



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

MEMORANDUM

TO: File

FROM: Claudy Joinville, Project Engineer *C.J.*

DATE: January 14, 2016

SUBJECT: **Concord Plaza
Traffic Impact Study (TIS) – Scoping Meeting (01/07/16)
Scope of Work**

ATTENDANCE: Owen Robatino, New Castle County Department of Land Use
George Haggerty, New Castle County Department of Land Use
Antoni Sekowski, New Castle County Department of Land Use
Marco Boyce, New Castle County Department of Land Use
Colmcille DeAscanis, CDA Engineering, Inc.
Larry Tarabicos, Tarabicos Grosso, LLP
Eric Ostimchuk, Traffic Planning and Design, Inc.
Michael Hare, Buccini / Pollin Group
Marc Coté, DelDOT Planning
Claudy Joinville, DelDOT Planning
Troy Brestel, DelDOT Planning
Jeff Van Horn, DelDOT Planning

Background and Discussion

The developer seeks to redevelop part of a 553,440 square feet existing office complex to create a mixed-use development. Of the existing development, 363,016 square feet of office buildings will remain in operation. The proposed redevelopment would consist of 341 apartment units, 38,186 square feet of retail space, and 63,500 square feet of office space replacing 190,424 square feet of existing office space. The entire development occupies an approximately 41.85-acre assemblage of parcels (Tax Parcels 06-051.00-054, 112; 06-052.00-002, 003, 267, 268). The land is currently zoned as OR (Office Regional) in New Castle County, and the developer does not plan to rezone the land.

The land is located on Silverside Road (New Castle Road 212), east of US Route 202. Two access points are proposed: one full access on Silverside Road directly across from Brookfield Lane and a rights-in / rights-out access on Silverside Road. In addition, an interconnection with the existing Talleyville Center driveway is proposed.

Cases to be Evaluated

The study shall evaluate the weekday morning, weekday evening and Saturday midday peak hours for the following situations:

- 1) Existing (2016);
- 2) 2020 without development; and
- 3) 2020 with development.

Facilities to be Evaluated

The TIS should evaluate conditions at the following intersections for capacity and level of service using SYNCHRO. It should also evaluate the extent to which they meet the relevant DelDOT, AASHTO and MUTCD standards for geometry and traffic control devices.

Intersections	DelDOT	New Castle County
1) Silverside Road (New Castle Road 212) / Site Entrance A / Brookfield Lane	X	X
2) Silverside Road / Site Entrance B	X	X
3) Silverside Road / Greenmount Drive		X
4) Silverside Road / Nursing Home Main Entrance		X
5) Silverside Road / Shipley Road (New Castle Road 214)	X	X
6) Silverside Road / Talleyville Center Driveway	X	X
7) Silverside Road / US Route 202 (northbound)	X	X
8) US Route 202 / Southbound Crossover		X
9) US Route 202 / Garden of Eden Road (New Castle Road 226)	X	X
10) US Route 202 / Silverside Road Westbound Left-turn (signal)	X	X
11) US Route 202 / Brandywine Boulevard (northbound intersection)		X

Traffic Counts

The Consultant should conduct traffic counts for the intersections listed above from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., on a typical Tuesday, Wednesday or Thursday, and on a Saturday from 10:00 am to 2:00 pm to determine when the peaks occur. The weekday counts should be performed during a time when schools are open and operating at a normal capacity.

Additionally, an ATR should be used to collect traffic data on Silverside Road near the area of the proposed site entrances. The ATR should be placed for a one-week time period that includes the date(s) of the manual traffic counts. The ATR data will be used to verify the manual counts and determine whether adjustments are required.

The Consultant should count the existing intersection at the interconnection of Concord Plaza with the Talleyville Center driveway at the times specified above. This count is for informational purposes only, and will not need to be analyzed.

Please note Section 2.2.8.5, item 19, under Existing Traffic and Transportation Conditions in the Development Coordination Manual, which concerns how oversaturated intersections are to be counted. This method may apply at some of the intersections listed above.

The traffic counts should be submitted to DeIDOT both electronically as Portable Document Format (PDF)/Excel files and as draft report figures showing peak hour volumes (labeled with date and peak hour interval) posted on diagrams of the road network.

The Consultant should include counts of pedestrians, a separate count of right-turn on red (in addition to right-turn movement counts), and a separate count of heavy vehicles.

