

Bowman

January 2, 2025

Neil D. Vaughn
 Township Manager
 Edgmont Township
 1000 Gradyville Road
 Newtown Square, PA 19073

**RE: Traffic and Parking Evaluation for 5000 West Chester Pike Trulieve Dispensary
 Edgmont Township, Delaware County, PA
 Bowman Project No: 314354-01-001**

Dear Mr. Vaughn:

Bowman Consulting Group, Ltd. ("Bowman") has completed this evaluation of the proposed reuse of 5000 West Chester Pike, located on the southeast corner of the intersection of West Chester Pike (PA 3) and Providence Road (SR 4001). The site formerly operated as a bank with drive through. It is proposed to reuse the existing 2,282 square foot building for a marijuana dispensary, with no change in building square footage. The existing parking supply of 22 parking spaces will be maintained. Access to the site is also proposed to remain unchanged, with one right-in/right-out access along West Chester Pike (PA 3) and one right-in/right-out access along Providence Road (SR 4001).

The information contained in this letter satisfies the transportation information requirements for the environmental impact assessment report of the Edgmont Township Ordinance Section 305-77.E.11.

TRIP GENERATION

Traffic volumes generated by the former bank and proposed dispensary were prepared based on trip generation data compiled from numerous studies in the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 11th Edition*. **Table 1** presents the estimated vehicular trip generation for the former and proposed uses. As shown in Table 1, the proposed dispensary generates nearly the same traffic as the bank use during the weekday morning, weekday afternoon, and Saturday midday peak hours. Based on the data, the proposed dispensary peak hour occurs during the Saturday midday period. During this time, the site traffic equates to only one (1) trip per minute, which is a low traffic generator.

Table 1. Trip Generation Comparison

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
FORMER USE Bank with Drive Thru	2,282 sf	229	13	10	23	24	24	48	31	29	60
PROPOSED USE Trulieve Dispensary	2,282 sf	481	12	12	24	22	21	43	33	33	66

- (1) ITE Land Use Code 912 for Drive-in Bank.
- (2) ITE Land Use Code 882 for Marijuana Dispensary.

835 Springdale Drive, Suite 200, Exton, PA 19341
 P: 610.594.9995
bowman.com

Utilizing the above trip generation calculations and recent traffic counts, **Table 2** below provides an estimate of the weekday peak hour traffic volumes at the intersection of West Chester Pike (PA 3) and Providence Road (SR 4001). As shown in Table 2, the proposed dispensary results in an increase of less than one (1) percent in the existing total intersection traffic volumes at West Chester Pike (PA 3) and Providence Road (SR 4001). Again, while the former use is no longer operating, the proposed use would result in a near addition in trips to the intersection should a new bank operate from the location. The existing traffic counts completed in May 2023 are attached to this letter.

**Table 2. West Chester Pike (PA 3) and Providence Road
Total Intersection Traffic Volumes**

Scenario	Weekday Morning Peak Hour	Weekday Afternoon Peak Hour
Existing ⁽¹⁾	3,528 vehicles	3,723 vehicles
Existing + Proposed Dispensary	3,547 vehicles (+0.5%)	3,757 vehicles (+0.9%)

(1) Based on turning movement counts conducted in May 2023.

Based on the estimated site trips to be generated by the proposed dispensary and the resulting minimal increase in traffic volumes detailed above, the site trips can be accommodated at the existing site driveways and on the roadways surrounding the site.

PARKING DEMAND

Peak parking demand for the proposed use was generated based on parking generation data compiled from numerous studies contained in the Institute of Transportation Engineers (ITE) publication, *Parking Generation Manual, 6th Edition*. As shown in **Table 3** below, the anticipated peak parking demand for the proposed use can be accommodated within the existing 22 space parking supply.

Table 3. Parking Demand

Land Use	Weekday (Monday-Friday)	Saturday	Sunday
PROPOSED USE Trulieve Dispensary ⁽¹⁾	13 spaces	11 spaces	9 spaces

(1) Based on ITE land use code 882 for Marijuana Dispensary.

