



## Narrative and Parking Impact Assessment

February 2022

### Project Information

Project Location: Edison Intermediate School  
800 Rahway Avenue  
Westfield, NJ 07090

Applicant: Town of Westfield  
Union County, NJ

### Westfield Sports Field Master Plan – Edison Intermediate School

#### **Introduction**

The proposed Edison School Multipurpose Fields Plan, under consideration by the Town of Westfield, consists of resurfacing +/-240,000 sq/ft of synthetic turf to the existing athletic fields behind the Edison Intermediate School. The area currently consists of two marked baseball fields separated by a large common area that is used by Physical Education classes, along with Track & Field events, as well as other Westfield athletic activities. The school utilizes the existing western parking lot that contains 137 striped parking spaces. The eastern parking lot contains 59 spaces and is utilized for service, delivery, and teacher parking. The Edison Intermediate School lot is bordered by single-family residential homes along the West, South and East property lines. There are single family homes located across Rahway Avenue to the North.

The Town of Westfield, in conjunction with the Westfield Board of Education, has recently proposed converting approximately 60% of the existing naturally turfed field into synthetic turf multi-purpose athletic fields. The Varsity baseball field will remain natural turf. The Junior Varsity baseball field will be replaced with a synthetic turf field along with adding multi-purpose fields (soccer, youth soccer, baseball, field hockey, lacrosse, and a football/band practice area) in the outfield and along the center common area between the Varsity and Junior Varsity baseball fields. While the addition of new synthetic turf sports fields is proposed, the total area of athletic fields will be marginally increased, primarily to provide for the safety of the new fields around the open center area. Currently, the proposed site improvements have no updates to the existing parking area.

The Edison School property has two (2) main entrances, each located off Rahway Avenue. One is located on the west side of the school and the other on the east side of the school. No alterations are proposed to these access driveways at this time.

The proposed enhancements to the athletic fields also include a new bathroom facility, new perimeter fencing, additional sidewalk connections, a new band tower, new equipment for the athletic fields, and field lighting. Please refer to the proposed Edison School Multipurpose Field Plan for all site improvements and site layout.



## Methodology

There appear to be no current off-street parking requirements or standard Municipal Athletic Field Parking Requirements for the Town of Westfield, the surrounding municipalities (Mountainside, Springfield, Garwood, Cranford, Clark and Scotch Plains), or within Union County. As a result, Spiezle Architectural Group formulated multiple matrixes to calculate the number of spaces needed to accommodate the utilization of the athletic fields being proposed for this project. These matrix calculations were based on information gathered from the following references: Regional Municipal Requirements; The National Academics of Sciences, Engineering and Medicine; The Handbook of Landscape Architectural Construction; Sports Works Design; Beacon Athletics, USA Shade and Fabric Structures; and Earth Networks.

There are presently 196 Striped Parking Spaces located on the grounds at the Edison Intermediate School. There is also an existing parking lot located Northwest (behind Gary Kehler Football Stadium) at Lincoln School that contains an additional 63 Striped Parking Spaces. The project has no other proposed improvements to the parking area at this time. The chart below represents these findings.

<b>Available Parking</b>		
<b>Edison School</b>		
East Parking Lot		59 Striped
West Parking Lot		137 Striped
<b>Total</b>		<b>196 Striped Parking Spaces</b>
<b>Lincoln School</b>		
Parking Lot		60 Striped/3 Parallel
<b>Total</b>		<b>63 Striped Parking Spaces</b>
<b>Total Parking Available = 259 Striped Parking Spaces</b>		

Spiezle Architectural Group was assisted in this assessment by School Athletic Director Sandra Mamary. Ms. Mamary was able to provide a list of the current Town/School Athletic Teams, including team sizes, number of coaches, officials used during games, and an approximation of current attendance for each event. Along with this information, typical field usage, particularly during daytime hours, both after school and on weekends, was discussed. This information was included in the matrix calculations Spiezle used to determining parking requirements for field usage for this project.

In addition, the Westfield Recreation Department was also able to provide information about potential similar uses to the expected Edison uses during weekdays. The Recreation Dept consulted with the Westfield Soccer Associated (WSA) and they indicated that weekday practices at the Houlihan/Sid Fay Fields is typically after 6 PM and involves mostly drop-off and pick-up activity which reduces the need for long term parking. The same scenario occurs at the Wardlaw Hartridge Fields that WSA rents outside of Westfield. Wardlaw has approximately 124 existing parking spaces for two (2) turf fields with lights and there does not appear to be any issues accommodating practices between the hours of 5:30 to 9:30 PM on weeknights.

The Parking Assessment conducted by our office includes two (2) separate Parking Matrixes to determine the most adequate parking assessment to provide to the Town of Westfield for the proposed project. The sports depicted in the chart highlight the two (2) highest attended sporting events per season. By using the two (2)



highest attended sporting events to represent parking allocation for the new fields, it can be assumed that parking would be able to accommodate all other events. Please note, Spiezle is using the term “sporting event” in regard to a regular competitive game between two (2) teams as opposed to a general practice, training, etc.