The Consultant should be alert for events affecting the traffic counts, such as accidents or nearby construction and shall make note of any such events when submitting the counts. As necessary, DeIDOT reserves the right to reject the counts or require adjustments to them.

Trip Generation

The Consultant shall use the 9th edition of the ITE Trip Generation manual in generating trips for this development.

Trip Distributions

A trip distribution to be used for the proposed site is attached.

Growth Factors and Committed Developments

The Consultant shall apply growth factors to the traffic counts. DeIDOT will develop those factors after we receive the Consultant's traffic counts.

The Consultant should also determine what portions of the following developments were complete at the time of any traffic counts to be used in the study and shall add in projected traffic from any unbuilt portions. The following information on the amount and types of development associated with these projects is tentative and should be verified with New Castle County.

- 1) Pilot School (Woodlawn Road south side, west of Rocky Run Parkway): 91,500 square foot / 31-classroom school
- 2) Columbia Place (Garden of Eden Road south side, west of US Route 202): 149 active-adult townhouses / condominiums (Columbia Place will replace the existing Pilot School)
- 3) Concord Mall (US Route 202 east side, south of Delaware Route 92): Unbuilt retail additions totaling 378,000 square feet)
- 4) Seasons Pizza (US Route 202 east side, north of Bethel Street): 110 seat / 3,891 square foot restaurant, 1,653 square feet of retail space.
- 5) AstraZeneca Fairfax (Powder Mill Road north and south sides and US Route 202 west side): 1,147,859 square foot office and research and development center.

SYNCHRO

The Consultant shall use the most recent version of SYNCHRO which implements the 2010 Highway Capacity Manual (HCM).

Seasonal Adjustment Factors for the roads in the study area are as follows:

Roads	October	January	February
US Route 202	1.11	1.07	0.97
Silverside Road (New Castle Road 212)	1.11	1.07	0.97
Shipley Road (New Castle Road 214)	1.08	1.01	1.00
Garden of Eden (New Castle Road 226)	1.08	1.01	1.00
All Other Roads	1.00	1.00	1.00

DelDOT Projects

Currently, there are no capital projects within the study area.

Transit, Bicycle, and Pedestrian Facilities

The study should describe the existing and proposed transit service in the project area and should also describe the existing and needed transit, bicycle, and pedestrian facilities on or near the project site. In determining these items, the Consultant shall contact Mr. David Dooley, a Service Development Planner at the Delaware Transit Corporation (DTC), and Mr. Anthony Aglio, of DelDOT's Statewide and Regional Planning Section. Mr. Dooley may be reached at (302) 576-6064. Mr. Aglio may be reached at (302) 760-2509.

General Notes

- 1) All submissions relating to this study should be made electronically via e-mail, preferably in Portable Document Format (PDF). Electronic submission may also be made via file transfer through a file transfer protocol client. Submissions should be made to Ms. Karen Marvel, Administrative Assistant for DelDOT's Development Coordination Section, with copies of the e-mail sent to Mr. T. William Brockenbrough, Jr., DelDOT's County Coordinator, Mr. Troy Brestel, DelDOT Project Engineer, and me. Ms. Marvel's e-mail is Karen.Marvel@state.de.us. Mr. Brockenbrough's e-mail is Thomas.Brockenbrough@state.de.us. Mr. Brestel's e-mail Troy.Brestel@state.de.us. My e-mail is Claudy.Joinville@state.de.us.
- 2) **The Consultant is advised to read Chapter 2 in the Development Coordination Manual carefully, as our regulations have recently changed in March 2015.**

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- 3) The Consultant shall contact Mr. James Clacher of DeIDOT's Transportation Management Center (TMC), to obtain advance approval for the use of any signal timings. Mr. Clacher may be reached at (302) 659-4603.
- 4) The Consultant should contact Ms. Donna Robinson, of DeIDOT's Statewide and Regional Planning Section, for crash data within the study area. The Consultant shall report on this data and make recommendations for improvements if safety problems exist in the study area. Ms. Robinson may be reached at (302) 760-2156.
- 5) Both DeIDOT and New Castle County reserve the right to change this scope of work if the study is not performed within a reasonable time.
- 6) The developer may choose to have DeIDOT's Consultant perform the TIS rather than use their own Consultant. If this option is of interest, the developer should contact me at (302) 760-2167 to request a cost estimate.
- 7) By copy of this memorandum I ask those copied to contact me at (302) 760-2167 regarding any significant errors or omissions.

