

RADNOR TOWNSHIP BOARD OF COMMISSIONERS
CONDITIONAL USE HEARING - 60 WEST GP - WEST AVENUE

TUESDAY, DECEMBER 5, 2023

EXHIBITS

- A-1 CONDITIONAL USE APPLICATION
- A-2 PROOF OF STANDING (DEED AND AGREEMENT OF SALE)
- A-3 CONDITIONAL USE PLAN
- A-4 RENDERINGS
- A-5 PLANTING PLAN (PARCEL B)
 (1) Existing Conditions
 (2) Planting Plan
- A-6 SITE PLAN (PARCEL B)
- A-7 PARKING PLAN
- A-8 FISCAL IMPACT ANALYSIS DATED 7/31/2023
- A-9 TRAFFIC IMPACT STUDY DATED 8/2023, LAST REVISED 10/2023
- A-10 TRAFFIC EVALUATION MEMORANDUM DATED 9/28/2023
- A-11 FIRE MARSHALL REVIEW MEMORANDUM DATED 9/21/2023
- A-12 C.V. OF ROBERT LAMBERT, P.E.
- A-13 C.V. OF STEPHEN VARENHORST
- A-14 C.V. OF CHRISTOPHER J. WILLIAMS, P.E.
- A-15 RENDERINGS (NORTH & SOUTH)
- A-16 BUILDING PLANTING PLAN (L410)
- A-17 PARKING LAYOUT STUDY
- A-18 REVISED CONDITIONAL USE PLAN

A-1

SAUL EWING

LLP

David J. Falcone
Phone: (610) 251-5752
Fax: (610) 722-3270
David.Falcone@saul.com
www.saul.com

August 14, 2023

VIA HAND DELIVERY

Board of Commissioners
Radnor Township
301 Iven Avenue
Wayne, PA 19087

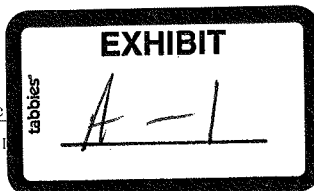
Re: APPLICATION FOR CONDITIONAL USE APPROVAL OF A MIXED USE DEVELOPMENT FOR THE PROPERTY LOCATED AT 60 WEST AVENUE, WAYNE, PA ("PROPERTY") IN THE SPECIAL USE AREA IDENTIFIED BY SECTION 280-53.17 OF THE RADNOR TOWNSHIP ZONING CODE

Dear Commissioners:

60 West GP ("Applicant"), equitable owner of the above-referenced Property located at 60 West Avenue in Wayne, in conjunction with the owner of the Property, AT&T CORP. ("ATT"), hereby applies for conditional use approval of a mixed use building within the Township's Wayne Business Overlay District (Special Use Area) pursuant to Section 280-53.17 of the Radnor Township Code. The required conditional use application fee of \$1,500.00 will be delivered under separate cover.

Enclosed herewith and forming a part of this Conditional Use Application are the following plans and studies (the "Plans and Studies"):

1. Eighteen (18) full sized copies of the conditional use plan set entitled "60 West Avenue Conditional Use Plan" prepared by Site Engineering Concepts, LLC each consisting of eight (8) sheets.
2. Eighteen (18) copies of the Renderings for the Conditional Use Application prepared by Varenhorst dated July 27, 2023 consisting of four (4) sheets.



1200 Liberty Ridge Drive, Suite

(610) 251-5050 • Fax: (610) 651-5930

CALIFORNIA DELAWARE FLORIDA ILLINOIS MARYLAND

NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

SHIP

3. Eighteen (18) copies of the Planting Plan “Parcel B” and the Site Plan “Parcel B” each prepared by Jonathan Alderson Landscape and Architects dated July 21, 2023 and each consisting of one (1) sheet.

4. Eighteen (18) copies of the Fiscal Impact Analysis prepared by Erik W. Hetzel dated July 31, 2023 consisting of six (6) pages.

