

SECTION 8 INSTITUTIONAL USE

A. Introduction and Statement of Goals

Radnor Township has been blessed with a large number of public and private educational, religious, health care-related and recreation-related institutions (the latter include the Overbrook Golf Club and Radnor Valley Country Club which technically are recreational facilities; public schools are discussed in the Community Services and Facilities Section below). Because these institutions are such an extremely important part of the Radnor Township community, both directly in terms of their primary functions, as well as secondarily, in terms of the reality of their physical facilities, employment, transportation needs, cultural benefits, impacts on adjacent neighborhoods, and so forth, a separate Institutional Use section has been developed for this Comprehensive Plan Update.

1. Goals and Objectives

Goals for Institutional Use were discussed and identified early on in the planning process; they appear below. These goals reflect the focus group discussions (separate focus groups were held for Major Institutions and Minor Institutions, given the very substantial differences which were felt to exist between a Villanova University versus a St. Edmonds Home for Children). In some cases, these institutional goals are more specific than the general goals developed for other Sections of the Draft Comprehensive Plan and can be understood to be a blend of both Goals and more specific Objectives, although formatted somewhat differently than those appearing in the other Sections of this Draft Comprehensive Plan. Obviously, each institution has its own set of goals focusing on its particular mission, which is not the focus here. Recommended Actions relating to these Goals are repeated at the end of this Section.

Goals

Encourage sound planning of institutional property, congruent with Township-wide principles, while preserving the existing character of the institutional properties.

Work to harmonize Radnor's existing institutions with adjacent land uses, promoting physical buffering, better programs of communication, and the like.

Integrate institutional traffic issues with the transportation planning element of the Comprehensive Plan.

Improve communication from the Township to the institutions and vice-versa, especially in areas of potential concern such as student housing, traffic, and other major issues.

Ensure compliance with Township revenue-producing code, especially those dealing with non-student revenue producing events.

All institutional use code requirements should be reviewed; in the event that existing institutional uses cease in their present form, ensure that any re-development which results is compatible with the total Goals, Objectives, and Recommended Actions of this Comprehensive Plan.

Major institutions in Radnor include Villanova University, Cabrini College, Valley Forge Military Academy, and Eastern University, all of which have large campuses and which have major bearing on Radnor Township. The Township includes a large number of smaller institutions, including Agnes Irwin School, American College, Hilltop School, Notre Dame Academy, Presbyterian Children’s Village, St Aloysius Academy, St. Edmonds Home, and Sacred Heart Academy, as well as St. Katherine’s and Archbishop Carroll High School parochial schools (part of the Archdiocese of Philadelphia), and the public schools included in the Radnor Public School District (public schools are discussed in the Community Services and Facilities Section although both public and parochial schools are shown here in Figure 8-1). Radnor also has some rather unique institutions such as The American College, which operates highly specialized professional service programs for the insurance industry.

Planning issues surrounding the smaller institutions tend to be somewhat different from issues related to major institutions. For example, there continues to be considerable interest in and attention given to the continued existence of some of these smaller institutions at least at their Radnor sites. The possibility of selling off all or portions of their extremely high valued real estate holdings and relocating to less costly campus settings remains an ever-tempting option. In all likelihood, these purchasers would be residential real estate developers, eager to build more homes which are so much in demand in Radnor (see Housing Section). At the same time, the larger institutions like Villanova tend to be more interested in acquiring more land for their expanding programs.

Because of their unique importance to Radnor’s future, Institutional Use has been highlighted as a separate Comprehensive Plan Section. Furthermore, the decision was made early on in this planning process to utilize the focus group technique in developing this section, in identifying planning issues relating to these institutional uses, and in arriving at planning solutions. The focus groups also described the individual comprehensive planning (short- and long-term) being undertaken by the institutions themselves. In fact, unlike the other topical areas identified, three separate focus sub-groups resulted, each having its own focus group, some of which opted to hold multiple meetings.

