



**ALBERT FEDERICO CONSULTING, LLC**

***Traffic Engineering and Mobility Solutions***

133 Rutgers Avenue  
Swarthmore, PA 19081

August 1, 2024

***via email only***  
***c/o Liudmila (Mila) Carter, Township Manager***

John Embick, Esq., Chair  
Westtown Township Planning Commission  
1039 Wilmington Pike  
West Chester, PA 19382

**Re:** Westtown AM West TIC, LLC Chase Bank - Traffic Review  
1502 West Chester Pike (Marketplace at Westtown)  
Westtown Township, Chester County

**Mr. Embick:**

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:

- o Preliminary/Final Land Development Plan, prepared by Dynamic Engineering, dated July 12, 2024
- o Parking Assessment, prepared by Dynamic Engineering, dated January 19, 2023, revised March 16, 2023

The applicant is proposing to develop a Drive-in Bank (3,294 sf) within the northeast portion of the Marketplace at Westtown parking field, immediately south of West Chester Pike.

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

1. §170-1709C(1) - The submitted Parking Assessment provides sufficient documentation that the existing Shopping Center has adequate parking to accommodate the proposed Bank use.
2. §149-804(A) - A traffic impact study shall be required for any subdivision or land development that is expected to generate more than 250 total average weekday trip-ends after build-out.
3. §149-916 - Sidewalks, bike paths and other paths may be required to be installed at the discretion of the Board of Supervisors upon the recommendation of the Planning Commission. As previously discussed with the Planning Commission, consideration should be given to providing an accessible path along the Marketplace driveway to provide access to the adjacent bus stop along West Chester Pike.

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