Submitted by Villanova University to the Township of Radnor, Delaware County, Pennsylvania, in compliance with Planned Institutional Zoning District requirements, as established by Ordinance No. 280-72.

1. **Nature and History of the Institution.** Villanova University is an independent coeducational institution of higher learning founded by the Order of St. Augustine, one of the oldest religious teaching orders of the Roman Catholic Church.

The first American foundation within the present limits of the United States was established in 1796 at old St. Augustine Church in Philadelphia. From this foundation and from St. Augustine Academy, which was opened there in 1811, Villanova University traces its lineage.

In January 1842, the Augustinians resident at St. Augustine took possession of Belle Air, the country estate of the Revolutionary War officer and merchant, John Rudolph. In accordance with an old Catholic custom, the new foundation was placed under the patronage of a saintly hero of the past, St. Thomas of Villanova, a distinguished Augustinian writer, educator and Bishop of sixteenth-century Spain. The school soon became known as Villanova and gave its name to the surrounding countryside.

Classes were opened in the old mansion house at Belle Air during the fall of 1843. On March 10, 1848, the Governor of Pennsylvania, Francis R. Shunk, signed the Act of Legislature incorporating “The Augustinian College of Villanova in the State of Pennsylvania” and conferring on Villanova College the right to grant degrees in the Arts and Sciences.

The Liberal Arts College took its first step toward university status in 1905 with the establishment of what is now called the College of Engineering. The Science unit, inaugurated in 1915, is an integral part of the present College of Liberal Arts and Sciences. In 1918 what is presently known as Part Time Studies came into being. The College of Commerce and Finance was founded in 1922, the College of Nursing, and the School of Law in 1953. Graduate studies were first separately administered in 1931.

Villanova’s development over the years into a complex institution of higher education received official sanction when on November 10, 1953, pursuant to an act of the Legislature of the Commonwealth of Pennsylvania, its charter was amended to permit its being designated Villanova University.
2. **Services Provided.** At Villanova, degree programs offered in six colleges are designed to help students learn to think critically, act compassionately and succeed while serving others. Undergraduate classes average 22 students and the University boasts a student/faculty ratio of 11:1, with nearly 90% of full-time faculty holding the highest degree in their fields. For more than two decades, *U.S. News & World Report* ranked the University #1 in its category (Regional Universities – North). In the 2017 edition of *U.S. News & World Report*’s rankings of colleges and universities, Villanova moved to the National University category and is currently ranked 46. In addition to academic programs, Villanova provides a wide array of spiritual, cultural, athletic and employment opportunities to the surrounding community.

3. **Service Population.** After gaining University status in 1953, the school continued to grow until the 1980’s. Since 1991, however, it has been a strategic goal of the University to maintain a steady undergraduate enrollment. Villanova’s average undergraduate enrollment since 1992 has been 6,272.

![Villanova University Average Annual Enrollment](image)

Villanova’s graduate programs, part-time programs and School of Law primarily draw students from the greater Philadelphia area. The University also offers online programs, but these enrollments do not impact the University’s on-campus or local population.

4. **Employment Characteristics.** For the 2018-2019 academic year, Villanova employed 1,565 full-time staff, 98 part-time staff, 710 full-time faculty and 363 part-time faculty.

5. **Property Ownership:** Villanova University owns all the property indicated on the enclosed *Campus Site Plan* drawing, sheet 1 and 2, dated January 9, 2020, including the
Inn at Villanova University, located at 601 County Line Road. The main campus totals 225 acres and is comprised of approximately 215 acres zoned Planned Institutional and approximately 10 acres on the south side of Lancaster Avenue zoned Commercial Office. The Inn at Villanova University is comprised of approximately 30 acres zoned Planned Institutional and 2 acres zoned R1 Residential for a total of approximately 32 acres.

The University also owns several residential properties on County Line, Black Friar and Matsonford Roads. These are shown on the enclosed Campus Site Plan sheets 1 and 2 dated January 9, 2020.

6. **Present Physical Plant:** A complete depiction of the present physical plant, including the location and bulk of the buildings, land uses, streets, parking lots, open space, etc. is found on the enclosed Campus Site Plan, sheets 1 and 2 dated January 9, 2020.

7. **Campus Master Plan:** In early 2007 the University selected Venturi, Scott Brown and Associates of Philadelphia to develop a comprehensive Campus Master Plan. The plan engaged the entire Villanova community in a self-assessment of the university’s priorities and vision for its physical campus and helped us to plan purposely and strategically for future development. The University analyzed trends and expectations, and identified where it needed to adapt in order to remain competitive. This effort was completed in late 2008 and presented to the Board of Trustees, Radnor Township staff and officials, the University community and campus neighbors.

