

# **Villanova University**

## **Institutional Long-Range Development Plan**

October 17, 2022

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.

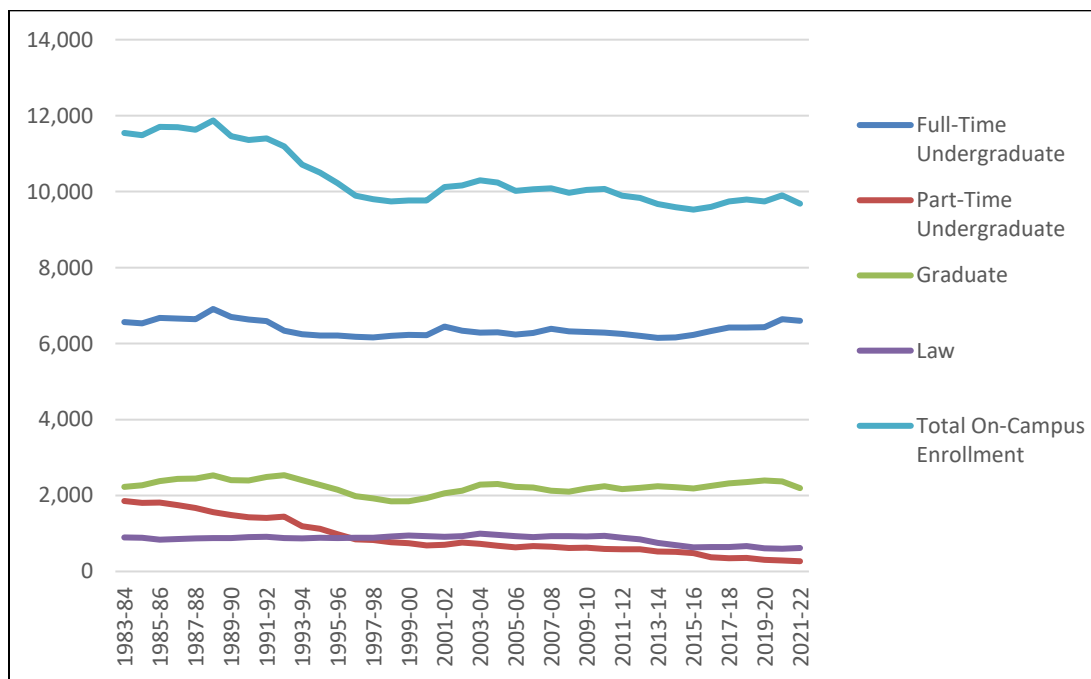
The Liberal Arts College took its first step toward university status in 1905 with the establishment of what is now called the College of Engineering. The Science unit, inaugurated in 1915, is an integral part of the present College of Liberal Arts and Sciences. In 1918 what is presently known as Part 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 21 students, and the University boasts a student/faculty ratio of 10:1, 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 51. 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 6,300.

**Villanova University Average Annual Enrollment**



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 2021-2022 academic year, Villanova employed 1,718 full-time staff, 88 part-time staff, 744 full-time faculty and 413 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 October 17, 2022, 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 Ithan Ave. as well as County Line, Black Friar, Matsonford and Wistar Roads. These are shown on the enclosed **Campus Site Plan** sheets 1 and 2 dated October 17, 2022.

**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 October 17, 2022.

**7. Campus Master Plan:** In early 2007 the University selected Venturi, Scott Brown and Associates of Philadelphia to develop a comprehensive Campus Master Plan. Most of the key needs identified in that plan have been addressed and much of the campus has been transformed.

**8. Space Study, Strategic Plan, and new Campus Master Plan.** 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. In 2019, the University completed its latest strategic plan: Rooted and Restless. In 2021 the University again selected Ayers Saint Gross to develop a new Campus Master Plan. These efforts are currently underway, and we expect a final report in 2023.

**9. Development Plans.** The 2008 Campus Master Plan, the space study and Rooted and Restless 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 October 17, 2022 and are detailed below. Unless otherwise noted, these projects are anticipated to have little to no impact on the surrounding community:

**Near Term Projects Planned (1-3 years):**

- 1) **Athletic Locker Rooms.** This project will focus on areas of Villanova Stadium currently occupied by bleachers and will renovate or replace outdated locker rooms and training spaces.

- 2) **New Library, Maggitti Hall.** In support of the University's academic strategic plan, this project would better integrate technology into the academic experience and create a dynamic space for study, learning and research. A new building will be built on the site of the current Kennedy Hall.
- 3) **Renovation of Falvey.** The former library will be repurposed as an academic and administrative facility.
- 4) **The Inn at Villanova University.** Renovation of the carriage house, which is currently an underutilized building, to support university events at The Inn and the construction of a new storage facility.
- 5) **Renovation of St Rita's Hall.** Complete renovation, addition of an elevator/stair tower for better access and addition of central air conditioning to support Mission and Ministry programs.
- 6) **Renovation of Vasey Hall.** Convert former black box theatre space into a hub for graduate studies.
- 7) **Health Services Building Parking Structure.** Renovation and addition to solve problems with leaking and add parking to the main campus.

**Proposed Projects Being Discussed (3- 10 years)** which will be informed by the Campus Master Plan scheduled to be completed in the next year.

