

RESOLUTION NO. 2024-100

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF WESTRUM DEVELOPMENT CO. FOR 270 S. BRYN MAWR AVENUE

WHEREAS, Westrum Development Co. (“Applicant”) submitted a Preliminary/Final Development Plan to demolish an existing 8,400 sf building and construct a three-story senior living facility with 148 units; and

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed the plans prepared by Bohler Engineering., consisting of thirty-three (33) sheets, dated February 29, 2024, last revised July 17, 2024 (“Plan”); and

WHEREAS, the Board of Commissioners now intends to approve the proposed Preliminary/Final Minor Land Development Plan.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plan for 270 S. Bryn Mawr Avenue, dated February 29, 2024, last revised July 17, 2024, subject to the following approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated August 6, 2024, a copy of which is attached hereto as Exhibit “A”.
2. Compliance with the Gilmore & Associates, Inc. Review Letter dated August 7, 2024, a copy of which is attached hereto as Exhibit “B”.
3. Compliance with all Township, County, State and Federal Rules, Regulations, Statutes and Ordinances, including the Township Stormwater Ordinance.
4. Execution of development and financial security agreements in a form and manner to be approved by the Township Solicitor.
5. Applicant shall design and construct a crosswalk at Bryn Mawr Avenue in accordance with PDOT requirements and paragraph (j) of the Gannett Fleming letter of August 6, 2024.
6. Applicant shall pay the required park and recreation fee in accordance with SLDO Section 255-43.1. B (2) when development agreements are executed for the project.
7. Compliance with the Settlement Agreement between the Applicant and the Township dated October 17, 2023.

In addition to the foregoing conditions of Preliminary/Final Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

- a. Section 255-20. B(1)(n) - to exempt showing all off-site features within 500 feet of the site

Approved X Denied _____

- b. Section 255-29 as to the required 22-foot drive aisle in the parking garage.

Approved X Denied _____

- c. Section 255-29. B (1) as to the requirement of one tree 2 ½” minimum caliber for every five spaces in single bays; and one tree ½” for every 10 parking spaces in double bays; and the 10% landscaping minimum for parking facilities..

Approved X Denied _____

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this ^{9th} day of September 2024.

23rd

RADNOR TOWNSHIP

By:

Maggie Myers
Name: Maggie Myers
Title: President

ATTEST:

William White
William White, Secretary



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

gannettfleming.com

Date: August 6, 2024

To: Steve Norcini, PE, Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 270 Bryn Mawr Ave
Preliminary/Final Land Development Plan

Date Accepted: 03/04/2024

90 Day Review: 06/02/2024 extended to 09/30/2024

Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development plan 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.

This project is located in the PI zoning district.

The following modifications are permitted based on the Settlement Agreement dated October 17, 2023.

- (a) The building shall be constructed generally as depicted on the Plan with respect to length, height and location.
- (b) The construction of the Project and all improvements associated therewith shall be permitted to disturb certain steep slopes on the Property as generally depicted on the Plan.
- (c) Notwithstanding Section 255-31(F) of the SALDO, grading associated with the Project on the Property on the west side of the driveway from Bryn Mawr Avenue will be permitted within three feet (3') of the property line as generally depicted on the Plan. To the extent of any encroachment onto the neighboring property, the Federation shall be solely responsible for obtaining consent from such property owner to permit any such encroachment.

