



WESTTOWN SCHOOL



Oak Lane Project

September 5, 2018

Westtown School

- Founded in 1799
- Resources
 - 600-Acre Campus
 - 14-Acre Lake
 - Arboretum and Natural Forest
 - Instructional Organic Farm
- Focus
 - Attentive Neighbor, Community Leader
 - Commitment to Sustainable Practices
 - Green Ribbon School
 - Alternate/Solar Energy Partners
 - LEED Gold Certified Science Center

Community Outreach Timeline

- January 29, 2018
 - Introduction to Our Neighbors
- Continued Communication
 - Westtown Township
- August 13, 2018
 - Community Update



Proposed Improvements

- **Athletic Fields Renovation**
 - Two Synthetic Turf Fields
 - Two Natural Turf All Purpose Fields
 - Natural Turf Softball Field
 - Natural Turf Baseball Field
- **Storm Water Management**
 - Will Enhance Water Quality
 - Infiltrate Using Above- and Below-Grade Basins
 - Land Development Process Will Meet All Township Ordinance Requirements
- **Support Elements**
 - Field Lighting (two synthetic fields)
 - Support Building (concession, restroom)
 - Shade Structure
 - Temporary Facility Accommodations
- **Mini Farm Relocation**
 - Support Shed
 - Greenhouse
 - Deer Fencing



