

Development Examples West Chester

Introduction

- Originally prepared at the request of the Ardmore Business Association to relate similar development projects in West Chester to the proposed One Ardmore Place development.
- Not designed to change anyone's position on the project. All positions expressed on both sides of the issue represent those who genuinely care about what is best for Ardmore.
- Purpose - utilize experience gained from multiple similar projects in West Chester to bring perspective and focus to the project and emphasize three points:
- A project of this scale can be properly managed during construction so that only minor, properly timed and infrequent impacts occur outside of a contained construction site.
- A well designed project (this one has gone through appropriate historic design review) will not, if built, ruin the fabric of Ardmore. It is a single building. Nor would Ardmore perish if it is not completed, but approximately 200 new residents will add economic activity.
- Commitment. If the project moves forward, to use all experience with similar projects and Township expertise to ensure construction has the least negative impact possible.

West Chester Downtown Area

- **1999 – Bicentennial Garage – 6 level 75' tall 320 space public parking garage (municipal project)**
- **2004 – 17 W. Miner St. – 65' tall addition on the back of a historic office building**
- **2004 – 121 N. Walnut St. – 65' tall office building**

Heights are approximate

West Chester Downtown Area

- **2005 – Darlington Commons - 60' tall office & retail building**
- **2006 – County Justice Center Garage – 6 level 85' tall 600 space County garage**
- **2007 – County Justice Center – 125' tall full block long office building**

Heights are approximate

BICENTENNIAL GARAGE



DARLINGTON COMMONS



221 N. WALNUT STREET



**COUNTY JUSTICE CENTER
GARAGE**



West Chester Downtown Area

- **2009 – 313 W. Market – 75' seven story office & parking**
- **2010 – Chestnut St. Garage – 8 level 75' public parking garage (municipal project)**
- **2012 – Hotel Warner 80 room 55' hotel addition to a historic theater lobby building**

Heights are approximate

West Chester Downtown Area

- **2013 – Chestnut St. Lofts 60' apartment building & parking with 60 units**
- **2014 – 124 Marketplace – 65' retail, parking & 88 unit apartment building***
- **2014 - 221 E. Chestnut St. - 55' 208 unit apartment building & structure parking***

Heights are approximate

*Under construction currently.

124 MARKETPLACE



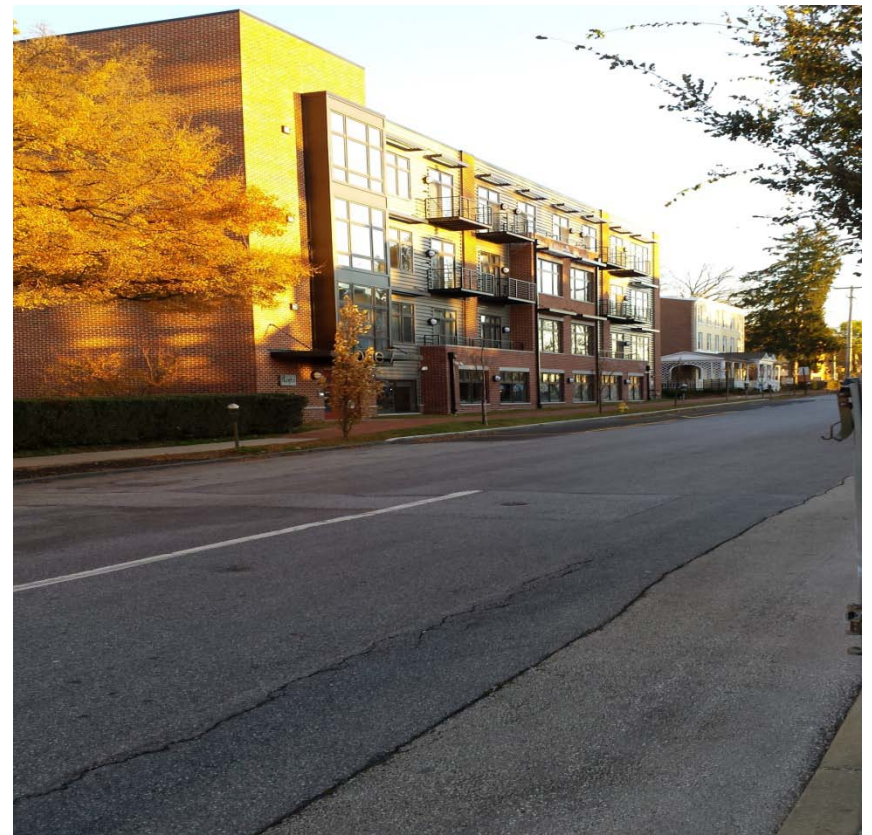
CHESTNUT STREET GARAGE



HOTEL WARNER



CHESTNUT STREET LOFTS



West Chester University Area

- 2003 – 6 level 410 space public parking garage (municipal project)
- 2004 – 4 level 445 space public parking garage (municipal project)

Heights are approximate

West Chester University Area

- **2006 – 2014 – Four 7-8 story student residence buildings 75'-85' tall**
- **2012 – Recreation Center 55' tall**
- **2013 – 4 level 420 space public parking garage (municipal project)**

Heights are approximate

- All occurred in historic, congested, parking impacted West Chester and no business closed because of the construction projects.
- Construction impacts can be managed, most activity is within a constrained site inside construction fencing and deliveries for such projects usually occur early in the morning so workers have materials for the day.
- Township will do everything within reason to manage and mitigate and spillover effects from the construction process.

- All the downtown projects listed occurred in the well preserved certified historic district that includes all of downtown West Chester.
- West Chester is renowned as a community that has preserved its historic fabric.
- Projects have all been completed without harming that historic fabric or charm that West Chester has been so careful to preserve.

- Many of these projects built filling gaps in the streetscape on what were parking lots.
- These projects, along with the other economic development efforts, have helped spur West Chester into one of the most economically successful and vibrant downtowns in the state.
- Summary - 12 projects all from 50' to 125' tall constructed in the downtown area over the last 15 years each of them taking from 12 – 24 months to complete.

- Seven university area projects within 6 blocks of the center of downtown bring the total to 19 projects between 50' and 125' tall constructed in the last 15 years.
- With careful attention to design, such projects can be integrated into a downtown or community without harming the historic fabric while bringing additional economic benefit.