- (d) The exterior elevations of the building shall be as generally depicted on the elevations entitled "Arbour Square at Radnor", dated June 29, 2023, prepared by JRP Architects, consisting of two (2) sheets (the "Elevations") attached hereto as Exhibit "C." Provided that no material changes are made to the Renderings, the Federation shall not be required to obtain any additional approval or recommendations from any Township board or committee as to architecture, design, material composition or the like.
- (e) The Project shall provide for not less than 118 parking spaces in the location and with dimensions as generally depicted on the Plan. No additional parking shall be required provided that the total unit count for the Project does not exceed 149 units. For the avoidance of doubt, personal care units and memory care units shall be deemed by the Township to a "hospital, sanatorium or nursing home" use for purposes of this Project and this Agreement.
- (f) Notwithstanding Section 255-29(A)(1) of the SALDO, parking spaces located within the parking garage may be 9' x 18' and any existing non-conforming parking spaces may remain and/or be reconstructed in their current non-conforming condition as more clearly shown on the Plan. Except as specifically set forth in the prior sentence, all new parking spaces to be constructed on the Property as part of the Project shall be not less than 9.5' x 20' as set forth in the Township's Ordinance.
- (g) Notwithstanding Sections 255-29(A)(6) and (7) of the SALDO (i) landscaping and concrete curbing between parking rows and aisles shall be required only as generally depicted on the Plan and (ii) off-street parking areas shall be designed and located and shall have the capacity as is generally depicted on the Plan.
- (h) Notwithstanding Section 255-29(A)(12) of the SALDO, the width of the entrance and exit drives on the Property shall be permitted to remain in their now existing non-conforming condition (i.e., approximately 20' wide) as generally depicted on the Plan. No non-conformity with respect to driveway widths may be increased or expanded.
- (i) Notwithstanding Section 255-29(A)(13) of the SALDO, tire bumpers shall only be required as generally depicted on the Plan.
- (j) The Federation shall construct a pedestrian accessway/sidewalk connection along the frontage of the Property as it abuts Bryn Mawr Avenue, providing connection to the SEPTA station located near the intersection of Bryn Mawr Avenue and County Line Road, which shall be open to public access and the location and design of which shall be as generally shown on the Plan. The foregoing condition shall be under and subject to approval by the Township and all other applicable governmental agencies. Additionally, Applicant shall install a crosswalk at Bryn Mawr Avenue and Moore Road subject to approval by PennDOT.



- (k) Notwithstanding Section 245-24(A) of the SALDO, the Project shall, in accordance with Section 245-24(B)(1)(b), be required to create Riparian Buffer areas of not less than twenty (25 ') feet on either side of the existing stream that traverses the Property.
- (l) Notwithstanding Section 245-24(B) of the SALDO, the Applicant shall be permitted to install a vegetative BMP within the Riparian Buffer as generally depicted on the Plan.
- (m) The Board of Commissioners shall process the land development of the Property provided that the improvements are in the location and in the manner generally depicted in the Plan and are consistent with the Order and this Agreement.
- (n) The Township shall process the Federation's land development plan as a single preliminary/final land development and shall not require separate preliminary then final plan applications.
- (o) The Applicant shall secure all needed PA DOT HOP Permits, and other outside permits from those agencies with jurisdiction as necessary, prior to the recording of the approved Land Development Plan. Copies of all PA DOT permits shall be provided to the Township, as well as noted on the Final Plans to be recorded.
- (p) The Applicant shall provide the Township with copies of all stormwater permits and approvals from third party agencies, such as the Pennsylvania Department of Environmental Protection, prior to the recording of the approved Land Development Plan. All permit data shall be noted on the Final Land Development Plans that are to be recorded in Delaware County.

The applicant has indicated on the plans and in a letter dated July 17, 2024, that the following waivers are being requested:

- §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.
- §255-29 –To provide less than the required 22' drive aisle in the parking garage.
- §255-29.B(1) – All parking areas shall have at least one tree 2 1/2 inches minimum in caliper for every five parking spaces in single bays and one tree 2 1/2 inches minimum in caliper for every 10 parking spaces in double bays. Trees shall be planted in such a manner to afford maximum protection from the sun for parked vehicles. A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees.



Preliminary/Final Land Development Plan – Arbour Square Senior Living Facility

Plans Prepared by: Bohler

Dated: February 29, 2024, last revised July 17, 2024

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. On Sheet C-103 - Jurisdictional Notes in the Zoning Table, under the sub-header “B. Building and Lot Regulations”, it appears that the Maximum Building Coverage and Maximum Impervious Coverage percentage values were based on the net lot area and not the gross lot area. Please review and revise as necessary to use the gross lot area in the overall impervious surface percentage calculations.