Institutional uses are mapped in Figure 8-1. Community Services are also included here, including Archbishop Carroll High School and St Katherine’s Elementary School, both Catholic Schools and part of the Archdiocese of Philadelphia (these schools have been included as Community Services, similar to schools of the Radnor Township School District, in contrast to other private preparatory school institutions). Again, both the Overbrook Golf Club and Radnor Valley country Club have been mapped as Recreation on the existing Land Use Map.

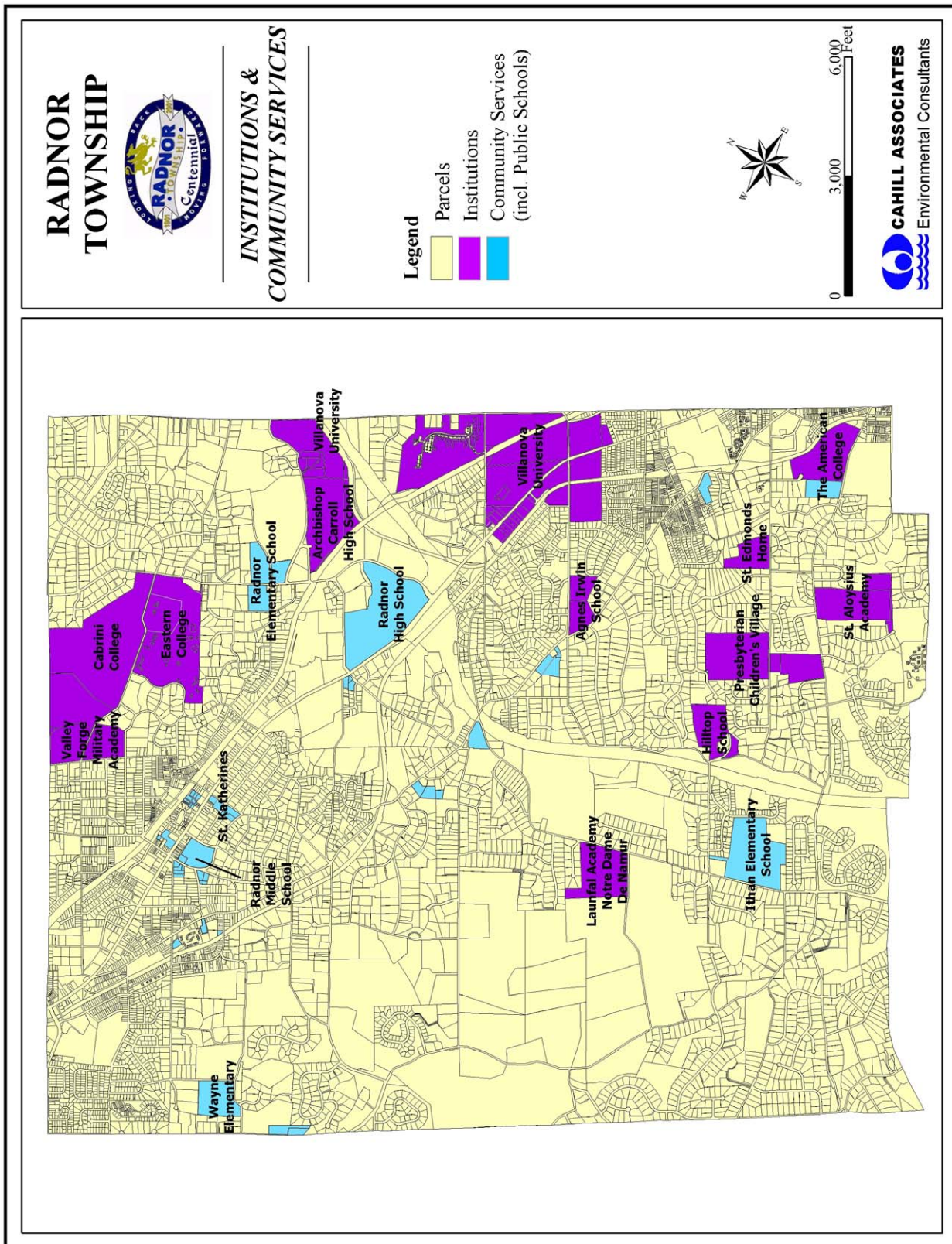


Figure 8-1. Institutional and Community Service Land Uses in Radnor Township

B. Institutions in Radnor Township

In the summaries below, highlights of the “major” and “minor” institutions in Radnor Township are presented, with emphasis on those institutional elements which especially relate to larger Township comprehensive planning. These summaries are based largely on focus group discussion held during the comprehensive planning process. These institutions are primarily educational in nature, although the smaller institutions also have a health care focus. Clearly each institutional story could continue for many pages and has been substantially condensed here. As commented on in the Housing Section, there is a lack of senior citizens-related institutions, public or private, in the Township, with or without health care facilities.

1. Major Institutions

Cabrini College: Cabrini College welcomed its largest student enrollment of 1,200 full time students this past year, 760 of which reside on its 114-acre campus (dormitory capacity of 800) with the remainder being commuters. The College is focused on the Philadelphia metropolitan area. Historically, a major institutional issue at Cabrini has been loss of students either through transfer to other institutions or for personal reasons. Cabrini is working to improve student retention through promoting residency and recently completed a new residence hall. At the same time, given the demographic and economic trends characterizing the Cabrini market, there is reluctance to undertake considerable additional building. Cabrini officials indicate that transportation for their services employees is an issue of growing importance, with cost of transportation a problem for some of