CONCLUSIONS

As demonstrated herein, the proposed dispensary is a low traffic generating use, and the peak hour trips to be generated by the proposed dispensary are nearly identical to the number of peak hour trips generated by the former bank use. The proposed dispensary results in an increase of less than one (1) percent in the existing total intersection traffic volumes at West Chester Pike (PA 3) and Providence Road (SR 4001). As such, the site trips can be accommodated at the existing site driveways and on the roadways surrounding

the site, without the need for modifications. Additionally, the existing parking supply exceeds the peak parking demand for the proposed dispensary.

If you should have any questions, or require further information, please feel free to contact me at 610.594.9995 or nkline@bowman.com.

Sincerely,



Nicole R. Kline-Elsier, PE, PTOE
Mid-Atlantic Regional Service Leader – Traffic/Planning

NRKE/bgg

Attachment

V:\314354 - Trulieve Cannabis Corp\314354-01-001 (TRA) - 5000 West Chester Pk\Engineering\Correspondence\Received_Info\Sent\2025-01-02_5000 W Chester Pk Traffic Eval.docx

ATTACHMENT 1

Traffic Counts



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610.326.3100

Count Name: 1 Providence
 Road & West Chester Pike
 Site Code:
 Start Date: 05/04/2023
 Page No: 1

Counter: : Mio
 Set up By: Mio
 Weather: Clear

Turning Movement Data

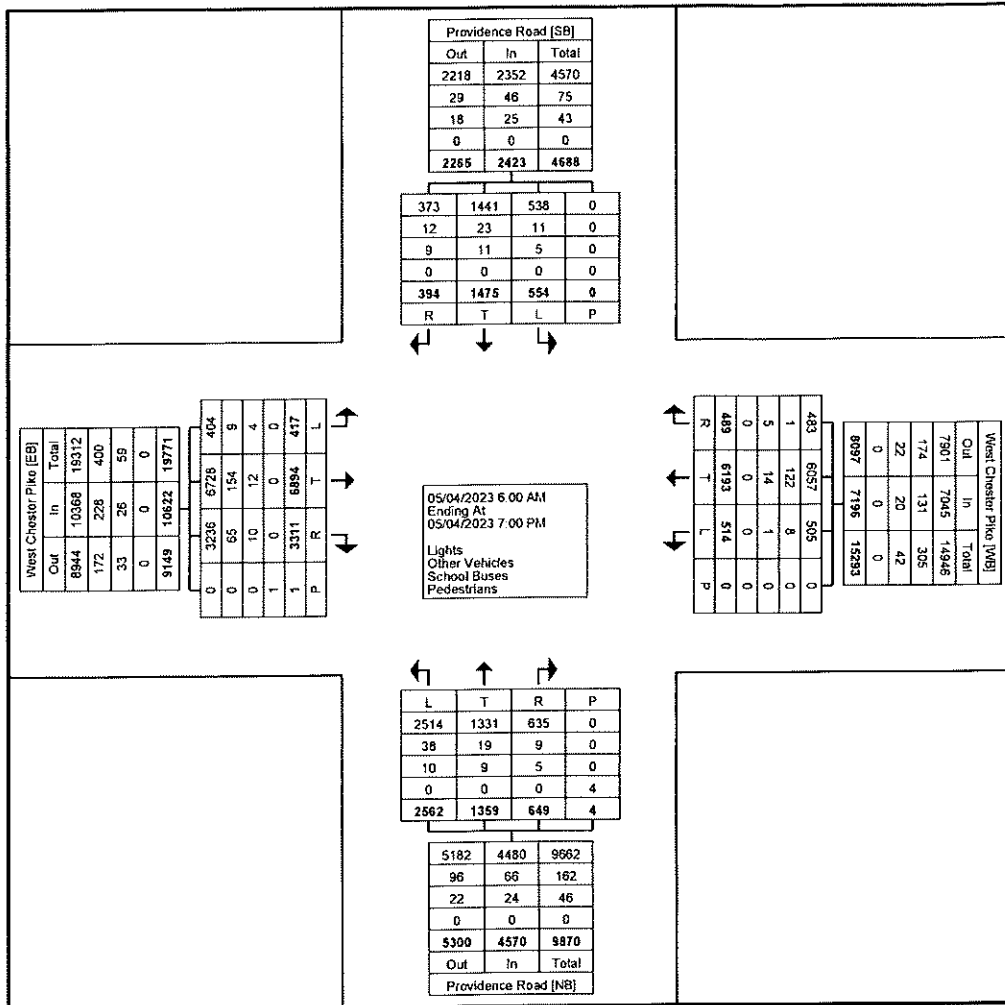
Start Time	West Chester Pike Eastbound						West Chester Pike Westbound						Providence Road Northbound						Providence Road Southbound						Int. Total	
	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total		
6:00 AM	1	93	65	6		165	1	58	4	2		65	49	16	1	4		70	3	4	0	2		9	309	
6:15 AM	3	139	66	19		227	1	115	2	0		118	70	23	0	4		97	3	12	0	2		17	459	
6:30 AM	5	168	75	20		268	6	137	2	2		147	94	29	2	3		128	9	26	2	1		38	581	
6:45 AM	8	183	62	52		395	7	128	6	3		144	122	35	5	5		167	9	27	3	3		42	658	
