



MEMORANDUM

TO: Lower Gwynedd Township Board of Supervisors

FROM: Matthew I. Hammond, P.E., TPD

CC: Chad Dixson, AICP, PP, Bowman
Lower Gwynedd Township
Project Team

DATE: February 4th, 2026

RE: **Traffic Impact Study Summary from Traffic Impact Study Dated February 4, 2026**
Springhouse Mixed Use Development
Lower Gwynedd Township, Montgomery County, PA
TPD# BETI.00012

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- » The project site is located on the northwestern corner of Norristown Road (SR 2052) and Boveri Drive and currently consists of 143,295 sf of office space.
 - » The proposed site will be redeveloped and will consist of the following uses:
 - » 77,619 sf of Office Space;
 - » A 30,750 sf Grocery Store;
 - » 16,000 sf of Retail Space;
 - » 278 mid-rise apartments.
 - » Access to the Proposed Site will be provided via one (1) full-access signalized driveway via existing Boveri Drive. In addition, emergency access will be provided from the east side of the property, to the existing ACTS property to the east.
 - » Upon full build-out, the proposed development is expected to generate **311 new trips** during the weekday A.M. peak hour, **339 new trips** during the weekday P.M. peak hour, and **382 new trips** during the Saturday midday peak hour.
 - » When compared to the **Existing Site** (at full capacity), the **Proposed Site** will generate **131 more net new trips** (approximately 2.2 additional trips per minute) during the weekday AM peak hour, **166 more net new trips** (approximately 2.8 additional trips per minute) during the weekday PM peak hour, and **256 more net new trips** (approximately 4.3 additional trips per minute) during the Saturday Midday peak hour. *Based on the above, and a Township Transportation Impact Fee of \$3,865 per "new" weekday afternoon peak hour trip, the **Impact Fee is \$641,590.***
 - » Under the 2027 and 2032 projected conditions, with the development of the proposed site, with site-related recommendations, all study area intersections **will satisfy** PennDOT Standards.
 - » TPD has made the following recommendations in relation to the proposed Springhouse Mixed-Use development:

Norristown Road (SR 2052) & Boveri Drive

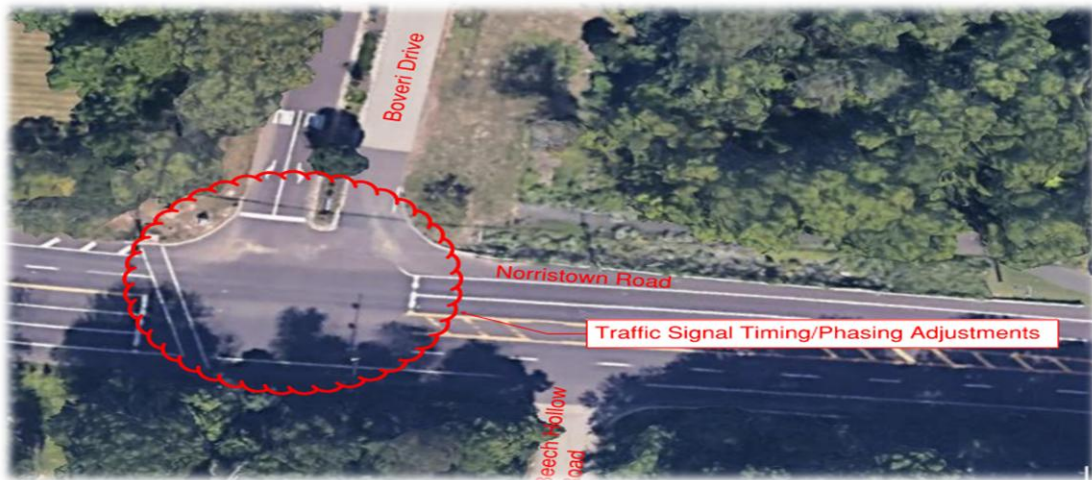
- » Restripe the Eastbound Left Turn Lane to increase the storage length to 250 feet.



- » Extend the southbound Boveri Drive right turn lane, via widening, to the first internal intersection in order to accommodate future queue lengths.



- » Work with the Township and PennDOT on potential traffic signal timing modifications to increase the green time on the westbound Norristown Road approach in order to create a gap in the eastbound traffic to facilitate turns in/out of Beech Hollow Road.



- » Maintenance of on-site vegetation to maximize available sight distance.

