

MEMORANDUM

TO: Kevin Kochanski, RLA, CZO, Community Development Director
FROM: Steve Gabriel, PP, Township Planning Consultant
CC: Steve Norcini, PE, Public Works Director
Peggy Hagan
Roger Phillips, PE
Amy Kaminski, PE
John B. Rice, Esq.
Peter Nelson, Esq.
DATE: October 12, 2015
PROJECT NAME: Villanova Design Review Board Plans Submittal
PROJECT NO.: 101442003
SUBJECT: Compliance with the November 24, 2014 CICD Conditional Use Order

As requested, RETTEW has reviewed Villanova's Design Review Board plans submittal (plans last revised August 10, 2015; application dated September 23, 2015) for compliance with the 17 Villanova Conditional Use Order Conditions. Those conditions were part of the CICD Conditional Use application approval granted by the Township Board of Commissioners on November 24, 2014. Chapter 150 Design Review of the Township Code calls for several criteria and standards to be met by proposed developments. The following criteria are required under Design Review. The last three are particularly applicable to the Villanova conditional use conditions:

- General architectural features, including the character, scale and quality of the design, including building materials and colors, to ensure compatibility with adjacent buildings and the existing architectural character of Radnor.
- That the plans indicate proper consideration for the relationship between proposed or existing buildings and buildings which are located or are proposed within the general area.
- That the plan for the proposed building or material change indicates a manner in which surrounding properties are protected against noise, vibrations and other factors which may have an adverse effect on the environment and the manner of screening for mechanical equipment, trash, storage and loading areas.
- That buildings, parking areas, signs and illumination indicates proper consideration has been given to both the functional aspects of the development, such as pedestrian and vehicular circulation, and the visual effect of the development from the view of adjoining streets.
- That landscaping considerations, including location, type, size, color, texture and coverage of plant materials, including maintenance and protection, has been considered to ensure visual relief, which will complement existing and adjoining properties to provide an attractive environment.



Following each of the Conditional Use Order conditions listed below, the status of the plans' compliance with Design Review criteria (as applicable) is shown in *italics*.

1. The applicant shall comply with all other applicable Township Ordinances and shall submit a land development plan pursuant to the Township's Subdivision and Land Development Ordinance prior to the construction of any facilities – *the applicant has submitted a land development plan and Township review proceeded to the point that the Township Board of Commissioners granted conditional Final Plan approval at its July 13, 2015 meeting. The land development plans included extensive landscaping along the perimeter of the development, and the perimeter and interior of proposed surface parking areas (Criterion #4).*
2. The transportation, roadway and signalization and improvements necessary for the construction to have full access to Ithan Avenue from both the Pike Lot Parking Garage and Lancaster Avenue housing parking area with provisions for stop control for both parking accesses to Ithan Avenue and a pedestrian activated signal including the new pedestrian crosswalk be required if approved by PennDOT, unless waived by the Board of Commissioners during the land development process – *these requirements are part of the conditional final plan approval granted by the Board of Commissioners. Otherwise, this condition does not have any other applicability to the Design Review plans submittals criteria.*
3. During the land development process an event circulation plan be developed to address event parking and traffic circulation with the input of the Radnor Township Police Department and Township traffic engineer outlining procedures, traffic patterns, parking configurations and way-finding techniques for the various sporting and other events held at the University. Upon development of the event circulation plan, Villanova shall be responsible for constructing and/or installing such signs, structures, or other directional aids necessary to implement the event circulation plan – *as of the July 13, 2015 final plan conditional approval granted by the Board of Commissioners, an event circulation plan had been submitted and was under review by Township Police and the Township Traffic Engineer. Any event circulation signs or other directional aids for which an application is submitted will be required to comply with the 4th criterion above with regard to the functional aspects as well as the visual effect from the view of adjoining streets of the signs and other directional aids.*
4. That Villanova University contributes the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000.00) towards the design, approval and installation of a traffic adaptive signal system that would incorporate the following signalized intersections along Lancaster Avenue:
 - a. Sproul Road/Spring Mill Road; Aldwyn Lane/Kenilworth Street
 - b. Church Walk
 - c. Ithan Avenue
 - d. Lowrys Lane
 - e. Airdale Road
 - f. County Line Road

This requirement was made part of the final plan conditional approval granted by the Board of Commissioners. Otherwise, this condition does not have any other applicability to the Design Review plans submittals criteria.