Hourly Total	17	583	268	97		965	15	438	14	7		474	335	103	8	16		462	24	69	5	8		106	2007	
7:00 AM	11	269	78	34		392	6	138	13	8		165	98	48	7	7		160	10	34	1	4		49	766	
7:15 AM	10	273	102	45		430	9	172	8	6		195	104	77	10	9		200	16	28	5	8		57	882	
7:30 AM	12	284	57	54		407	7	204	10	4		225	108	97	19	6		230	15	39	5	5		64	926	
7:45 AM	24	326	70	40		460	10	168	10	8		196	94	61	13	9		177	21	41	5	4		71	904	
Hourly Total	57	1152	307	173		1689	32	682	41	26		781	404	283	49	31		767	62	142	16	21		241	3478	
8:00 AM	18	276	56	31		381	13	163	8	4		188	82	80	15	8		185	14	34	5	9		62	816	
8:15 AM	14	294	52	50		410	10	163	15	4		192	75	90	15	3		183	17	29	9	7		62	847	
8:30 AM	13	295	52	37		397	9	188	12	1		210	91	85	25	15		216	19	27	0	4		50	873	
8:45 AM	13	283	62	27		385	7	168	13	2		190	111	39	16	7		173	25	32	4	5		66	814	
Hourly Total	58	1148	222	145		1573	39	682	48	11		780	359	294	71	33		757	75	122	18	25		240	3350	
9:00 AM	17	213	65	22		317	18	156	7	4		185	84	45	11	12		152	23	19	2	9		53	707	
9:15 AM	9	217	55	27		308	23	145	3	4		175	71	25	12	14		122	20	17	3	6		46	651	
9:30 AM	17	199	68	11		295	14	141	6	1		162	79	35	13	12		139	21	15	3	7		46	642	
9:45 AM	15	211	49	19		294	19	142	11	5		177	46	25	8	6		85	12	24	3	3		42	598	
Hourly Total	58	640	237	79		1214	74	584	27	14		699	280	130	44	44		498	76	75	11	25		187	2598	
*** BREAK ***																										
3:00 PM	16	160	62	33		271	19	220	10	2		251	66	38	11	8		123	18	58	9	4		89	734	
3:15 PM	10	198	88	31		327	24	215	6	8		253	89	46	13	10		158	25	70	13	3		111	849	
3:30 PM	17	224	96	24		361	20	239	7	3		269	70	30	8	6		114	24	72	14	1		111	855	
3:45 PM	18	225	117	32		392	12	245	18	9		284	95	44	11	14		164	22	87	19	0		128	968	
Hourly Total	61	607	363	120		1351	75	919	41	22		1057	320	158	43	38		559	89	287	55	8		439	3406	
4:00 PM	15	165	61	63		304	22	272	19	4		317	85	38	19	17		159	13	68	20	0		101	881	
4:15 PM	12	181	90	35		318	29	297	11	9		346	81	41	13	12		147	24	77	22	0		123	934	