their lower paid employees (SEPTA trains are expensive). Cabrini has tried to maintain good relations with its residential neighbors in Radnor through maintenance of a physical “buffer.” Its campus site has multiple physical constraints like steep slopes. There are no plans to expand or contract its campus; there are no plans for significant campus modification and/or construction at the present time.

Eastern University: A faith-based liberal arts university on 87 acres, Eastern offers a variety of undergraduate and graduate academic programs in its rapidly growing array of programs. Programs include: School of Arts and Sciences, Templeton Honors College, School of Professional Studies (undergraduate in organizational management, information systems, RN and BSN; graduate in MBA, MBA in health care administration, MS in health services management, nursing infomatics).

Valley Forge Military Academy: Private VFMA includes about 275 employees and 2,500 students (generally pre-college) on its 98-acre campus. All students are housed on campus in a total of 820 dormitory rooms (730 of which are currently occupied). This situation has not changed measurably in the last 10 years. There are no commuter students. Generally, VFMA views its Radnor Township ties as very positive and its location as excellent, one of the best features of being in Radnor. Access is excellent, both in terms of student and employee needs. VFMA officials did indicate that VFMA is having increasing difficulty getting staffing for its service contractors because transportation for them is difficult (i.e., a lack of public transportation). Some rehab of existing facilities is ongoing and is expected to continue. Facility infrastructure also needs work. In terms of proposed facility changes, plans for one new building (a new dining hall and performing arts center to be used in conjunction with the community)

have been submitted to and permitted by the Township. VFMA will work with the Township's Design Review Board to finalize siting and related details for these projects. Historically some tensions/issues have arisen with some residential neighbors, though problems are minimal at present. Traffic problems at some of the entrances/exits have now been resolved with selective gate closures which appear to have been successful.