5. During the land development process an emergency evacuation plan for the new student housing be developed – *as of the July 13, 2015 final plan conditional approval granted by the Board of Commissioners, an emergency evacuation plan for the new student housing had been submitted and was pending Township Police and Fire review. Otherwise, this condition does not have any other applicability to the Design Review plans submittals criteria.*
6. Appropriate fencing be provided on both the north and south sides of Lancaster Avenue in the area of the church walk pedestrian bridge in an effort to restrict pedestrian traffic from accessing the campus. A gate shall be provided for vehicular and pedestrian access during church events if approved by the Board of Commissioners during the land development approval process – *a detail of such fencing at a height of 5.5 feet and labelled Ornamental Metal Picket Fence is shown on Sheet L2.2 of the Lancaster Avenue Housing plans. It is intended to be installed along the south side of Lancaster Avenue and is to match the existing metal picket fence on the north side of Lancaster Avenue. The required gate is shown on Sheet C 2.1 of the Church Walk and Bridge plans. The character and quality of the proposed fence and gate (so long as the gate matches the fence) appear to be compatible with that which already exists including the existing and proposed buildings (Criterion #2).*
7. The University preserve the entire area known as the Aldwyn Triangle and restrict it as open space except for that portion of the area necessary to provide pedestrian activity and handicap accessibility improvements for the adjacent SEPTA rail line – *the Villanova final land development plan granted conditional final plan approval by the Board of Commissioners shows nearly all of the Aldwyn Triangle property being proposed for preservation. This will “ensure visual relief, which will complement existing and adjoining properties to provide an attractive environment” (Criterion #5).*
8. That a landscape and buffer plan be developed to comply with Section 280-68.1D(3)(b) of the Zoning Ordinance – *a landscaping and buffer plan and elevation views were submitted during the final land development plan review process that demonstrated compliance with Section 280-68.1D(3)(b) that requires a buffer planting strip that creates an immediate and full visual screen to address the visual effect of the development on nearby residential properties (Criterion #5). It is also anticipated that such buffer planting strip will assist somewhat in buffering against noise (Criterion #2). The submitted Design Review plans include plan views and section views of the buffer planting strip but do not contain the above mentioned elevation views. In addition, plan and elevation views in an east to west direction from the Barley Cone Lane residences will be needed on the plan upon consultation with property owners to reflect any planting that will occur behind the residences across from the Pike Field property.*
9. Villanova seek permission from PECO to plant screening on the south side of the PECO R-100 line to visually screen the SEPTA bridge from the adjacent residential neighbors. Provided that the applicant receives permission, Villanova shall provide an installation and maintenance plan of the vegetation necessary for this screening during land development – *a response from PECO to Villanova’s inquiry was submitted and PECO indicated that its “guidelines call for a minimum of 32 feet of clearance from its transmission lines to the nearest trees on either side. Large trees situated within this area are removed, and trees situated beyond this distance are pruned to the 32 foot mark or the edge of the ROW.” These parameters do not allow any room for screening planting in the subject location. As a result, this condition does not have any applicability to the Design Review plans submittals criteria.*

10. Villanova shall provide Radnor Township a list of contractors, subcontractors and vendors and their addresses within twenty (20) days of the execution of any contracts by Villanova in connection with the development and/or construction of the proposed project. The purpose of this list is to permit the Township to audit for required business privilege/mercantile taxes – *by its nature, this condition does not have any applicability to the Design Review plans submittals criteria.*
11. During the land development process, the Applicant shall use its best efforts to develop and construct storm water management facilities, including green infrastructure practices and components that meet or exceed infiltration or retention requirements as currently required by the Radnor Township Stormwater Management Ordinance. The Applicant shall conduct soil testing as necessary to determine whether the site can accommodate volume management in excess of one (1) inch of run-off from all impervious surfaces resulting from the project. If soil testing indicates that it is possible to provide volume management in excess of one (1) inch of run-off, the Applicant shall construct such necessary storm water facilities on the site to accommodate this increased volume – *the Township Engineer has indicated that its review of the storm water information submitted by the applicant confirms that Villanova’s plans satisfy this condition. Otherwise, this condition does not have any applicability to the Design Review plans submittals criteria.*
12. The Applicant shall obtain revisions to both the Radnor Township and Lower Merion Township Act 537 Plans in order to accommodate the increased waste water disposal generated by the project – *applications by Villanova to obtain revisions to the Radnor and Lower Merion Township Act 537 Plans must be reviewed and approved by each Township and the PA Department of Environmental Protection. This condition does not have any applicability to the Design Review plans submittals criteria.*
13. Applicant shall develop a traffic plan during the land development process delineating the paths by which the existing population of commuting and part-time students will be directed to and from parking for each phase of the construction – *this requirement is part of the conditional final plan approval granted by the Board of Commissioners. Otherwise, this condition does not have any applicability to the Design Review plans submittals criteria.*
14. The Applicant shall permit parishioners to park, on a space available basis, on the north side of Lancaster Avenue on existing Villanova property adjacent to the church for church related events - *Villanova has indicated that it will permit parishioners to park on campus adjacent to the Church as needed. So that parishioners know which spaces are intended, Villanova provided as part of a September 10, 2014 response to residents regarding church parking an informal site plan showing the particular areas adjacent to the church. Otherwise, this condition does not have any applicability to the Design Review plans submittals.*
15. The Applicant shall maintain a pedestrian crosswalk from the proposed project site to the existing church at the present church walk location if approved by PennDOT – *the final land development plan granted conditional approval by the Board of Commissioners shows a pedestrian crosswalk at grade across Lancaster Avenue a little west of Church Walk. Otherwise, this condition does not have any applicability to the Design Review plans submittals criteria.*
16. The Applicant shall ensure that no amplified music or other excessive noise shall emanate from any of the south facing dormitories. During the land development process, the Township and applicant shall establish a permissible sound level at the property boundary of the Aldwyn Lane residential uses – *General*

Note #19 on Sheet C2.0 of the Lancaster Housing land development plan includes a nighttime maximum sound level permitted at the property boundary of the Aldwyn Lane residential uses of 55 dBA. This sound level is consistent with the typical weekend sound levels throughout the day and night in the midst of the West Campus quad of Gallen Hall revealed by Villanova's noise consultant's study in September 2014. Aldwyn Lane residences' property lines are at least 200 feet from the proposed new dormitories. For comparison purposes, a slightly louder 60 to 65 dBA is the sound level of a typical conversation between two people separated by a 3 feet distance. Further, Sheets L 2.2 and L 2.3 include details of sound barriers to surround trash compactors, a mechanical well, loading area, and other mechanical equipment. The plans appear to satisfy Criterion #3 as it relates to this condition.

17. The Applicant's land development plans shall be in substantial conformity with the Conditional use plans dated May 2, 2014 as amended during the hearings – *the land development plan was found to be in substantial conformity with the Conditional Use plans subject to the conditional final plan approval granted by the Board of Commissioners. Otherwise, this condition does not have any other applicability to the Design Review plans submittals criteria.*

Should you have any questions regarding these comments, please let me know.

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