MEMORANDUM

TO: Westtown Township

FROM: Timothy Barnard

DATE: August 15, 2018

RE: Westtown School

SUBJECT: Conditional Use Application (Supplemental Submission)

Upon receipt and review of Westtown School’s Conditional Use Application for completeness, the Township requested the additional submission of five items. Those items are here addressed.

1, 2. Township Code Section 170-2009.B.(4) – Site Plan

The site plans have been supplemented with a properly scaled “detail” layout reflecting the relocation of the Hoop House and new sheds. That plan addresses the height limitation of the Mini-Farm fence.

3. Township Code Section 170-2009.B.(6).(d) – Location Use and Dimensions of Proposed Farm Buildings

The proposed new Concession Building (Field House) is conceived as a modern day ‘bank barn’ nestled within an existing bank and serving as a natural transition between the academic and athletic campuses of Westtown School. The building form is elemental, compact, and of similar scale to traditional barns found in the Township. The building’s size is determined by a judicious and efficient use of space needed to house the disparate functions found in a building of this nature. The materials will be locally sourced: decorative concrete block manufactured in Exton together with mortise and tenon timber frame and structural insulated panels, all of which are manufactured in Lancaster County. When complete, the Concession Building will host students, their parents, and citizens of Westtown Township there to witness the growth of youth through the pursuit of athletic training and competition.

The dimensions of the Concession Building (Field House) are as follows:

• Parking Level 24x80 = 1,980 sf

• Field Level 24x80 = 1,980 sf

• Height between parking level and field level 12’

• Height of field level to ridge 25’

The proposed new Shade Structure is a new building type providing respite from the sun drenched playing fields while serving as a lesson in sustainability. The structure is durable corten steel that, over time, will form a maintenance free rust patina supporting a canopy of vegetation which, while absorbing rainwater, will also create dappled light for the enjoyment of the spectators. The vegetation might well include apple trees providing a potential source of fruit for the School and spectators. Rainwater not absorbed by the soil will be stored in a cistern for irrigation during dry months. The Shade Structure helps to fulfill Westtown School’s mission of education and sustainability.

The dimensions of the Shade Structure are as follows:

• 50x46 = 2,300 sf

• Upper field level to high point of structure 19’

Renderings for each of the two buildings as they are currently designed are here attached. Design discussions continue and these buildings may well be downsized and simplified before construction. Renderings of any adjusted designs will be subsequently submitted to the Township.

4. Township Code Section 170-2009.D.(1).(b) – Consistency with 2001 Township Growth Management Plan

One of the principal goals of the Conditional Use Application is to expand upon the usability of the Westtown School’s existing athletic venues/fields. Rather than forming a community partnership to improve the athletic facilities upon its campus *(as envisioned on page 62 of the Township Growth Management Plan)*, it is Westtown School’s intent to personally upgrade its athletic fields *(as here envisioned)* and allow their use by community sports organizations at such times when they are not required for the School’s own programs. This would include, but not be limited to, the availability of the lighted fields during evening hours for practice(s) and the continued daylight use of all its fields *(natural and/or synthetic turf)* for occasional major tournaments/events.

The projected reconstruction of the athletic fields will include (i) the intentional implementation of improved access paths promoting safe pedestrian movement, (ii) preservation of natural habitats and vegetative buffers, and (iii) the provision of a safe long-term supply of water, through conservation efforts, and the protection of the quantity and quality of groundwater. The School’s stormwater management narrative addresses water quality and groundwater recharge *(infiltration)* initiatives. The design of the reconstruction is sensitive to existing natural resources, particularly the adjacent wetland areas located along the corridor of the unnamed tributary immediately southeast of the fields and will voluntarily protect these wetland areas with a conservation instrument/easement and restrictive covenant.

5. Township Code Section 170-2009.D.(1).(f) – Impact on Township Resources

It is not anticipated that the Conditional Use Proposal will have any additional impact on the Township fire, EMS, police or other municipal services. Westtown School is served by a private well system that is adequate to handle any additional water use and the School’s current sewage capacity can easily assimilate any additional sanitary waste.