

RESOLUTION NO. 2023-5B

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR VILLANOVA UNIVERSITY TO DEMOLISH EXISTING BUILDING (KENNEDY HALL) AND CONSTRUCT A NEW LIBRARY AND PATIO.

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission have reviewed the Land Development Plan prepared by Pennoni Associates Inc. for Villanova University (“Applicant”); and

WHEREAS, the Board of Commissioners now intends to approve the new library Land Development Plan for the property located at 800 East Lancaster Avenue in the Township.

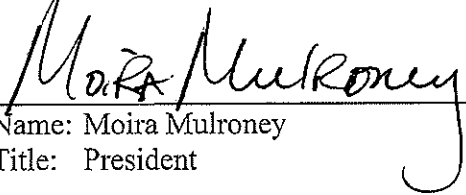
NOW, THEREFORE, be it hereby *RESOLVED* that: the Board of Commissioners approves the Land Development Plan prepared by Pennoni Associates Inc, consisting of 30 sheets, dated December 30, 2022, and last revised March 13, 2023, subject to the following final plan approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated March 22, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the Gilmore & Associates, Inc. Memorandum dated March 27, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Compliance with all applicable Township Ordinances with respect to sewage, stormwater management, zoning and building, and compliance with all county, state and federal rules, regulations and statutes including approval by the Pennsylvania Department of Environmental Protection for required planning modules for the property. No work shall commence on the project until such time as all outstanding approvals have been received, and development and financial security agreements have been established with the Township.
4. Compliance with the Zoning Hearing Board decision in Appeal No. 3147 dated November 17, 2022.
5. The Applicant shall execute development and financial security agreements in a form and manner to be approved by the Township Solicitor.
6. The Applicant shall pay the required Park and Recreation Fee in the amount of Three Thousand Three Hundred and Seven (\$3,307.00) Dollars per 6,400 square feet of proposed floor area.
7. This final approval resolution includes approval of the following SLDO modifications:

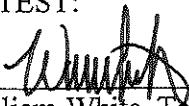
- a. SLDO Section 255-21. A. to permit a preliminary/final plan submission.
- b. SLDO Section as to a maximum plan sheet size of 24' x 34'.
- c. SLDO Section 255- 20.B. (1) (N) as to showing man-made features within 500 feet of the site.

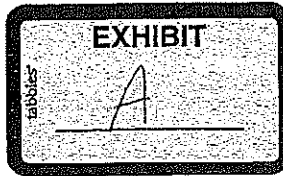
SO RESOLVED, at a duly convened meeting of the Board of Commissions of Radnor Township on this ___ day of _____ 2023.

RADNOR TOWNSHIP


Name: Moira Mulroney
Title: President

ATTEST:


William White, Township Manager



Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | F 610.650.8190

gannettfleming.com

Date: March 22, 2023

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
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Villanova Library
800 E. Lancaster Avenue

Date Accepted: 01/12/2023
90 Day Review: 03/06/2023 extended to 06/06/2023

Gannett Fleming, Inc. has completed a review of the Land Development plans for the above referenced project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish an existing building and construct a new library and patio. This project is located within the P-I zoning district of the Township.

The applicant appeared before the Zoning Hearing Board November 17, 2022 and received relief from the following: Variance relief from the building height requirements of Section 280-69(C), the building length requirements of Section 280-70(B), and the off-street parking requirements of Section 280- 103(B). The zoning decision is attached.

The applicant has indicated on the plans that the following waivers are being requested:

- §255-21.A – A waiver is requested to have preliminary/final plan approval instead of separate plan approval.
- §255-21.A.6 – A waiver is requested for the maximum plan sheet size of 24"x36". Plan size will be reduced for recording purposes.
- §255-21.B(1)(n) – A waiver is requested to no show existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets).



- §255-20.B(5)(e) – The applicant is request a waiver to not submit a transportation impact study(institutional use). We note that the §255-20.B(c)[c] was shown on the plan, but we believe that was the incorrect section as that refers to an office development. The applicant must verify and update accordingly.

Land Development Plan – Villanova University New Library

Plans Prepared By: Pennoni Associates, Inc.
Dated: 12/30/2022 and revised 03/13/2023

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

Zoning

1. §280-72.B(2) – An institutional long range development plan must be submitted.
2. The ** on the Zoning Compliance table must be updated to indicate variances received instead of variances requested.

Subdivision and Land Development

1. §255-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-20.B(5)(a) – A transportation impact study shall be undertaken for all major subdivisions and land developments. The applicant has requested a waiver from this requirement.
3. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area(existing or proposed).



4. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

Stormwater

1. The BMPs were designed with an assumed infiltration rate. The rate used is not stated in the plan. Calculations will need to be revised if the tested rate is less than the assumption. Overall concept may need to be revised if infiltration is not feasible.

