

**From:** [Robert Zienkowski](#)  
**To:** [Kevin Kochanski](#); [Jennifer DeStefano](#)  
**Subject:** FW: Upenn traffic  
**Date:** Monday, October 10, 2016 3:20:24 PM  
**Attachments:** [image001.png](#)

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Please distribute to the BOC and any interested party as well as posting to the website. Thanks!

Robert Zienkowski  
Township Manager/Secretary  
Radnor Township  
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Wayne, PA 19087  
610-688-5600 ext. 123

**From:** Amy Kaminski [mailto:[akaminski@gilmore-assoc.com](mailto:akaminski@gilmore-assoc.com)]  
**Sent:** Monday, October 10, 2016 1:37 PM  
**To:** Robert Zienkowski <[rzienkowski@radnor.org](mailto:rzienkowski@radnor.org)>  
**Cc:** Damon Drummond <[ddrummond@gilmore-assoc.com](mailto:ddrummond@gilmore-assoc.com)>; Amy Kaminski <[akaminski@gilmore-assoc.com](mailto:akaminski@gilmore-assoc.com)>  
**Subject:** RE: Upenn traffic

Bob,

I had my discussion with Pennoni late this morning regarding my concerns with the square foot related to the patient positions and the elimination of the Valley Forge site from the trip generation calculations. As you may recall, both these items (average square foot per patient position for the proposed site at 145 King of Prussia Road along with the overall trip generation characteristics of 1001 Chesterbrook/Valley Forge) have the potential to under project the amount of traffic generated by the proposed 145 King of Prussia Road site.

Mr. Markham, Penn Medicine's traffic engineer and the Eric Swanson (project architect from Ballinger) have assured me they possess data in support of including the trip generation information from the 1001 Chesterbrook site located in Valley Forge as this site has an internal program more closely related to the proposed 145 King of Prussia Road site. In addition, they have indicated the increase in size per patient position is due to both a code mandate and also due to the oncology cancer treatment center equipment that requires a much greater sized room than the ambulatory surgical center presently in operation at both the 250 KOP and the Fern Hill site.

Understanding that without benefit of a complete review of the information Penn Medicine indicates is available and will forward as soon as possible, I am unable to fully support the significantly lower trip generation traffic volumes Pennoni anticipates for the 145 King of Prussia site shown in line number 2 below; however, I am confident the numbers Pennoni presents on line 2 do support an overall lower trip generation rate without benefit of the smaller room size and the 1001 Chesterbrook site data as indicated in the G&A calculations on line 3. For your benefit, I have included both the General Office and Medical Office use in the table to provide a comparison of the By-right calculations currently allowed in the PLO with the new uses proposed by this zoning amendment.

In summary, the Ambulatory Care use has significantly less traffic impact compared to the by-right Medical Office use for both the PM peak hour and the weekday total; and less traffic impact during the AM Peak Hour without the benefit of Valley Forge site trip generation data. If the Valley Forge site data is found to be an acceptable and

comparable site for the proposed Penn Medicine site at 145 King of Prussia Road, I am confident there will be less impact to the AM and PM peak hours and the overall weekday trips generated by the site.

Land Use Type			
Assumes 250,000 SF Site	AM Peak Total	PM Peak Total	Weekday Total
General Office (ITE 710) Roadway BY-RIGHT	398	358	2,634
Pennoni Ambulatory Care Roadway- 258 with Valley Forge Site	418	279	4,923
G&A Ambulatory Care Roadway-Pennoni 258 Patient Positions w/o Valley Forge Site	<b>512</b>	<b>334</b>	<b>5,645</b>
Medical Office (ITE 720) Roadway BY-RIGHT	<b>598</b>	<b>665</b>	<b>9,033</b>
Medical Office (ITE 720) Generator	858	1,068	9,033

Sincerely,

Amy



**Amy B. Kaminski, P.E., PTOE, Transportation Services Manager**  
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