

**SWARTHMORE BOROUGH  
DELAWARE COUNTY, PENNSYLVANIA**

**RESOLUTION No. 2017-02**

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF  
SWARTHMORE, DELAWARE COUNTY, PENNSYLVANIA, GRANTING  
FINAL LAND DEVELOPMENT PLAN APPROVAL FOR THE PROPOSED  
SWARTHMORE COLLEGE BIOLOGY, ENGINEERING & PSYCHOLOGY  
(BEP) BUILDING SUBJECT TO CERTAIN CONDITIONS**

**WHEREAS**, Swarthmore College (hereinafter referred to as “Developer”) is the owner and developer of a certain property known as 500 College Avenue, a portion of which is situate in the Borough of Swarthmore and located along Whittier Place on land currently occupied by Hicks Hall, Papazian Hall, and a parking lot (the “Property”); and

**WHEREAS**, Developer desires to obtain final land development approval from the Borough of Swarthmore of the Final Land Development Plans dated August 31, 2016, last revised January 12, 2017, consisting of twenty-four (24) sheets (the “Plan”) to develop the Property with a new academic building containing approximately 158,925 square feet of gross floor area and related improvements including the installation of a geothermal well field near Magill Walk and road improvements on Whittier Place, modified parking, street and pedestrian scale lighting, landscaping, stormwater management, walkways and gate widening and reconfiguration at the entrance to Whittier Place from Elm Avenue (the “Development”) pursuant to Section 508 of the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, the Plan has been reviewed by the Swarthmore Borough Planning Commission which recommended approval, subject to certain conditions; and

**WHEREAS**, the Plan has been reviewed by the Delaware County Planning Commission which recommended approval; and

**WHEREAS**, as the Developer received conditional use approval for a building height not to exceed 75 feet and for development, including the installation of sidewalk and gate widening, within the Perimeter Transition Area, the proposed Development complies with all applicable zoning requirements.

**NOW THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Swarthmore, Delaware County, Pennsylvania, that the Final Land Development Plans are hereby approved subject to the following terms and conditions:

1. The Plan shall address, to the satisfaction of the Borough Engineer and Borough Solicitor, the comments raised in the review letter of Pennoni Associates, Inc. dated February 3, 2017.
2. A note shall be added to the Plan indicating that Developer will assist the Swarthmore Friends Nursery School, operated by the Swarthmore Friends Meeting, in the explanation to parents of the proper new traffic patterns for Nursery School child drop off and pick up, by designing written materials for use by the Nursery School in the notification and training process, upon request from the Nursery School or the Friends Meeting.
3. The Plan, as submitted, shows a four (4) foot wide sidewalk in front of faculty residences on the southeast side of Whittier Place. The Plan shall be revised to show that the width of this sidewalk shall be increased to five (5) feet. The plan shall also be revised to show that the sidewalk, in accordance

with existing Borough specifications, shall be constructed of concrete, and that the bollard shown shall be removed.

4. Prior to execution of the Final Plan, Developer shall execute a Land Development Agreement and Financial Security Agreement subject to the satisfaction of the Borough Solicitor.

5. Prior to execution of the Plans by the Borough, Developer shall execute and deliver to the Borough a perpetual maintenance agreement relating to the stormwater management facilities on the Property and pay fees as established by Resolution of Borough Council into the Municipal Stormwater Control and BMP Operation and Maintenance Fund. The maintenance agreement shall be recorded against the Property.

6. Developer shall also provide a copy of the Final Plan in digital format acceptable to the Borough Engineer.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, notes on the Plan and this Resolution shall be borne entirely by Developer and shall be at no cost to the Borough.

8. Under the provisions of the MPC, Developer has the right to accept or reject conditions imposed by the Borough Council upon this approval. In the absence of an appeal filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Borough receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval shall be deemed to have been rescinded and the application denied.

9. A waiver from Section 1293.03(c)(2) to allow disturbance of approximately 2,944 square feet of man-made slopes steeper than 25% to facilitate building construction was previously granted in Resolution No. 2016-15 granting conditional preliminary plan approval.

**DULY ADOPTED** this 13<sup>th</sup> day of March, 2017, by the Borough Council of the Borough of Swarthmore, Delaware County, Pennsylvania, in lawful session duly assembled.

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David L. Grove  
Council President

**ATTEST:** \_\_\_\_\_  
Jane C. Billings  
Borough Manager/Secretary