

RESOLUTION NO. 2024- 120

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL MINOR SUBDIVISION PLAN FOR 60 WEST AVENUE

WHEREAS, the West Avenue GP (“Applicant”) submitted a Preliminary/Final Minor Subdivision Plan to subdivide property at 60 West Avenue; and

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed Applicant’s plan; and

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

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners hereby approves the Preliminary/Final Minor Subdivision Plan for 60 West Avenue dated August 26, 2024, subject to the following approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated August 26, 2024, a copy of which is attached hereto as Exhibit “A”.
2. Compliance with the Gilmore & Associates, Inc. Review Letter dated August 23, 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.
4. Compliance with Condition #9 of the 60 West GP Conditional Use Decision dated February 26, 2024.

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

- a. Section 255-20B(1)(n) – to permit a partial waiver of the requirement for showing all features within 500 ft. of the site.

Approved _____ X _____ Denied _____

- b. Section 255-27.C (4) – as to the requirement of a reservation or dedication of additional rights-of-way for Lancaster Avenue and Bellevue Avenue

Approved _____ X _____ Denied _____

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 28th day of October 2024.

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 26, 2024

To: Steve Norcini, PE, Township Engineer

From: Roger Phillips, PE

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

RE: 60 West Avenue
Minor Final Subdivision Plan

Date Accepted: 09/03/2024
90 Day Review: 12/02/2024

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision 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 WBOD zoning district.

Subdivision Plan – 60 West Avenue

Plans Prepared by: Site Engineering Concepts, LLC
Dated: August 26, 2024

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. This must be provided, or a waiver requested.
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. Lancaster Avenue is an Arterial Road. The right-of-way requirement by code is what is recommended by PennDOT. The

applicant is proposing an 80-foot right-of-way. The right of way requirement for a local road is 60 feet and the applicant has provided right-of-way along Bellevue Avenue of 50 feet. The Land Development plan currently under consideration indicates a proposed right-of-way along Bellevue of 60 feet. The subdivision plan must be revised to be consistent.

General

1. A new deed for each parcel must be prepared and recorded at the Delaware County Court house at the time of plan recording.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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

EXHIBIT "B"



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 23, 2024

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Roger Phillips, P.E.
Leslie Bogdnoff, P.E.
Kristin Norwood, P.E.

Reference: 60 West Avenue
Preliminary Land Development Plans
Radnor Township, Delaware County
Transportation Review #3
G&A #23-08052

Our Transportation Department has completed a review of the Preliminary Land Development Plans prepared for 60 West Avenue. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant, West Avenue GP, is proposing to construct a mixed-use building and related improvements on the lot within the Township's Wayne Business Overlay District. The development will consist of 45 residential condominium units, ground floor retail/commercial space, and 111 parking spaces, 99 of which will be located in a partially below-grade parking structure.

B. DOCUMENTS REVIEWED

1. Preliminary Land Development Plans prepared by Site Engineering Concepts, LLC for West Avenue GP, dated May 31, 2024, last revised August 14, 2024 and consisting of 16 sheets.
2. Preliminary/Final Subdivision Plans prepared by Site Engineering Concepts, LLC for West Avenue GP, dated August 15, 2024 consisting of 1 sheet.
3. Traffic Impact Assessment for the Proposed Mixed-Use Development – Lancaster Avenue prepared by McMahon, a Bowman Company, dated August 2023 and last revised October 2023.
4. Comment Response Letter prepared by Site Engineering Concepts, LLC, dated August 15, 2024.

C. CONDITION PER ADJUDICATION OF 60 WEST GP

1. Per the Adjudication document (Condition 4), the Applicant shall meet with a representative group of neighbors on a monthly basis or as often as the neighbors and

the Applicant can agree, to provide progress updates on the plan and construction activities. Applicant shall consult with neighbors' group on the proposed architectural style, façade material, pedestrian improvement and public accessibility to the proposed green space. **The applicant indicates they will comply and continue to work with the Township to facilitate communication with the community.**

2. Per the Adjudication document (Condition 7), the Applicant shall make a capital contribution to the Township for traffic and pedestrian improvements in the amount of \$10,000 per dwelling unit (\$450,000 total). **The applicant indicates they will comply.**
3. Per the Adjudication document (Condition 9), the Applicant shall resurface and stripe the existing AT&T parking lot along West Avenue and shall install parking islands, landscaping and surface stormwater facilities. Provide a plan showing these additional improvements. **We note that the minimum radius for curblines within parking areas is 5' (§255-29.A(14)). Include appropriate lighting in accordance with §255-76.**
4. Per the Adjudication document (Condition 11), the Applicant shall perform a pedestrian connectivity study and shall study traffic circulation and parking congestion during the late afternoon and evening hours to identify potential improvements. Provide a copy of the study to the Township for review. **The applicant has discussed the requirement with the Township and will continue to coordinate.**
5. Per the Adjudication document (Condition 14), the Applicant shall secure a lease for the AT&T parking lot along West Avenue in the name of the Township. Provide a copy of the lease documentation for review by the Township. **The applicant indicates they will comply.**
6. Per the Adjudication document (Condition 16), the Applicant shall secure an emergency access easement through the adjacent AT&T property. The easement should be shown on the plans. Provide a copy of the easement documentation for review by the Township. **The applicant indicates they will comply.**

