



ALBERT FEDERICO CONSULTING, LLC

Traffic Engineering and Mobility Solutions

133 Rutgers Avenue
Swarthmore, PA 19081

February 16, 2023

via email only
c/o Jon Altshul, Township Manager

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

Re: 1632 Associates, LLC (Visual Arts Center) - Conditional Use Traffic Review
1632 West Chester Pike
Westtown Township, Chester County

Mr. Hatton:

As requested, the following materials have been reviewed for compliance with applicable sections of the Westtown Township Code, as well as reasonable and customary standards for Traffic Engineering practice:

- Conditional Use Plan, prepared by InLand Design, dated January 16, 2023 (sheets 1 and 4 only)

The applicant is proposing to develop a Visual Arts Center (2,750 sf) within the southwest quadrant of West Chester Pike (SR 0003) and Green Lane (TR 432). Vehicular access is proposed to West Chester Pike via a right-in/right-out driveway and Green Lane via a full movement driveway. There are no provisions for pedestrian access.

The following comments are offered for the Township's consideration:

1. *§170-209D(1)(h)* - Provide a traffic statement demonstrating that the additional traffic associated with the development does not add to congestion or create a hazard. It is recommended that the statement include:
 - a. Assessments of driveway sight distance.
 - b. Capacity Analysis of the site driveways and the intersection of West Chester Pike/Green Lane.
 - c. Turn lane warrant analysis for the West Chester Pike driveway and the intersection of West Chester Pike/Green Lane.
 - d. An evaluation of the Hilltop Road median break and recommendations on modifications to physically restrict U-turns from westbound West Chester Pike, if warranted.
2. Additional information should be provided regarding the materials anticipated to be presented on the digital display to ensure that it will not create a hazard for traffic along West Chester Pike.



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3. Consideration should be given to:
 - a. Sidewalks along the site frontages.
 - b. Facilities supporting the existing bus stop (Route 104) along the site frontage.
 - c. An accessible crossing of Green Lane.
4. The stormwater modifications adjacent to West Chester Pike immediately west of the subject property appear to make the roadside drop-off steeper than existing conditions. Consideration should be given to design alternatives that reduce the roadside drop-off and minimize or eliminate the need for a guiderail.
5. The work within the State Right-of-Way, including the proposed driveway drainage modifications and guiderail adjustments, will require a PennDOT Highway Occupancy Permit.

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

Sincerely,

Albert Federico, P.E., PTOE