Oak Lane Project Plans



Existing Farm

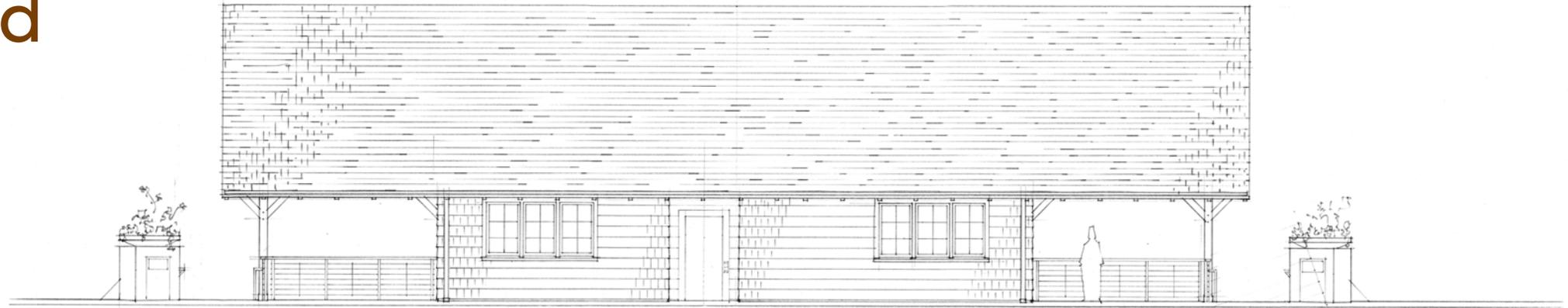
Oak Lane Athletic Complex

New Farm

Proposed Athletic Facilities Renovations

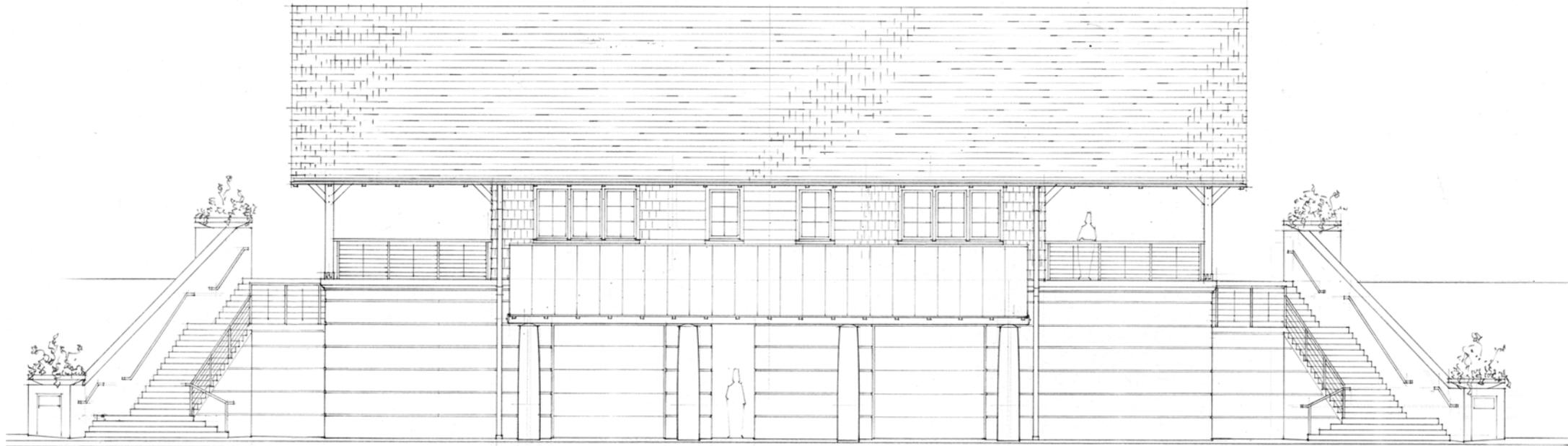


Proposed Support Building



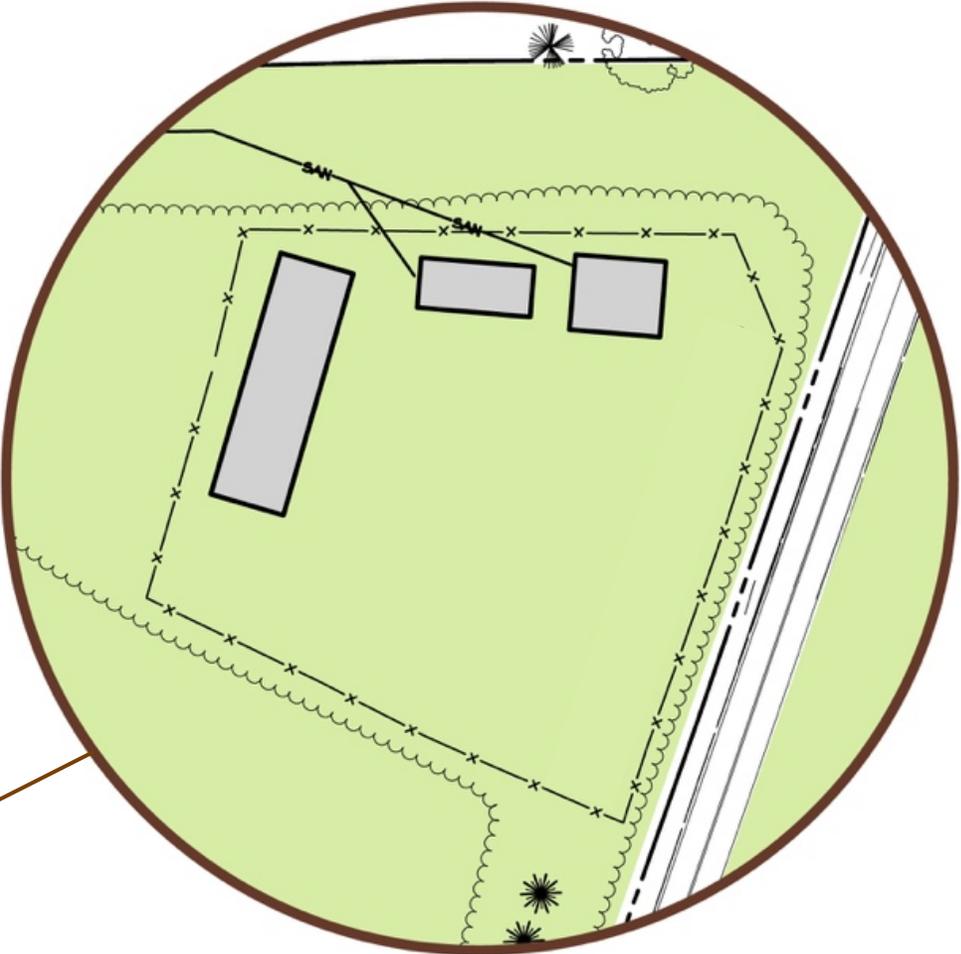
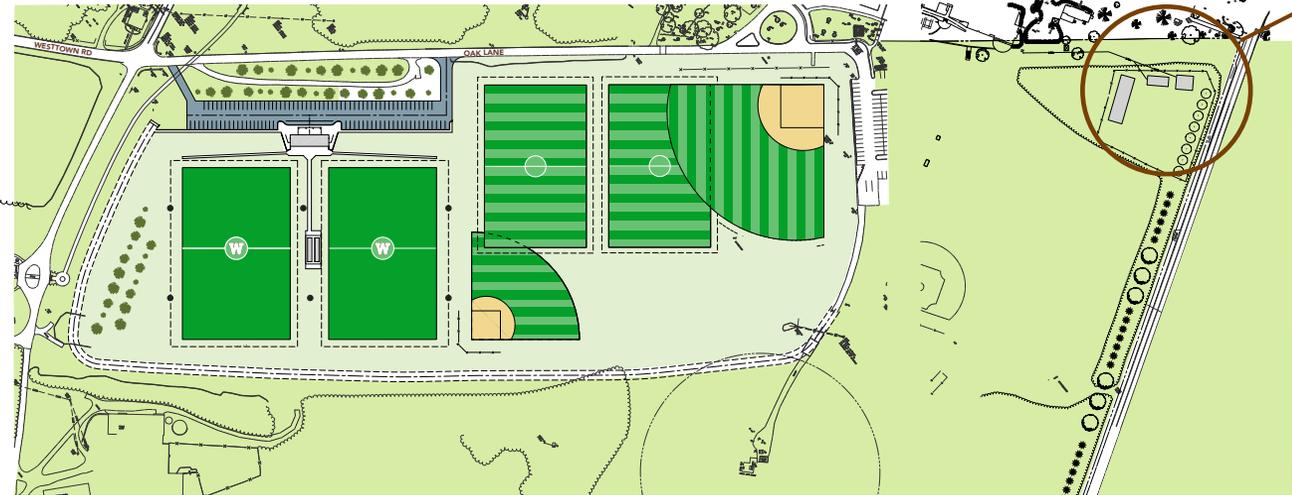
SOUTH ELEVATION

WESTTOWN SCHOOL - CONCESSION BUILDING
WATTS, CHAMBERLAIN & ASSOCIATES, INC.
ARCHITECTS
20 JULY '18



NORTH ELEVATION

Proposed Farm Relocation



Educational Greenhouse



Relocated Hoop House



Proposed Shed



8' Deer Fence



Traffic & Parking Analysis

Performed by: Traffic Planning and Design, Inc.

- Traffic Analysis
 - Number of fields will not increase
 - Analyzed travel soccer, lacrosse & field hockey
 - New practices (use after dark) will be outside peak traffic hours

Conclusion –

“It is TPD’s opinion that the anticipated trip generations listed above will not cause an impact at the existing site driveways or surrounding roadway network.”