Villanova University: Villanova University is clearly the largest (257 acres) and most significant private institution in Radnor. Although there have been numerous major building projects completed in recent years and there are more in planning, University officials are quick to point out that enrollment growth is a myth. Over the past decade, Villanova has deliberately reduced its undergraduate enrollment from approximately 6,750 students to an average yearly enrollment of 6,150 students. The institution has established this goal in order to focus on student quality and quality of student life, rather than quantity. As part of that decision, the further decision has been made to provide more campus dormitory space and to reduce need for off campus student housing. Campus dormitories now provide housing for approximately 70 percent of the total undergraduate student enrollment, in contrast to 45 percent a few years ago (1988). The University hopes to reduce the off campus proportion even further. Over the past decade, fourteen new residence halls have been constructed at a cost of over \$90 million; in 2001, 600 additional students were accommodated in new campus housing. Fewer students commute; only about 100 students out of the total 1,600 students in last year's freshmen class commuted to the University. Undergraduate students are guaranteed housing through their junior year. The addition of residential facilities on the campus also will serve to reduce community issues, which have often occurred as the result of the considerable number of Villanova students who live off campus and conduct their affairs in an especially exuberant way.

These policies, promoting expanded housing opportunities as a major goal and highlighting the need for "living/learning communities," are consistent with the University's 1991 Strategic Plan, which the University has been implementing energetically. The Plan, updated in 2001 with *Villanova University: A Host for Community Learning*, acknowledges the real physical constraints of the main campus. Recent developments have included a new engineering research building and an expansion of the science center. The University has a policy of acquiring certain properties contiguous to the campus to establish a permanent green buffer between the campus and the surrounding neighborhoods. At the same time, one of the Recommended Actions of this Comprehensive Plan update is to "...limit expansion of institutional uses to areas within the present limits of campus areas which are zoned as Institutional Districts."

Traffic near the Villanova campus is a major issue, but traffic problems are serious even when school is not in session. Traffic can be especially problematic when major special events, including athletic events, are scheduled. When parking on campus cannot meet the demand caused by an event, the University has used shuttle buses to transport people from remote parking locations. This has helped ease traffic problems associated with events in the past and will be considered as part of future traffic planning. Additionally, Villanova coordinates traffic related issues with the Radnor Police Department and procures the Department's officers to assist in traffic control activities on Township roads during events. Villanova has actively considered ways to ease traffic congestion around its campus and is continuing to do so. The University has an established policy that freshmen and sophomores may not have cars unless

they receive a waiver of the policy due to extenuating circumstances. Continued coordination between the University and the Township on traffic and transportation planning is very important for the future.

Villanova together with SEPTA is also pursuing a major Federal/ISTEA grant to construct an intermodal transportation improvement project on the existing parking lot next to the R5 Villanova Rail Station adjacent to Spring Mill Road near its current School of Law. The project envisions an improved station, handicapped access and additional parking. It also includes a pedestrian overpass which will offer safe crossing of the rail line and improved connectivity to the University campus. The location of the project has been selected in order to minimize significant traffic congestion in the immediate community. In January 2002, the University commissioned a traffic study that showed that by controlling where University commuters park and diverting a portion of those commuters to the envisioned structure, traffic congestion could be reduced on Spring Mill Road, Ithan Avenue, and Lancaster Avenue.

An especially important issue to the community relates to Villanova's long range plans for its large land holdings south of Lancaster Avenue; this area is currently mostly unattractive parking lots (also SEPTA has two trolley stations located along the lots). Villanova has considered various uses for this land. The University has considered the development of a major new convocation center here, including a bookstore plus structured parking with related facilities. According to the University, changes in the uses of the parking lots south of Lancaster Avenue are not part of Villanova's near term priority projects. If and when the University would consider alternative uses for that land, Villanova has indicated that it would be interested in discussing this planning in more detail with the Township and possibly other stakeholders, including specific plans for Lancaster Avenue frontage, possible application of traffic calming techniques, application of gateway enhancement techniques and other aesthetic provisions.

University officials indicate a strong desire to work closely with the Township and to work proactively to develop land use and transportation solutions, which not only benefit Villanova University, but also work for the good of the Township as whole. If this world-class university is to grow and prosper in this world-class municipality, they must work together. Members of Villanova's administration meet frequently with Township officials, Township Commissioners, and neighborhood associations to discuss common issues. Additionally, every two years the University's Director of Facilities Management sends the Township a written summary update of the University's land use plans.

