Driveway:
 - i. Restripe northbound King of Prussia Road to provide a shared through/right turn lane.
 - ii. Widen the east side of King of Prussia Road to provide two continuous northbound lanes from the south driveway to Main Site Driveway/Raider Road, with a transition into a dedicated right turn lane.
6. King of Prussia Road and Lancaster Avenue (U.S. Lancaster Avenue (S.R. 30))/NB Off-Ramp:

Restripe the northbound I-476 off-ramp at Lancaster Avenue to provide a shared through/right turn lane.
7. Partnership with Radnor Township to install a Traffic Adaptive Signal System at the following intersections:
 - i. Lancaster Avenue (S.R. 30) & I-476 Northbound On Ramps
 - ii. Lancaster Avenue (S.R. 30) & I-476 Off Ramps /King of Prussia Road
 - iii. Lancaster Avenue (S.R. 30) & I-476 Southbound Ramps
 - iv. Lancaster Avenue (S.R. 30) & Radnor-Chester Road
 - v. Lancaster Avenue (S.R. 30) & Radnor Financial Center Eastern Driveway
 - vi. Lancaster Avenue (S.R. 30) & Radnor Financial Center Western Driveway
 - vii. King of Prussia Road & Radnor-Chester Road

- viii. King of Prussia Road & Matson Ford Road
- ix. Matson Ford Road & South Centennial Drive
- x. Matson Ford Road & North Centennial Drive
- xi. King of Prussia Road & Raider Road
- xii. Radnor-Chester Road & Raider Road
- xiii. Radnor-Chester Road & Radnor Financial Center

IV. REQUESTED WAIVERS

§255-21.A(6) – The Applicant was previously granted a waiver from providing the maximum plan sheet size of 24 inches by 34 inches during the conditions of approval for the Final Plan Development phase and is again, requesting a waiver from this section of the Subdivision and Land Development Ordinance.

All comments have been suitably addressed; we have no additional transportation comments for the Applicant to resolve.