



February 4, 2025

Revised February 13, 2025

Mr. Henry Sekawungu
Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

RE: **Traffic Review #2 – Preliminary/Final Land Development Plans**
Proposed Bank – 1000 South Easton Road
Cheltenham Township, Montgomery County, PA
Project No. 314034-02-006

Dear Mr. Sekawungu:

In response to your request, Bowman Consulting Group (Bowman) has completed our second (2nd) traffic engineering review of the proposed site modifications to the Cedarbrook Plaza (1000 South Easton Road) in Cheltenham Township, Montgomery County, PA. Based on our review of the submitted materials, the proposed site modifications will consist of replacing the Bank of America drive-up ATM with a 4,275 square-foot Bank of America bank building with drive-thru. Access to the proposed bank with drive-thru will be provided via the existing shopping center driveways along South Easton Road and Cheltenham Avenue (S.R. 2035).

The following documents were reviewed and/or referenced in preparation of our traffic review:

1. Preliminary/Final Land Development Plans – Proposed Bank With Drive Through, prepared by Bohler Engineering, last revised January 6, 2025.
2. Response to Comments Letter – Proposed Bank (1000 S. Easton Road), prepared by Bohler Engineering, dated January 6, 2025.
3. Waiver Request Letter – Proposed Bank (1000 S. Easton Road), prepared by Bohler Engineering, dated January 6, 2025.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and then action by the applicant:

1. The applicant is requesting a waiver from **Section 260-101.E(2)** of the **Subdivision and Land Development Ordinance**, which requires provision of a transportation impact study (TIS). The proposed bank is expected to generate approximately 31 “new” trips during the weekday morning peak hour, approximately 58 “new” trips during the weekday afternoon peak hour, and approximately 70 “new” trips during the Saturday midday peak hour, which requires a TIS to be completed as per the ordinance. **Since the proposed development is located within an existing shopping center, it is recommended that the Township consider a fee of \$7,500.00 in lieu of providing the TIS.**
2. The applicant is requesting a wavier from **Section 260-59.C(2)** of the **Subdivision and Land Development Ordinance**, requiring wheel stops to be provided in parking spaces that abut sidewalks. The plans currently do not show wheel stops in the 7 parking spaces on the western side of the proposed bank. **It is recommended to widen the walkway along the western side of the building between the ADA parking stalls and the entrance walkway to the building. The walkway since be widened**

to a minimum of 7'. The remainder of the walkway may remain 6' wide as shown on the plans. If these revisions are made to the plans, we have no objection to the waiver.

3. The Township Fire Marshal should review the emergency vehicle turning template for accessibility and circulation needs of Township emergency apparatus.
4. The applicant should provide available drive-thru queueing data and information from other Bank of America locations to confirm that the amount of vehicle stacking shown on the plans will be sufficient for the site. The applicant's engineer indicates in its response that testimony on the expected drive-thru queues will be provided. **The information should also be provided in correspondence to the Township.**
5. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Bowman has not reviewed any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards.
6. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted and more detailed plans during the land development process.

We trust that this review letter responds to the Township's request and addresses our review of the materials for traffic operations and issues related to the proposed development apparent to us at this time. Please contact me should you have any questions.

Sincerely,



Anton K. Kuhner, P.E.
Senior Project Manager

AKK/CED/BMJ

cc: Alyson Elliot, Township Manager
Joseph Stuckert, Street Lighting and Traffic Signal Superintendent
Edward Diasio, Esq., Wisler Pearlstine, LLP (Township Solicitor)
Roger Phillips, P.E., Gannett Fleming (Township Engineer)
Aaron Holly, Montgomery County Planning Commission
Paul Lutz, PennDOT
Scott Burton, PennDOT
Bill Cooper, Bank of America (Applicant)
John Alejnikov, P.E., Bohler Engineering (Applicant's Engineer)