5. Eighteen (18) copies of the Parking Exhibit prepared by Site Engineering Concepts consisting of one (1) sheet.

As noted in the initial paragraph above, the subject Property (the AT&T Parking Lot) is identified as a “Special Use Area” by Section 280-53.17 of the Township’s Zoning Code. As such, the Township has identified the Property as an area that is “close to public transit, dining and retail opportunities.” Further, the Township has specifically identified the Special Use Areas as “offering the potential for unique urban residential and nonresidential projects to meet the growing and future demand for different uses within the WBOD.”

Consistent with Section 280-53.17 of the Township Zoning Code, Applicant intends to purchase the Property and to develop the same as a mixed use development consisting of 52 residential condominium units, ground floor retail/commercial space, and 126 parking spaces, 109 of which will be located in a partially below grade parking structure (the “Project”).

The residential units will include a wide variety of units (15 one-Bedroom Units, 17 two-Bedroom Units and 20 three-Bedroom Units) with sizes ranging from 1,100 square feet to 3,100 square feet. Other features proposed for the Project include several landscaped courtyards, significant stormwater management and maintenance of the existing street trees fronting Lancaster Avenue.

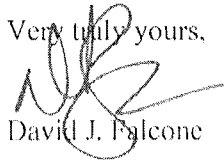
The approximate location of the proposed building and related parking is shown on the Plans. The proposed building will comply with the height, setback, coverage and parking regulations established by Section 280-53.17(D) of the Township Code.

It should be noted that the tract and the immediate area is currently served by public utilities and the proposed density is permitted under Article XIX of the Zoning Ordinance, therefore these impacts are already considered under the Zoning Ordinance. No adverse impacts on public utilities are anticipated. The nature of the stormwater management proposals for the Project are shown on the Plans. Traffic impact analysis is being performed and will be submitted to the Township upon completion.

Applicant hereby requests that this application be forwarded to the Planning Commission for review and comment and that a hearing for the consideration of this application be set by the Board.

Please contact the undersigned with any questions or comments and direct any notices or correspondence there as well. We look forward to working with the Township on this project.

Very truly yours,

A handwritten signature in black ink, appearing to read "David J. Falcone", written over the typed name below.

David J. Falcone

Enclosures

cc: Mr. William Collins
Mr. Ken Kearns
Mr. Devin Tuohey
Robert Lambert, P.E.

GENERAL NOTES

1. THESE PLANS WERE PREPARED BY THE ENGINEER AND CONTRACTOR AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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IMPERVIOUS COVERAGE SUMMARY

| CROSS LOT AREA | TOTAL SQ. FT. | |
|---------------------------|---------------|----------|
| | EXISTING | PROPOSED |
| PARCEL A (200' x 100') | 20,000 | 20,000 |
| PARCEL B (200' x 100') | 20,000 | 20,000 |
| PARCEL C (200' x 100') | 20,000 | 20,000 |
| PARCEL D (200' x 100') | 20,000 | 20,000 |
| PARCEL E (200' x 100') | 20,000 | 20,000 |
| PARCEL F (200' x 100') | 20,000 | 20,000 |
| PARCEL G (200' x 100') | 20,000 | 20,000 |
| PARCEL H (200' x 100') | 20,000 | 20,000 |
| PARCEL I (200' x 100') | 20,000 | 20,000 |
| PARCEL J (200' x 100') | 20,000 | 20,000 |
| PARCEL K (200' x 100') | 20,000 | 20,000 |
| PARCEL L (200' x 100') | 20,000 | 20,000 |
| PARCEL M (200' x 100') | 20,000 | 20,000 |
| PARCEL N (200' x 100') | 20,000 | 20,000 |
| PARCEL O (200' x 100') | 20,000 | 20,000 |
| PARCEL P (200' x 100') | 20,000 | 20,000 |
| PARCEL Q (200' x 100') | 20,000 | 20,000 |
| PARCEL R (200' x 100') | 20,000 | 20,000 |
| PARCEL S (200' x 100') | 20,000 | 20,000 |
| PARCEL T (200' x 100') | 20,000 | 20,000 |
| PARCEL U (200' x 100') | 20,000 | 20,000 |
| PARCEL V (200' x 100') | 20,000 | 20,000 |
| PARCEL W (200' x 100') | 20,000 | 20,000 |
| PARCEL X (200' x 100') | 20,000 | 20,000 |
| PARCEL Y (200' x 100') | 20,000 | 20,000 |
| PARCEL Z (200' x 100') | 20,000 | 20,000 |
| TOTAL IMPERVIOUS COVERAGE | 400,000 | 400,000 |

