

April 8, 2014

Mr. Stephen Burgo, Township Engineer
Tredyffrin Township
1100 Duportail Road
Berwyn, PA 19312-1079

RE: Wayne Glen Conditional Use Comments

Dear Steve:

Below are the key review comments regarding the latest Traffic Impact Assessment (TIA) dated January 21, 2014, the Conditional Use Plan revisions dated December 16, 2013 and the various response letters related to the above referenced project within the Township. The following key elements were asked to be addressed in our March 4, 2014 review letter:

1. Traffic signal retiming - There is a level of service reduction for the Swedesford Road and Guthrie Road from the Future No Build to the Future Build condition for the northbound double left approach. Recommended mitigation is to provide retiming.
2. Simple request for a full Queue matrix tabulating Residential-only and full build. As discussed, there may be potential queues around the Old Eagle School Road drives that have to be considered, especially regarding the Road A elimination.
3. Request for a gap study to determine if a situation currently exists with turning traffic at the two unsignalized driveways along Old Eagle School Road. The study would help show whether future additional traffic will affect the movements as well (noting if gaps are few and short currently, additional traffic WILL be affected when the new drives are introduced).
4. If the 'Road A' connector through Brandywine Realty's site is not granted what will be the resultant operations on Old Eagle School Road at the drives and at the signal with Swedesford Road. We know that the majority of the residential component would not use Road A, but without Road A, how do the office component work?
5. Recommended a right-in/right-out access on Swedesford Road near the westernmost property line to help facilitate the accessibility of the site for the potential loss of the Road 'A' connector.
6. What exactly will be the office component generator? Heard discussions of a completely different use necessitating reanalysis of trip generation.
7. Safety for turning movements at the southernmost Old Eagle School Road is paramount. Requested investigation to provide left turn lane northbound on Old Eagle School for the driveway. The loss of the Road A connector intensifies this need, possibly even with a right-in/right-out on Swedesford Road for full build-out.

I can be reached at (610) 407-9700 or dkaiser@orth-rodgers.com if you have any questions or comments regarding this summary.

Sincerely,
ORTH-RODGERS & ASSOCIATES, INC.



DEAN J. KAISER, PE, PTOE
Director of Traffic Signal Operations

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cc: Steve Bolt - ORA