




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

CAROLANN WICKS, P.E.  
SECRETARY

**MEMORANDUM**

**TO:** File

**FROM:** Troy Brestel, Project Engineer 

**DATE:** May 29, 2008

**SUBJECT: Barley Mill Plaza  
Minutes of Traffic Operational Analysis (TOA) Scoping Meeting 05/27/08**

**ATTENDANCE:** T. William Brockenbrough, DelDOT Planning  
Josh Schwartz, DelDOT Planning  
Troy Brestel, DelDOT Planning  
John Janowski, New Castle County Department of Land Use  
Owen Robotino, New Castle County Department of Land Use  
Carol Ohm, Apex Engineering, Inc.  
Steve Davies, Apex Engineering, Inc.  
Pam Scott, Saul Ewing  
Roger Roy, Stoltz Reality, Inc.

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**Background and Discussion**

The developer, Barley Mill, LLC, seeks to develop 1,485,000 square feet of office space, 731,250 square feet of retail space, and 1,575 dwelling units on a 96-acre assemblage of parcels (Tax Parcels 07-029.40-097, 07-032.20-003, 048, 049, 050, 051, 052, 053, 054, 055, 057, 07-033.30-072) in New Castle County. The parcels are currently zoned OR (Office Regional) with the exception of Tax Parcel 07-029.40-097, which is zoned S (Suburban). The developer does not plan to rezone the parcels. The proposed land use would replace the existing 1,012,049 square feet of office space located on the site.

The development is located on the northeast corner of the intersection of Lancaster Pike (Delaware Route 48) and Centre Road (Delaware Route 141). Three access points are proposed: two along Lancaster Pike, and one along Centre Road.

### **Cases to be Evaluated**

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

- 1) Existing (2008);
- 2) 2018 without development; and
- 3) 2018 with full development.

### **Facilities to be Evaluated**

The TOA should evaluate conditions at the following intersections for capacity and level of service using the Highway Capacity Software (HCS). It should also evaluate the extent to which they meet the relevant DelDOT, AASHTO and MUTCD standards for geometry and traffic control devices.

- 1) Centre Road (Delaware Route 141) / Barley Mill Road (New Castle Road 259) / Site Entrance A
- 2) Lancaster Pike (Delaware Route 48) / Entrance to DuPont Chestnut Run Site / Site Entrance B
- 3) Lancaster Pike / Site Entrance C
- 4) Delaware Route 141 / Montchanin Road (Delaware Route 100)
- 5) Delaware Route 141 / Kennett Pike (Delaware Route 52) Interchange
- 6) Centre Road / Lancaster Pike
- 7) Centre Road / DelleDonne Corporate Center Entrance / Entrance to DuPont Chestnut Run Site
- 8) Centre Road / Ferris School Complex Entrance / Entrance to DuPont Centre Road Site
- 9) Centre Road / Faulkland Road (Delaware Route 34)
- 10) Lancaster Pike / Centreville Road (New Castle Road 273)
- 11) Lancaster Pike / Pathmark Shopping Center Entrance
- 12) Lancaster Pike / North DuPont Road
- 13) Lancaster Pike / South DuPont Road (Delaware Route 100)

### **Traffic Counts**

The Consultant should count traffic **and pedestrians** from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. on a Tuesday, Wednesday, or Thursday, and from 10:00 a.m. to 2:00 p.m. on a Saturday, to determine when the peaks occur.

The traffic counts should be submitted to DelDOT both electronically as PETRA/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.