4:30 PM	15	249	91	33		388	35	266	13	2		316	78	23	9	6		116	21	78	9	3		111	931	
4:45 PM	14	229	63	24		330	21	237	20	1		279	94	47	17	13		171	24	72	15	10		121	901	
Hourly Total	56	624	305	155		1340	107	1072	63	16		1258	338	149	58	48		593	82	295	66	13		456	3647	
5:00 PM	16	221	95	29		361	36	275	18	5		334	75	42	15	14		146	19	72	15	0		106	947	
5:15 PM	20	220	66	48		354	25	293	9	11		338	67	30	13	12		122	23	88	16	3		130	944	
5:30 PM	21	218	94	40		373	20	221	13	12		266	65	28	13	11		117	18	87	8	9		122	878	
5:45 PM	15	178	87	41		321	32	248	8	10		298	64	37	11	12		124	14	76	12	7		109	852	
Hourly Total	72	637	342	158		1409	113	1037	48	38		1236	271	137	52	49		509	74	323	51	19		467	3621	
6:00 PM	7	200	96	26		329	17	262	17	11		307	74	26	9	9		118	13	63	10	7		93	847	
6:15 PM	8	189	63	14		274	16	188	5	10		219	78	28	7	15		128	20	43	8	3		74	695	
6:30 PM	19	169	45	21		254	17	172	8	4		201	62	31	4	7		104	13	25	8	9		55	614	
6:45 PM	4	145	52	23		224	9	157	8	10		184	41	20	9	5		75	26	31	4	4		65	548	
Hourly Total	38	703	256	84		1081	59	779	38	35		911	255	105	29	36		425	72	162	30	23		287	2704	
Grand Total	417	6894	2300	1011		10622	514	6193	320	169		7196	2562	1359	354	295		4570	554	1475	252	142		2423	24811	
Approach %	3.9	64.9	21.7	9.5			7.1	86.1	4.4	2.3			56.1	29.7	7.7	6.5			22.9	60.9	10.4	5.9				
Total %	1.7	27.8	9.3	4.1		42.8	2.1	25.0	1.3	0.7		29.0	10.3	5.5	1.4	1.2		18.4	2.2	5.9	1.0	0.6		9.8		
Lights	404	6728	2236	1000		10368	505	6057	315	168		7045	2514	1331	349	286		4480	538	1441	242	131		2352	24245	
% Lights	96.9	97.6	97.2	98.9		97.6	98.2	97.8	98.4	99.4		97.9	98.1	97.9	98.6	96.9		98.0	97.1	97.7	96.0	92.3		97.1	97.7	
Other Vehicles	9	154	58	7		228	8	122	1	0		131	38	19	4	5		66	11	23	5	7		46	471	
% Other Vehicles	2.2	2.2	2.5	0.7		2.1	1.6	2.0	0.3	0.0		1.8	1.5	1.4	1.1	1.7		1.4	2.0	1.6	2.0	4.9		1.9	1.9	
School Buses	4	12	6	4		26	1	14	4	1		20	10	9	1	4		24	5	11	5	4		25	95	
% School Buses	1.0	0.2	0.3	0.4		0.2	0.2	0.2	1.3	0.6		0.3	0.4													



