



**TRANSPORTATION IMPACT STUDY (TIS)
DETERMINATION & SCOPING MEETING
APPLICATION**

Scoping Meeting Application: Submitted

Scoping Meeting Date: _____ Scoping Number: S0820230039
 Tax Parcel Number: _____
 Project/Development Name: Greiner Tract Warehouse

Applicant Information:

Business Partner ID: _____
 Applicant Name: Panattoni Development Company Inc
 Phone: 7176499588 Email 1: jpeters@panattoni.com
 Primary Contact: Joe Peters Email 2: _____

Additional Engineering Firm Information:

Business Partner ID: 000094
 Engineering Firm: Traffic Planning and Design, Inc.
 Phone: 717-234-1430 Email 1: jneal@trafficpd.com
 Primary Contact: Jarred Neal Email 2: _____

Creator Information:

Business Partner ID: 000094 Firm Name: Traffic Planning and Design, Inc.
 Phone: 717-234-1430 Email 1: jwheeler@trafficpd.com

(1) LOCATION OF PROPOSED DEVELOPMENT:

PennDOT Engineering District: 08 Email: _____
 County: Lancaster Email: jonesg@co.lancaster.pa.us
 Municipality: MOUNT JOY Email: justin@mtjoytwp.org;
patricia@mtjoytwp.org; sgault@pa.gov

NO.	SR	Segment	Offset	Average Daily Trips	Driveway Classification	Local Road
1	4010	0010	1300	605	Low Volume	Yes
2	4010	0010	3478	1024	Low Volume	No

Are there any vehicle weight or size restrictions along the SR in accordance with 75 PA C.S. ss 4902? : No

(2) DESCRIPTION OF PROPOSED DEVELOPMENT (Attach site plan if available):

Proposed site access:

Access for the Greiner Tract warehouse is proposed via the following: One(1) full-movement driveway (eastern site driveway) to Mt. Pleasant Road (SR 4010), primarily serving the passenger vehicles. One (1) full-movement driveway (western site driveway to Mt. Pleasant Road (SR 4010), which will be located directly opposite the proposed Steel Way Ext. that will be constructed in conjunction with this phase of development. This access will serve combination trucks associated with the warehouse.

Proposed land uses:

Panattoni is proposing the construction of a 1,006,880 s.f. warehouse at 2483 Mt. Pleasant Road (SR 4010) on a parcel known as the Greiner Tract.

Community linkages (access to neighboring properties, cross easements, pedestrian and transit accommodations):

The proposed Steel Way Extension will connect Steel Way to Mt. Pleasant Road (SR 4010).

(3) DEVELOPMENT SCHEDULE AND STAGING:

Anticipated Opening Date: 03-01-2025

Full Buildout Date: 03-01-2025

Describe Proposed Development Schedule/Staging:

N/A. - The Greiner Tract warehouse is the initial phase of the Mt. Joy Warehouse Park Development.

(4) TRIP GENERATION:

Land Use & Size	Land Use Code	Were ITE results used?	Daily Trips	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
				Enter	Exit	Enter	Exit	Enter	Exit
Warehouse - 1,006,880 s.f.	150	Yes	1629	111	33	41	106		
		TOTAL:	1629	111	33	41	106	0	0

(5) TRANSPORTATION IMPACT STUDY REQUIRED?

Transportation Impact Study Required? Yes

If Yes, based on:

During any one-hour time period, 100 or more additional vehicle trips entering or exiting an existing development.

Other considerations as described below:

(6) TRANSPORTATION IMPACT ASSESSMENT REQUIRED?

Transportation Impact Assessment Required? No

(7) STUDY AREA:

Roadway and Study Intersections:

Cloverleaf Rd (SR 4025) & Mt. Pleasant Rd (SR 4010); Cloverleaf Rd (SR 4025) & Steel Way; Cloverleaf Rd (SR 4025) & Route 283 West Ramps; Cloverleaf Rd (SR 4025) & Route 283 East Ramps; Mt. Pleasant Rd (SR 4010) & Proposed Western Driveway/Steel Way Ext. Mt. Pleasant Rd (SR 4010) & Proposed Eastern Driveway.

