



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

JENNIFER COHAN  
SECRETARY

July 28, 2017

Mr. George Haggerty  
New Castle County Department of Land Use  
87 Read's Way  
New Castle, DE 19720

Dear Mr. Haggerty:

We are writing to you in regards to the **Brandywine Country Club** (Tax Parcel 06-040.00-004) redevelopment.

On December 2, 2016, we sent you the enclosed Traffic Impact Study (TIS) review letter, which contained several recommendations related to the entrance design of the proposed development and offsite improvements that would help to mitigate the addition of the proposed development traffic to the local roadway network.

Since then, the County determined that the traffic that would be generated by a demolished portion of the AstraZeneca office complex and the proposed Concord Plaza development was not included in the original TIS for the Brandywine Country Club. In response, the consultant for the developer of Brandywine Country Club, Becker Morgan, submitted an addendum to the original TIS that included updated analysis which considered the additional traffic from the two subject developments.

Upon receipt of the addendum, DelDOT reviewed the updated analysis, and has concluded that no further recommendations beyond those identified in our December 2 letter would be necessary for the proposed redevelopment of the Brandywine County Club.

Level of service (LOS) tables showing the updated analysis can be provided upon request.

If you have any questions, please contact me at (302) 760-2167.

Sincerely,



Troy Brestel  
Project Engineer

TEB:km

Enclosures

cc with enclosures:

Mr. Michael Riemann, Becker Morgan Group, Inc.  
Mr. Christopher Duke, Becker Morgan Group, Inc.  
Mr. Owen Robatino, New Castle County Department of Land Use  
Mr. Marco Boyce, New Castle County Department of Land Use  
Mr. Andrew Parker, McCormick Taylor, Inc.  
Ms. Annie Cordo, Deputy Attorney General  
Mr. Robert McCleary, Director, Transportation Solutions (DOTS)  
Mr. Drew Boyce, Director, Planning  
Mr. Mark Luszcz, Chief Traffic Engineer, Traffic, DOTS  
Mr. Mark Tudor, Assistant Director, Project Development North, DOTS  
Mr. J. Marc Coté, Assistant Director, Development Coordination  
Mr. T. William Brockenbrough, Jr., County Coordinator, Development  
Coordination  
Mr. Peter Haag, Traffic Studies Manager, Traffic, DOTS  
Mr. Kevin Canning, Canal District Engineer, North District  
Mr. Matthew Lichtenstein, Canal District Public Works Engineer, Canal  
District  
Mr. David Dooley, Service Development Planner, Delaware Transit  
Corporation  
Ms. Erin Osbourne, New Castle Subdivision Coordinator, Development  
Coordination  
Mr. Pao Lin, New Castle Subdivision Manager, Development  
Coordination  
Mr. Mark Galipo, Traffic Engineer, Traffic, DOTS  
Mr. Anthony Aglio, Planning Supervisor, Statewide & Regional Planning  
Mr. Claudy Joinville, Project Engineer, Development Coordination