



ROSE TREE MEDIA SCHOOL DISTRICT



K-1 EARLY LEARNING CENTER Board Update



13 November 2025

DISCUSSION

- 01 Prior Discussions/Review
- 02 Preliminary Traffic Study Findings
- 03 Next Steps
- 04 Discussion

Dismal Run



01 PRIOR DISCUSSIONS

SITE SCHEMATIC
LAND DEVELOPMENT PROCESS

Dismal Run

PDS

K-1 & Athletics Site Plan



This is showing the 'End State' of a fully coordinated effort with PennDOT

Land Development Process

- Rigorous process with multiple layers of approvals required prior to construction
 - Middletown Township, Delaware County, DEP & PennDOT
 - Need to complete Land Development prior to obtaining building permit
- Each layer is designed to help address all parties' concerns in the development of a project
 - Traffic – **NOTE: There is added complexity with the PennDOT future plan; “The Route 352 (Middletown Road) and U.S. 1 Roadway Improvements Project (MPMS #15251)”**
 - Stormwater management
 - Sewer and wastewater
 - Environmental
 - Zoning compliance
- Middletown Township has directed that the district utilize a more stringent preliminary submission prior to a final submission process to allow for more evaluation during Land Development

Traffic Study (Expanded) Review

Middletown Township requested the additional traffic studies at the following intersections:

- Middletown Road(SR 0352) & Oriole Road
- Rose Tree Road (SR4002) & Hunting Hills Lane
- All Three Penncrest HS Accesses on Barren Road (SR 4004)
- **Rose Tree Rd. and Ridley Creek Rd.**

Township has requested Traffic Study to include impacts associated with the following:

- Recently opened apartments along with some unoccupied retail space at the Promenade at Granite Run
- Crash Data for all study area intersections for the most recent three-year period



02 PRELIMINARY TRAFFIC STUDY FINDINGS

Dismal Run

Traffic Consultant: Traffic Planning and Design Inc. (TPD)



Hired TPD to perform traffic study as part of land development process:

- TPD was founded in 1989 and is multi-disciplined Transportation Engineering firm
- TPD is headquartered in Pottstown, PA with a staff of over 280 and 14 office locations
- TPD has prepared thousands of traffic studies and roadway/signal designs in accordance with the applicable Township and PennDOT standards
- TPD represents applicants, municipalities, PennDOT, Turnpike, etc. for various projects

Traffic Study Purpose

- Transportation Impact Study (TIS) also referred to as a Traffic Study.
- A TIS evaluates how a proposed development will affect the local transportation network. It estimates the additional traffic the project will generate, and recommends improvements, such as new lanes or signals, to mitigate the proposed development impacts.
- PennDOT reviews the TIS to ensure safe and efficient access and operations of traffic on the State highway per their standards.
- PennDOT reviews the TIS to provide direction on needed improvements prior to the start of the engineering/design of the improvements.
- The PennDOT Highway Occupancy Permit (HOP) plan process starts after the roadway improvements are established in the TIS.

Traffic Study Process

- TIS Scoping Application submission
 - Outlines the parameters and methodology for the study
- PennDOT and Township provide feedback on the TIS scope
- Prepare the TIS based on the scoping coordination for submission to the Township and PennDOT
- PennDOT and Middletown Township will review and provide comments on the TIS submission
- The TIS submission/review process continues until all comments are addressed
 - June 2025 TIS scoping application submission
 - August 2025 PennDOT TIS scoping review
 - September 2025 Middletown Township TIS scoping review

Preliminary Traffic Study Findings for K-1 Center

- 13 off-site intersections required to be studied
- Evaluating current conditions and future conditions with and without the planned PennDOT 352/US 1 project improvements
- Evaluating morning and afternoon school peak periods (8AM-9:15AM & 3PM – 4:15PM)
- Improved intersection operations anticipated with the planned PennDOT improvements
- Estimated PennDOT improvement timeframe is early/mid 2030's
- K-1 Center opening is planned in Fall 2028
- Interim improvements are needed to accommodate the anticipated K-1 Center traffic before the PennDOT 352/US 1 improvements are in place

Traffic Study Follow-up Meetings

The team held the following meetings to gather input and feedback from the approving parties.

1. PennDOT, District, and Middletown Township Coordination Meeting #1 (8/28/25)
2. PennDOT, District, and Middletown Township Coordination Meeting #2 (10/15/25)
3. Middletown Township and the School District Meeting (11/6/25)
4. Board Update and Feedback (11/13/25)