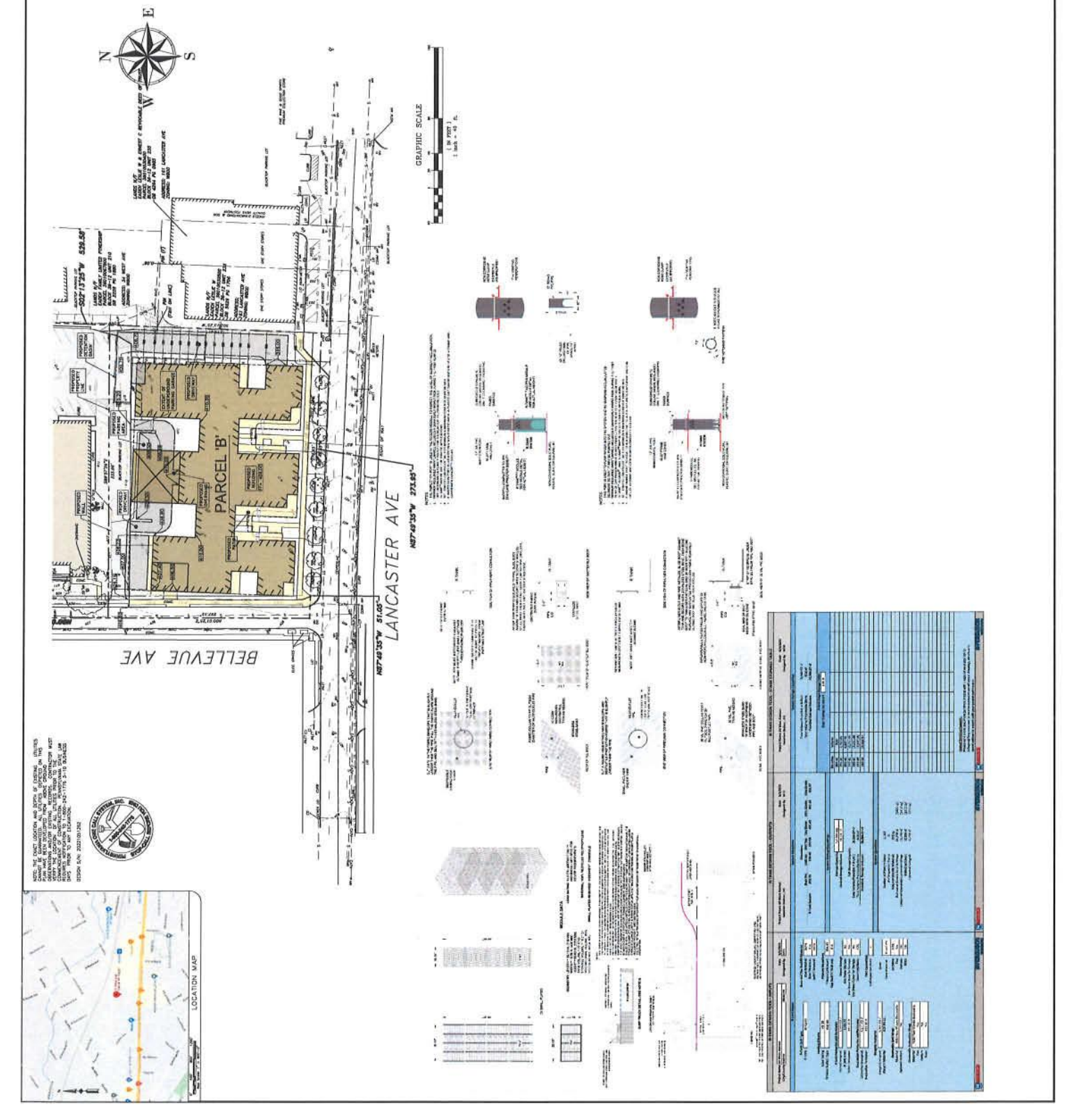
A-3

SITE ENGINEERING CONCEPTS, LLC
 200 BOX 1000
 SOUTHEASTERN PA 19389
 P. 610.360.6600 E. INFO@SITEENGINEERS.COM

WEST AVENUE GP
 60 WEST AVE
 WAYNE PA 19387

POST CONSTRUCTION
 STORMWATER
 MANAGEMENT PLAN

SHEET
 6 of 8
 SCALE 1" = 40'





60 WEST AVE

SOUTHEAST CORNER

02 OCTOBER 2021

A-4(1)

VARENHORST



A-4(4)

02 OCTOBER 2021

VARENHORST

SOUTHWEST CORNER

60 WEST AVE



A-4(5)

02 OCTOBER 2021

VARENHORST

NORTHWEST CORNER

60 WEST AVE

ERIK W. HETZEL, AICP/PP, LEED AP
16 MANOR ROAD
PAOLI, PA 19301
610.322.7154
erik@erikhetzel.com

Memorandum

To: William J. Collins, The Concordia Group

From: Erik Hetzel, AICP/PP, LEED AP

Date: July 31, 2023

Re: Fiscal Impact Analysis – Mixed Use Residential/Retail Development, Radnor Township

The Concordia Group is proposing a mixed use building on the site of the property located at 60 West Avenue in Radnor Township, Delaware County. Fifty-two (52) single-family attached condominium units and 1,302 square feet of first floor retail space are planned. This memorandum describes the anticipated future annual fiscal impacts related to the proposed development. A concise summary of fiscal impacts is presented in a table on the last page of this memorandum.

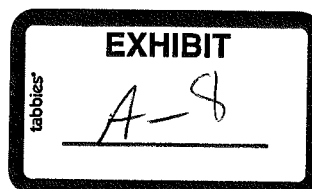
Fiscal impacts presented in this analysis were estimated using a methodology developed by the Rutgers University Center for Urban Policy Research, as originally described in The New Practitioner's Guild to Fiscal Analysis¹ and further developed in a later publication by the same authors entitled Development Impact Assessment Handbook². It is projected that, in total, the proposed development will result in beneficial, net-positive annual fiscal impacts to both Radnor Township and the Radnor Township School District.

Revenue Impacts

