



April 3, 2017

Chris Patriarca, Zoning Officer
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: *Crebilly Residential Development
Traffic Engineering Review
Westtown Township, Chester County, Pennsylvania***

Dear Mr. Patriarca:

As requested, Kimley-Horn has reviewed the following materials provided on behalf of Toll Brothers, Inc. for the Crebilly Residential Development:

- o Resubmission correspondence and attachments, prepared by McMahon Associates, Inc., dated March 3, 2017.

The proposed development is located on the Crebilly Farm property along the west side of US Route 202, between West Pleasant Grove Road and PA Route 926 (Street Road). As previously noted the review is limited to Alternative A (317 new dwelling units).

This review has been completed to determine compliance with applicable Township Code as well as reasonable and customary standards of Traffic Engineering practice. Please note that this review should be considered preliminary and subject to change based on the submission of revised materials to address the comments presented herein.

The following comments are offered to the Township for consideration:

General

1. As previously noted several comments from the review letter dated December 27, 2016 remain outstanding. Specifically, formal responses have not been provided the following Conditional Use Subdivision Plan comments:
 - a. The network of internal roadways should be revised to provide a more continuous connection between PA 926 and West Pleasant Grove Road generally consistent with the Township Growth Management Plan except as noted below. {§149-102}
 - b. The intersections of the continuous connection between PA 926 and West Pleasant Grove Road should be aligned with Bridlewood Boulevard at PA 926 and the future road extension through the Arborview Commercial parcel at West Pleasant Grove Road. {§149-300}
 - c. It is acknowledged that the Township Growth Management Plan shows an access between the internal connection roadway and US 202 within the Crebilly Farm. Based on the current scope of PennDOT improvements (Arterial in lieu of Limited Access and minor improvements to the intersection of US 202 and PA 926) this access may no longer be appropriate. Consideration should be given to removing the proposed access/road extension to US 202. {§170-1512.B}

- d. The internal roadways appear to provide the minimum 24-foot paved width for a Minor Street. Consideration should be given to requiring additional width or adjacent sidewalks to accommodate pedestrian traffic. {§149-916}
 - e. The plans should reflect the applicable elements of the Township Trails Plan. {§149-102}
- If these are to be addressed by a consultant other than the applicant's traffic engineer than we would request being copied on the relevant correspondence.
- 2. As previously noted the materials provided to the Township do not clearly demonstrate that peak traffic will be accommodated in a safe and efficient manner, or identify improvements that the applicant is committed to complete or fund. {§170-2009 D(1)(h)} Specifically:
 - a. The revised analyses of US 202 and PA 926 provided as part of the January 20, 2017 submission indicate that the southbound queues will extend beyond the proposed US 202 access during both morning and evening peak periods, and beyond West Pleasant Grove Road during the evening peak. This will have a significant impact on the arrival and departure patterns of project traffic, as entering traffic is anticipated to show a preference for West Pleasant Grove and exiting traffic for PA 926. The response provided in the March 3, 2017 correspondence addresses the improvements proposed by the applicant to mitigate impacts at the site-adjacent intersection of US 202 and PA 926; however, these improvements do not address the underlying queuing and associated limitations on the proposed access to US 202. Two potential approaches to address this issue include the applicant:
 - i. Identifying additional improvements for US 202 and PA 926 and submitting revised analysis demonstrating that the proposed US 202 access will operate in an acceptable manner.
 - ii. Committing to remove the US 202 access and submitting revised analyses demonstrating that the remaining accesses and related transportation facilities will operate compliance with applicable standards.
 - b. The location of the revised eastern access to West Pleasant Grove Road:
 - i. Does not address previous comments regarding continuity with the future road extension through the Arborview Commercial parcel.
 - ii. Must be verified relative to the recently completed residential access (not shown on the submitted illustration).
 - iii. Does not provide any tolerance for entering left turns and will require detailed field verification.

Transportation Impact Study

- 3. As previously noted the counted 2016 traffic volumes should be reviewed to verify the decreased through volumes along US 202 compared to the most recent previous study of the subject site. The explanation provided in the two resubmissions do not address the long-term trends along the corridor and the relationship to other study assumptions such as "regional" growth. This intersection has been the subject of numerous studies over the last several decades by PennDOT, various developers, and the Regional Planning Commission. This data should be assembled and reviewed to ensure that the volumes utilized to assess the site accesses and impacts are reasonably accurate.

4. As previously noted, existing condition peak hour traffic counts are to be collected on a Thursday or Friday during any month from April to November. {§149-804.A(3)(g)}. As part of the Land Development Approval process, the applicant should request a waiver from the Township for the counts of New Street and West Pleasant Grove Road. If the applicant chooses to complete the counts during compliant periods that would also address this issue.
5. The turn lane warrant analyses for Alternative A indicate that the project will contribute to the need for turn lanes at the following intersections:
 - a. US 202 and West Pleasant Grove Road
 - b. PA 926 and New Street

Please contact me at 267.687.0153 or albert.federico@kimley-horn.com should you have any questions regarding the above.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Albert Federico, P.E., PTOE

cc: Robert Pingar, P.E. – Township Manager
Kristin Camp – Planning Commission Solicitor