Traffic & Parking Analysis

Performed by: Traffic Planning and Design, Inc.

- Parking Analysis
 - Analyzed travel soccer, lacrosse & field hockey
 - Proposed paved parking 160 spaces
 - Demand for lighted fields 83 Spaces

Conclusion –

“It is TPD’s opinion that the parking shown on the Conditional Use Plans is more than adequate, especially since the peak nighttime parking of these fields will not overlap with the routine parking demand of the rest of the campus.”

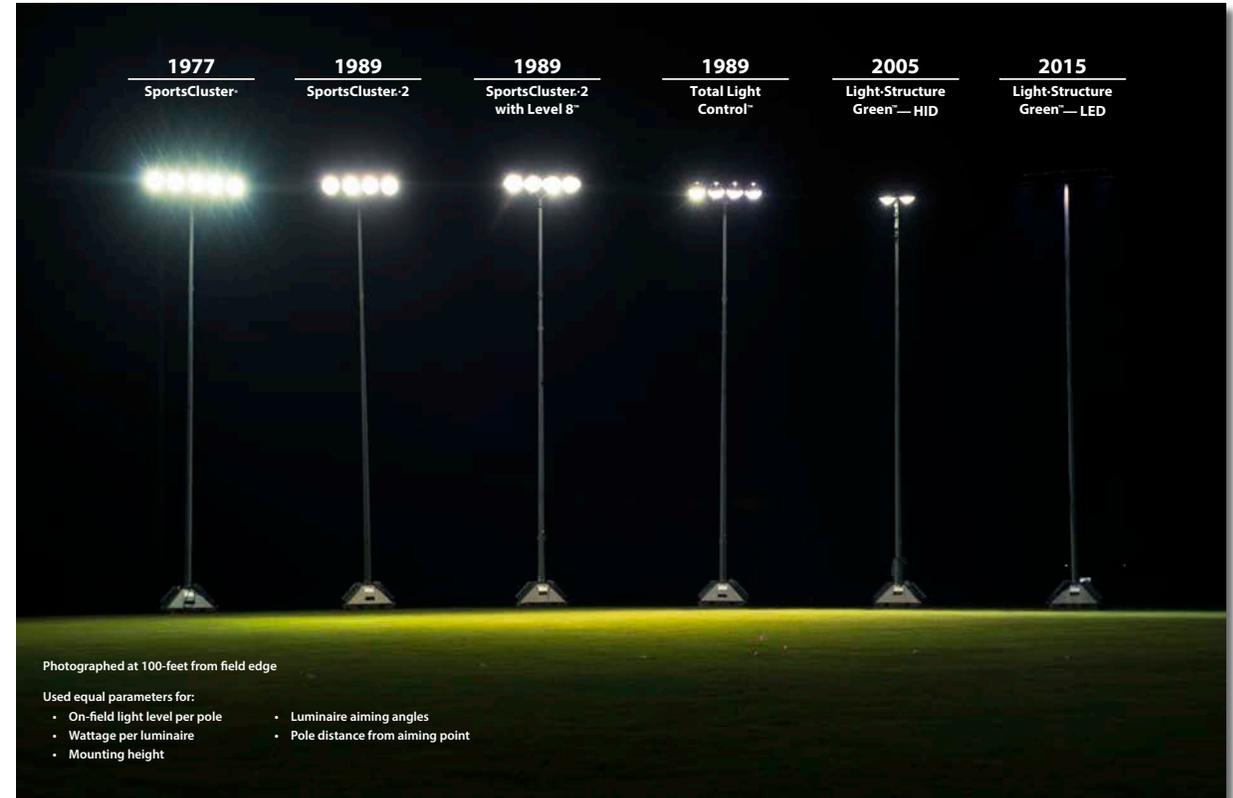


Lighting Technology and Advancements

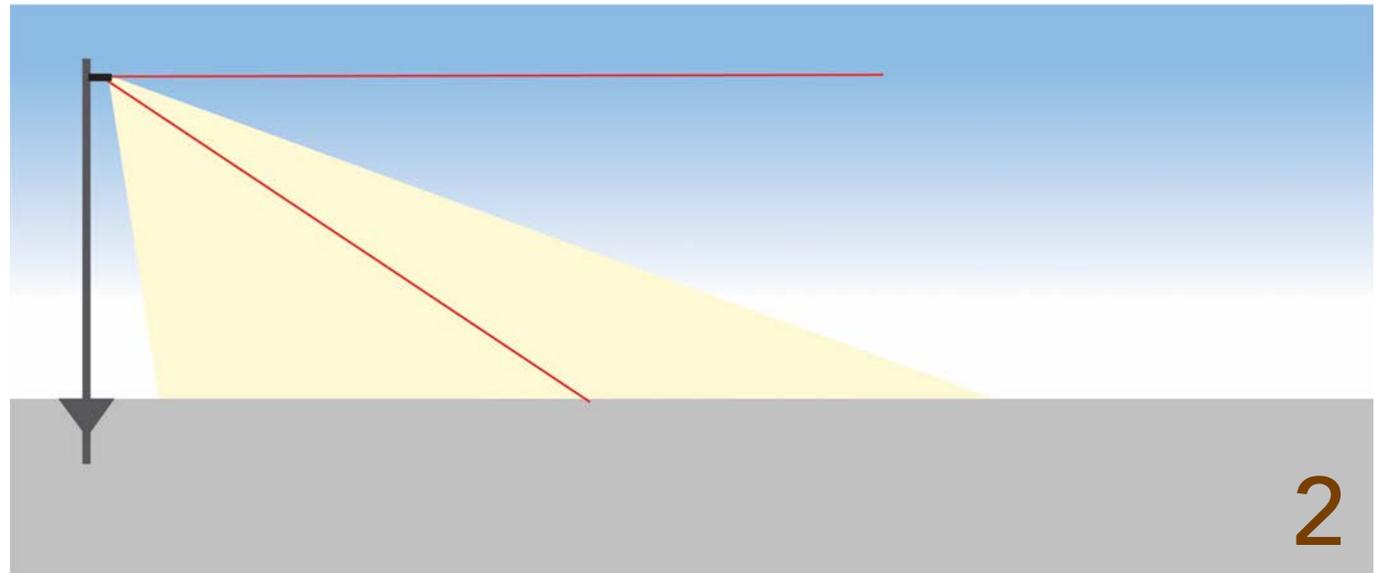
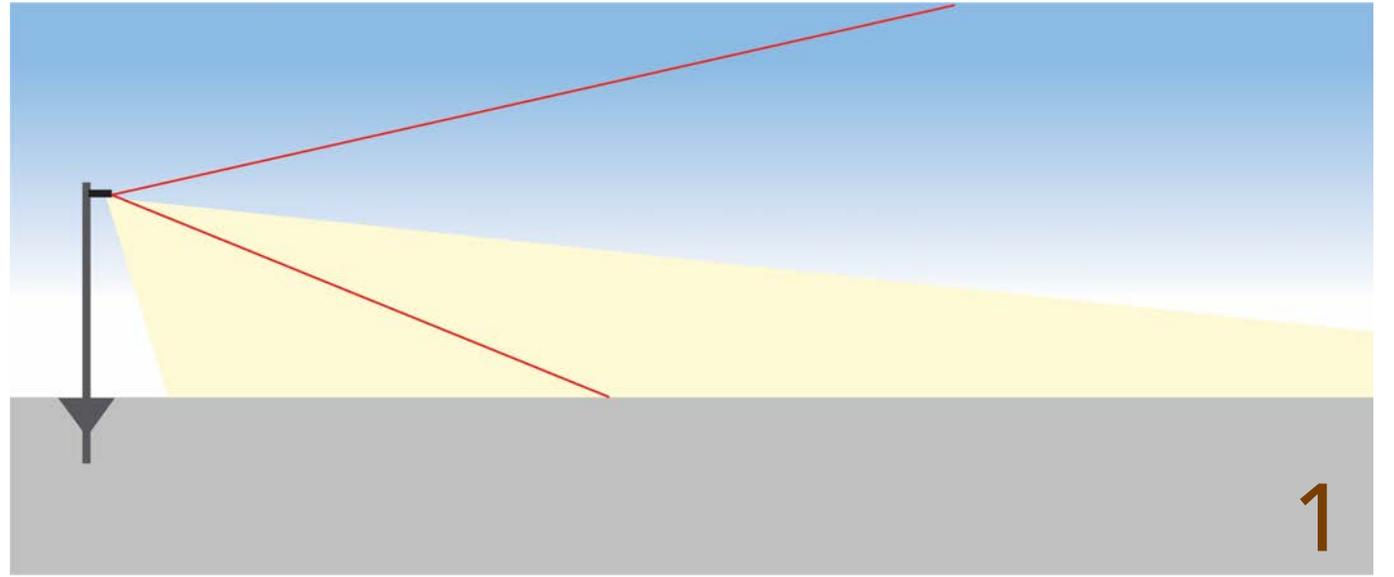
- LED technology
- “Full cut off” luminaires
- Digital lighting systems
- Intelligent controls and adjustability
- Minimal-to-no-impact to surrounding neighborhoods