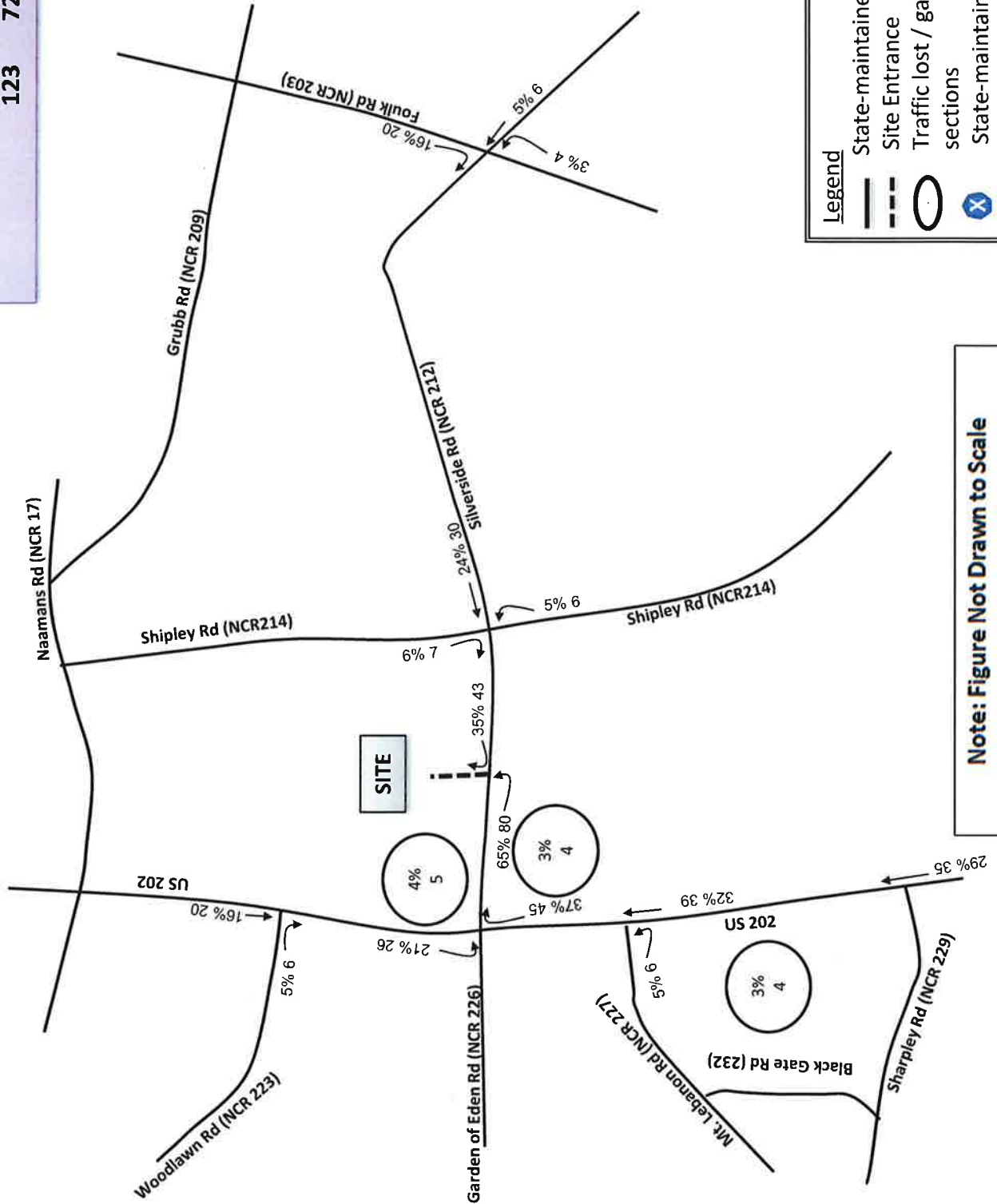
TWB:cjm
Enclosures

cc: Those in Attendance
Tigist Zegeye, WILMAPCO
Daniel Blevins, WILMAPCO
Drew Boyce, Director, Planning
Mark Tudor, Assistant Director for Project Development North, DOTS
J. Marc Coté, Assistant Director, Development Coordination
T. William Brockenbrough, Jr., County Coordinator, Development Coordination
Thomas E. Meyer, Special Projects Manager, Traffic, DOTS
James Clacher, TMC Supervisor, Traffic, DOTS
Kevin Canning, Canal District Engineer, DOTS
Matthew Lichtenstein, Canal District Public Works Engineer, DOTS
Tom Brooks, Project Manager, Project Development North, DOTS
Ahmed Abdelmoteleb, Traffic Engineer, Traffic, DOTS
David Dooley, Service Development Planner, Delaware Transit Corporation
Anthony Aglio, Statewide and Regional Planning
Pao Lin, Subdivision Manager, Development Coordination
Donna Robinson, Administrative Specialist, Traffic Safety, DOTS
Meena Megalla, Subdivision Manager, Development Coordination
Andrew Parker, McCormick & Taylor, Inc.
Mir Wahed, Johnson, Mirmiran & Thompson, Inc.

PM Peak – Inbound
January 14, 2016

Concord Plaza- TIS
Site Trip Distribution
Trip Generation: 341 Apartment Units

IN	OUT
123	72



Legend

- State-maintained road
- Site Entrance
- Traffic lost / gained before inter-sections
- State-maintained Intersections