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610.326.3100

Counter: : Mio
 Set up By: : Mio
 Weather: : Clear

Count Name: 1 Providence
 Road & West Chester Pike
 Site Code:
 Start Date: 05/04/2023
 Page No: 2



Turning Movement Data Plot



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610.326.3100

Count Name: 1 Providence
 Road & West Chester Pike
 Site Code:
 Start Date: 05/04/2023
 Page No: 3

Counter: : Mio
 Set up By: Mio
 Weather: Clear

Turning Movement Peak Hour Data (7:15 AM)

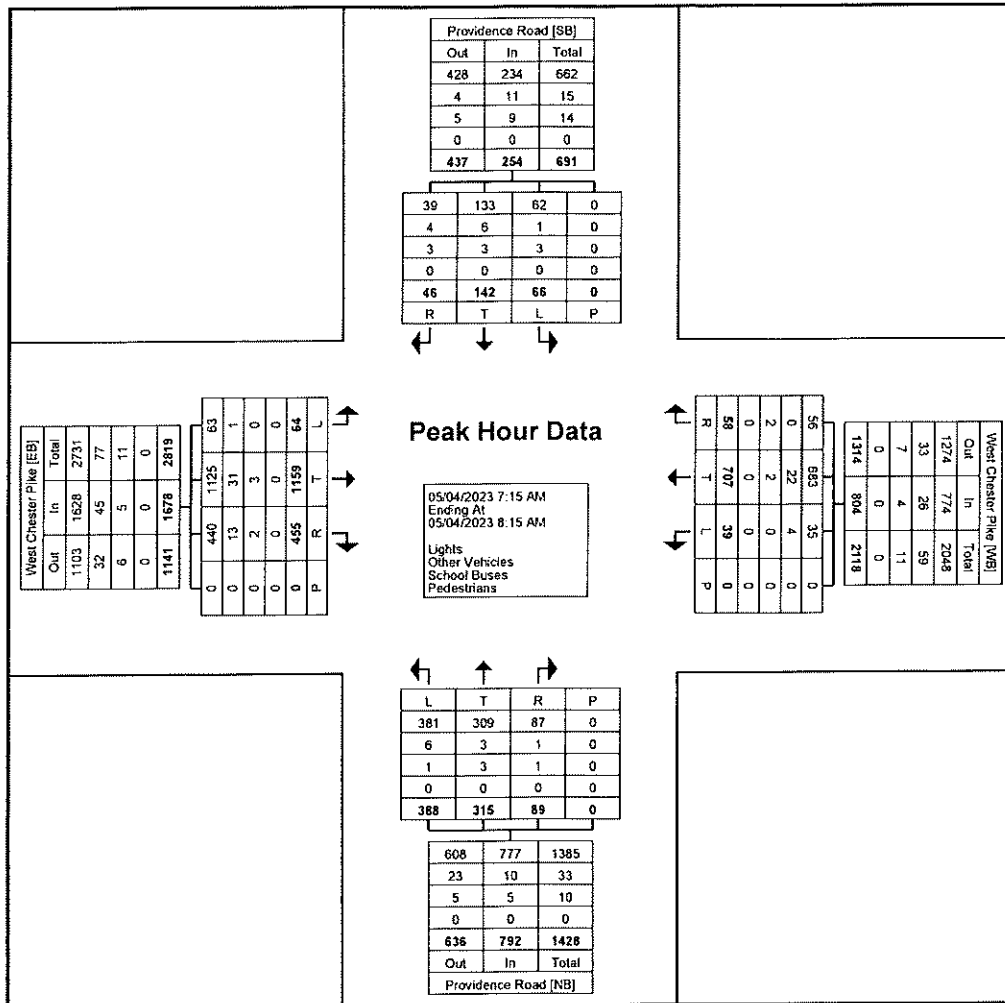
Start Time	West Chester Pike Eastbound						West Chester Pike Westbound						Providence Road Northbound						Providence Road Southbound						Int. Total
	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	
7:15 AM	10	273	102	45		430	9	172	8	6		195	104	77	10	9		200	16	28	5	8		57	882
7:30 AM	12	284	57	54		407	7	204	10	4		225	108	97	19	6		230	15	39	5	5		64	926
7:45 AM	24	326	70	40		460	10	168	10	8		196	94	61	13	9		177	21	41	5	4		71	904
8:00 AM	18	276	56	31		381	13	163	6	4		188	82	80	15	8		185	14	34	5	9		62	816
Total	64	1159	285	170		1678	39	707	36	22		804	388	315	57	32		792	66	142	20	26		254	3528
Approach %	3.8	69.1	17.0	10.1		-	4.9	87.9	4.5	2.7		-	49.0	39.8	7.2	4.0		-	28.0	55.9	7.9	10.2		-	-
Total %	1.8	32.9	6.1	4.8		47.6	1.1	20.0	1.0	0.6		22.8	11.0	8.9	1.6	0.9		22.4	1.9	4.0	0.6	0.7		7.2	-
PHF	0.667	0.889	0.899	0.787		0.912	0.750	0.866	0.900	0.688		0.893	0.898	0.812	0.750	0.889		0.861	0.786	0.866	1.000	0.722		0.894	0.952
Lights	63	1125	272	169		1628	35	663	35	21		774	381	309	56	31		777	62	133	17	22		234	3413
% Lights	98.4	97.1	95.4	98.8		97.0	89.7	96.6	97.2	95.5		96.3	98.2	98.1	98.2	96.9		98.1	93.9	93.7	85.0	84.6		92.1	96.7
Other Vehicles	1	31	12	1		45	4	22	0	0		26	6	3	0	1		10	1	6	3	1		11	92
% Other Vehicles	1.6	2.7	4.2	0.6		2.7	10.3	3.1	0.0	0.0		3.2	1.5	1.0	0.0	3.1		1.3	1.5	4.2	15.0	3.8		4.3	2.6
School Buses	0	3	1	1		5	0	2	1	1		4	1	3	1	0		5	3	3	0	3		9	23
% School Buses	0.0	0.3	0.4	0.6		0.3	0.0	0.3	2.8	4.5		0.5	0.3	1.0	1.8	0.0		0.6	4.5	2.1	0.0	11.5		3.5	0.7
Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-
% Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610.326.3100