Villanova is committed to its immediate community. Villanova has recently created a Director of Community Relations position to facilitate relationships and serve as a liaison to the larger community, including Radnor Township. The University has initiated enhanced communication efforts with the community including web site additions, distribution of information highlighting relevant University functions and developments of community and neighborhood significance, and attendance upon invitation to neighborhood association meetings.

Summary: All of these 'major' institutions (all educational) are quite active. There is every reason to believe that they will continue to be vibrant parts of Radnor Township throughout the life of this Radnor Township Comprehensive Plan and beyond. Although the specific issues

vary from school to school, clearly traffic and neighborhood relations emerge as consistent issues and themes. There appears to be broad consensus that these institutions should work more actively with Township officials and the neighborhoods themselves to improve communication and reduce friction. In many cases, the clear communication of institutional-and the elimination of misguided rumors-would avoid problems in the future and improve relationships. Villanova has special challenges and opportunities, with its Lancaster Avenue project being of special interest.

Overall, it is interesting to note that there are no major physical plans for major changes of any type in terms of the future of these institutions and their respective campuses. All of these institutions enjoy the many values of their Radnor locations. The Township's new comprehensive plan should work to support, reinforce, and build onto the excellent institutional elements already there.

2. Minor Institutions

The list of "minor" institutions is somewhat longer and does not include some institutions, such as the American College and the Hilltop School, which are certainly noteworthy. The list simply is too long! In most cases, these institutions did not attend the focus group meetings. Curiously, many of these institutions have moved to Radnor in recent years from more urban (often Philadelphia) settings.

Academy of Notre Dame: Their 500-student enrollment including grades 6 through 12 is at a maximum on their 38.5-acre campus. In the last three years, they have completed a building program and don't expect to make additional changes in the foreseeable future, other than some playing field development. They want to maintain the open space which remains. Traffic is their worst problem and is worsening, especially their Sproul Road exit onto Godfrey which backs up substantially. As required, the Academy has submitted their 5-year plan to Radnor Township.

Agnes Irwin School: This highly reputed 130-year old private preparatory school for young women, one of the first schools in the nation to focus on the education of young women, continues to try to work with the Township's relatively new institutional zoning requirement. Agnes Irwin is landlocked and surrounded by residential zoning districts and must balance school needs with the local demands and rigorous Township requirements imposed on its 18.5-acre site. For example, there is competition to accommodate the School's playing field needs, plus the broader needs of the community. School currently has an enrollment of 622 out of max capacity of 640 and has no intent to expand this capacity. In recent years, the community has indicated an interest in having Agnes Irwin expand and offer a pre-kindergarten program, but growth constraints are very real for Agnes Irwin. Traffic has been and is a major issue, with the busy Conestoga Road and Ithan Avenue intersection a special problem. In the morning when commuting traffic is already heavy, all students and staff are arriving at the same time, creating added congestion (a pre-kindergarten program could actually help here, as many would arrive earlier in a more staggered manner, avoiding the peaking problem related to the start of school). In the afternoon, departures are more staggered due to after school activities (e.g., athletics program departures occur later in the afternoon). Juniors and seniors may drive although sophomores are restricted. The cooperative work between Agnes Irwin and the developer of the

adjacent Edenton development resulting in a deceleration lane is an excellent example of coordination between a private developer and a private institution (the traffic situation is better now than it was before the development!). Agnes Irwin has Township approval for a new \$8 million 25,000 sq ft arts and science center. The expanded facility's building footprint will not be significantly expanded; floor area will be added vertically. The School has undertaken a major new development program and fundraising campaign to support physical facility development projects as well as to significantly expand the School endowment.