Note: Figure Not Drawn to Scale

PM Peak – Outbound
January 14, 2016

Concord Plaza- TIS
Site Trip Distribution
Trip Generation: 341 Apartment Units

IN	OUT
123	72

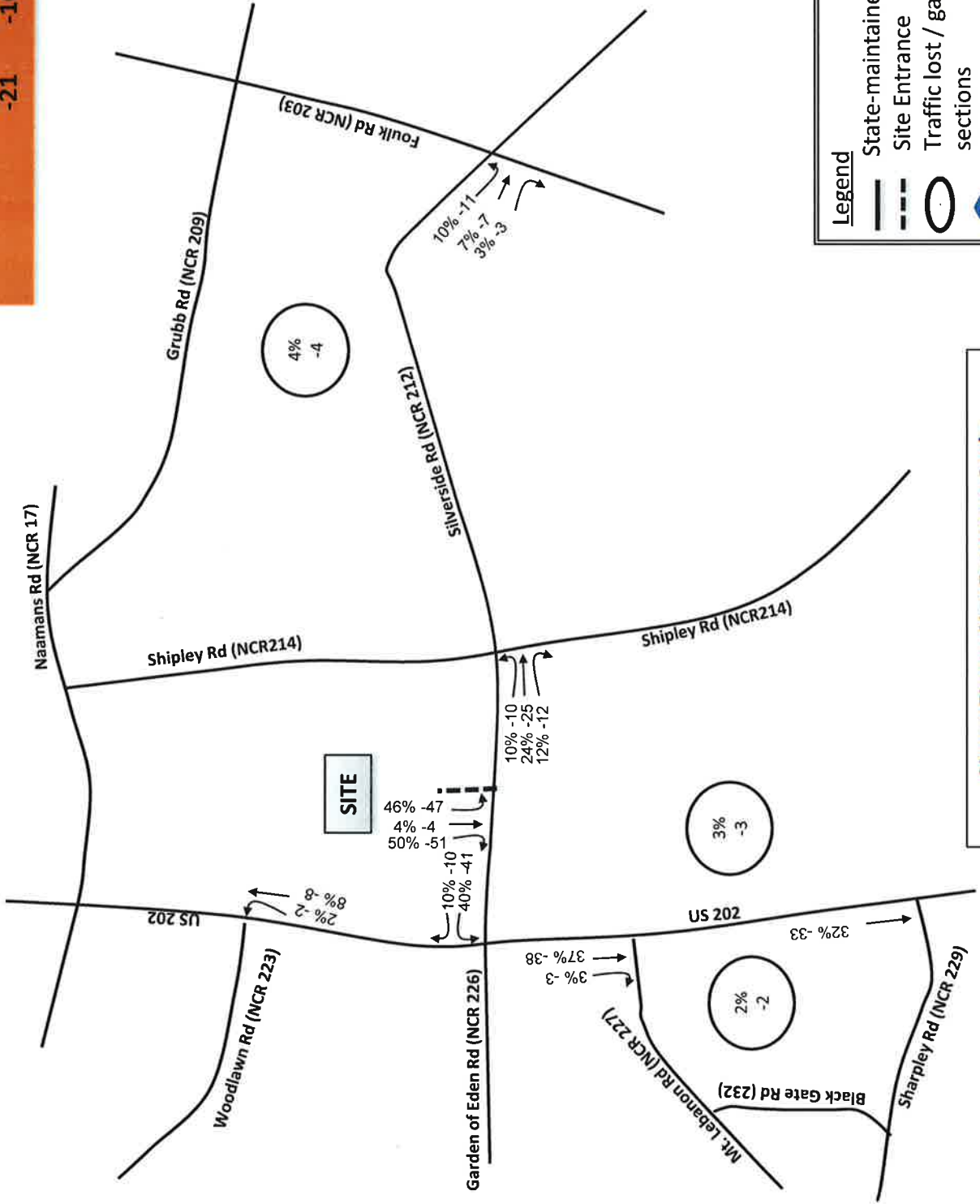


- Legend**
- State-maintained road
 - Site Entrance
