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December 7, 2017

Board of Commissioners of the Township of Radnor  
Radnor Township Municipal Building  
301 Iven Avenue  
Wayne, PA 19087  
Attention: Robert Zienkowski, Township Manager

**Re: 145 King of Prussia Road and Radnor Township PLO Ordinance**

Dear Bob:

I represent the Radnor Township School District (the "School District") in regards to the above development and the proposed Amendment to the Zoning Code as it relates to the PLO-Planned Laboratory Office Zoning District ("PLO"). This letter sets forth the position of the School District as it relates to the development and the proposed Zoning Amendment to the PLO. Kindly distribute this letter to the Board of Commissioners in advance of their meeting scheduled for Monday, December 11, 2017.

The School District is a major stakeholder in the Trustees of the University of Pennsylvania's ("Penn's") proposed development of the 145 King of Prussia Road site and the proposed Zoning Amendment to the PLO. Not only is the School District's High School and Bus Depot directly across King of Prussia Road from the 145 King of Prussia Road site, but Radnor Elementary School is located immediately adjacent to the PLO Zoning District on the north side of the Amtrak railroad tracks. The School District is concerned about the traffic generated by any proposed development in the PLO. Additionally there remains a distinct possibility that Penn, due to its status as a charitable organization, would be eligible to claim an exemption from real estate taxes for its use of any property in the PLO as medical offices or as an ambulatory care center.

Penn has presented a preliminary Land Development Plan for a 474,600 square foot office project (the "BioMed Plan") at 145 King of Prussia Road. The School District is opposed to the adoption of the all-office BioMed Plan. In addition to the traffic concerns of such a development, Penn could claim a real estate tax exemption for the use of the site as medical

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offices. However, there appears to be a preferable alternative being proposed by Penn, that is, the mixed-use 475,000 square foot proposal which includes offices, medical offices, a hotel, and an ambulatory care center. Provided that by that time of the Board of Commissioners meeting, the School District and Penn have memorialized their understanding that Penn would not claim a real estate tax exemption, the School District supports the adoption of the currently proposed Zoning Amendment to the PLO at the Board of Commissioners meeting of December 11<sup>th</sup>.

The School District still questions the need to extend the Zoning Amendment throughout the entire PLO Zoning District, in particular as to how any development to the north of the Amtrak tracks could impact Radnor Elementary School. For that reason the School District respectfully requests that in the future the Board of Commissioners review the applicability of the Zoning Amendment throughout the entire PLO Zoning District and whether mixed-use development is a favorable use throughout the entire Zoning District, particularly in consideration of the traffic ramifications.

The School District has preliminarily reviewed Penn's Land Development Plans for the mixed-use development. The initial reaction is favorable provided that significant traffic improvements are provided by Penn. The School District, as a major stake-holder, wishes to be included in any discussions on these improvements and to have input on their eventual implementation.

Thank you for your time and consideration.

Very truly yours,

A handwritten signature in black ink, reading "Nicholas J. Caniglia". The signature is written in a cursive, flowing style.

**NICHOLAS J. CANIGLIA**

c. John Rice, Esquire