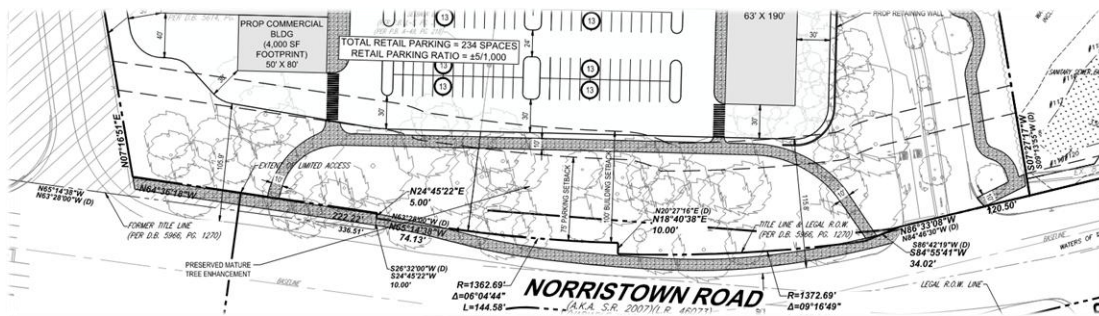
Norristown Road (SR 2052) & Tennis Avenue (SR 2020)

- » Coordinate with the Township and PennDOT on shifting where the transition occurs between the one (1) westbound lane to two (2) westbound lanes further west in order to extend the existing eastbound left turn lane approaching Tennis Avenue.



Norristown Road (SR 2052) Frontage – Pedestrian Improvements

- » Provide a 10' wide trail along Norristown Road, and within the property, connecting to the existing trail located to the east of the site.



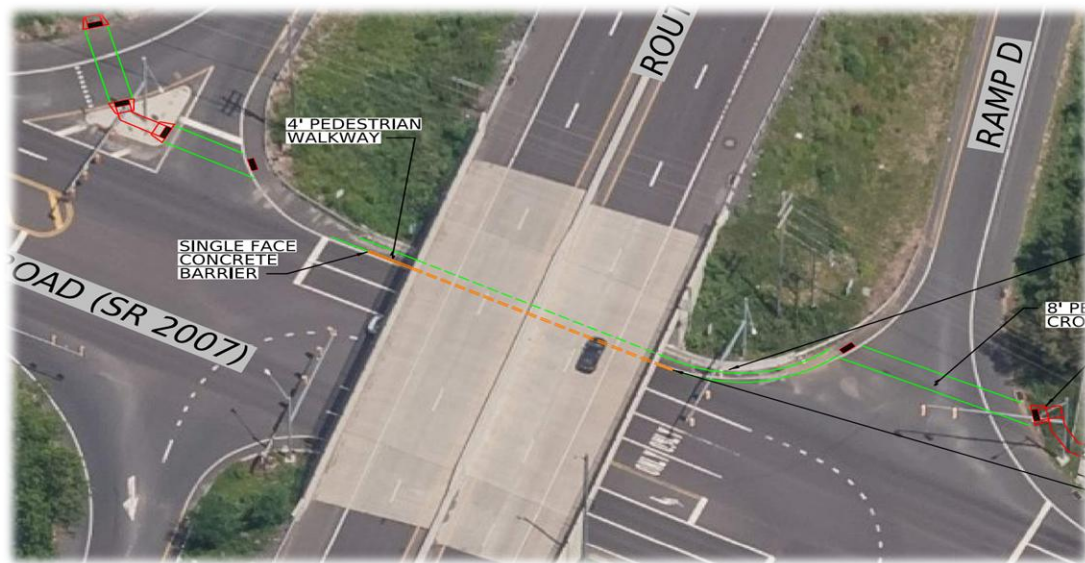
- » Provide sidewalk extending across the northbound Route 309 on-ramp, under Route 309, across the southbound Route 309 off-ramp and terminating at/near the SHIP property to the west of the site.

EXISTING UNDERPASS SHOULDER



DEPICTION OF PROPOSED UNDERPASS WALKWAY

- » Provide PennDOT compliant crosswalks and pedestrian traffic signal equipment at the existing signalized intersections between Boveri Drive and the Route 309 southbound off-ramp.



Norristown Road (SR 2052) Corridor – Signal Timing Adjustments

- » Provide Traffic Signal Timing adjustments to the following intersections within the Norristown Road Corridor:
 - Norristown Road & Tennis Avenue;
 - Norristown Road & Boveri Drive¹;
 - Norristown Road & Route 309 NB Ramps¹;
 - Norristown Road & Route 309 SB Ramps¹;
 - Norristown Road & Springhouse Estates/Springhouse Innovation Park;
 - Norristown Road & McKean Road;

- Norristown Road & Bethlehem Pike/Sumneytown Pike.

¹ – *Traffic Signal Equipment upgrades are also proposed at these intersections. The extent of the equipment upgrades will be determined during the Township's Land Development process, as well as during the PennDOT Highway Occupancy Permit (HOP) process.*

As previously mentioned, the above excerpts were taken from the Traffic Impact Study, dated February 4, 2026 completed in relation to the proposed Springhouse Mixed Use Development. Additional details can be found in the February 4, 2026 Traffic Impact Study.