



GHC Update

Garrett Hill Coalition Meetings and News – Feb. 3, 2012

The Garrett Hill Coalition (GHC) was formed so the people of Garrett Hill can direct and create the future of their community, and to monitor, facilitate & support activities that will preserve and enhance Garrett Hill, including implementation of the GH Master Plan.

Radnor Commissioners and Villanova want to hear from you:



1. What do you think of VU's new building plans?
2. What impact do you think it will have on GH?

On Monday, Villanova will present their plans to the Commissioners – Come see

As a resident, you get a voice in VU's development plans ...

Radnor Board of Commissioners Meeting

Monday, Feb. 13, 2012

7– 9 PM

Radnor Township Bldg
301 Iven Ave.

Have you seen the impressive plans Villanova has unveiled for their Lancaster Ave. parking lots?

The drawings and models for the construction of dorms, arts center and parking structure are dramatic and stunning. Well worth a look, you can preview their first-class architectural style and impressive size on Monday when Villanova makes it's presentation to the BOC. Because of its location and scope, their plan promises major benefits to the University – and the greatest development impact on our community that we will likely experience in a lifetime.

Villanova is a vital, cherished institution within Radnor. Many residents are employed by or attend the University and it provides value to our township. Most everyone supports and applauds Villanova's goal of bringing more of their students onto campus. While no one is anti-development, we can be cautiously concerned with the impact it will have on our community.

Villanova is not permitted to build these new structures on Lancaster Avenue under current zoning rules. They'd like to change the zoning by asking for substantial exceptions from the Board of Commissioners, including:

- raising height allowances from 3 stories to 5 stories, for dorms & a parking structure,
- building 5-story dorms as close to the street - or closer - than a single-family home,
- building a 6-level parking structure for 1800 cars,
- housing approximately 1160 students in the new dorms (while still leaving nearly 1000 students dependent on off-campus housing).

They are seeking local community support and wish to be sensitive to community concerns. It seems that the path to earn community trust is for VU to truly recognize and mitigate any adverse impacts – investing in their future as well as the future of the greater community. That's being a good neighbor! And it's not unusual for development projects such as this to set aside funds to address these effects.

As you might imagine, Garrett Hill will absorb much of the greatest long-term impact, and many concerns center around issues affecting quality of life, including:

- increased traffic (bottlenecks on Lancaster and spillover onto our local & Conestoga roads)
- increased population & density (both on and off-campus)
- increased pedestrian safety issues (due to the above).

In addition to hearing Villanova's plans, the Commissioners want to hear local residents' concerns and viewpoints. In fact, they've reserved time for public participation specific to this issue. **Please plan on attending the BOC meeting on February 13 to see the plans and let the Commissioners know what you feel the impact will be locally.**

The Commissioners and Villanova want to hear from us about this development.



Proposed development by Villanova University on their South Campus Parking Lots – Lancaster Avenue.

Representatives from Villanova will be presenting their plans to the Radnor Board of Commissioners.

TO LEARN MORE, come to the Commissioners' Meeting on Monday – Feb. 13th 7:00-9:00 PM, Radnor Township Building.