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. §255-27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Bryn Mawr is a Major Collector Road, and the right-of-way requirement is 80 feet. The applicant is providing an additional right-of-way which provides a 40-foot half width right of way.
3. §255-29.A(1) – The minimum aisle width for two-way traffic and a 90° parking is 22 feet. The applicant has requested a waiver from this requirement.
4. §255-29.B(1) – All parking areas shall have at least one tree 2 1/2 inches minimum in caliper for every five parking spaces in single bays and one tree 2 1/2 inches minimum in caliper for every 10 parking spaces in double bays. Trees shall be planted in such a manner to afford maximum protection from the sun for parked vehicles. A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. The applicant has requested a waiver from this requirement.



5. §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). The applicant has indicated that they will be paying the fee in lieu.

Stormwater

1. On Sheet C-406 – Post Construction Stormwater Management Notes and Details, in the Underground Basin Bed Plan Views, we have the following comments:
 - a. In the Underground Infiltration Basin #2 detail, the first note for the detail states “126’ x 93.6’ Pipe Length”, but the plan view appears to show these dimensions as 126’ x 93.4’. Please review and revise as is appropriate.
 - b. In the Underground Infiltration Basin #3 detail, the first note for the detail states “47’ x 39.7’ Pipe Length”, but the plan view appears to show these dimensions as 48.7’ x 40.3’. Please review and revise as is appropriate.
 - c. In the Underground Detention Basin #5 detail, the first note for the detail states “138’ x 8.9’ Pipe Length”, but the plan view appears to show these dimensions as 138’ x 8.8’. Please review and revise as is appropriate.
2. On Sheet C-407 – Post Construction Stormwater Management Notes and Details, in the Detention Bed Outlet Structures Table, there appears to be a discrepancy for the diameter of the “Outflow F” pipe that is shown to be 18-inches in the table. It appears on Sheet 502 in the Storm Structure Schedule that this pipe is shown as 24-inch diameter. Please review and revise as is appropriate.
3. On Sheet C-408 in the Subsurface Basin Outlet Structure Table, there appears to be a discrepancy for the diameter of the “Outflow F” pipe that is shown to be 18-inches in the table. It appears on Sheet 502 in the Storm Structure Schedule that this pipe is shown as 24-inch diameter. Please review and revise as is appropriate.

Erosion and Sedimentation

1. On Sheet C-803 – Erosion and Sediment Control Notes and Details, in the Temporary Soil Stockpile please label the diameter of the compost filter sock to encircle the piles. The diameter of the compost sock for the topsoil stockpiles does not appear to be shown on Sheet C-801.



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.

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, appearing to read "R. Phillips", written over a horizontal line.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

- 3850 Sierra Circle, Suite 100 | Center Valley, PA 18034 | P: 610.366.8064 | F: 610.366.0433
- 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: August 7, 2024

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 & Associates, Inc.

Reference: 270 S. Bryn Mawr Avenue - Arbour Square Senior Living Facility
Preliminary/Final Plan Review 3
Radnor Township, Delaware County, PA
G&A #22-03072

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 8,400 sf building and construct a 3-story senior living facility with 148 units at 270 S. Bryn Mawr Avenue. The site will have access to the Harcum Campus driveway entrance as well as a new proposed driveway to Bryn Mawr Avenue (SR 1032). There will be 41 new trips during the AM peak hour and 75 new trips during PM peak hour.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Plan prepared for Westrum Development Co. by Bohler Engineering, dated February 29, 2024 and last revised July 17, 2024, consisting of 36 sheets.
2. Comment Response Letter prepared by Bohler Engineering dated July 18, 2024.
3. Waiver Request Letter prepared by Bohler Engineering dated July 17, 2024.
4. Fire Marshal Approval Correspondence dated July 8, 2024.
5. Overall Floor and Parking Plans prepared by JRP Architects, dated July 17, 2024, consisting of 2 sheets.

