



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

JENNIFER COHAN  
SECRETARY

**MEMORANDUM**

**TO:** John Pietrobono, New Castle County Project Review Coordinator  
**FROM:** Troy Brestel, Project Engineer TEB  
**DATE:** April 10, 2019  
**SUBJECT:** **2300 Concord Pike**  
**Results of Traffic Operational Analysis Review**

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We have reviewed the traffic operational analysis (TOA) for the 2300 Concord Pike (Tax Parcel 06-089.00-107) commercial development in New Castle County, prepared by Duffield Associates, Inc. (DA) and dated October, 2018. The analysis evaluates the traffic impacts of the development, proposed to be located on US Route 202, just north of Fairfax Boulevard, in New Castle County. The proposed development would consist of a 2,400 square-foot coffee shop with a drive-through window, a 2,100 square-foot fast-food restaurant without a drive-through window, and 3,200 square feet of retail space. One rights-in, rights-out access to the site is proposed to be located on US Route 202, with interconnection proposed to the parcel south of the subject development. Construction is expected to be complete by 2020.

Based on our review of the intersections analyzed, we find that proposed site entrance on US Route 202 would operate at lower than level of service (LOS) D during the weekday a.m. and p.m. and Saturday mid-day peak hours for future conditions, and would not meet the LOS criteria listed in Chapter 2 of the Development Coordination Manual. However, given that the traffic queues along the eastbound site entrance approach are projected to be minimal (75 feet or less) during the future build scenarios, we are not recommending any improvements to address the LOS deficiency.

Mr. John Pietrobono  
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Please note that this analysis generally focuses on capacity and level of service issues. Other comments relating to bicycle, pedestrian, and frontage improvements may be made during the plan review process. Level of Service tables for the existing and future cases are attached with this memorandum.

TB:km

Enclosures

cc: Michael Kaszyski, Duffield Associates, Inc.  
George Haggerty, New Castle County Department of Land Use  
Owen Robatino, New Castle County Department of Lane Use  
J. Marc Coté, Assistant Director, Development Coordination  
T. William Brockenbrough, Jr., County Coordinator, Development Coordination  
Matthew Vincent, Canal District Public Works Engineer, Canal District, DOTS  
Claudy Joinville, Project Engineer, Development Coordination  
Will Mobley, Johnson, Mirmiran & Thompson, Inc.

Table 1  
 PEAK HOUR LEVELS OF SERVICE (LOS)  
 2300 Concord Pike - TOA  
 Prepared by Duffield Associates, Inc.

Unsignalized Intersection <sup>1</sup>	LOS per TOA			LOS per DeIDOT		
	Weekday AM	Weekday PM	Saturday Mid-day	Weekday AM	Weekday PM	Saturday Mid-day
US Route 202 / Site Entrance						
2020 with development						
Eastbound Site Entrance	D (32.8)	C (17.8)	B (13.4)	F (210.1)	E (45.4)	E (37.9)

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<sup>1</sup> The numbers in parentheses following levels of service are average delay per vehicle, measured in seconds.

Table 2  
 PEAK HOUR LEVELS OF SERVICE (LOS)  
 2300 Concord Pike - TOA  
 Prepared by Duffield Associates, Inc.

Signalized Intersection <sup>2</sup>	LOS per TOA			LOS per DeIDOT		
	Weekday AM	Weekday PM	Saturday Mid-day	Weekday AM	Weekday PM	Saturday Mid-day
US Route 202 / Fairfax Boulevard						
2018 Existing	B (16.3)	C (23.1)	B (13.5)	A (8.2)	B (14.2)	B (10.6)
2020 without development	C (29.1)	E (56.4)	B (19.7)	B (15.5)	D (35.2)	B (11.3)
2020 with development	D (46.6)	D (53.7)	C (31.9)	C (24.6)	D (38.1)	B (19.5)

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<sup>2</sup> The numbers in parentheses following levels of service are average delay per vehicle, measured in seconds.