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EDUCATING WITH LOVE
AND FOR LOVE

August 31, 2026

Dear Neighbors,

Thank you very much to those of you who were able to join us at our August community meeting where we continued to share our vision for Ancillae's campus and our hopes for how improvements to our campus will benefit our entire neighborhood. For those unable to attend, we again discussed our Master Plan, which was developed in consultation with experienced architects, engineers, and other experts. The plan includes improved athletic facilities and field, a new parking deck, expanding the campus driveway, and enhanced water retention systems. We hope to implement each over the next several years.

At our August meeting, we shared three specific benefits our plan offers our broader community: better traffic flow on campus and Church Rd; less water runoff from our campus; and less off-campus parking. Then we listened.

Below please find a summary of the presentation and discussion from the meeting.

Ancillae's Presentation:

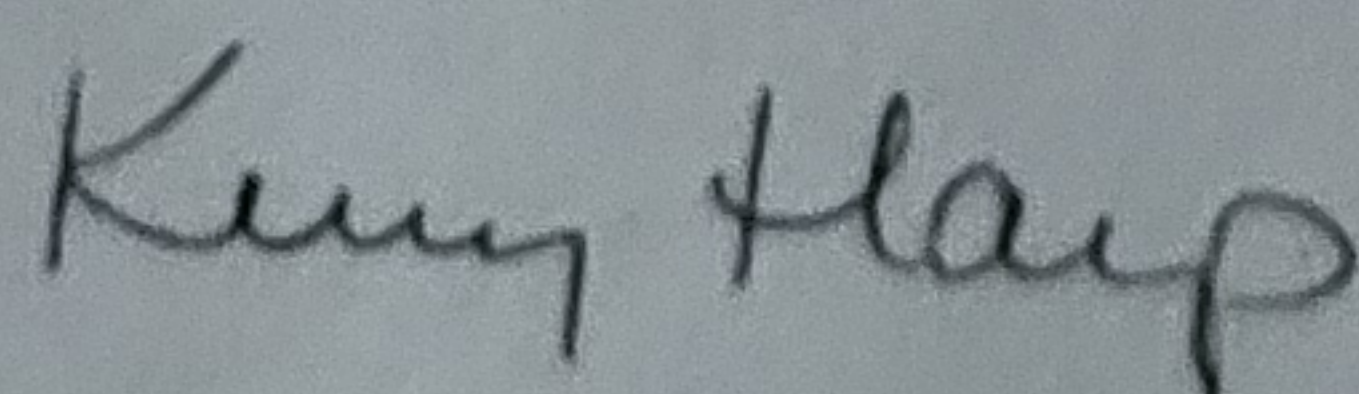
1. Reduction of traffic on Church Road during school dismissal. Widening the driveway on campus to two lanes allows buses to move deeper into campus to wait for student pickup. Cars in our pick-up lines, which stay toward the front of campus, will have easier and faster entry, reducing congestion on Church Road. A widened driveway and parking deck allows us to explore options for campus access that do not rely exclusively on Church Road and gives us the flexibility to design traffic patterns more responsive to individual events and future needs. Ancillae has engaged a traffic expert to advise us on each of these points.
2. Reduction of off-campus parking during school events. There is insufficient parking on our campus. With well over one hundred faculty and staff members plus daily volunteers, parking is tight daily. Cars often park on Gribbel Road or Royal Avenue during games and events. Previously, Bishop McDevitt was used for overflow parking. The property is now owned by Arcadia which is no longer a reliable source for overflow parking. Families parking off-campus, whether at Arcadia or on neighboring streets, is never ideal. Increased foot traffic in the neighborhood-- especially at night - presents a safety concern for everyone. To keep as many cars on campus as possible, our architects have designed a parking deck which takes advantage of the slope of our campus to embed one parking deck beneath the other, doubling the capacity of our lower lot without doubling our impervious surface.
3. Reduction of water run-off onto surrounding streets. If we are permitted to build a new field, we will install new water detention basins beneath it. These will absorb water flowing onto the field, capture run-off from new impervious surface, and reduce run-off from existing impervious surface. The net result will be that our community will experience less run-off from our campus than it currently does. Ancillae emphasized that the township - its supervisors, engineers, lawyers, zoning board, and others - are all involved in reviewing and approving the plans regarding water management.

After the presentation, participants shared the following comments, questions, and concerns.

- Traffic congestion on Church Road is a significant concern shared by the school and neighbors.
- Neighbors questioned whether the proposed two-lane driveway would meaningfully reduce congestion on Church Road.
- Ancillae recognized that people unfamiliar with the daily logistics of the school's transportation systems may not fully understand these details. We've taken into consideration the timing, staffing, safety, supervision, logistics, and issues that factor into any possible change to current practices. We've considered multiple traffic flow options. The plan for a widened driveway is our effort to pursue the best of them.
- A traffic expert is currently evaluating the proposed traffic configuration, including bus stacking and vehicle movement.
- The school recognized that it is landlocked. The Campus Master Plan was designed to creatively use our existing property to address traffic and parking which were identified as institutional and neighborhood priorities.
- Ancillae acknowledged that, as a non-profit, it does not pay taxes to the Township. One neighbor inquired about our willingness to make voluntary payments to the Township via its PILOT (Payment in lieu of Taxes) program. Dwight Pedro Lewis, our Ward Commissioner, was in attendance and shared that Ancillae and the Township are in active dialogue regarding this program.
- Questions arose regarding the entrance to and exit from the parking deck, the view for our Royal Avenue neighbors, and a concern that construction might cause houses to collapse.
- Ancillae's counsel and Commissioner Lewis clarified the township's zoning and land development processes. They explained that Ancillae's Plan must get through zoning if there is an interest in improving traffic and water management. If the Zoning Hearing Board approves the Plan, Ancillae's architects and engineers begin drafting more detailed plans, which Township officials evaluate and review. They explained that the process of bringing Ancillae's Plan to fruition is a long one, and that there are many opportunities throughout for the Township and the community to express their thoughts.
- The school emphasized that the campus planning process is intended to benefit both Ancillae and the broader Wyncote community. Commissioner Lewis stated that he is pro development but not at the expense of neighbors. He also noted that, thus far, Ancillae has cooperated with any Township requests.
- Neighbors referenced conditions of a zoning decision regarding Ancillae from 1999. Some felt that promises made at that time had not been kept. The school expressed the need for building trust today and understanding that we all enter this project and process in good faith as good neighbors.
- Conversation moved to other various neighborhood concerns before the meeting ended.

As we work with our architects, engineers, and community partners, we will continue to provide information, updates, and other questions and answers on our webpage found at: www.ancillae.org/support/campus-plan. A sincere thanks to our Ward 2 Commissioner, Mr. Dwight Pedro Lewis, for attending this meeting and facilitating our conversation as a community.

Gratefully,



Kerry Harp
President