Real Estate Property Tax - At full build-out under the proposed concept, the development will have a total market value of approximately \$78.39 million, which translates to an assessed value of approximately \$51.57 million. This assessment calculation is based on the current (2022-2023) Delaware County common-level ratio of

¹ Burchell, Robert W., David Listokin, et al. *The New Practitioner's Guide to Fiscal Impact Analysis*, New Brunswick, NJ: Rutgers, The State University of New Jersey, 1985.

² Burchell, Robert W., David Listokin, et al. *Development Impact Assessment Handbook*. Washington, D.C.: ULI-the Urban Land Institute, 1994.



1.52, which estimates assessed value at approximately 65.78% of market value. The proposed development will generate ongoing real estate tax revenue to the local taxing authorities, with an estimated \$123,078 going to the Township and \$754,659 going to the School District annually.

Real Estate Transfer Tax – The Township levies the Real Estate Transfer Tax at the rate of 1.0% of sale price, and the School District levies the Real Estate Transfer Tax at 0.5%. This analysis anticipates that an average of approximately 5% of the residential units in the proposed development will transfer ownership (be sold) in any given year, which equates to annual Transfer Tax Revenues from the residential portion of the building totaling \$39,000 to the Township and \$19,500 to the School District. In addition to the annual Transfer Tax revenues estimated here, it is also important to note that the Township and School District will also receive significant Transfer Tax revenues from the initial sales of every residential unit from the builder to the first homeowners. With a total market value of \$78 million in 2023, this equates to an estimated \$780,000 in initial-sales transfer taxes to the Township (\$78 million market value x 1.0% transfer tax rate = \$780,000). For the School District, initial home sales would generate transfer taxes totaling \$390,000 (\$78 million market value x 0.5% transfer tax rate = \$390,000).