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Note: Figure Not Drawn to Scale

PM Peak – Outbound
 January 14, 2016

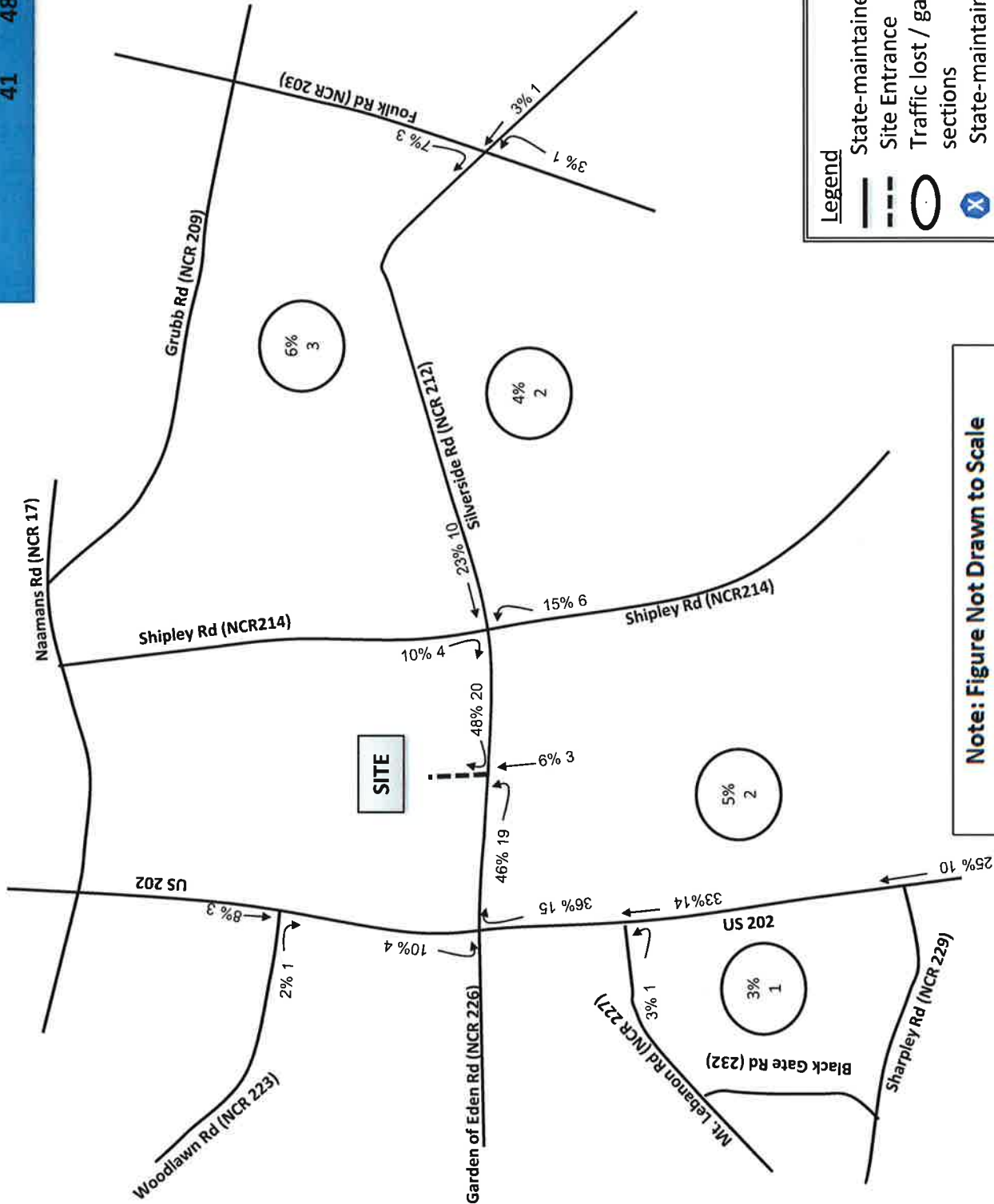
Concord Plaza- TIS
 Site Trip Distribution
 Trip Generation: General Office
 IN OUT
 -21 -102



