



WESTTOWN SCHOOL – OAK LANE PROJECT CONDITIONAL USE APPLICATION NARRATIVE

The Westtown School is proposing improvements to several of their existing athletic fields and the campus facilities that support them as part of their Oak Lane Project.

The project entails the establishment of a synthetic turf multi-purpose field area complete with two multi-purpose synthetic turf fields accommodating soccer, lacrosse, and field hockey, and having perimeter fencing, convenient access to support facilities, dedicated spectator area(s), and athletic field lighting. In addition, the project includes:

- The conversion of an existing gravel/lawn parking area to a permanent/paved 93-space parking lot with lighting, van-accessible ADA parking, and featuring a dedicated drop-off area accommodating both buses and cars.
- A 2-story support building providing equipment storage, restrooms, and facilitating ADA access between the new parking lot and the athletic fields/facilities via an elevator (the fields and parking are grade-separated by approximately one story).
- A relocated/reconstructed softball field complete with dugouts to ensure parity between the baseball and softball programs.
- A paved walking path connecting each of the new and affected existing sports fields, off-street parking facilities, the support building, and establishing safer and improved connections to the greater Westtown School campus.

All of the improvements are proposed within developed areas of the Westtown School campus that are already devoted to athletics, and these improvements include stormwater management facilities designed to meet the requirements of Westtown Township and the Commonwealth of Pennsylvania.