In calculating transfer tax revenues from the non-residential portion of the development, it is assumed that ownership would transfer less frequently than the residential units, approximately once every ten years. Viewed as an annualized figure, this results in transfer tax revenues to the Township totaling \$391 and \$195 to the School District each year.

Other Revenues - In addition to the aforementioned tax revenues, the proposed development is expected to generate approximately \$56,800 in Township revenues from other sources, as reported in the Radnor Township 2023 General Fund Budget. These sources include licenses & permits, fines & costs, and departmental earnings. Similarly, the School District will realize additional revenues totaling approximately \$33,415 in revenues from non-tax sources (LEA activities and rentals) and intergovernmental sources (State and Federal funding) as identified in the Radnor Township School District 2023-2024 Final General Fund Budget.

Population Impacts

An estimated 90 residents will be living in the proposed development, including 6 school-aged children. These population estimates are based on demographic

multipliers published by the Rutgers University Center for Urban Policy Research (2006)³. This source uses information from the U.S. Census to derive population multipliers specific to the Commonwealth of Pennsylvania, categorized by household structure type (i.e., single-family detached, single-family attached, apartments, etc.), and by the number of bedrooms per household. The single-family attached residential bedroom mix considered in this analysis includes 15 1-bedroom units, 17 2-bedroom units, and 30 3-bedroom units.

Economic Impacts

The proposed development will have a beneficial economic “ripple effect” in the local economy, as the new residents and employees use goods and services in and around Radnor Township. In addition, the development phase of the project will provide construction jobs and result in construction-related consumption expenditures in the local and regional economies. These impacts are not reflected in the summary table included in this memorandum but will provide economic benefits over and above the annual revenues described therein.

Cost Analysis

Annual Township and School District expenditures attributable to the proposed development were projected using the Per Capita Multiplier Method described in the Development Impact Assessment Handbook. In calculating the per capita expenditure value for the Township, the methodology uses information from the current (2023) Township budget and accounts for the fact that costs are divided differently among serving both residential and non-residential portions of the Township, based on the actual mix of land uses provided by the County Board of Assessment. Overall, it is estimated that the proposed development will result in Township costs totaling approximately \$84,990 annually, which is more than offset by revenues totaling \$219,269 annually from the tax and non-tax sources described previously.

A similar per capita cost calculation is used for the Radnor Township School District. Based on current (2023) enrollment and budget information published by the School District, the estimated annual total cost-per-student in the Radnor Township School District used in this analysis is approximately \$32,179. With 6 school-aged

³ Burchell, Robert W., David Listokin, et al. *Residential Demographic Multipliers (Pennsylvania)*. New Brunswick, New Jersey: Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy - Rutgers, the State University of New Jersey (2006).

children projected to reside in the proposed development, this results in projected annual costs of \$193,076 to the School District, which is more than offset by revenues from taxes and other sources totaling \$807,769. This estimate assumes that all 6 school-aged children will be attending public schools; however, it is likely that some will attend private schools, which would result in lower costs to the Radnor Township School District than estimated here, and a higher net-positive fiscal impact.

Impacts to Public Safety Services and Facilities

Overall, impacts on public safety services and facilities from the proposed development are expected to be minimal and can be offset by the projected net positive fiscal impact. Demands for Police, Fire, and Emergency Management Services (EMS) personnel, vehicles, and facilities are presented in the following table, using planning standards published in the Development Impact Assessment Handbook. Personnel, vehicles, and facilities for Police and Fire are based on the noted planning standards per 1,000 population. EMS standards for personnel and vehicles are per 30,000 population, and EMS calls are per 1,000 population per year.