Land use context (Refer to PennDOT Design Manual, Part 1X, Appendix B):

Suburban neighborhood

Known Congestion Areas:

To be determined.

Known Safety Concerns:

None to TPD's knowledge.

Known Environmental Constraints:

None to TPD's knowledge.

Pedestrian/Bike Review (Community Centers, Parks, Schools, etc.):

Paved shoulders and/or travel lanes currently accommodate pedestrian and bicycle traffic in the vicinity of the development. Pedestrian crossings are prohibited via signage at the Cloverleaf Rd/Route 283 West Ramps signalized intersection.

Transit Review (Current routes/stops):

Lancaster County and Mt. Joy township are provided with mass transit accommodations via Red Rose Transit (RRTA)/South Central Transit Authority (SCTA). Route 18 (Elizabethtown/Mount Joy) currently operates along the study area with the nearest scheduled stop at the intersection of Main Street (SR 0230) and Cloverleaf Rd (SR 4025). An unofficial Park-N-Ride lot exists on the southwestern corner of the Route 283 East Off-Ramp approach to Cloverleaf Road (SR 4025).

(8) STUDY AREA TYPE:

Study Area Type: Urban

(9) TIS ANALYSIS PERIODS AND TIMES:

Analysis period and times notes:

weekday a.m. (6-9), weekday p.m. (3-6). Existing Conditions, 2025 Base (no-build)/Projected (build)/Projected (build) with Improvements, 2030 Base (no-build)/Projected (build)/Projected (build) with Improvements,

(10) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment (Identify counts requiring adjustment and methodology):

N/A.

(b) Annual Base Traffic Growth: 0.60 %/yr. **Source:** PennDOT BPR statistics (August 2022 to July 2023)

(c) Pass-By Trips (Attach justification where required):

NO.	Land Use	%	Source

(d) Captured Trips for Multi-Use Sites:

N/A.

(e) Modal Split Reductions:

N/A.

(f) Other Reductions:

N/A.

(11) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

Notes:

156 Harrisburg Avenue Warehouse, Westmount Residential, Westbrooke IV - Phase 1. Note: The General RV site will not be included since the site was open/operational as General RV or Messick's at the time of the traffic counts. In addition, the Pennmark Property is not currently advancing and will require municipal rezoning to develop the property as proposed. As such, these developments will not be included in the TIS.

(12) TRIP DISTRIBUTION AND ASSIGNMENT:

Trip Distribution Notes:

Trip distributions will match those recently approved as part of the Mt. Joy Warehouse Park TIS Scope Application (S0820220129). See the trip generation/distribution attachment for details.

(13) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:

NO.	Location	Period	Type
1	Cloverleaf Road & Mt. Pleasant Rd	AM (6-9), PM (3-6)	Turning Movement Counts
2	Cloverleaf Rd & Steel Way	AM (6-9), PM (3-6)	Turning Movement Counts
3	Cloverleaf Rd & Route 283 West Ramps	AM (6-9), PM (3-6)	Turning Movement Counts
4	Cloverleaf Rd & Route 283 East Ramps	AM (6-9), PM (3-6)	Turning Movement Counts

(14) CAPACITY/LOS ANALYSIS:

NO.	Location	Period	Type
1	Cloverleaf Rd & Mt Pleasant Rd	AM Peak, PM Peak	HCM 6th from Synchro 11
2	Cloverleaf Rd & Steel Way	AM Peak, PM Peak	HCM 6th from Synchro 11
3	Cloverleaf Rd & Rt 283 West Ramps	AM Peak, PM Peak	HCM 6th from Synchro 11
4	Cloverleaf Rd & Rt 283 East Ramps	AM Peak, PM Peak	HCM 6th from Synchro 11
5	Mt. Pleasant Rd & Steel Way Extension/ Site Dw	AM Peak, PM Peak	HCM 6th from Synchro 11
6	Mt Pleasant Rd & Proposed Eastern Dw	AM Peak, PM Peak	HCM 6th from Synchro 11

