

***Radnor Township Planning Commission  
Minutes of the Meeting of April 5, 2016  
301 Iven Ave., Wayne, Pa***

Chairperson Steve Cooper called the meeting to order and led the Pledge of Allegiance with the following Commission members present: Charles Falcone, Skip Kunda, John Lord, Elizabeth Springer and Stephen Varenhorst. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; and Peter Nelson, Esq.; Kathy Bogosian, Regina Majercak and Susan Stern were absent.

*Minutes of the March 7, 2015 meeting*

John Lord moved to approve the minutes. Seconded by Elizabeth Springer, the motion carried.

*University of Pennsylvania Health Systems Sketch Plan # 2016-D-04*

*Construction of a 5-story medical office building, associated parking garages, urgent care center and two additional building for unknown future uses.*

Charles Falcone recused himself.

Dave Falcone appeared on behalf of the applicant. This is a concept sketch and they are looking for comments. The plan will also be shown to the Board of Commissioners for comments before they submit for Preliminary. Eric Swanson, AIA from Ballinger Co., gave a brief power point presentation detailing the existing site and how they envision the site to look after development. The parking garages are proposed to be at the rear of the site and green roofs are proposed. Ambulatory care, surgery suites and medical, clinical offices are proposed for their portion of the development. Two additional buildings are proposed for unknown future uses.

Mike Kissinger, PE, Pennoni Assoc., stated that this plan is proposed to be built at the maximum impervious that was proposed for the BioMed plans at 475,000 Sq. Ft. of office.

Skip Kunda inquired about traffic neutrality with respect to medical offices compared to standard office space.

Pennoni's James Markham touched briefly on traffic. They are in the process of preparing the traffic study. They have also prepared a memo comparing the trip generation and submitted same to PennDOT requesting a meeting to discuss the traffic study.

**Public comment**

Lloyd Goodman from Radnor Racquet Club questioned the amount of office square footage with respect to parking and the proposed new ordinance.

Steve Cooper questioned the visibility from the Blue Route and what would be seen by this development. He was informed that green sidings will be utilized on the parking garages and the office buildings, at the higher elevations, will be comprised mostly of glass.

John Lord wanted to make sure no signs are placed on the back of the buildings for the view from the Blue Route as previously suggested by Susan Stern. Skip Kunda asked if the issue of the trail extension be addressed as part of this development. The applicant responded that they will comply with that aspect. He would like to know, if possible, the uses for the other buildings if that is known during this process.

Elizabeth Springer would like to see setbacks from sidewalks from King of Prussia Road away from the roadways and be wide enough for more than just pedestrian traffic.

#### *PLO Ordinance Amendment*

Steve Gabriel presented the most recent revision of the ordinance and reflected on traffic neutrality. The denominator for traffic neutrality counts is always general office use. Remembering that the existing site is empty while trying to imagine what traffic would be entering and exiting the site is a large part of the discussion. Yet, traffic neutrality still has to be met with any new construction. The applicant could opt out of traffic neutrality if they return the buildings to total office use. However, mixed-use development does need to comply with traffic neutrality. Traffic neutrality will need to be shown by any applicant for development for this area.

Several items have been added to the proposed ordinance since the last time it was discussed at the suggestion of staff or board members and Mr. Gabriel detailed those items. Discussion again went back and forth between mixed-use and office space with respect to density and traffic. It was suggested that the 3<sup>rd</sup> use be not less than 10%. Discussion again involved traffic trip reduction. The primary use should be capped at a percentage to be decided by the members with the remaining 2 or 3 uses to be less with the smallest use(s) not less than a total of 10%.

Peter Nelson advised the board that consideration should be given to putting percentage limitations on the different uses so that a small candy counter business doesn't account for the 3<sup>rd</sup> use.

Steve Cooper is ok with Steve Gabriel's most recent report with the exception of the percentage of the last smallest use.

Steve Gabriel will return next month with more revisions.

#### *Public Comment*

Lloyd Goodman – never found traffic neutrality implemented in other areas to look for examples.

#### *Old Business*

#### *New Business*

There being no further business, the meeting adjourned.

Respectfully submitted,