Archbishop Carroll High School: This Catholic high school is part of Archdiocese of Philadelphia; the high school, with a 22 percent enrollment growth this year, is at 1,160 with a maximum rated capacity of 1,300 (it should be noted that the facility was constructed originally for an enrollment of 2,600, with duplicate facilities for both girls and boys). The current 1,300 capacity reflects the grades 9 through 12 assembly capacity being able to meet together; School officials want the entire student body to be able to meet together. Approximately 75 feeder parishes, even extending into Philadelphia, supply students to the School. About 65 buses bring students each day from these parishes, eight from Philadelphia. Junior and seniors may drive but many students use the two fixed rail systems, which are nearby (perhaps as many as 250 to 300 students rely on mass transit, although accurate records are not kept). Also, the St. Carbine's Day School is also located at the 52-acre campus, providing 60 mentally/physically challenged students with own program. Traffic is a major problem with the new public elementary school and corporate park making overall traffic that much worse (nearby traffic signals need to be reviewed and evaluated). There is another older building of special high quality on the site, formerly used by the Christian Brothers, which is now leased to the Aramark Corporation; the Archdiocese may rethink this in the future and use it for Archdiocese functions, given its rich potential.

Country Day School of the Sacred Heart: The Country Day School is a Catholic independent college preparatory school for young women, founded in 1865 and now part of a national network of 21 private schools nationwide, 120 schools worldwide. Their 16-acre landlocked campus, relocated from Overbrook in 1978, is located on Bryn Mawr Avenue; enrollment varies between 350 and 400 students, K through 12. Traffic is the most critical issue here, with a larger entrance needed on the busy Bryn Mawr Avenue. Even attempts at staggering arrivals and departures have not substantially helped traffic problems. An easement exists to Roberts Road, though that option is likely to cause neighborhood opposition. The School, which has appreciated working with the Township in the past, is considering expanding parking facilities as well as expanding dining room facilities and the School House. A Long Range Plan 2000-2005 has been prepared, which includes: "...continue to increase enrollment; investigate opportunities for additional property; complete the Dooley Building expansion; expand the dining room facilities; determine additional requirements needed to handle increased enrollment; upgrade the landscape...."

Presbyterian Children's Village: Founded in 1877 as an orphanage in Southwest Philadelphia, the Village provides service to abused children; in 2001 the Village served approximately 2,500 different children and their families out of its 43.5-acre Radnor Township campus on South Roberts Road. The Village includes a 60-bed residential treatment center for adolescent boys and girls, plus limited independent living accommodations for older adolescents. Village

programs include many different types of community services in an “out patient” capacity. The institution has a regional focus; many clients are from Philadelphia and Delaware County. Programming includes job training and violence prevention; the Village conducts other satellite programs in Philadelphia and elsewhere in the region (e.g., the Southwest Family Center, the 21st Century Community Learning Centers, the Truancy Prevention Program, Consultation and Educational Specialists Services).

Neighborhood relations have been a primary concern in the past. Problems have arisen, but most issues have been resolved. A second concern is educational needs (all educational programming is currently provided on campus). They rely on the Radnor Township School District heavily, as well as local services such as Township police force which has been of great support in the past. Traffic is not a major problem given the institution’s staggered 24-hour operation with frequent comings and goings around the clock. Physically, their campus has good accessibility with two points of ingress/egress.

The Village plans to increase staffing to increase security. In 1993 the Village forfeited the idea of expanding their residential units on campus. The concept received generally negative reaction from the community. Given overall trend away from residential treatment and to more outpatient programs, this expansion is unlikely in the future. Growth in their programming is for early intervention programming. The Village has no plans for any major physical changes at its campus. Its \$12 million budget is supported by 85 percent public funding and 15 percent private funding; a relatively small endowment exists.