Lighting Technology and Advancements



Lighting Technology and Advancements



Lighting Technology and Advancements

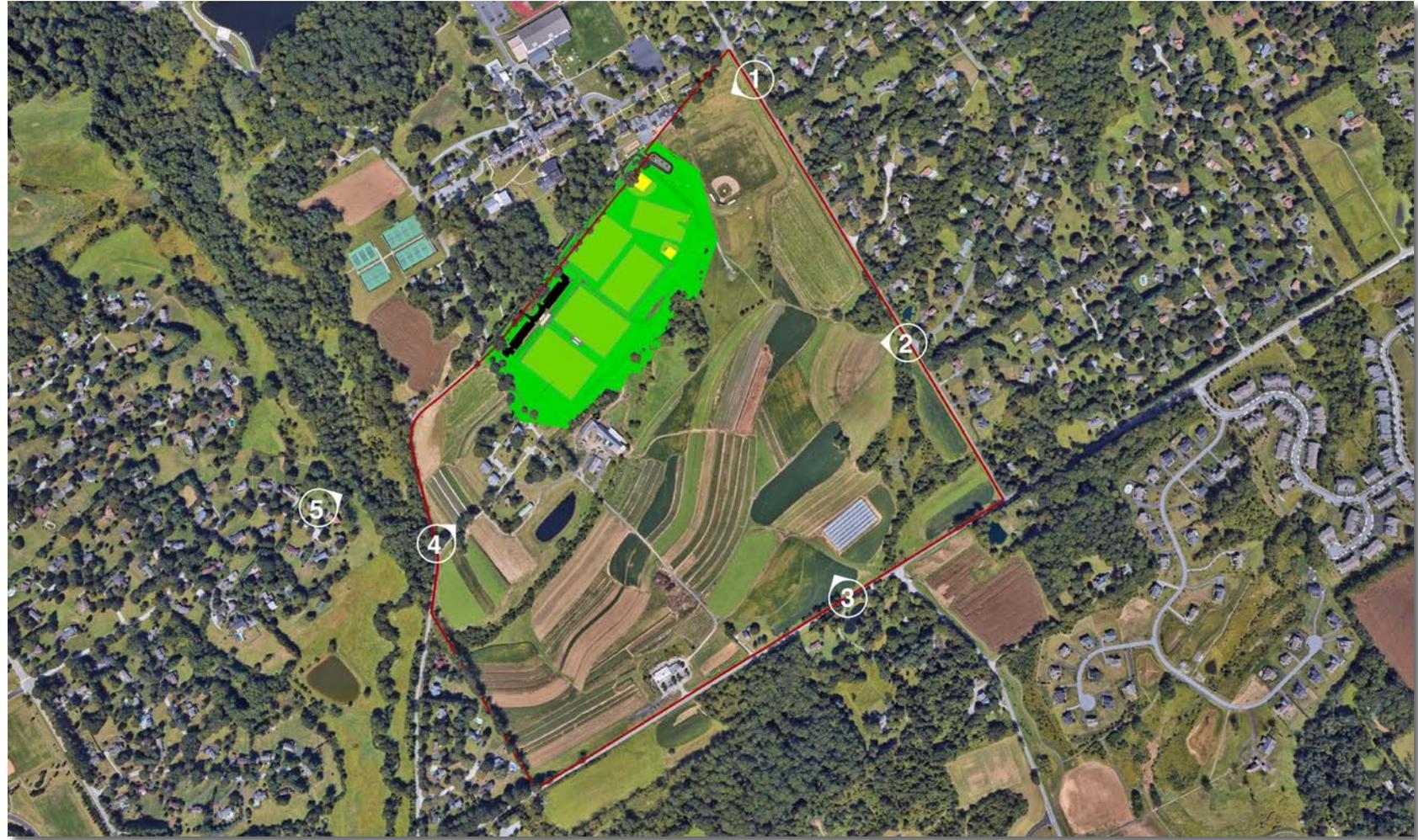


Lighting Technology and Advancements

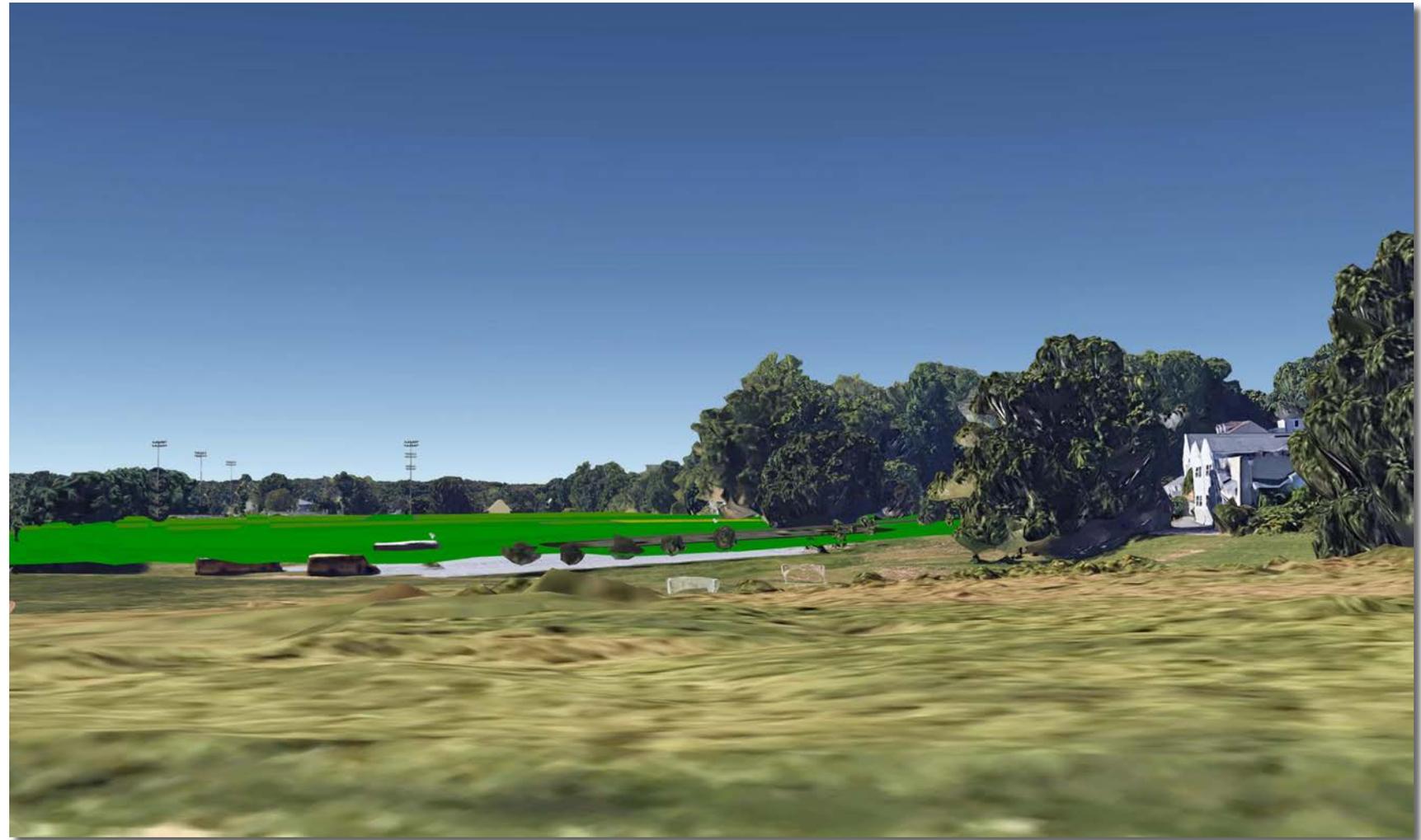
- Red Line = .01 Foot-candles or moon light levels or lower