C. MODIFICATION FROM RADNOR ORDINANCE PER THE STIPULATION AND PLAN AGREEMENT ON 10/17/2023

1. A modification from §255-31(f) of the Radnor Township SALDO – grading associated with the project on the property on the west side of the driveway from Bryn Mawr Avenue to be permitted within three feet (3') of the property line as generally depicted on the plan. To

the extent of any encroachment onto the neighboring property, the Federation shall be solely responsible for obtaining consent from such property owner to permit any such encroachment.

2. A modification from §255-29(a)(1) of the Radnor Township SALDO – parking spaces located within the parking garage may be 9' x 18' and any existing non-conforming parking spaces may remain and/or be reconstructed in their current non-conforming condition as more clearly shown on the plan. Except as specifically set forth in the prior sentence, all new parking spaces to be constructed on the property as part of the project shall be not less than 9.5' x 20' as set forth in the Township's Ordinance.
3. A modification from §255-29(a)(5) and §255-29(a)(7) of the Radnor Township SALDO – landscaping and concrete curbing between parking rows and aisles shall be required only as generally depicted on the plan and (ii) off-street parking areas shall be designed and located and shall have the capacity as is generally depicted on the plan.
4. Modification from §255-29(a)(12) of the Radnor Township SALDO – the width of the entrance and exit drives on the property shall be permitted to remain in their now existing non-conforming condition (i.e., approximately 20' wide) as generally depicted on the plan. No non-conformity with respect to driveway widths may be increased or expanded.
5. A modification from §255-29(a)(13) of the Radnor Township SALDO – tire bumpers shall only be required as generally depicted on the plan.
6. A modification from §245-24(a) of the Radnor Township stormwater management ordinance – the project shall, in accordance with §245-24(b)(1)(b), be required to create riparian buffer areas of not less than twenty (25') feet on either side of the existing stream that traverses the property.
7. A modification from §245-24(b) of the Radnor Township stormwater management ordinance – the Applicant shall be permitted to install a vegetative BMP within the riparian buffer as generally depicted on the plan.
8. A modification from §280-68(b) of the Radnor Township zoning ordinance – special exception approval for use of the property as a senior living facility.
9. A modification from §280-69(c) of the Radnor Township Zoning Ordinance – a building height in excess of 35'.
10. A modification from §280-70(b)(1) – a building length in excess of 160'.
11. A modification from §280-112(d) – disturbance of steep slopes on the property.

D. REQUESTED SALDO WAIVERS

1. A waiver from §255-20.B(1)(n) of the Radnor Township SALDO to exempt showing all off-site features within 500 feet of the site including the existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip, sewer lines, storm drains, culverts, bridges, utility easements, quarries, and railroads on the plans. **We note that an aerial plan sheet is included in the plan set that shows significant features within 500' of the property.**
2. A waiver from §255-29 to provide less than the required 22' drive aisle in the parking garage. The applicant advises the column spacing in the building restricts the drive aisle width with the smallest being 18'-9". **We note the aisle width is less than 22' in some locations where parking maneuvers will be more difficult. However, the aisle width**

is similar to some other parking garages in the Philadelphia area and the applicant has tried to limit the constrained areas and provides gore area in several locations to improve maneuverability.

3. A waiver from §255-29.B(1) of the Radnor Township SALDO that exempts the parking area from having at least one tree 2-1/2 inches minimum in caliper for every five parking spaces in single bays and one tree 2-1/2 inches minimum in caliper for every 10 parking spaces in double bays. The waiver is also being requested to exempt a minimum of 10% of the parking facility to be devoted to landscaping.

E. GENERAL COMMENTS

1. ADA Comments

- a. Detail A – There are two locations within the handicapped parking area where the ramps intersect the sidewalk where the cross-slopes exceed 2%. Provide level turning areas with slopes no more than 2%.
- b. Detail A - The cross slope of the sidewalk should not exceed 2%. The spot elevations (375.03/375.17 and 374.63/374.76) indicate a cross slope of greater than 2%.
- c. Detail B – Verify the TC/BC label (375.60) for the west side of the northern ramp. It does not correspond to the grading shown on the plans and creates a low point on the east side of the ramp.
- d. Provide ADA details for the two additional crossings of the pedestrian pathway across the existing driveways.

DAD/kmn