



SAVE ITHAN COALITION
www.saveithan.org

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Who is the Save Ithan Coalition?

The Save Ithan Coalition was formed in response to the development being proposed for the Village of Ithan including the proposed O'Neill and Farley development projects. We are a growing group of concerned citizens and organizations who want to ensure that our community's history, environment, community, quality of life and children are protected, respected and cared for as our community shapes and changes.

What is the Coalition's position on redevelopment?

1. Ithan-Radnorville represents a predominantly intact historic crossroads development and preceded the present village of Wayne as the center of life in Radnor. Sitting on the crossroads of several main arteries, the earliest development in Radnor began in the 1600s, and is Radnor's only multi-purpose hub **in continual use for over 300 years**. Religious, educational, transit, commercial and residential activity have been blended by architectural homogeneity over time, despite the diversity of periods and styles. This is a wonderful example of the tradition of historic areas redefining themselves over time, but doing it so each layer enhances, not detracts from, the resulting built environment. Today's Ithan-Radnorville is a livable and attractive community, and is enhanced by its scale, streetscape and mixed-use characteristics that should be maintained by any redevelopment in the village.

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Redevelopment Position

2. The Coalition supports responsible redevelopment that fully addresses community concerns and input. The Coalition opposes the current plan of 20 condos and the request for zoning variances for development of the parcel at the intersection of Conestoga Road and Route 320.
3. Redevelopment of Ithan properties should incorporate a design that protects and enhances the commercial district and is consistent with the existing comprehensive plan for Radnor Township. The design should comply with existing zoning requirements or could include mixed uses of commercial and residential development, as envisaged by the comprehensive plan. It should meet and comply with all state and federal regulatory requirements.
4. A development design concept should seek to minimize traffic conflicts, help to preserve the neighborhood and community and improve pedestrian circulation and access.
5. Restoration and protection of the stream riparian buffer, floodplain and floodway are critically important and should be included in any Ithan development or redevelopment proposal. The negative impacts of development within these areas include aggravated downstream flooding, reduced water quality, degradation or destruction of stream and streamside habitats, exacerbating and creating erosion, and damage to property and infrastructure. Redevelopment of floodplains and streamside lands brings with it an opportunity and responsibility to protect and restore our environment and communities. Radnor's Zoning Ordinance contains requirements to protect stream corridors and floodplain areas from new development and during redevelopment. At a minimum new development and redevelopment must comply with existing ordinances.

✓ A 35-foot buffer is required under the existing Radnor Township ordinance. Any development proposal should restore and protect a minimum 35-foot buffer utilizing PA DEP Stormwater Best Management Practices Manual buffer recommendations. An ideal project will seek to provide an even wider vegetated buffer along the Creek.

✓The 100 year floodplain is that area of land which is inundated during a 100 year storm. The flood way is that area within the flood plain that is required to pass the 100 year flood downstream and is where the water is fastest moving and most dangerous. While building in the floodway is prohibited under the

National Flood Insurance Program (NFIP), the NFIP does allow some activities within other parts of the floodplain. Radnor Township's Floodplain Conservation District is intended to protect public safety by discouraging people from locating in such high hazard areas, and to allow floodplain areas to capture, store and slowly release floodwater to mitigate flood intensity downstream. Acceptable redevelopment proposals within Ithan will remove or flood proof existing buildings in the floodway, will not place new construction or impervious cover within the floodway, and will limit, to the greatest extent possible, construction and impervious cover within the floodplain

6. The ecological health of the Ithan Creek is critically important to our community. In-stream or stream bank (riparian) work that would be associated with any development or redevelopment proposal must be limited to restoration initiatives that utilize natural channel design techniques and expertise.
7. Excessive nighttime lighting is counter to the "village" aspects of the Village of Ithan. Therefore, prevention of light pollution should be a design factor in any development proposal.
8. Development projects should preserve the scenic and rural character of the streetscape through use of appropriate size scale and intensity of use. This could be accomplished with adaptive re-use of the existing structures.
9. The property located at the intersection of Conestoga and Sproul Roads is, in many ways, an entryway into the commercial portion of the Village of Ithan, and is at the heart of the historic community as a whole. The site is surrounded by residences, an active child daycare center, and a vibrant Quaker community. An ideal development/redevelopment proposal would include restoration of the floodway in its entirety and the floodplain to the greatest extent possible, and provide for public viewing of the restored areas via neighboring park benches open for public use.