Bowman

MEETING MINUTES
Highway Occupancy Permit Application

Shoppes at Concord
HOP Application No. 375666

Concord Township, Delaware County, PA
Meeting Date: September 30, 2026
1:00 PM (Virtual Meeting)

Attendees
Mirlene Saintval (MS), PennDOT District 6-0
Fran Hanney (FH), PennDOT District 6-0
Ashwin Patel (AP), PennDOT District 6-0
Margo Wolfgang (MW), PennDOT District 6-0
Andy Parker (AP), McCormick Taylor (PennDOT Consultant)
Dennis Wilson, McCormick Taylor (PennDOT Consultant)
Katie Griffis (Concord Township)
Rafe Kuhls (Concord Township)
Nate Cline (NC), Pennoni (Concord Township Consultant)
Paul Lutz (PL), Pennoni (Concord Township Consultant)
Robert Hill (RH), Concord Acquisition, LP
John Yurick (JY), Bowman (Applicant's Traffic Engineer)
Jamie Kouch (JK), Bowman (Applicant's Traffic Engineer)
John Wichner (JW), Bowman (Applicant's Traffic Engineer)
Rob Capece (RC), Bowman (Applicant's Traffic Engineer)
Jeff Gehman (JDG), Bowman (Applicant's Traffic Engineer)

On September 30, 2026, a virtual meeting was held via Zoom, to discuss the above-referenced HOP application. The purpose of the meeting was to discuss several comments from the Department's recent Cycle 5 submission comments.

The following is a summary of the key discussion items:

Traffic Calming

1. PennDOT indicated that the traffic calming evaluations (TE-125) and a conceptual plan of any recommended traffic calming improvements along the two State-owned roadway (i.e., Ridge Road (S.R. 3048) and Ring Road (S.R. 3027)) must be completed and approved by the Department prior to the Department issuing the site access permit. The scope of the specific locations for the traffic calming study data collection must be coordinated with Concord Township and Chadds Ford Township depending on the location of the roadway.

2. Since PennDOT wishes the applicant to coordinate the traffic calming data collection locations with Concord Township and Chadds Ford Township, the traffic calming studies do not need to be

submitted with the next HOP submission. If the studies are not included with the next HOP submission, the response letter should note that the applicant is coordinating with the adjacent municipalities, and the studies will be submitted when available. FH indicated that the Department does not expect the traffic calming review to delay issues of the site access and roadway improvements permit. FH also noted that when considering traffic calming options, the implemented measures should be low cost and fit within the existing Right-of-Way.

3. Final design of the traffic calming improvements may be completed after the Department issues the main site access HOP, but the improvements must be completed prior to opening of the development.

4. Concord Acquisition must discuss the maintenance of any recommended traffic calming improvements with Concord Township and Chadds Ford Township.

5. PennDOT acknowledged that Chadds Ford Township may not cooperate but requested that Applicant make effort to coordinate with Chadds Ford and reconnect with PennDOT with update and/or issues. RH concurred

Stormwater Facility Maintenance Obligations

6. JK indicated that based on the previous approvals for the site, Chadds Ford Township was not agreeable to maintain the stormwater facilities located within their Township. FH suggested the following options should be explored with regard to the Chadds Ford Township stormwater facilities located in the Ridge Road right-of-way (in order of preference):

    a. Chadds Ford agrees to maintain the stormwater facilities.
    b. Modify the design to remove the portions of the stormwater facilities within Chadds Ford Township. JK indicated that this is likely not feasible.
    c. Concord Township could agree to maintain the portion of the stormwater facilities located within Chadds Ford Township. NC asked whether this option could also include a maintenance agreement between Retail Sites and Concord Township. FH indicated that this is possible.
    d. Concord Acquisition would agree to maintain the portion of the stormwater facilities in Chadds Ford Township. This option is not preferable to the Department, but if it is needed, the Department will require that the maintenance of the stormwater facilities be recorded and run with the deed of the property.
    e. RH indicated it would applicant would be willing to assume SWM maintenance obligations for a limited period of time through an agreement with Concord Township.

Route 202/Ridge Road/Spring Hill Drive Traffic Signal Maintenance Obligations

7. JK indicated that the traffic signal at the Route 202/Ridge Road/Spring Hill Drive intersection is listed under both Concord Township and Chadds Ford Township. NC indicated that there is a maintenance agreement between the Townships which indicates the maintenance responsibilities

for the Route 202/Ridge Road/Spring Hill Drive traffic signal. Based on this agreement Concord Township physically maintains the traffic signal and is reimbursed 50% of the cost by Chadds Ford Township. NC will review the maintenance agreement to determine whether there is any guidance regarding how approval of changes to the signal should be handled between the Townships.

8. PennDOT will determine whether Chadds Ford Township is required to sign the TE-160.

9. NC also indicated the ownership of Spring Hill Drive is unclear since the Township line between Concord Township and Chadds Ford Township is depicted differently depending on the source of the information. The current understanding between the Townships is that Spring Hill Drive is maintained exclusively by Chadds Ford Township.