PM Peak – Inbound
January 14, 2016

Concord Plaza- TIS
Site Trip Distribution
Trip Generation: **38,186 SF Specialty Retail**

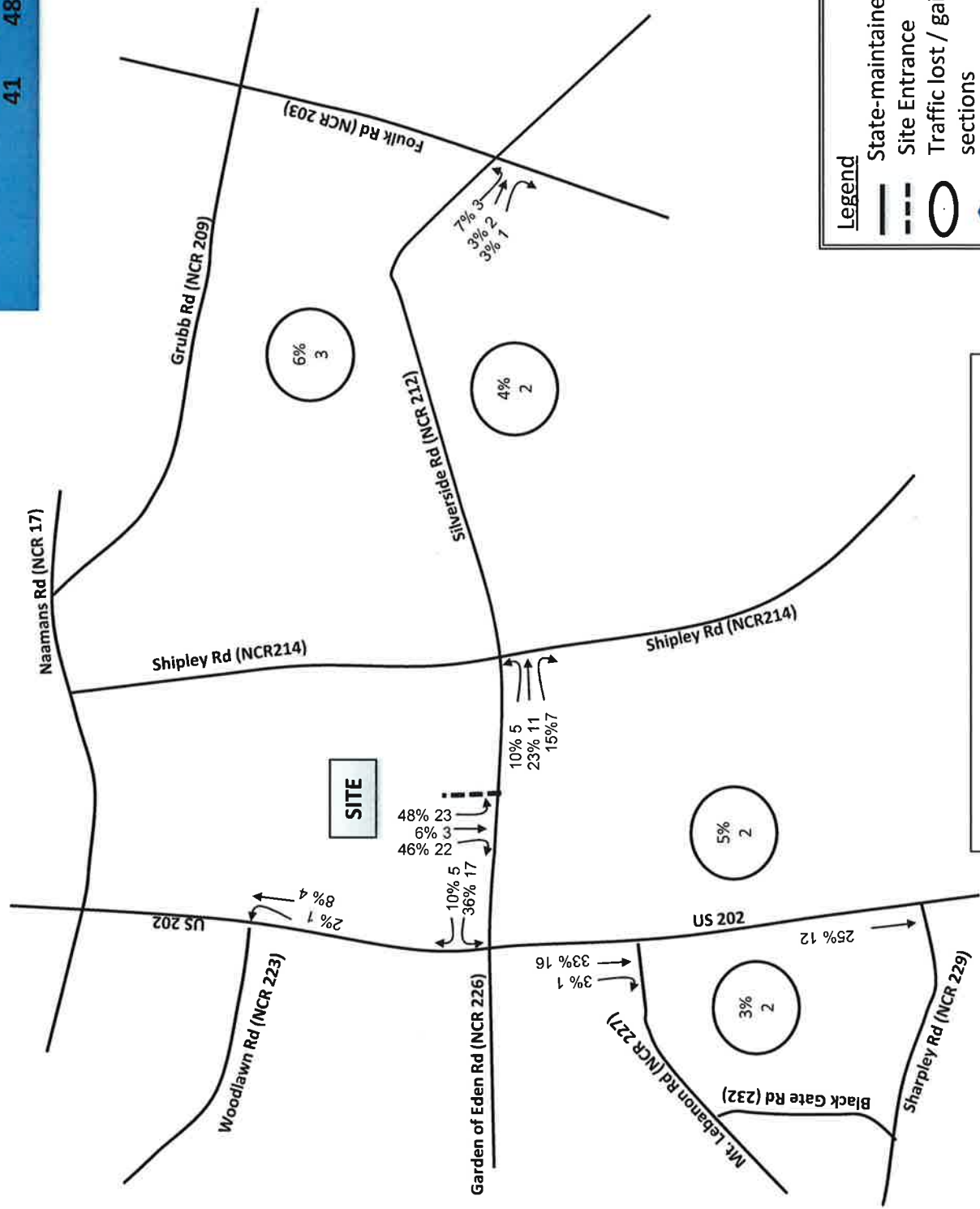
IN	OUT
41	48



Note: Figure Not Drawn to Scale

PM Peak – Outbound
January 14, 2016

Concord Plaza- TIS
Site Trip Distribution
Trip Generation: 38,186 SF Specialty Retail
IN OUT
41 48