St. Edmonds Home for Children: The Home is a 40 bed residential facility dedicated to treatment of severely mentally/physically challenged children, ages 2-21. Clients, some of which are nonverbal, have many medical needs; they all travel to off-campus educational facilities during the workweek. The campus encompasses 16 acres. Currently, there are no physical expansion plans. No specific traffic flow problems have been identified. The institution receives excellent support from Radnor township police, fire, ambulance, other services, as well as substantial local volunteer support. In the past, some “friction” with residential neighbors has developed (e.g., the proposed “sensory garden project,” which involved a handicapped playground with more outside activities of clients, created some adverse neighborhood reaction; the second phase of the project was put on hold due to the controversy).

Overall, traffic conflicts emerge as a major theme with these minor institutions. Understanding and improving pedestrian circulation including the potential need for more sidewalks is vital for virtually all of the major institutions and needs to be addressed in more detail in their respective institutional planning (especially Eastern, Cabrini, and VFMA), as well as by the Township. Working to improve community relations also emerges in selected instances. In virtually all cases, better communication would be desirable, from the institutions to the neighborhoods and to the Township and vice-versa. Virtually, all of these institutions, major and minor, agreed that the many “values” of their respective Radnor Township locations are very important for them as institutions and constitute a real positive force in their respective futures. They like being in Radnor. They want to stay in Radnor, if at all possible. Several of the institutions described plans for expanding their facilities; most have prepared long range plans as are now required by

the Township, and several have embarked on ambitious capital development programs to fund their development programs.

At the same time, we are aware that at least a few of these institutions have under active consideration relocation from their extremely highly valued campuses to less costly real estate. If one or more of these relocations were to occur, the likely outcome would be conversion of the campus to residential use (profit from the sale would be the motivating force for the sale in the first place). Such a move, of course, would be subject to Radnor Township zoning and other regulations. Radnor Township might also have the option of purchasing all or portions of the relocating institution at fair market value. Use of eminent domain in the acquisition may or may not be an option.

C. Recommended Actions

Although many of the recommendations contained within the Township’s existing 1988 Comprehensive Plan have not been acted on, most of the recommendations relating to Institutional Use have been implemented and therefore serve this current planning as well. These 1988 Plan Recommendations include:

- **Limit expansion of Institutional use to areas within the present limits of campus areas which are zoned as Institutional Districts, consistent with the institutional objectives and use elements herein.**
- **Modify the existing Zoning and Subdivision Ordinances to require the submission of a long-range land use plan as a condition of approval for any new construction or use change.**
- **Modify the Zoning Ordinance for Institutional Districts so that if institutional use ceases, the district affected should be rezoned for residential use in accordance with this Plan.**
- **Amplify the existing zoning ordinances for institutional districts to provide different setback requirements for the various uses allowed within institutional districts. Uses which are less compatible with adjacent zoning districts should be set back farther than more compatible uses. The setbacks may be different depending upon the adjacent zoning.**

Virtually all of these recommendations have been implemented and have contributed to real improvements in the ties with the Township as well as with the respective neighborhoods in which they are located. Recommendation 3 remains “active.” To the extent that institutional uses cease functioning, zoning should revert to the pre-existing residential zoning category.

In addition, several action items remain unaddressed:

- Traffic Problems
- Continuing Community/Neighborhood Relations
- Special Villanova Planning Issues
- Some Township Planning Process Mechanism to Bring the Institutions into the

Life of the Township More Directly

Each of these action areas is addressed in more detail, below. Recommended Actions are developed, area-by-area.

