



**ALBERT FEDERICO CONSULTING, LLC**

**Traffic Engineering and Mobility Solutions**

133 Rutgers Avenue  
Swarthmore, PA 19081

May 13, 2020

**via email only**

Russell Hatton, Chair  
Westtown Township Planning Commission  
1039 Wilmington Pike  
West Chester, PA 19382

**Re:** Conditional Use - Traffic Review  
Robinson Tract (aka Crebilly Farms) Development  
Westtown Township, Chester County

**Mr. Hatton:**

As requested, the following has been prepared in anticipation of the Planning Commission's May 20, 2020 meeting.

To date the Applicant has not demonstrated compliance with the condition use criteria in §170-2009.D(1)(h): *In consideration of conditional use approval, the Township may require the applicant to submit a development impact study which considers the impact of the proposed flexible development on traffic volume and safety.* Most notably:

- Traffic analyses which provide the basis for determining project impacts have not been updated to address the outstanding technical aspects associated with the:
  - Assumed traffic diversions
  - Signal operations at PA 926 and New Street
- An implementation strategy for necessary improvements has not been provided
- The submitted Conditional Use plans do not:
  - Illustrate the scope of improvements required to provide compliant sight distance at several accesses
  - Adequately address access to West Pleasant Grove Road
  - Include compliant horizontal alignments of internal roadways

While there has been limited recent coordination with the Applicant's Traffic Engineer and PennDOT these items and the other issues identified in the March 13, 2020 Traffic Review remain outstanding.

The following list of recommended transportation related improvements is also provided for the Planning Commission's consideration in the review of this Application.

- 1) Connector Road, construct:
  - a) Dimensionally compliant with Township standards for a Collector Road
  - b) With a sufficient pavement structure, as determined by the Township Engineer, to accommodate heavy equipment and truck traffic
  - c) Reasonable traffic calming measures to maintain a consistent, appropriate travel speed



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- d) Facilities accommodating:
  - i) Non-vehicular travel
  - ii) Personal vehicles waiting for school buses
- 2) West Pleasant Grove Road, modify:
  - a) Along the site frontage in a manner compliant with Township standards for a Collector Road
  - b) At the proposed local road site access(es) to control turning movements in a manner that enhances safety and aesthetics, preferably with a roundabout(s)
  - c) At the Connector Road site access to control turning movements and connectivity with Orvis Way in a manner that enhances safety and aesthetics, preferably with a roundabout
- 3) PA 926 (Street Road), modify as determined appropriate in coordination with PennDOT and Thornbury Township:
  - a) At the Connector Road site access to install a traffic signal and turn lanes
  - b) At New Street to:
    - i) Mitigate project impacts (as determined based on the review of revised analyses, submission pending) and to address PennDOT comments (currently by constructing eastbound and westbound left turn lanes)
    - ii) Provide appropriate non-vehicular connectivity
    - iii) Provide equipment for emergency pre-emption
- 4) US Route 202, modify as determined appropriate in coordination with PennDOT:
  - a) At West Pleasant Grove Road to provide a southbound right turn lane as determined appropriate in coordination with PennDOT
  - b) At PA 926 to:
    - i) Mitigate project impacts (as determined based on the review of revised analyses, submission pending) and address PennDOT comments
    - ii) Provide equipment for emergency pre-emption
- 5) Non-vehicular elements, construct facilities connecting to existing and/or planned non-vehicular facilities, including:
  - i) Arborview
  - ii) Orvis Way
  - iii) Bridlewood Boulevard
  - iv) Signalized intersection of US Route 202 and PA 926
- 6) Westminster Presbyterian Church, as determined appropriate by the Township and in coordination with the Church:
  - a) Remove the existing westernmost driveway adjacent to the Connector Road
  - b) Provide for future access from the Westminster Presbyterian Church to the Collector Road at a mutually agreed upon location

As discussed at previous meetings and noted above, several of these items are within the purview of PennDOT and/or require coordination with Thornbury Township. Therefore, it is recommended that the Township remain engaged in the on-going discussions to ensure that if approved the scope of improvements associated with the Application is consistent with the Township's objectives to the maximum extent feasible.



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Please do not hesitate to contact me at 610.608.4336 or [albert@federico-consulting.com](mailto:albert@federico-consulting.com) should you have any questions or require additional information.

Sincerely,

Albert Federico, P.E., PTOE