

May 27, 2020  
C-18997-0019

Mr. John M. Barrett  
Township Manager  
South Fayette Township  
515 Millers Run Road  
South Fayette, PA 15064

TRANSMITTED via EMAIL

**Re: Proposed The Piazza Development, South Fayette Township – Parking Demand Analysis Review**

Dear Mr. Barrett:

The Gateway Engineers, Inc. (Gateway) has reviewed the *Parking Demand Analysis–The Piazza Development* dated April 7, 2020. The report was prepared by Civil & Environmental Consultants, Inc. (CEC). The following is a summary of Gateway’s review:

**Summary: (no change from Gateway’s April 27, 2020 review letter)**

- The development proposes 470 parking spaces on the subject property. When applying appropriate parking supply rates from the Subdivision and Land Development Ordinance (SALDO), a total of 541 spaces are required.
- The Parking Demand Analysis report provides peak parking demand calculations using national data contained in ITE’s *Parking Generation Manual*, 5<sup>th</sup> Edition, 2019. Based upon the results of the Parking Demand Analysis report, the peak parking demand of the property is projected to occur on a Friday evening. During the Friday PM peak, the peak parking demand was calculated to be 446 spaces (this includes a 10% vacancy factor to ensure available parking for patrons).
- Gateway generally agrees with the calculations provided as it relates to the peak parking demands of the proposed development; however, we offer the following comments / questions that should be addressed prior to us providing a recommendation relative to the adequacy of the proposed conditions:

Comments / Questions:

1. The existing UPMC Children's Hospital development includes 246 parking spaces. Under proposed conditions, the parking for UPMC Children's Hospital will be reduced to 190 spaces. Are the 56 spaces that are being eliminated not on the UPMC property under existing conditions? Is there a shared parking easement in place between the two (2) properties? If so, will this Agreement still be valid under proposed conditions?

**Status: Additional information provided indicates that the UPMC Children's Hospital development was granted a Variance by the Township to provide a total of 250 parking spaces (343 spaces required by Code); however, of those 250 spaces, only 190 spaces are located on the UPMC parcel and the remaining spaces are included in shared parking agreement on The Piazza property. The Shared Parking Agreement is being amended to permit the shared parking of all spaces on both properties. A copy of the amended Shared Parking Agreement should be provided to the Township upon being finalized.**

2. Will reducing the number of spaces for UPMC Children's Hospital result in a deficiency for that development (either by Code requirements or peak demands)?

**Status: The response indicates that the number of spaces is not being reduced because there are currently 190 spaces on the UPMC parcel, and the remaining spaces are on The Piazza property via a Shared Parking Agreement. Because an amended Shared Parking Agreement will include shared parking of all spaces on both properties, it is the developer's position that the number of spaces available to UPMC is not being reduced. See response to Comment 3 below for additional information.**

3. If parking will be shared between the 2 properties under proposed conditions, the Parking Demand Analysis report should include an evaluation of the entire site to ensure that adequate parking is available during overlapping peak times.

**Status: The revised parking demand analyses included an evaluation of the entire site (UPMC property and The Piazza property). The results reveal a peak parking demand of 194 spaces for the UPMC (midweek day between 11:00 a.m. and 12:00 p.m.) and a peak parking demand of 405 spaces for The Piazza (typical Friday between 6:00 p.m. and 8:00 p.m.). Applying a 10% vacancy factor to avoid the need for recirculation during peak times results in a peak parking demand of 659 spaces for the entire site. Under proposed conditions, a total of 660 spaces would be provided.**

Based upon the additional information provided and the analyses included in the revised Parking Demand Study, Gateway concludes that the proposed 660 parking spaces on the site (UPMC property and The Piazza property) will be adequate to accommodate the peak parking demands of the site. When including a 10% vacancy factor in the analyses, the peak parking demand of the site will be 659 spaces. Although this would only result in one (1) excess space, the reality is that the peak parking demand times of the individual uses (restaurants, UPMC, retail, office, etc.) do not overlap. For example, the peak demand of the UPMC occurs on a typical midweek day between 11:00 a.m. and 12:00 p.m. while the peak demand of a restaurant is between 6:00 p.m. and 8:00 p.m. The analyses that were performed assumed that the peak parking demand for all of the uses would occur at the same time on the same day. As such, the results are conservative and account for spikes in demand. Final approval of a variance (if required) or modification to Code requirements should be contingent upon the execution of an amended Shared Parking Agreement that permits parking of all spaces on both properties.

If you should have any questions, please call me at 412-409-2393.

Sincerely,  
THE GATEWAY ENGINEERS, INC.



Michael J. Haberman, P.E.  
Township Traffic Engineer

Cc: Andrew Blenko – S.F. Twp. (via email)