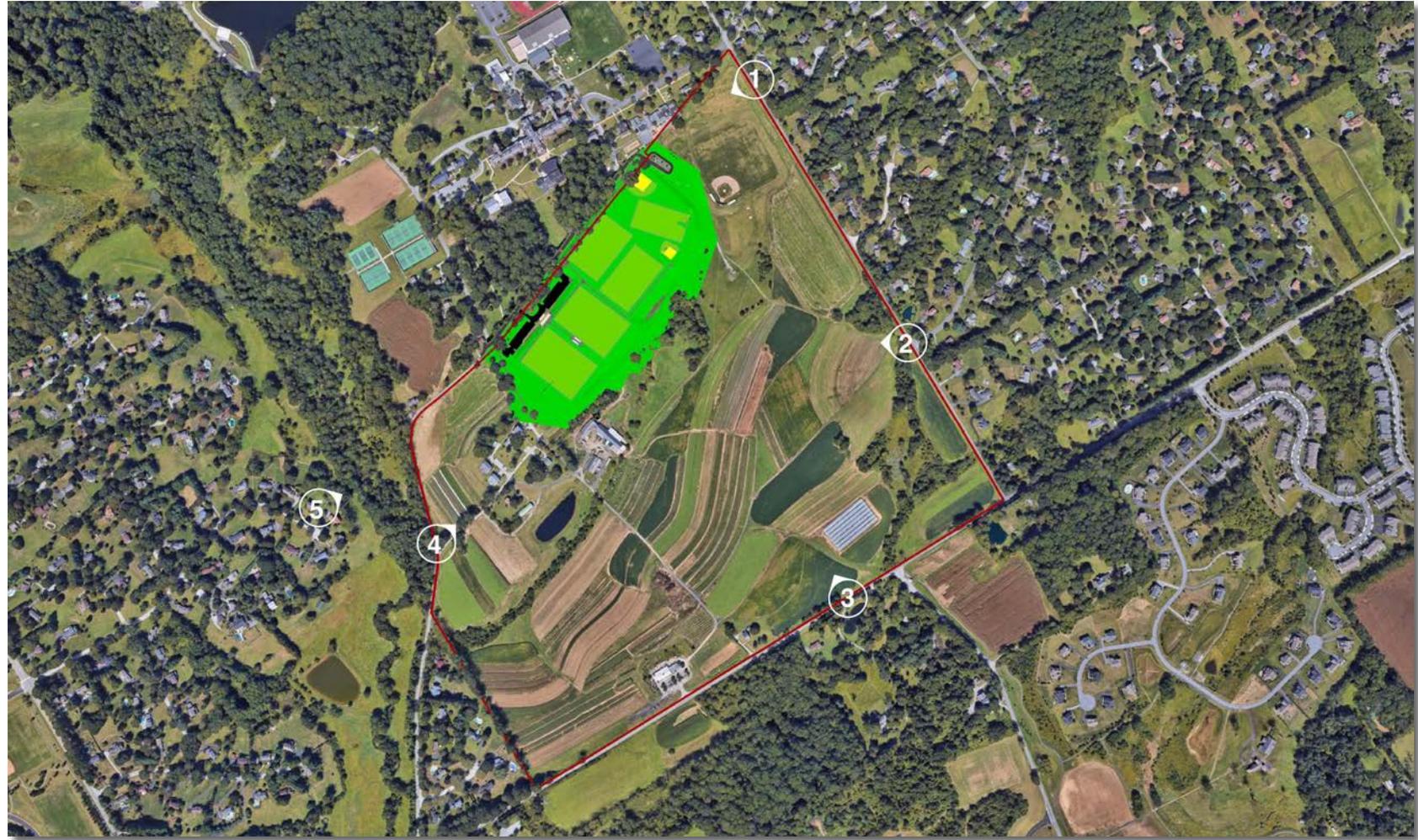
Neighborhood Perspective Overview



Neighborhood Perspective 1



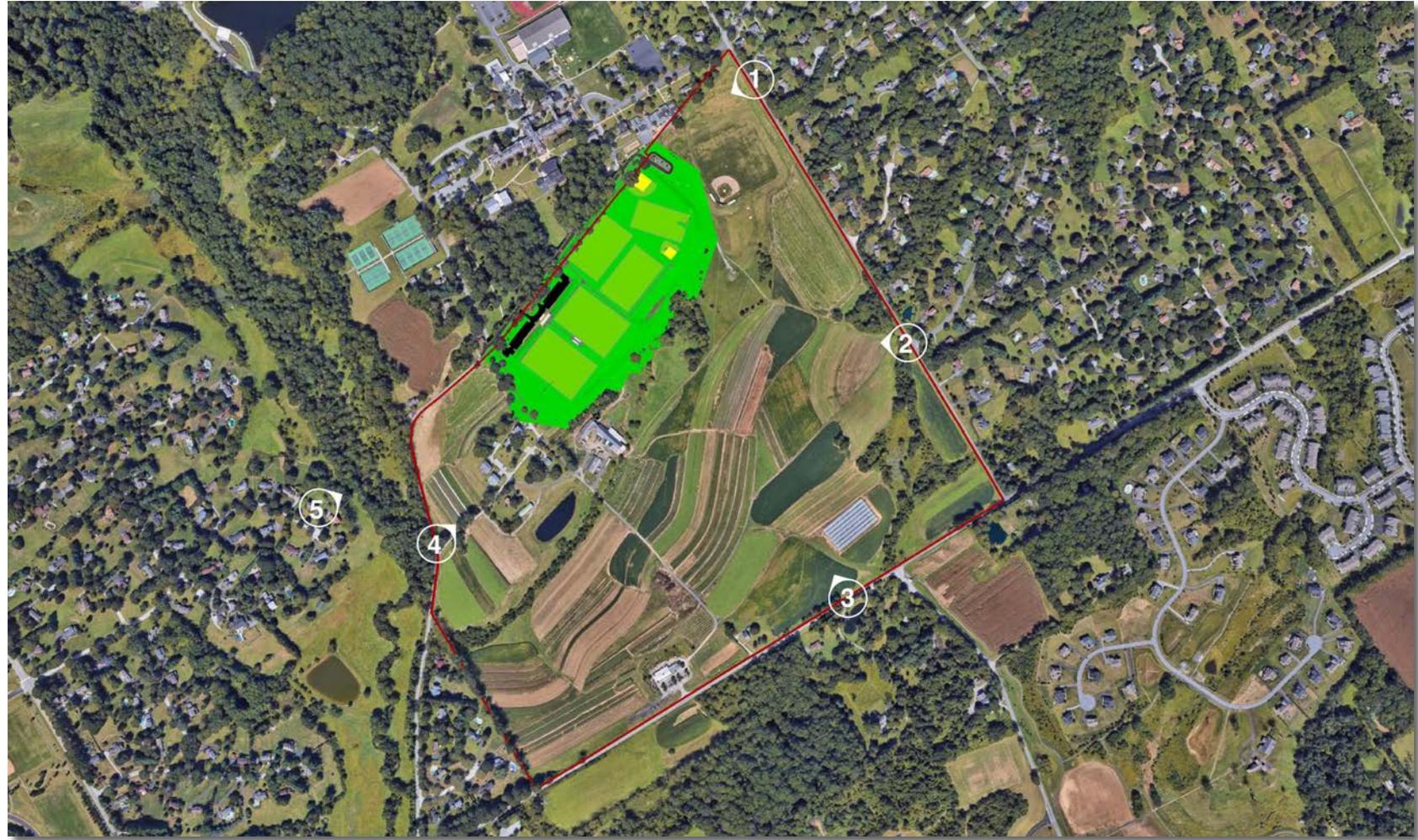
Neighborhood Perspective Overview



Neighborhood Perspective 2



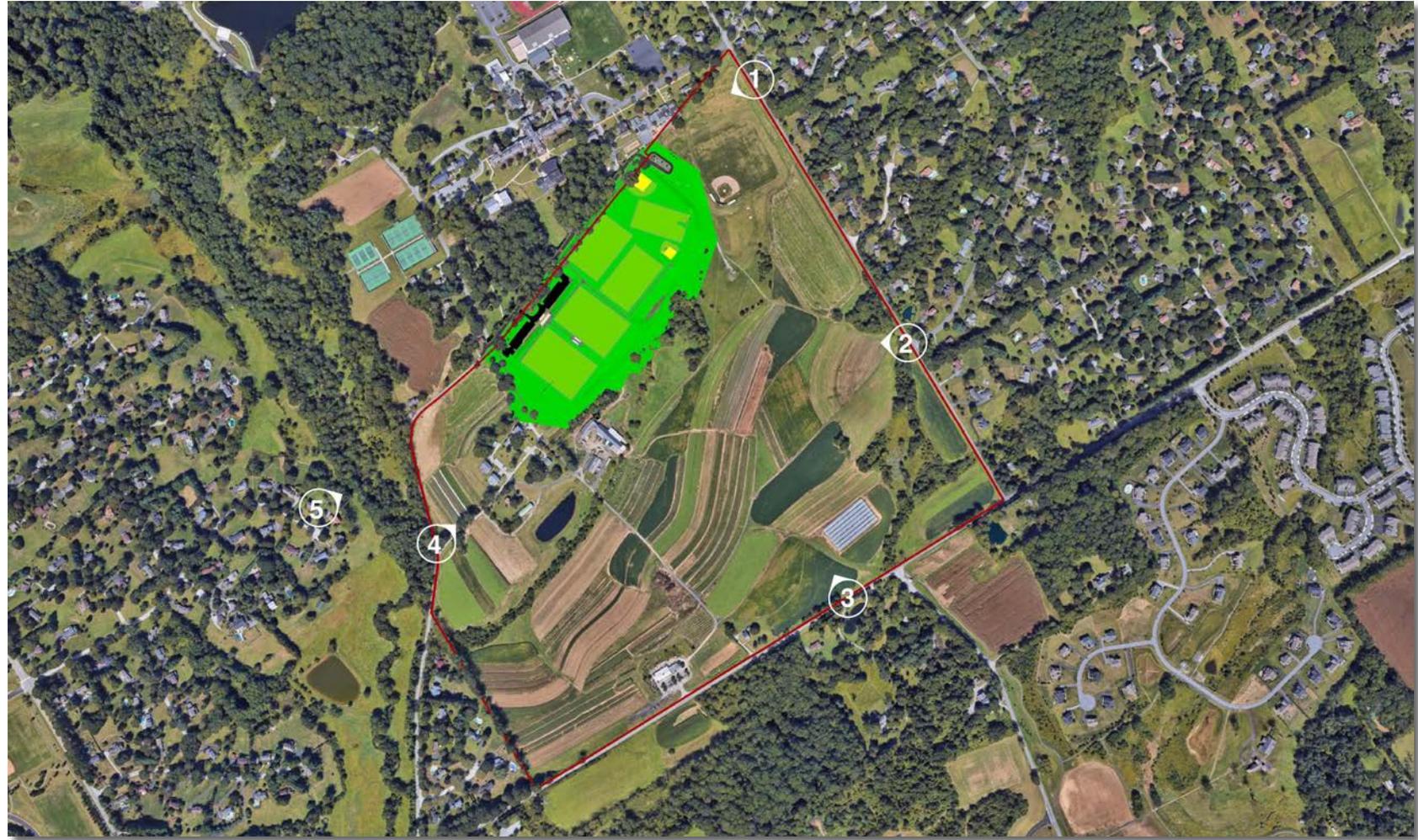
Neighborhood Perspective Overview