10. RH indicated that recent survey information obtained as part of this project indicates that the large majority of Spring Hill Drive is located in Concord Township, except for a very small section on the northeast corner of the intersection. However, Concord Acquisition and their surveyor will review this information further to confirm this finding.

11. If Chadds Ford Township is required to sign the TE-160 and/or if Chadds Ford Township owns Spring Hill Drive, they must agree to the proposed changes at this intersection. In the event that Chadds Ford Township does not agree to the changes at this intersection, the existing median along Spring Hill Drive may have to remain, and alternative improvements will be necessary. It is noted that the Spring Hill Drive median is proposed to be removed to allow the eastbound and westbound left-turn lanes to line up so the split traffic signal phase for Ridge Road/Spring Hill Drive can be removed under the current design, which will improve intersection operations.

12. RH indicated that he believes Traffic Singal Maintenance should stay with the Township(s).

Transportation Impact Study Comments

13. Bowman indicated that the TIS comments are "will comply" items and will be addressed with the next submission.

    JG discussed a traffic signal system plan redline markup comment which asks for an evaluation of a half-cycle length evaluation at the proposed Route 202/Northern Site access intersection. Bowman completed an analysis using the half-cycle which indicates better LOS for most movements at the intersection, but slightly longer southbound Route 202 through queues. JY suggested that PennDOT review the preliminary analysis and determine the preferred cycle length. The analyses will be updated and submitted accordingly for the next submission.

Lamar Right-of-Way Acquisition

14. PennDOT is still processing their overall right-of-way review comments. AP indicated that Central Office may be close to completing their review and will upload those comments to EPS when they are finished.

15. RH indicated that Concord Acquisition will close on the Lamar right-of-way soon as soon as PennDOT wants and as soon as PennDOT approves of ROW descriptions. PennDOT indicated that once Concord Acquisition controls the right-of-way, it can then be conveyed to PennDOT via the M-950D1 form.

Glen Eagle Square Coordination

16. RH indicated that the applicant team approached the Glen Eagle Square owners regarding the northbound Route 202 right-of-way and the internal directional signing. No specific response was received about the directional signing. However, the Glen Eagle Square owners asked for $50,000 for the Route 202 right-of-way. RH will follow up on both items again. FH indicated that if the $50,000 right-of-way request remains, the correspondence should be included to show that Concord Acquisition made a good faith effort to get the right-of-way dedicated.

Route 202 CMP Pipe Replacement on Lamar Parcel

17. There was a discussion about the request to replace the existing deteriorated CMP which crosses southbound Route 202 from the southern western point of the Lamar parcel onto the Nissan parcel. RH explained the presently there is a CMP from the Applicant's Parcel into an underground pipe on the Lamar Parcel, which then travels south on the Lamar property and then recrosses southbound Rt 202, at the southern end of the Lamar Advertising Property onto the Nissan Property. RH indicated the project will be disconnecting from this CMP, and its stormwater will flow along its property in a new 36' pipe directly into the Stormwater easement on the Nissan property. In addition, RH indicated aht they will be decreasing the flow post construction/development by approximately 40% to 50% in relation to the present runoff from predevelopment conditions. JK indicated that the cost to complete this improvement will be high due to the need for traffic control on Route 202, and there may not be room for the CMP due to the location of other utilities. PennDOT will determine whether this pipe needs to be replaced by the applicant since the project is reducing stormwater flows to this specific pipe and will no longer be discharging to such pipe.

Concord Township Traffic Signal Request

18. There was a discussion about Concord Township's request for additional traffic signal equipment upgrades at the Route 202 northbound and southbound intersections along extra equipment. JK indicated that the cost to complete these upgrades and provide additional spare equipment will be approximately $240,000 and asked whether PennDOT will require the new equipment. PennDOT will coordinate with Concord Township and determine whether to require these traffic signal equipment upgrades. RH indicated that he did not feel that should be Applicants responsibility as they are purchasing and installing all new equipment and road improvements.

Action Items

1. **Bowman will coordinate with both Concord Township and Chadds Ford Township regarding the scope of the traffic calming study data collection locations.**
2. **Bowman will submit the half-cycle traffic analyses for PennDOT to review and opine on its preferred timing scenario.**
3. **Bowman will discuss stormwater maintenance responsibilities with Chadds Ford Township. Further coordination is required to determine the maintenance responsibilities for the portion of the stormwater system located within Chadds Ford Township if it will not accept maintenance responsibilities.**
4. **PennDOT will determine whether Chadds Ford Township is required to sign the TE-160 for the traffic signal improvements at the Route 202/Ridge Road/Spring Hill Drive intersection. NC will review the existing maintenance agreement between Concord Township and Chadds Ford Township.**
5. **PennDOT will determine whether the CMP that crosses southbound Route 202 on the southern end of the subject property should be replaced.**
6. **PennDOT will determine whether to require traffic signal equipment upgrades at the Route 202 northbound and southbound intersections with Smithbridge Road.**
7. **PennDOT will look into the final review and approval of the ROW acquisition plans so Applicant can schedule ROW acquisition from Lamar.**

The above information is a record of business transacted at this meeting. Should you have any questions comments, or revisions, please contact Jamie Kouch, jkouch@bowman.com or John Yurick at jyurick@bowman.com.

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