Sanitary Sewer

1. Information must be provided to indicate how the existing sanitary sewer that is going to be replaced will be decommissioned.
2. The concrete encasement shown on the plans between MH 1.02 and 1.03 must also be shown on the profile view.

General

1. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.
2. A title report must be submitted for this project. The Engineer is in the process of obtaining the report.
3. Any wall over 4' must have design calculations submitted. The applicant has indicated that design calculations will be submitted for all retaining walls over 4' with the building permit submission.
4. The original plan date on sheet 2 in the sheet list table is shown as 12/30/2023, this should be revised to 12/30/2022.



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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line extending to the right.

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

RADNOR TOWNSHIP ZONING HEARING BOARD

APPEAL NO. 3147

APPEAL OF VILLANOVA UNIVERSITY (“Applicant”), regarding the property located at 800 E. Lancaster Avenue and zoned Planned Institutional (“PI”).

DECISION OF THE ZONING HEARING BOARD

Relief Requested

1. This application involves the current building located in the interior of the Applicant’s campus at 800 E. Lancaster Avenue, zoned Planned Institutional, and currently known as Kennedy Hall (“Premises”). (*November 17, 2022 Hearing Transcript*, 10:8-13; Exh. A-14).
2. The Applicant seeks to construct a new library building at the location of Kennedy Hall. (“Proposed Library”).
3. To permit the Proposed Library the Applicant requests relief from the building height requirements of Section 280-69(C), the building length requirements of Section 280-70(B), and the off-street parking requirements of Section 280-103(B).

Findings of Fact

1. Testimony and evidence were presented at the properly noticed hearing held before the Board on November 17, 2022 (“Hearing”).
2. Applicant’s Exhibits A-1 through A-24 were entered into the record at the Hearing. (*November 17, 2022 Hearing Transcript*, 46:3-8).
3. The Applicant’s current library that it seeks to replace with the approval of this application is “primarily a repository for books . . . “with very low floor-to-floor height, doesn’t meet current accessibility standards, doesn’t meet current fire suppression standards. It has to be upgraded to meet those.” (*Id.*, 18:17 -19:2).
4. “Libraries have changed [significantly] in recent years. Part of that has to do with the way in which universities teach, and part of it has to do with technology. As a teaching environment, it means that universities are now very interested in having libraries that bring students together to work in teams collaboratively, and the existing Falvey Library does not have that.” (*Id.*, 19:7-15).
5. The “floor-to-floor height [of the Proposed Library] needs to be high enough to [] accommodate the high-quality environmental protection systems, air conditioning, fire suppression, and also data distribution that a building like this needs” and that the current library does not have. (*Id.*, 23:11-15).
6. At the location of the Proposed Library there is “a change in grade of approximately a full story across this site, lower on two sides and higher on other sides.” (*Id.*, 23:8-13; Exh. A-8 & A-11).

7. The length of the Proposed Library is “smaller than either the Connolly Center, which is immediately to its south, or the SAP garage which is immediately to its north.” (*Id.*, 25:8-11; Exh. A-18).

8. The overall dimension of the Proposed Library will be a maximum of 148 feet by 280 feet. (*Id.*, 25:5-8; Exh. A-18).

9. The Proposed Library located “at the center of the campus is largely invisible from the perimeter” of the campus. (*Id.*, 27:2-5; Exh. A-19 – A-22).

10. The height of the Proposed Library has environmental benefits because it will have less of an impermeable surface area and will result in less water runoff. (*Id.*, 31:19-23).

11. The Proposed Library does not require additional parking because it is not increasing but is instead servicing the existing population of the campus. (*Id.*, 41:18-21).

12. Pursuant to Code Section 280-142(B), the Radnor Township Planning Commission reviewed and unanimously supported the Applicant’s Zoning application. (*Id.*, 7:6-13; Exhibit A-24).

Conclusions of Law

1. The Applicant is owed a level of deference with respect to development within the interior of its campus.

2. The Applicant’s design demonstrates an attempt to reduce the visual impact to the neighbors.

3. The significant topographical grade changes peculiar to the Premises create an unnecessary hardship and the authorization of the variances is therefore necessary to enable the reasonable use of the Premises.

4. The unnecessary hardship has not been created by the Applicant.

5. The Proposed Library is necessary to reasonably carry out the institutional purposes of a university that is of the size, scope and caliber of Villanova University.

6. The granting of the requested variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties.

7. The granting of the requested variances will represent the minimum deviation that will afford relief and will represent the least modification possible of the Zoning Ordinance.

8. The granting of the requested variances will in no way be injurious to the public health, safety, morals and general welfare of the Township.