Neighborhood Perspective 3



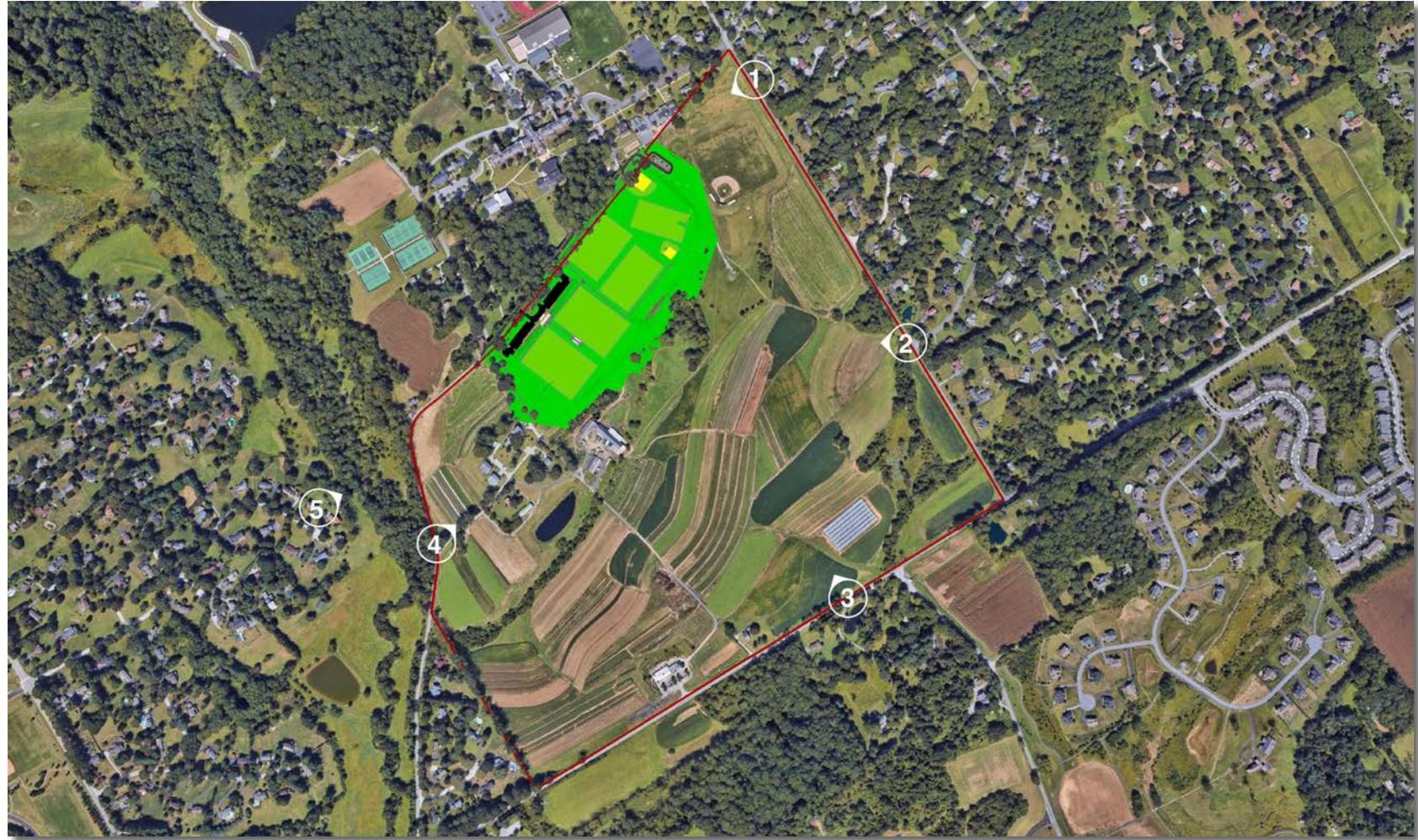
Neighborhood Perspective Overview



Neighborhood Perspective 4



Neighborhood Perspective Overview



Neighborhood Perspective 5



Field / Light Usage

- **Westtown Use**
 - Mondays through Saturdays
 - No use on Sundays
 - No use June 15 – August 15
 - Maximum number of 4 night games per year for school competition (2 fall & 2 spring)
- **Community Use**
 - Lights will be used for external practices only
 - Lights will be used primarily for rentals benefiting our local community
 - Lights will not be used for tournament play



Thank You!