Parking Assessment Results				
	Spiezle Parking Matrix #1 Parking Requirement Results		Spiezle Parking Matrix #2 Parking Requirement Results	Average Parking Requirements
<b>Edison School Sporting Events</b>				
<b>Fall Sports</b>				
Soccer	100		92	96
Field Hockey	75		67	71
<b>Spring Sports</b>				
Lacrosse	100		100	100
Baseball	70		62	66

Parking Matrix #1: Calculated by allocating 50 parking spaces per occupied athletic field in addition to allocating 1 parking space per 4 spectators/spectator seating.  
References: Regional Municipal Requirements, Earth Networks, USA Shade and Fabric Structures

Parking Matrix #2: Calculated by allocating 1 parking space per player and coach (per team), per official per each specified sporting event along with 1 parking space per 4 spectators/spectator seating.  
References: The National Academics of Sciences, Engineering and Medicine, The Handbook of Landscape Architectural Construction, Beacon Athletics

The total for each sporting event (per season) was calculated in each matrix. The totals were averaged to provide greater equal distribution of data across each matrix for better calculated results. Due to the layout of the fields (both existing and proposed), and for player safety, our office recommends a maximum of two (2) events played simultaneously, regardless of season.

### Daylight Usage Assessment/Recommendations

The review of current parking needs assessment by the School Athletic Director indicated that the parking located at Edison Intermediate School was sufficient to accommodate parking for two (2) sporting events being played simultaneously at the proposed project site, both for sporting events after school and sporting events held during weekend hours. Due to the nature of sport practices, it is assumed that more cars would be needed to accommodate actual sporting events than are needed for practices. Because of this, Spiezle has not included any parking assessment results for practices, tryouts and/or smaller training sessions in the tables provided for this assessment.

Due to the capacity size of Kehler Stadium, it is recommended to limit sporting events held at Edison School during such times that large events are being held at the stadium. This includes both weekends and all times during and/or after school. It is also recommended to not hold any events during school hours as the parking lot is initially intended to provide adequate parking for school staff and personnel.



Recommendations on school policies indicate that the current parking conditions are satisfactory to meet the needs of school sporting events. The chart below outlines worst case scenarios for the current state of parking.

Parking 'Worst Case' Scenarios						
<b>Fall Events</b>						
Sporting Event	Soccer	Field Hockey	Parking Spaces Required	Edison Parking Spaces	Existing Parking Spaces	
Allocated Parking	96	71	167	196	259	
<b>Spring Events</b>						
Sporting Event	Lacrosse	Baseball	Parking Spaces Required	Edison Parking Spaces	Existing Parking Spaces	
Allocated Parking	100	66	166	196	259	

### Evening/Nighttime/Lit Usage Assessment/Recommendations

The Westfield Recreation Department and the Westfield Soccer Association indicated that the usage of the fields during evening and nighttime hours are not expected to exceed maximum anticipated numbers that were used for daylight hours for school events. Due to this assumption, it is concluded that if parking is suitable for school sporting events during daylight hours, that such parking would be able to accommodate events being held at evening/nighttime hours. Also, as previously stated, it is also concluded that if parking is suitable for school sporting events during daylight and evening hours, that such parking would be able to accommodate practices and smaller sporting events held at the Edison fields.

It is recommended that the scheduling of practices, tryouts and/or training sessions be scheduled accordingly to reduce noise, parking needs, attendance by family members, etc. by coordinating the scheduling of the field usage. Again, due to the size requirements and safety of the fields, it is Spiezle’s recommendation to limit the number of activities being used simultaneously on the field. Although it is recommended to only schedule a maximum of two (2) sporting events at a time, the Town and school might be able to find it appropriate to hold more than two (2) practices, tryouts and/or training sessions at a time if there is enough space to safely hold these events. Typically, these types of events are not anticipated to attract large groups of spectators and/or other personnel. Because of this reason, parking is expected to be able to accommodate multiple practices, tryouts and/or training sessions.

### Larger Westfield Sporting Events

Due to the spectator capacity of Gary Kehler Stadium, existing parking, both at Edison Intermediate School and Lincoln School, is not sufficient. It is recommended that the Town look at alternative parking sites to accommodate these events. The chart below represents parking for Gary Kehler Stadium Events.



Parking Assessment Results			
	Spiezle Parking Matrix #1 Parking Requirement Results	Spiezle Parking Matrix #2 Parking Requirement Results	Average Parking Requirements
<b>Gary Kehler Stadium Sporting Events</b>			
<b>Fall Sports</b>			
Football	425	470	448
<b>Spring Sports</b>			
Track	75	197	136

The current parking at Lincoln School is not substantial, however there may be an opportunity to utilize this lot more effectively. Students who typically park their cars at Edison School, utilize the parking at Lincoln School to free up those spaces for other athletes, coaches, officials, spectators, etc. who will be utilizing the Edison Fields. Again, coordination of scheduling and strong polices on use are recommended when events are being held at Kehler stadium.

**Conclusion**

The existing parking located at Edison Intermediate School appears to be sufficient to accommodate parking for the proposed athletic improvements for the Edison School Multipurpose Fields Plan with a maximum of two (2) sporting events being played on the fields simultaneously, outside of school operating hours. While the existing parking has shown to be sufficient for this project, it is Spiezle’s recommendation that coordination between Edison School, the Town of Westfield, and the athletic teams/clubs be coordinated to ensure that scheduling is staggered to allow for cars leaving the area and cars arriving to have sufficient time for the parking lots to clear and provide parking spaces for others. Also, due to the capacity size of Gary Kehler Stadium, it is our recommendation that sporting events are not scheduled simultaneously at Gary Kehler Stadium and at the Edison Intermediate School athletic fields, although practices, tryouts and/or smaller training sessions have the opportunity to be held at the fields providing adequate coordination and scheduling.