Traffic Study Options Reviewed

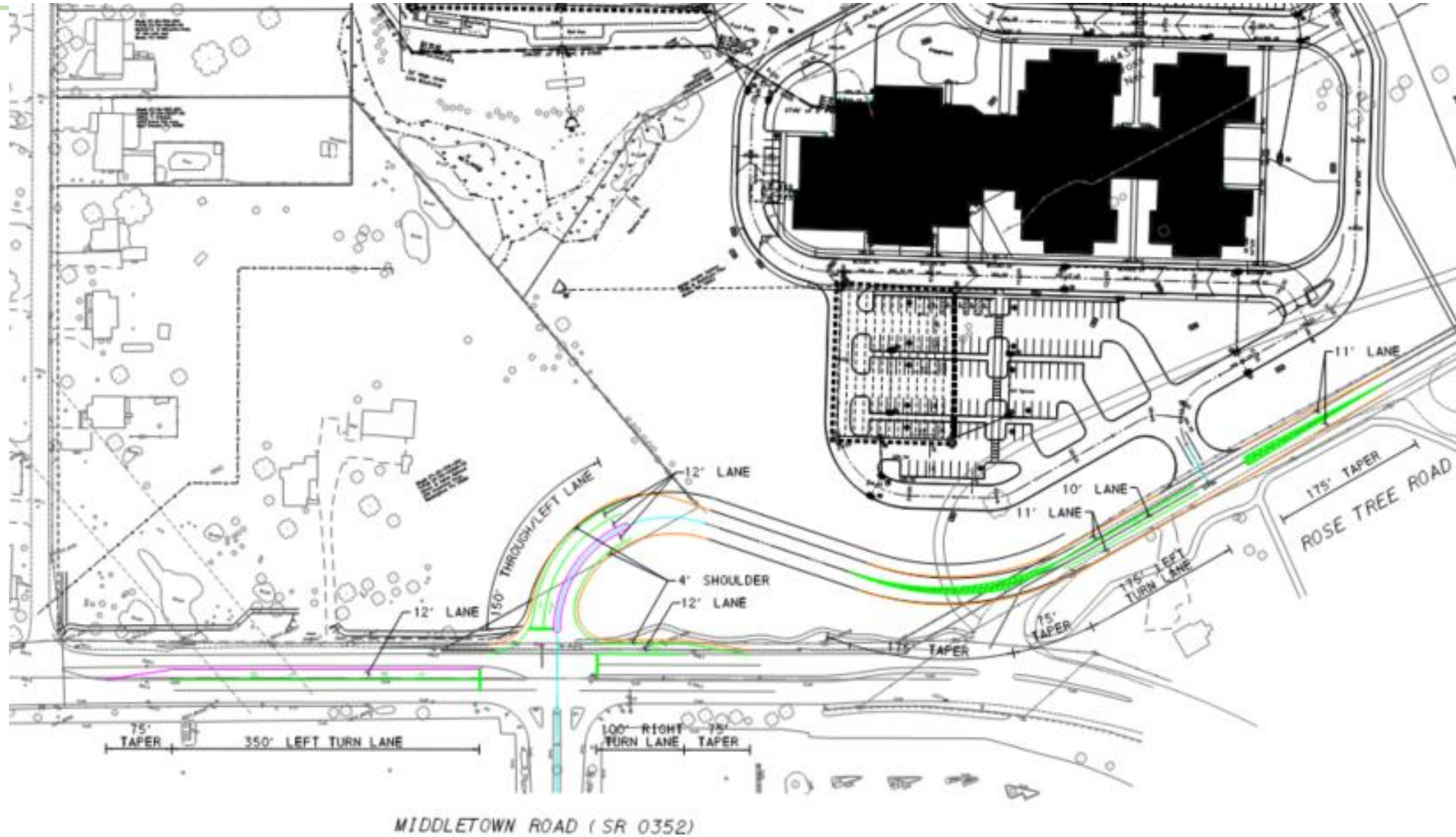
PennDOT, Middletown Township and the School District reviewed and discussed four improvement options under the interim condition:

1. Realignment of Rose Tree Rd (consistent with the planned PennDOT project)
2. Direct Connection to State Rd 352
3. Signalizing Rose Tree Rd
4. New Driveway access further east on Rose Tree Rd

District Administration preferred solution

Realignment of Rose Tree Rd (consistent with planned PennDOT project)

Rose Tree Rd Realignment Sketch



Traffic Study Milestones

- Expanded Traffic Study must be completed prior to submission to the Township and PennDOT.
- A future acquisition of a small portion of the adjacent property is required to complete the Rose Tree Road realignment.
- Preliminary Estimate of Realignment is \pm \$2 million (detailed estimated has not been prepared)
- Timeline and Next Steps of PennDOT application
 - Ongoing coordination with PennDOT
 - Traffic Study anticipated to be submitted to PennDOT and Middletown Township in December
 - Comments from PennDOT in 30 days (concurrent Township review but review time varies)
 - Update Traffic Study based on comments and resubmit (multiple submissions/review may be required)
 - Approval of Traffic Study
 - Development and submission of Highway Occupant Permit (HOP) Application
 - PennDOT Review Period (30 days)
 - Update of drawings from PennDOT review and resubmit
 - Repeat until final approval and HOP received



03 **NEXT STEPS**
PROJECT DEVELOPMENT

Dismal Run

PDS

NEXT STEPS

- KEY STEPS IN LAND DEVELOPMENT
 - Complete Expanded Traffic Study
 - Coordination with the Church property regarding Rose Tree Rd Realignment
 - Preliminary Land Development Drawing Submission to Township
 - Traffic Study Submission to PennDOT
- Design Development Drawing advancement
 - Building Design Development continues in tandem with Land Development process
 - Estimates are in progress for Design Development plans
 - Finalize Geotechnical Investigation
 - Analyze Results from Geothermal Test Well
- ACT 34 HEARING – TBD following land development key milestones

An aerial photograph of a campus, likely a university, with a large green text overlay reading "DISCUSSION". The campus features several large buildings, a central courtyard, and a baseball field. The surrounding area is densely wooded. The text "Dismal Run" is visible on the left side of the image.

DISCUSSION