Some key needs were identified in the Campus Master Plan. There are needs for more – and more functional, amenable and accessible – space throughout Villanova’s campus. Those defined by the University as high priorities include:

- **Academic space**, including a new Performing Arts Center, classrooms and faculty offices – particularly in Arts and Sciences – and an updated library.

- **Student residences**, which are needed to meet the University’s commitment to provide on campus housing to underclassmen, with the potential to offer seniors the opportunity to live on campus. This effort will reduce the number of students living in off campus housing in local neighborhoods and reduce associated parking in neighborhoods.

- **Student social space**, including activity space, central campus dining, and recreational athletics.

- **Administrative space**, particularly related to Campus Ministry and student services.

- **System-wide needs**, including the need to improve accessibility (throughout campus, and especially to buildings used by local residents and the general public), life safety, building condition and campus infrastructure.
• There is a strong desire for a more beautiful, sustainable campus, with a more attractive and visible entrance.

Key components of the Campus Master Plan, some of which have been realized or are in progress, include:

A. **Develop the south side of Lancaster Avenue.** Meeting the University’s space needs depends in large part on its ability to develop its properties - particularly the surface parking lots – along the south side of Lancaster Avenue. Ideally, a pedestrian-friendly townscape would be created along the south side of Lancaster Avenue, with student centric retail at the ground floor, student residences above, and safer sidewalks set back from the street. Structured and some surface parking would be provided along the Norristown High Speed Line (NHSL) tracks. A new pedestrian bridge would be constructed at Church walk. Functions that engage the broader community – such as a performing arts building - would be located along Lancaster Avenue, providing a welcoming gateway.

B. **A pedestrian-centered campus core.** Keeping most vehicles near the perimeter of the campus core would eliminate conflicts between pedestrians and vehicles and create a more sustainable, beautiful and pedestrian-friendly campus, while allowing access for service, emergency and other essential vehicles.

C. **A renovated and augmented center of student activity around the Awakening statue (“The Oreo”).** Reprogramming, renovating, and adding to the existing buildings around The Oreo could create an enhanced center for student life. Student-oriented uses could initially include space in the Connelly Center and Dougherty Hall and could be augmented by space in Vasey Hall and by the historic library in Austin Hall, once other space is available for existing uses in these areas. A new tree lined plaza would replace the existing concrete steps and ramps between these buildings, creating a more amenable and beautiful sense of place.

D. **A re-imagined and renewed heart of campus.** The area around The Grotto – including Falvey Memorial Library, Old Falvey, Alumni, Austin and Corr Halls, with paths extending to Mendel Science Center and St. Augustine Center – could become a center of activity with a stronger sense of place, featuring large shade trees, a green lawn, a smaller grotto, and a more lively mix of uses. Maintaining student residences in this area – in tandem with other uses – would ensure 24-hour activity at the center of campus.

E. **Renewed key academic buildings,** including Tolentine Hall and Falvey Memorial Library. Renovating and rejuvenating the campus’ historic buildings could help meet new mandates for use while celebrating Villanova’s history.

a. **Tolentine Hall,** featuring wide, generous hallways and high ceilings, could be renovated and expanded strategically to become Villanova’s premier
academic building. New entrances would face a renewed Mendel Field – an enlarged, oval lawn.

b. The Falvey Memorial Library and Old Falvey complex could be re-imagined creating a community commons – an innovative, collaborative, multidisciplinary academic library facility tied into the social and academic life of the University.

F. Campus-wide improvements to improve accessibility, life safety, building condition and campus infrastructure. These would include improving the quality and quantity of athletic and recreation space and working with SEPTA to enhance the safety and accessibility of its stations on campus.

8. Space Study. In 2017 Ayers Saint Gross was hired by Villanova University to conduct a space study. They benchmarked and compared Villanova’s space utilization to over 300 other colleges and universities. They identified significant shortcomings in the following space categories: research labs, instructional labs, library and study space, student athletic and recreation space.

9. Development Plans. The 2008 Campus Master Plan and the recent Space Study have guided the University’s strategic planning as it considers the best way to maximize its physical plant to meet critical needs. Villanova provides the following information as a guideline for significant development projects that are planned, proposed or envisioned over the next ten plus years. These projects, all of which are consistent with Radnor Township’s Comprehensive Plan, are indicated on the attached Campus Site Plan, sheets 1 and 2 dated January 9, 2020 and are detailed below. Unless otherwise noted, these projects are projected to have little to no impact on the surrounding community:

Near Term Projects Planned (1-5 years):

1) Athletic Locker Rooms. This project will focus on the Villanova Stadium bleachers and will renovate or replace outdated locker rooms and training spaces.