Note: Figure Not Drawn to Scale

Legend

- State-maintained road
- Site Entrance
- Traffic lost / gained before inter-sections
- State-maintained Intersections

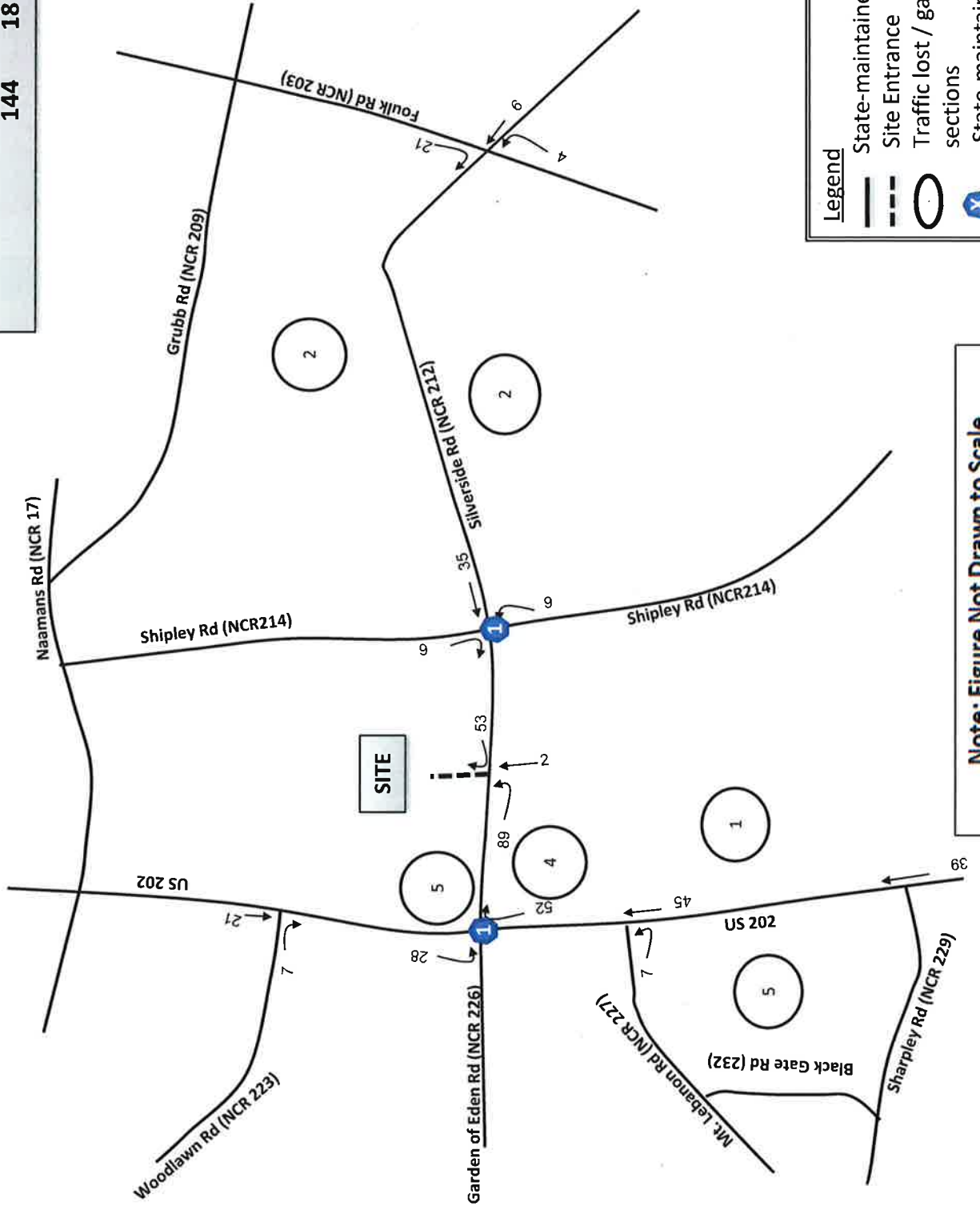
PM Peak – Inbound
 January 14, 2016

Concord Plaza- TIS

Site Trip Distribution

