

MEMO

To: Michael Bennett, Subdivision

From: Owen Robatino, Transportation *OR*

Subject: Shops at Brandywine Valley (2008-0274-S)

Date: Monday, April 7, 2008

A Traffic Impact Study (TIS) was scoped 2/22/2007, and that scope needs update to reflect the current Plan. The Plan proposes to extend Rocky Run Parkway northwestward, from Route 202 to Route 92/Thompson Bridge Road. That extension would bypass the 202/92 intersection.

Since DelDOT classifies Thompson Bridge Road a Major Collector, they will want 80-foot wide right-of-way along the site. And since the recorded Parkway alignment runs *southwestward* from Route 202 (MF 13743), DelDOT may want an angled intersection where the Parkway Extension veers away.

The Plan also proposes closer to the 202/92 intersection, driveways that connect those roads. Since the driveways look narrow and could carry traffic between 202 and 92, DelDOT should approve their configuration. DelDOT may also want Signal Agreements, like the Beaver Valley Road intersections with the site access and Thompson Bridge Road.

The Plan proposes rezoning to Commercial Regional (CR), which requires transit facilities per County Code Section 40.02.225. The Plan proposes a 100-space park-and-ride area by the Beaver Valley Road/Thompson Bridge Road intersection, with a bus pulloff and shelter nearby. DART may also want a pulloff and shelter near the 202/Parkway intersection.

The Plan proposes various sidewalks including along 202, Beaver Valley Road, and the Parkway Extension. Per Section 40.21.162 the Plan should extend the Beaver Valley Road sidewalk westward to Thompson Bridge Road, serving future development to the west. Near the southeast site corner, the proposed sidewalk along the north-south driveway should be moved to the east side closer to activity.

The Plan should provide bike parking, and I have sent a copy to DART. The Applicant or others can call me at (302) 395-5427 with any questions or concerns.

Copy of this memo to: John Janowski, Transportation Planner