

MEMORANDUM

TO: Roman Pronczak, P.E., Manager
Whitpain Township

FROM: Chad Dixson, AICP, PP

DATE: February 8, 2024

SUBJECT: Whitpain Township Community Center

Per the request of the Township, Bowman Consulting Group (Bowman) has conducted additional trip generation and turn lane warrant analysis for the proposed Community Center based on a revised site sketch plan that shows a reduction in size of the proposed Community Center over what was analyzed in the traffic evaluation, dated November 14, 2023. The traffic evaluation letter for the Whitpain Township Community Center, dated November 14, 2023 assumed the Community Center would be constructed in phases, with Phase 1 consisting of 30,000 square feet, Phase 2 consisting of 70,000 square feet, for a total of 100,000 square feet. The current site sketch plan shows the Community Center will be constructed in phases, with Phase 1 consisting of 30,000 square feet, Phase 2 consisting of 16,000 square feet, and Phase 3 consisting of 28,000 square feet, for a total of 74,000 square feet. **Table 1** shows the trip generation characteristics of the Community Center for each of the three phases, as currently proposed.

Table 1. Vehicular Trip Generation ⁽¹⁾

Land Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Saturday Midday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Phase 1	30,000 s.f.	865	38	19	57	35	40	75	17	15	32
Phase 2	16,000 s.f.	461	20	11	31	19	21	40	9	8	17
Phase 3	28,000 s.f.	807	35	18	53	33	37	70	16	14	30
Total	74,000 s.f.	2,133	93	48	141	87	98	185	42	37	79

(1) Based on rates for Land Use Code 495 (Recreational Community Center) in ITE publication, Trip Generation Manual, 11th Edition.

As shown in Table 1, a full build-out of the community center at each site is expected to generate approximately 141 total "new" trips during the weekday morning peak hour, approximately 185 total "new" trips during the weekday afternoon peak hour, and approximately 79 total "new" trips during the Saturday midday peak hour.

Our office evaluated the need for a left-turn lane along Arch Street Road at the site access location for Alternative Site 'B', assuming a full build out of 74,000 square feet for the site. Based on this turn lane warrant analysis, a left-turn lane is warranted along Arch Street Road at the Alternative Site 'B' access location. Improvements on Arch Street at the Site "B" access may need to extend north to tie in the Jolly Road intersection, the extent of which can be better determined with site and access plans at the site access location.

If you have any questions, please do not hesitate to contact us.