Counter: Mio
 Set up By: Mio
 Weather: Clear

Count Name: 1 Providence
 Road & West Chester Pike
 Site Code:
 Start Date: 05/04/2023
 Page No: 4



Turning Movement Peak Hour Data Plot (7:15 AM)



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610.326.3100

Counter: : Mio
 Set up By: : Mio
 Weather: : Clear

Count Name: 1 Providence
 Road & West Chester Pike
 Site Code:
 Start Date: 05/04/2023
 Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

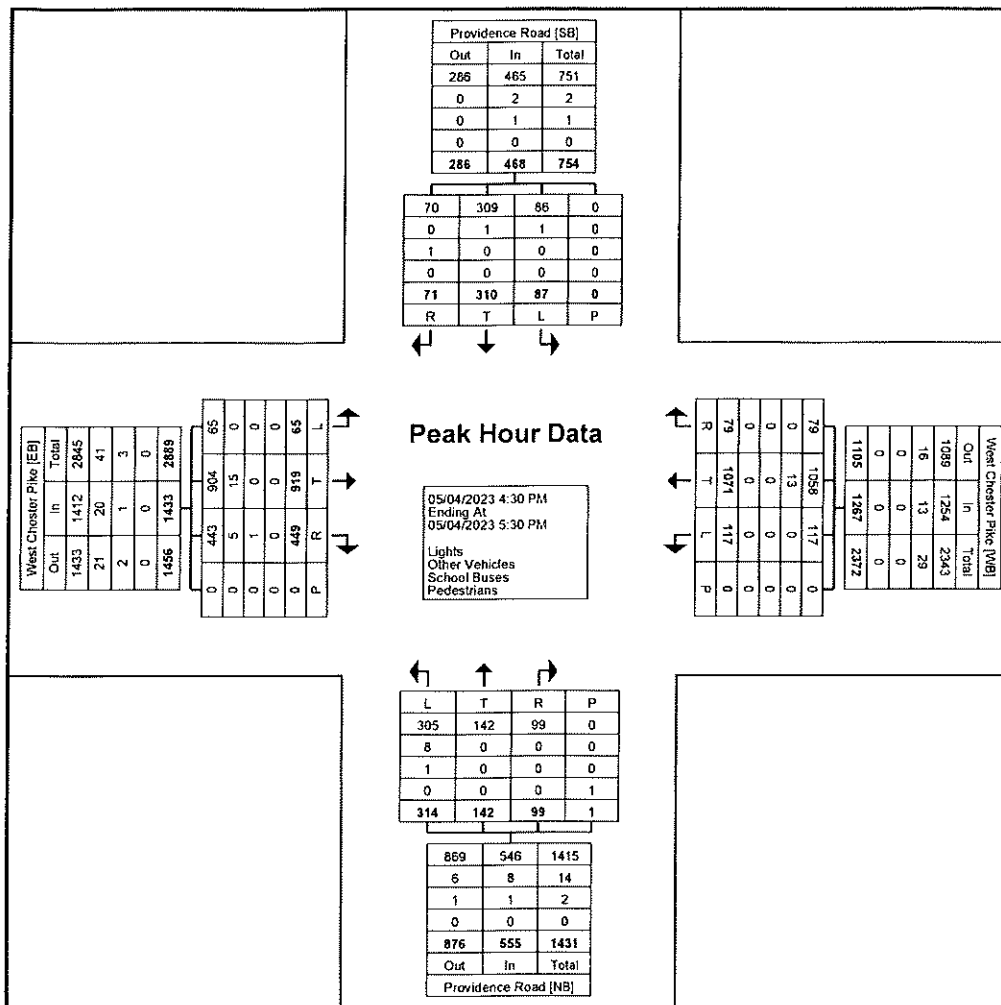
Start Time	West Chester Pike Eastbound						West Chester Pike Westbound						Providence Road Northbound						Providence Road Southbound						Int. Total
	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	Left	Thru	Right	Right on Red	Peds	App. Total	
4:30 PM	15	249	91	33		388	35	266	13	2		316	78	23	9	6		116	21	78	9	3		111	931
4:45 PM	14	229	63	24		330	21	237	20	1		279	94	47	17	13		171	24	72	15	10		121	901
5:00 PM	16	221	95	29		361	36	275	18	5		334	75	42	15	14		146	19	72	15	0		106	947
5:15 PM	20	220	66	48		354	25	293	9	11		338	67	30	13	12		122	23	88	16	3		130	944
Total	65	919	315	134		1433	117	1071	60	19		1267	314	142	54	45		555	87	310	55	16		468	3723
Approach %	4.5	64.1	22.0	9.4		-	9.2	84.5	4.7	1.5		-	56.6	25.6	9.7	8.1		-	18.6	66.2	11.8	3.4		-	-