2) Villanova Stadium Renovations. Plans include improvements to the sound system, renovation or replacement of the concessions stand in the east end, possible partial or full enclosure of open east end, accessibility improvements and modernization of the bathrooms. These projects will have a positive impact to the adjacent neighbors and improve access for all stadium visitors.

3) Renovation and Expansion of the Falvey Library Complex. In support of the University’s academic strategic plan, this project would better integrate technology into the academic experience and reconfigure the space into a more efficient learning environment. A small addition is anticipated to connect Falvey Memorial Library and Old Falvey, and make both sections handicapped accessible.
4) **Addition of One Level to North Campus Parking Structure S4.** The addition of one level to the existing parking structure adjacent to the Charles Widger School of Law will create parking for the CEER addition.

5) **Carriage House at The Inn at Villanova University.** Renovation of this currently underutilized building to support operations of The Inn and the creation of a new entry/exit to the east of the current entrance.

6) **Renovation of the Mansion at The Inn at Villanova University.** Renovation of certain elements of the mansion house.

7) **Renovation and Possible Expansion of Tolentine Hall.** With wide, generous hallways and high ceilings, this building would become Villanova’s premier academic building. Significant space could be added through strategic additions to the building with new entrances facing the recently renovated Mendel Field.

8) **Renovation and Addition to the Center for Engineering Education and Research (CEER).** This project would include renovation of the existing CEER building and an addition on its south and east side to include office suites, labs, classrooms and study areas.

9) **Aldwyn I and II.** Renovate these buildings, currently occupied by Santander Bank, for University office use.

10) **St. Mary’s Hall Renovation and Recreation Center.** Renovate the entire building and re-purpose the chapel. The existing, outdated gym, pool and locker rooms would be replaced with a new recreation center that would be slightly larger than the current facility, but still attached to the south side of St Mary’s Hall.

11) **Health Services Building Parking Structure.** Renovation and addition of another level to solve problems with leaking and add parking to the main campus.

12) **Admission and Welcome Center.** Located across Lancaster Avenue from the St. Thomas of Villanova Church, this building would replace the Moriarty Hall residence hall. It would serve as the home of the Office of University Admission and be a place for prospective students and families to visit and learn about Villanova before embarking upon a campus tour.

13) **New Academic Building.** Would be built next to Driscoll Hall in place of the current tennis courts.

14) A, B, C **Possible locations for new Parking Structures** to provide required parking for proposed Admission and Welcome Center, Academic Building and/or Science and Technology Building.
15) **Intersection of Aldwyn Lane and Lancaster Avenue.** To improve the flow of traffic at the intersection that includes Aldwyn Lane, Kenilworth Road, Lancaster Avenue and Route 320, Aldwyn Lane could be re-routed to terminate south on Route 320, between the railroad tracks and the Santander Bank building. This project—which would require a public/private partnership—would improve traffic flow, reduce wait time at the traffic signals and have a tremendous positive impact on the Radnor community.

**Proposed Projects Being Discussed (5-10 years):**

16) **Renovation of Jake Nevin Field House.** A complete renovation and the addition of air conditioning is being considered for this 70+ year old facility.

17) **Renovation of St Rita’s Hall.** Complete renovation and addition of air conditioning.

18) **Science and Technology Building.** To provide modern lab space, a renovation and connecting addition between White Hall and the Old Chemical Engineering buildings is being studied, with a possible elevated pedestrian bridge connection to Tolentine Hall.

**Possible Future Projects Under Preliminary Consideration (10+ years):**

19) **Renovation of Mendel Science Center.** Extensive renovations would take place in this existing science and lab building.

20) **New Residence Hall.** Located near Middleton Hall and Campus Corner, this building would replace outdated existing residence halls and increase on campus housing stock.

This list of projects is meant to serve as a guideline for significant development projects that are planned, proposed or envisioned over the next ten plus years at the University. While these projects represent a current snapshot of planning and consideration, priorities can and will evolve. Each project that moves forward will include appropriate planning and dialog – both internal and external – as well as any requisite Township approval process. Villanova looks forward to maintaining an active, open dialog with Radnor Township on its development initiatives and other matters that impact the community.