**Public Safety Demand Factors and
Projected Demand from Proposed Development**

| | Residential Planning Standard | Non- Residential Planning Standard | Projected Demand |
|-------------------------------------|--|---|-----------------------------|
| <i>Police</i> | | | |
| Personnel | 1.50 | 0.50 | 0.14 |
| Vehicles | 0.45 | 0.15 | 0.04 |
| Facilities (square feet) | 150 | 50 | 13.65 |
| <i>Fire</i> | | | |
| Personnel | 1.24 | 0.41 | 0.11 |
| Vehicles | 0.15 | 0.05 | 0.01 |
| Facilities (square feet) | 187.5 | 62.5 | 17.06 |
| <i>EMS</i> | | | |
| Personnel | 3.08 | 1.03 | 0.01 |
| Vehicles | 0.75 | 0.25 | 0.0023 |
| Calls per year per 1,000 population | 27.4 | 9.1 | 2.49 |

Conclusions and Summary

In conclusion, the net positive fiscal impact in terms of projected revenues over costs for Radnor Township is expected to be over \$134,000 annually at project completion. The projected net positive fiscal impact to the Radnor Township School District is projected to be over \$600,000 per year. The combined net positive fiscal impact for both taxing authorities is estimated at nearly \$750,000 annually. Not included in these annual estimates are significant real estate transfer fees that will be paid on the initial sales of every unit from the builder to the first homeowners. The table on the next page summarizes the fiscal impacts to the Township and School District.

Fiscal Impact Summary

| | Condominium Units | Retail | TOTAL |
|--|----------------------|-----------------|---------------------|
| Residential Units | 52 | 0 | 52 |
| Non-Residential Square Feet | 0 | 1,302 | 1,302 |
| Value per Unit | \$1,500,000 | \$300 | \$1,500,300 |
| Market Value of Proposed Development | \$78,000,000 | \$390,600 | \$78,390,600 |
| Assessed Value (approx. 65.78% of market value) | \$51,315,789 | \$256,974 | \$51,572,763 |
| New Employee Population | 0 | 3 | 3 |
| New Residential Population | 90 | 0 | 90 |
| New School-Aged Children | 6 | 0 | 6 |
| Radnor Township | | | |
| Real Estate Tax Revenue (2.3865 mills) | \$ 122,465 | \$ 613 | \$ 123,078 |
| Non-Property Tax Revenue | \$ 56,560 | \$ 241 | \$ 56,800 |
| Real Estate Transfer Tax (1.0%) | \$ 39,000 | \$ 391 | \$ 39,391 |
| Total Township Revenues | \$ 218,025 | \$ 1,244 | \$ 219,269 |
| Total Township Expenditures | \$ (84,123) | \$ (867) | \$ (84,990) |
| Net Township Fiscal Impact | \$ 133,902 | \$ 378 | \$ 134,280 |
| Radnor Township School District | | | |
| Real Estate Tax Revenue (14.6329 mills) | \$ 750,899 | \$ 3,760 | \$ 754,659 |
| Non-Property Tax Revenue | \$ 1,837 | \$ - | \$ 1,837 |
| Intergovernmental Revenue | \$ 31,578 | \$ - | \$ 31,578 |
| Real Estate Transfer Tax (0.5%) | \$ 19,500 | \$ 195 | \$ 19,695 |
| Total School District Revenues | \$ 803,814 | \$ 3,956 | \$ 807,769 |
| Total School District Expenditures | \$ (193,076) | \$ - | \$ (193,076) |
| Net School District Fiscal Impact | \$ 610,738 | \$ 3,956 | \$ 614,693 |
| Total Development-Generated Revenues (Township + School District) | \$ 1,021,839 | \$ 5,200 | \$ 1,027,039 |
| Total Development-Generated Expenditures (Township + School District) | \$ (277,199) | \$ (867) | \$ (278,065) |
| Total Net Annual Fiscal Impact | \$ 744,640 | \$ 4,333 | \$ 748,973 |