



**BRANDYWINE
CONSERVANCY**

*Preserving Our
Land & Water*

MEMORANDUM

TO: Jonathan Altshul, Township Manager
Westtown Township

FROM: Mila Carter, Senior Planner

DATE: February 17, 2023

RE: 1632 West Chester Pike
Conditional Use Application – Review 1

We are in receipt of a Conditional Use Application and supporting documentation regarding 1632 West Chester Pike. The documentation includes the Conditional Use Application dated January 5, 2023, a letter from Jack Larkin, Esq. to Westtown Township dated January 24, 2023, Conditional Use Plan (sheets 1-4) prepared by InLand Design, LLC dated January 16, 2023, Preliminary Stormwater Management Analysis prepared by InLand Design, LLC dated January 20, 2023, Conceptual Design for proposed Visual Arts Center and Visual Arts Center Zoning supplemental submission, and a map showing non-viewable and viewable zones from the subject property.

The property, located at 1632 West Chester Pike, consists of 3.844 acres in the R-3 Residence Office Zoning District and is currently undeveloped. The Applicant proposes to develop the property with visual arts center, driveway, access, parking area, landscaping, lighting, and stormwater management. The proposed use is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to §170-802.G of the Zoning Ordinance. One of the goals of the R-3 District provisions is to provide for a visual arts center (VAC) use that promotes, educates, entertains, informs, and advances the visual arts in the community. Additionally, the building containing a VAC use may incorporate visual communication technology (VCT) pursuant to §170-

802.G.5 of the Zoning Ordinance. The applicant proposes to install 480 square foot VCT screen and perforated aluminum façade panels on each building façade.

We have reviewed the submitted application and suggest the applicant address the following items noted below:

- We recommend the applicant clarify whether any portions of a building will not be dedicated to a proposed VAC and their proposed uses. (§170-802.G.1.).
- We recommend the applicant verify compliance with §170-1800.
- As per §170-802.5.G.a, two (2) VCTs are permitted into the exterior building façade. Additionally, a VCT shall have a maximum surface area of 500 square feet. As per definition of the visual communication technology noted below, perforated aluminum façade panels can be considered a VCT:

VISUAL COMMUNICATION TECHNOLOGY (VCT)

A means or method of communicating visual messaging using various forms of technology including, but not limited to: light emitting diodes, fiber optics, projection technology or other similar forms of illumination. A VCT may only be used as part of a VAC use and shall be directly incorporated into the exterior of a building facade of a VAC use. [Added 12-16-2013 by Ord. No. 2013-6]

We recommend that the applicant provides details on the size of proposed perforated aluminum façade panels and verifies that the requirements are met.

- We recommend that the Township architect provide verification on whether proposed VCT is consistent with the aesthetic and architectural design on the building containing VAC (§170-802.G.5.a).
- We recommend the applicant provide details addressing §170-802.G.5.c., §170-802.G.5.e., §170-802.G.5.f., and §170-802.G.5.g.
- We recommend the applicant to provide a landscape plan to be compliant with §170-1507.
- We recommend that the applicant confirms that the following lighting standards are met: 17-1514.B.1 and 170-1703.B.4, including providing a lighting plan.

If you have any questions, please call Mila Carter at 610-388-8396 or email lcarter@brandywine.org.