Traffic Problems: Problems range from the very focused problems of a specific campus entrance or exit to the much broader issues surrounding Villanova with its special events and pending projects along Lancaster Avenue. Of course, there are specific codes and ordinances, both on the Radnor Township level and on the PennDOT level, which must be respected regardless of Recommended Actions developed in this Comprehensive Plan. There exists an official transportation planning process, involving Delaware County and the Delaware Valley Regional Planning Commission, which may be useful in addressing some though not necessarily all of these transportation issues. **As set forth below under Planning Process, Radnor Township should host an annual planning information exchange with these institutions during which traffic and transportation issues are identified and shared with the Township, for appropriate sorting and direction.**

Continuing Community/Neighborhood Relations: The consistent theme raised in the focus groups is more communication, better information. If more neighborhood residents correctly understood institutions and their planning, misconceptions would be reduced and relations would be improved, at least to some extent. **Radnor Township publishes a periodic newsletter which could reserve a page or two for institutional notes. Radnor also has a website which could devote space to institutional notes.** These recommendations would be of minor cost to the Township; if they are successful, more intensive efforts could be planned.

Special Villanova Planning Issues: In addition to the Annual Planning Information Exchange meeting described below, more intensive exchange should occur with Villanova University, possibly extending into multiple sessions strategically scheduled throughout the year (to be determined). At the present time, it is not clear exactly how this process should unfold in order to benefit both the University and the Township to the maximum extent. An intensive Villanova-specific session could be scheduled in coordination with the Annual Planning Information Exchange (second half of the same day or perhaps on a following day), in order to maintain the dialogue and information flow. For a variety of reasons, this discussion should not be combined with the larger group of institutions, in order to avoid Villanova's likely dominance of the group.

Some Township Planning Process Mechanism to Bring the Institutions into the Life of the Township More Directly: Of course, all institutions and their representatives are welcome to attend all official Township planning process meetings, from special presentations at the Board of Commissioners meetings to Planning Commission meetings to any other planning-related functions, in addition to any specific project-related meetings which evolve in the future. But that's not enough. Notwithstanding the fact that no one wants more meetings to attend, **Radnor Township should host an annual planning information exchange with these institutions during which all relevant planning issues, including problem of community relations and traffic and transportation issues and anything else which is relevant are**

identified and shared with the Township, for appropriate sorting and direction. All institutions should be invited, including the Radnor Township School District.

Goals

Encourage sound planning of institutional property, congruent with Township-wide principles, while preserving the existing character of the institutional properties.

Work to harmonize Radnor’s existing institutions with adjacent land uses, promoting physical buffering, better programs of communication, and the like.

Integrate institutional traffic issues with the transportation planning element of the Comprehensive Plan.

Improve communication from the Township to the institutions and vice-versa, especially in areas of potential concern such as student housing, traffic, and other major issues.

Ensure compliance with Township revenue-producing code, especially those dealing with non-student revenue producing events.

All institutional use code requirements should be reviewed; in the event that existing institutional uses cease in their present form, ensure that any re-development which results is compatible with the total Goals, Objectives, and Recommended Actions of this Comprehensive Plan.

Recommended Actions:

- **As stated in the 1988 Plan, limit expansion of institutional uses to areas within the present limits of campus areas, which are zoned as Institutional Districts.**
- **Require that the long range land use plan, a condition of approval for any new construction or use change at institutions, be updated every 2 years.**
- **As stated in the 1988 Plan, modify the Zoning Ordinance for Institutional Districts so that if institutional use ceases, the area affected should be rezoned for residential use in accordance with the Goals, Objectives, and Recommended Actions of this Comprehensive Plan; special attention should be given to provision of assisted living and other senior-related housing.**
- **Refine as necessary the existing zoning ordinances for institutional districts so that different setback requirements for the various uses allowed within institutional districts are provided. Uses which are less compatible with adjacent zoning districts should be set back farther than more compatible uses. The setbacks may be different depending upon the adjacent zoning.**

- **Radnor Township staff should host an annual planning information exchange with these institutions during which all relevant planning issues, including problems of community relations and traffic/transportation, should be identified and discussed. This meeting should also feature updates of the respective institutions' long-range plans, highlighting any major changes to these plans.**

- **Radnor Township publishes a periodic newsletter which could reserve space for institutional notes; Radnor's website also could devote space to institutional notes.**