Total %	1.7	24.7	8.5	3.6		38.5	3.1	28.8	1.6	0.5		34.0	8.4	3.8	1.5	1.2		14.9	2.3	8.3	1.5	0.4		12.6	-
PHF	0.813	0.923	0.829	0.698		0.923	0.813	0.914	0.750	0.432		0.937	0.835	0.755	0.794	0.804		0.811	0.906	0.881	0.859	0.400		0.900	0.983
Lights	65	904	310	133		1412	117	1058	60	19		1254	305	142	54	45		546	86	309	54	16		465	3677
% Lights	100.0	98.4	98.4	99.3		98.5	100.0	98.8	100.0	100.0		99.0	97.1	100.0	100.0	100.0		98.4	98.9	99.7	98.2	100.0		99.4	98.8
Other Vehicles	0	15	5	0		20	0	13	0	0		13	8	0	0	0		8	1	1	0	0		2	43
% Other Vehicles	0.0	1.6	1.6	0.0		1.4	0.0	1.2	0.0	0.0		1.0	2.5	0.0	0.0	0.0		1.4	1.1	0.3	0.0	0.0		0.4	1.2
School Buses	0	0	0	1		1	0	0	0	0		0	1	0	0	0		1	0	0	1	0		1	3
% School Buses	0.0	0.0	0.0	0.7		0.1	0.0	0.0	0.0	0.0		0.0	0.3	0.0	0.0	0.0		0.2	0.0	0.0	1.8	0.0		0.2	0.1
Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-
% Pedestrians	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-	-	-	-		-	-



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610.326.3100

Counter : Mio
 Set up By:: Mio
 Weather:: Clear

Count Name: 1 Providence
 Road & West Chester Pike
 Site Code:
 Start Date: 05/04/2023
 Page No: 6



Turning Movement Peak Hour Data Plot (4:30 PM)