



MINUTES OF SCOPING MEETING

CREBILLY FARM RESIDENTIAL DEVELOPMENT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

MEETING DATE: December 2, 2016

McMAHON PROJECT NO. 816451.11

List of Attendees:

Fran Hanney, PennDOT

John Otten, PennDOT

Drew Sirianni, Pennoni

Chris Patriarca, Westtown Township

Al Federico, Kimley-Horn

Michael Downs, Toll Brothers

Andrew Semon, Toll Brothers

Nicole Kline, McMahan Associates

A meeting was held on Friday, December 2, 2016 at the PennDOT District 6-0 office in King of Prussia, Montgomery County, Pennsylvania to discuss the scope of study relative to the completion of a transportation impact study (TIS) for the above referenced project. The following is a summary of the meeting:

- Fran discussed the need to analyze the intersection of U.S. 202 and S.R. 0926 without and with PennDOT's programmed intersection improvements. If the improvements are definitive, the programmed PennDOT improvements may be relied upon for mitigation so long as the PennDOT project is constructed commensurate with or prior to this development's traffic impacts coming on line.
- Andrew described the three residential development plans that were submitted. Toll has prepared a by-right residential plan for the property. The Township's Zoning ordinance also allows for bonus density, and a separate residential plan was developed to include more units.
- Access to the development is proposed to be provided:
 - Full movement along S.R. 0926 approximately 1,200 feet from U.S. 202
 - Right-in/Right-out only along U.S. 202 (left-turns entering or exiting the site are not permitted based on the Township ordinance)
 - Andrew indicated that consideration was given to provide access along New Street; however, Toll believes the PHMC and possibly the County did not want access due to historical significance and view shed that exist along New Street with mature trees.

- Fran asked about the connector road through the site, as PennDOT will strongly recommend that this connector road be provided. The Westminster Presbyterian Church wants the connector road due to existing access issues. Andrew indicated that the connector road may be feasible with the bonus density, but it would be undesirable to have a high volume roadway through the residential development since homes could not be constructed along it. Al indicated that Township wants connectivity as much as possible for local traffic, and elimination of the access to U.S. 202 could minimize cut-through traffic in the residential development. The connector road would be to serve local traffic, not cut-through traffic from U.S. 202. Andrew stated that the connector road could be designed with a more circuitous alignment and traffic calming features to keep it a residential street, while still providing for connectivity for local traffic. Chris indicated that the Township wants a better roadway connection from S.R. 0926 to West Pleasant Grove Road, as an alternative to New Street, for local traffic which would be achieved with the connector road through the development. Without commercial space within the development of the property, the needs and characteristics of the connector road changes.
- Al asked about additional costs, specifically with sewer. Andrew replied that they are prepared to install their own system, but the existing plant has the capacity and can serve the project.
- Fran asked about extending the connection up to Skiles Boulevard, as this has been discussed in the past with other developments. Andrew replied that the developer of that property is looking for funds to build a connector road from West Pleasant Grove Road to Skiles Boulevard. Nicole indicated that the traffic operations can be greatly improved with this connection, as it would allow local traffic in this area access to two signals along U.S. 202 (at S.R. 0926 and Skiles Boulevard).
- Drew asked about realigning the proposed signalized site access along S.R. 0926 to lineup opposite Bridlewood Boulevard. Fran added that the Department strongly favors the alignment opposite Bridlewood Boulevard and has serious concerns about the viability for signalization at the current proposed location according to the site plan. Al stated that the Township will have John Snook review the planning of the site and connectivity throughout the site, and he will likely comment on this issue as well. Nicole and Andrew indicated that Bridlewood Boulevard leads into Thornbury Township, so additional coordination would be needed to consider this alternative access location.
- Based on the Township's review, Al provided the following preliminary comments on the TIS:
 - How did you arrive at the build-out year? Andrew stated that the development will have a five to seven year build-out, which was the basis for determining the future year in the traffic analysis.

- Consider the land uses for Townhomes versus Luxury Townhomes per ITE for the site trip generation. Nicole stated that the TIS was prepared based on Townhomes, which is the most appropriate and previously accepted land use for the unit types proposed within the site.
 - What will happen to the existing house at the U.S. 202 and S.R. 0926 intersection? Andrew replied that the house will remain at this time.
 - Revise the transit discussion in the TIS, as the SEPTA Bus Route 92 is the closest route.
 - Provide analysis without and with PennDOT's intersection improvements.
 - Revisit the site trip distributions. New Street may need to have a higher percentage of site traffic.
 - The traffic counts for U.S. 202 and West Pleasant Grove Road have no right-turns from West Pleasant Grove onto U.S. 202 during the weekday afternoon peak hour. Confirm.
 - Check the heavy vehicle percentages within the analysis.
- Andrew noted that the owner of the property shared a letter from PennDOT regarding another project for a bridge replacement along S.R. 0926. Nicole will coordinate with PennDOT to find out more about anticipated timing and project details.

Action Items:

1. McMahon will prepare meeting minutes.
2. McMahon and Toll will coordinate with PennDOT on the ongoing U.S. 202/S.R. 0926 intersection improvement project, as well as S.R. 0926 bridge replacement project.
3. PennDOT will issue a scoping review letter.
4. Al will issue a TIS review letter on behalf of the Township.

Follow-Up:

It is noted that PennDOT issued a scoping review letter on December 6, 2016. The comments were reflective of the discussions at the scoping meeting.

The above information is a record of the discussions at this meeting. Should you have any questions, comments or revisions please contact Nicole R. Kline, P.E., PTOE at nkline@mcmahonassociates.com or at (610) 594-9995, Ext. 5107.

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