9. The granting of the requested variances are necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

Order

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the Applicant's request is hereby **GRANTED** and the Board hereby determines that:

1. Variance relief from the building height requirements of Section 280-69(C), the building length requirements of Section 280-70(B), and the off-street parking requirements of Section 280-103(B) is hereby **GRANTED** to permit the construction of the Proposed Library, in the precise manner as shown in the plans, exhibits, and testimony entered into and made part of the record;
2. Relief is granted only with respect to Zoning Code Sections 280-69(C), 280-70(B), and 280-103(B);
3. No relief is granted with respect to any other provision of the Zoning Code.

BY ORDER OF THE ZONING HEARING BOARD

/s/ **GEORGE F. NAGLE, CHAIRMAN**

/s/ **RICHARD J. WEITZMAN, VICE CHAIRMAN**

/s/ **BRADLEY DELIZIA, MEMBER**

/s/ **JOHN A. LORD, MEMBER**

/s/ **JOHN F. REILLY, MEMBER**

DATED: November 17, 2022

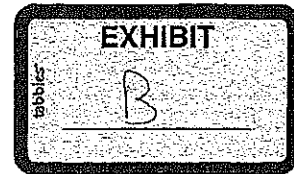
MAILED: December 31, 2022

Alternate Member, Jamie B. Forman was absent during this hearing. Alternate Member John Nagle participated in this hearing but did not vote on this decision.

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: December 31, 2022.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



MEMORANDUM

Date: March 27, 2023

To: Steve Norcini, P.E.
Radnor Township Engineer

From: Damon Drummond, P.E., PTOE
Senior Transportation Engineer

cc: Kevin Kochanski, ASLA, R.L.A. – Director of Community Development
Roger Phillips, P.E. – Gannett Fleming, Inc.
Leslie Bogdnoff, P.E. – Gilmore and Associates, Inc.
Marilou Smith, Villanova University
Michael Kissinger, P.E. – Pennoni

Reference: Villanova University New Library
Land Development Review #2
Radnor Township, Delaware County, PA
G&A #23-01173

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

A. BACKGROUND

The applicant proposes to demolish an existing 11,234 sf building (Kennedy Hall) and construct a new library and related site improvements. The proposed library consists of approximately 155,000 sf within a 4-story building.

B. DOCUMENTS REVIEWED

1. Land Development Plans prepared by Pennoni Associates Inc., consisting of 30 sheets and dated December 30, 2022 and last revised March 13, 2023.
2. Comment Response Letter prepared by Pennoni Associates Inc. and dated March 15, 2023.

C. WAIVERS REQUESTED

1. §255-21.A – Waiver requested to provide a single preliminary/final plan submission rather than separate plans.

FOR THE RECORD: PENNONI ASSOCIATES, INC. BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
119 East Linden Street | Kennett Square, PA 19348 | 610-444-9008 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780
201 Market Street | Camden, NJ 08102 | 856-203-7447 | 856-379-3567
www.gilmore-assoc.com

2. §255-21.A(6) – Waiver requested for the maximum plan sheet size of 24"x34". The applicant notes the plans will be reduced for recording purposes.
3. §255-20.B(1)(N) – Waiver requested for the requirement that the plans include existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip, sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site must be shown on the plans.
4. §255-20.B(5)(C)[C] – Waiver requested from providing a Traffic Impact Study for all institutional developments. **It is our understanding that the applicant will be submitting a Traffic Impact Study for the project.**
5. §255-20.B(1)(N) – Partial waiver requested for showing significant man-made features within 500 feet of and within the site (this includes properties across streets) on the plans.

D. SALDO COMMENTS

1. §255-30.A – Off-street loading facilities shall be no less than 14' wide and 60' long. The plans show two 12'x30' spaces at the rear of the building. Since the truck turning templates show that this area is to be utilized by a single-unit truck, we have no engineering objection to a reduced loading area assuming it meets the trucking needs of the facility. A reduced loading area will require a waiver to be acquired from the Township.
2. §255-30.F – Since the area around the loading dock is shared between pedestrians and trucks, provide appropriate lighting to ensure pedestrians are visible to trucks maneuvering within the loading area.

E. GENERAL COMMENTS

1. Provide a construction detail for the mountable curb on the plans.
2. The existing path to the west of the building is proposed to be modified. Verify adequate emergency vehicle access will be provided for access on the south side of the building in case of emergency.
3. Revise the Type 1A label for the proposed curb ramp on the ADA detail. This ramp appears to be a Type 2 ramp.
4. At the crosswalk, remove the proposed DWS traversing the sidewalk north of the ADA ramp. The DWS proposed at the edge of the crosswalk is to remain.
5. Show the longitudinal slopes north of the landing area on the ADA detail.
6. The turning templates indicate a rear loading trash truck. The turning templates should be updated to show how the trash trucks will access the trash dumpsters as maneuverability within the small docking area may be difficult.