Trip Generation: Retail, Office, & Residential

IN	OUT
144	18



Note: Figure Not Drawn to Scale

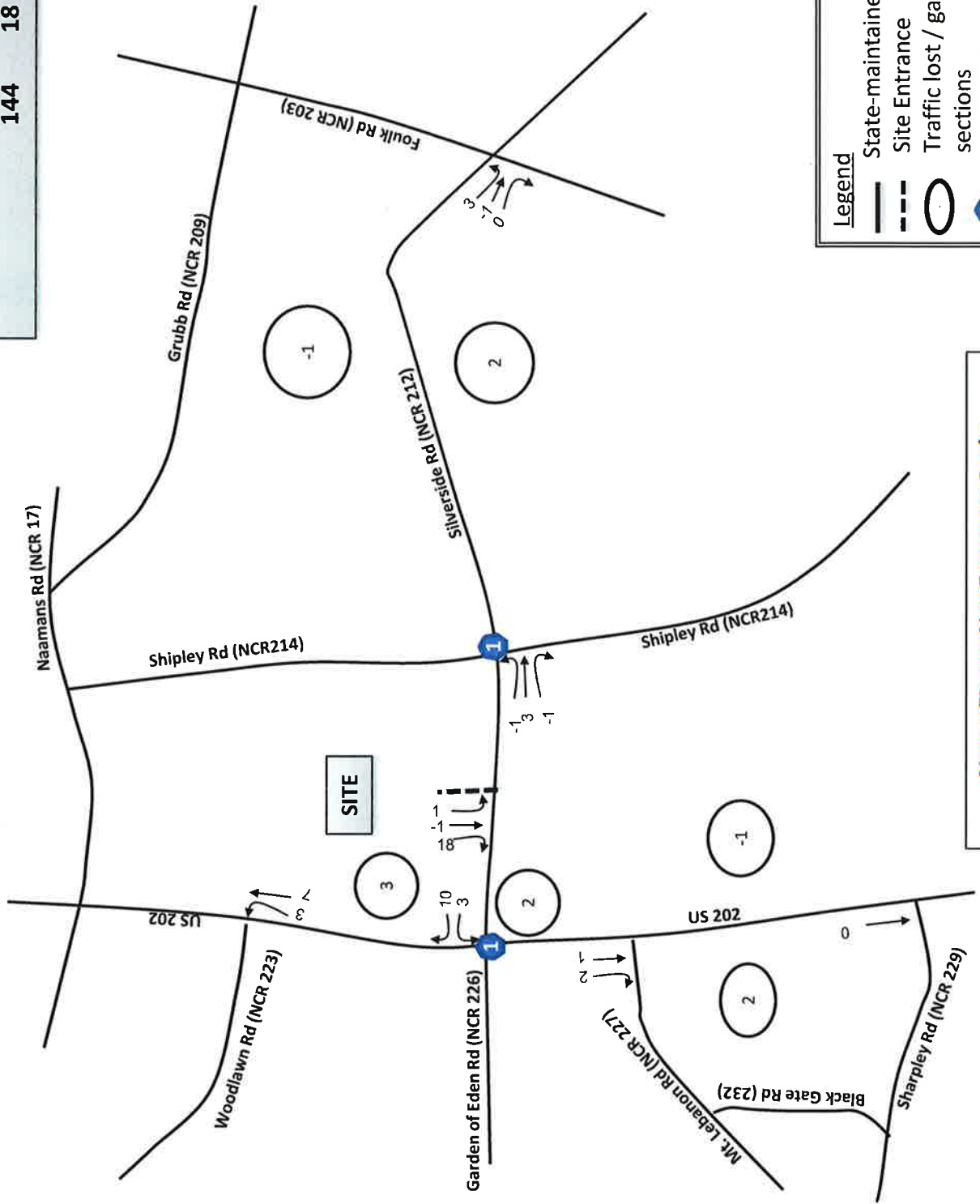
PM Peak – Outbound
January 14, 2016

Concord Plaza- TIS

Site Trip Distribution

Trip Generation: Retail, Office, & Residential

IN	OUT
144	18



Note: Figure Not Drawn to Scale