(15) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

Roadway Improvements:

PennDOT Project ID: 108521 (Cloverleaf Rd Resurfacing). Resurface SR 4025 (Cloverleaf Rd) from SR 4018 (Harrisburg Ave) to SR 4010 (Mt Pleasant Rd) and SR 4018 intersection with SR 4025 in Mount Joy and West Donegal Townships.

(16) OTHER NEEDED ANALYSES:

(a) Sight Distance Analysis:

A sight distance analysis will be performed at the proposed site driveway locations for passenger cars and combination trucks, as applicable.

(b) Signal Warrant Analysis (Identify locations):

If necessary, TPD will complete signal warrant analyses at the unsignalized study area intersections and/or proposed site driveway locations.

(c) Required Signal Phasing/Timing Modifications (Determine for all signalized intersections; specify methodology):

If necessary, TPD will make recommendations for traffic signal timing and/or phasing modifications based on the results of the analysis.

(d) Traffic Signal Corridor/Network Analysis (Identify locations/methodology):

If necessary, TPD will make recommendations for traffic signal corridor improvements.

(e) Analysis of the Need for Turning Lanes (Identify locations/methodology):

TPD will analyze auxiliary turn lane warrants at the proposed site driveway locations and the study area intersections (as applicable) during the full build-out condition. The warrant analysis methodology contained within Chapter 11 of PennDOT's Publication 46 will be utilized for this analysis.

(f) Turning Lane Lengths (Identify methodology to be used):

TPD will analyze auxiliary turn lane lengths at the proposed site driveway locations and the study area intersections as necessary during full build-out condition. The analysis methodology contained within Chapter 11 of PennDOT's Publication 46, as well as 95th percentile queue lengths will also be considered for evaluation of turning lane lengths.

(g) Left Turn Signal Phasing Analysis (Identify locations/methodology):

TPD will analyze left turn signal phasing only where signal phasing changes are proposed (please see Required Signal Phasing/Timing Modifications for more information).

(h) Queuing Analysis (Identify locations/methodology):

TPD will provide 50th percentile (Synchro only) and 95th percentile (Synchro and HCM) queue lengths for all approaches of the proposed site driveways and study area intersections during all time periods analyzed (as applicable). This analysis will be completed using the Synchro 11 software which is based on the methodologies contained in the Highway Capacity Manual, 6th Edition (HCM). Both HCM and Synchro queue results will be summarized in tabular format.

(i) Gap Studies (Identify locations/methodology):

Gap studies will be completed as necessary.

(j) Crash Analysis (Identify locations):

TPD will conduct and submit a crash data analysis under separate cover that will contain an analysis of reportable crashes for the study area intersections and key corridors for the most recent five years, summarizing any trends in crash data. Including mitigation options if crash trends are present at an intersection or along a corridor. TPD will contact Lancaster Regional PD to obtain non-reportable crash data.

(k) Weaving Analysis (Identify locations):

N/A.

(l) Other Required Studies (Specify locations/methodology):

ICE will be completed as applicable.

(17) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:

Additional Comments:

As previously submitted (S0820220129) Panattoni is proposing to construct several warehouse buildings along Mt. Pleasant Rd, Cloverleaf Rd and Schwanger Rd as part of the Mt. Joy Warehouse Park Master Plan. The purpose of this application is to evaluate the roadway improvements necessary to accommodate this initial phase of development (Greiner Tract). None of the remaining warehouses are proposed for immediate construction at this time.

PennDOT Review Comments: (Current Cycle Comments)

After review of the scoping meeting application, the Department will contact the applicant regarding the need for a scoping meeting prior to applying for a highway occupancy permit.

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