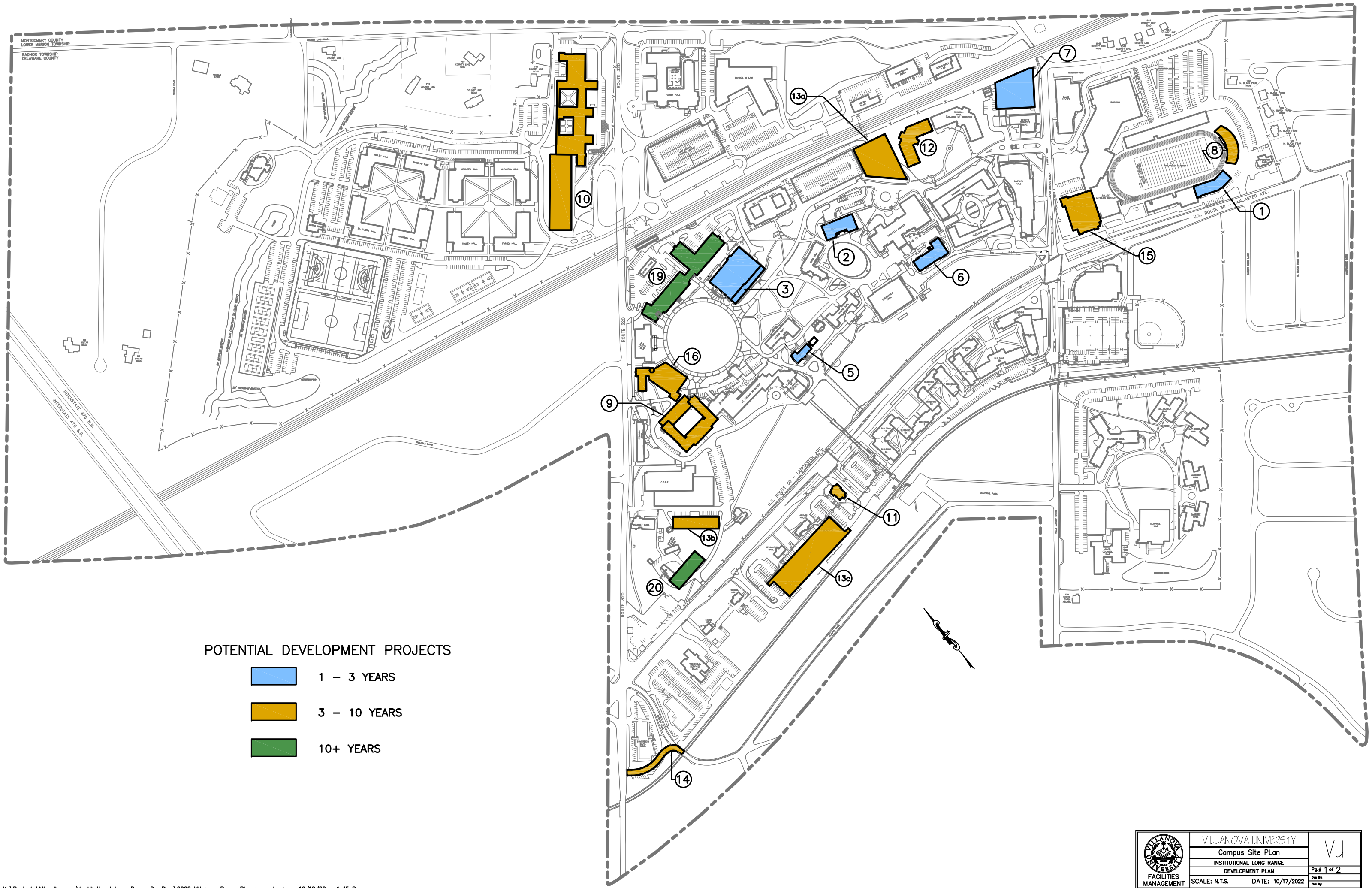
- 8) **Villanova Stadium Renovations.** Plans include improvements to the sound system, renovation or replacement of the concessions stand in the east end, possible partial or full enclosure of open east end, accessibility improvements and modernization of the bathrooms. These projects will have a positive impact to the adjacent neighbors and improve access for all stadium visitors.
- 9) **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.
- 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) **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.
- 12) **New Academic Building.** This could possibly be built next to Driscoll Hall in place of the current tennis courts.
- 13) A, B, C **Possible Locations for New Parking Structures** to provide required parking for proposed Admission and Welcome Center, addition to Tolentine Hall, Academic Building and/or Science and Technology Building.
- 14) **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 Riley Hall (Two Aldwyn Lane). 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.
- 15) **Renovation of Jake Nevin Field House.** A complete renovation and the addition of air conditioning is being considered for this 70+ year old facility.
- 16) **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.
- 17) **New Monastery.** As the number of priests declines, a new, smaller Monastery is envisioned somewhere on the main campus. Location to be determined – *not reflected on Campus Site Plan.*
- 18) **New or Renovated Student Center.** As the Campus Master Plan unfolds, the need for a new or renovated student center is becoming more apparent. Location to be determined – *not reflected on Campus Site Plan.*

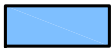
**Possible Future Projects Under Preliminary Consideration (10+ years):**

- 19) **Renovation of Mendel Science Center.** Extensive renovations would take place in this existing science and lab building.
- 20) **New or Upgraded Residence Halls.** Pending results of the Campus Master Plan, we could renovate or construct a new residence hall 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, these projects will evolve as part of the Master Planning process. 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.



POTENTIAL DEVELOPMENT PROJECTS



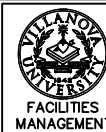
1 - 3 YEARS



3 - 10 YEARS



10+ YEARS



VILLANOVA UNIVERSITY  
Campus Site Plan  
INSTITUTIONAL LONG RANGE  
DEVELOPMENT PLAN

VU

Page 1 of 2

SCALE: N.T.S. DATE: 10/17/2022

Drawn By:  
Date By:

POTENTIAL DEVELOPMENT PROJECTS

