



TRAFFIC PLANNING AND DESIGN, INC.

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**March 29, 2023**

Ms. Kate Donnelly, Director of Facilities

Westtown School  
975 Westtown Road  
West Chester, PA 19382

**RE: Westtown School Oak Lake Turf Fields  
Transportation Operational Analysis – Amendment #1**

Westtown Township Conditional Use Application

*Westtown School Oak Lane Turf Fields, Westtown Township, Chester County, PA*

TPD No. WESC.00003

Dear Ms. Donnelly:

In support of the Westtown Schools' Conditional Use Application, Traffic Planning and Design, Inc. (TPD) has prepared this Amendment #1 to our Transportation Operational Analysis (TOA) dated March 14, 2023 submitted to Westtown Township. As conditional use approval is only need to permit the illumination of one athletic field, this amendment will address traffic operations specifically related to the use of a single lit athletic field during evening use.

One of the two proposed athletic fields will be lit per Westtown Township Zoning Ordinance Section 170-1514.D.(5)(e)[12]. The single lit athletic field will be utilized for Westtown School practices and games during evenings.

**WESTTOWN SCHOOL PRACTICES**

Westtown School will utilize the fields for its own sports team use for practices. The traffic demand associated with those practices will be very small as Westtown School is a boarding school and most participants will walk from other areas of the campus via the existing and proposed pathway connections.

As stated in the TOA, the PM peak period anticipated trip generation for both fields (lit and unlit) utilized for practices at a given time is projected to be 83 entering and 64 exiting trips (147 trips total). The assumption that half of those trips (42 entering, 32 existing, 74 total) would be generated by the single lit field is extremely conservative, and would not cause any adverse traffic operational conditions or concerns about parking supply as these events will fall outside of peak traffic conditions on adjacent roadways and peak parking demand on campus.

## WESTTOWN SCHOOL GAMES

The single lit athletic field may be used for Westtown School athletic team games. As stated in the TOA, the field may be used by soccer, lacrosse or field hockey teams. Lacrosse has the largest maximum anticipated team roster, which could be as high as 30 players per team. Conservatively, if both teams participating had 30 player rosters, and each participant generated one spectator car, that would translate to 60 entering and 60 exiting trips (120 total) for games. This potential game maximum condition is extremely conservative, and still is below the projected maximum trip generation anticipated for daylight practices with both fields operating simultaneously. This potential maximum game trip generation condition would not cause any adverse traffic operational conditions or concerns about parking supply as these events will fall outside of peak traffic conditions on adjacent roadways and peak parking demand on campus.

In summary, the traffic and parking demand for the operation of a single lit athletic field on Oak Lane will be less than that anticipated for daylight operations of both fields simultaneously for practices. As the events held on the lit field will fall outside of peak traffic and parking demand periods, there will be no additional traffic operational concerns or parking demand concerns associated with the evening use of the single lit athletic field.

Please contact me should you require additional information in support of the above information and the Conditional Use Application to Westtown Township

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Alex Meitzler, PE, PTOE

Regional Manager

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