D. SALDO COMMENTS

1. §255-20.B(1)(o)[7] – Provide all sidewalk widths on the plan (i.e. along the overhang area and along the east side of the building.)
2. §255-20.B(5) – Transportation Impact Study
 - a. The study indicates the development consists of 52 multifamily apartment units with 119 parking spaces for the residential portion and 9 spaces for the retail portion. The latest plans indicate that only 45 units will be developed, with 111 total parking spaces provided. Although the study is inconsistent with the latest plans, it provides a more conservative scenario for the development. As such, no revisions are required to the analysis for the reduced development size.
 - b. We note that the trip generation used the Multifamily Housing subcategory “Not close to rail transit” although there is an existing rail station within ½ mile of the development. We assume this was done due to the use of the transit/pedestrian reductions. However, this should be detailed in the report to clarify the methodology.
 - c. Update the Site Access Configuration and Traffic Control section of the report to indicate that it is a shared access with the adjacent property.
 - d. Existing counts should be provided for both the existing municipal parking lot driveways. In addition, the AT&T driveway at Bellevue Avenue should have been included.

- e. We note the technical comments above will not likely change the finding of the report. In lieu of providing a revision to the report the applicant may provide supplement to the report addressing these comments. Additional counts per item d are not required but provide an traffic volume estimate for these intersection.
3. §255-29.A(3) – The applicant is converting the current one-way access from Bellevue to two-way traffic. The existing parking on the south side of the AT&T building is currently designed as angle parking for one-way traffic. The existing angle parking design is not appropriate at this location with two-way traffic and the parking area should be modified. The applicant should clearly, note any pavement marking that will be removed including the existing stop bar near this AT&T parking location.
4. 255-29.A(14) – As noted above, no less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. Revise the curblines within the West Avenue parking area to have a minimum 5-foot radius.
5. §255-37.D –Provide 5-scale details for the curb ramps on the plans showing grades, lengths and spot elevations to confirm constructability and compliance with ADA standards.
6. §255-37.F –Provide a detail for the driveway apron at the Bellevue Avenue driveway. The plans include a depressed curb at driveways detail, but the plan shading legend indicates that the driveway will have a full apron treatment (“walks and pads”). Also provide driveway details for the proposed West Avenue parking lot.
7. §255-76 – As noted above, include appropriate lighting within the West Avenue parking area.
8. §255-77.A – Sidewalks shall be a minimum of six feet in width.
9. §255-77.D – Provide wheel stops to prevent vehicle overhand onto the sidewalk in the two street-level parking areas under the building overhangs.
10. §255-80.A(2) - Angled parking spaces shall be 9.5 feet in width and 20 feet in depth. The applicant is proposing 9' x 18' parking onsite and in the West Street parking lot.

E. GENERAL COMMENTS

1. As a reminder, it appears there will be shared access between the proposed mixed-use development and the existing AT&T building. A shared access agreement will need to be provided between the property owners and a copy should be provided for the Township records. **The applicant indicates they will comply.**
2. As a reminder, due to the proposed construction within the AT&T property, a temporary construction easement will be required and should be submitted to the Township for review. **The applicant indicates they will comply.**
3. A shared access easement should be shown on the subdivision plan.
4. The truck turning templates for the trash truck and the SU-30 truck shows an overlap with the curb/sidewalk areas and AT&T parking at the loading dock driveway. Update the turning template and/or the radius of the driveway to remove the conflicts.
5. The access must be designed in a manner to accommodate largest vehicle to the proposed site and the AT&T site. If the SU-30 is the largest truck anticipated to regularly access the for site and existing AT&T site, add a general note to the overall record plan stating such.

6. There is an existing truck restriction along Bellevue Avenue and West Avenue. The Applicant should clarify how deliveries will be made to the retail portion of the site.
7. Centerline striping should be considered at the entrance of the parking garage to provide driver guidance in this area. Also revise Sheet 7 of 16 to show a vehicle entering the garage will not conflict with a vehicle exiting the garage.
8. Show construction details for all proposed signage and pavement markings (i.e., STOP signs, one-way signs, clearance height sign, etc.).
9. It is our understanding the proposed parking garage plans have not been fully completed but a general layout was provided. We note the layout did not indicate locations of stairs nor elevators. As the applicant progresses through the design, we encourage them to continue to consider pedestrian safety to/from these facilities.
10. Provide a handicap parking space within the retail surface parking area facility.
11. The Applicant will be required to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation for the work proposed within the PennDOT legal right-of-way. Include the Township in all correspondence with PennDOT.
12. Continue to provide a letter indicating how each comment was addressed. Additional comments may follow upon resubmission.

DAD/kmn