

February 18, 2022

C-18997-0031

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

TRANSMITTED via EMAIL

Re: Proposed Taco Bell Development, South Fayette Township – Traffic Review

Dear Mr. Barrett:

The Gateway Engineers, Inc. (Gateway) has reviewed the site plan for the proposed Taco Bell within the South Fayette Commons development along Route 50. In particular, Gateway reviewed the traffic and circulation for the Taco Bell site. At this time, we offer the following summary and comments:

1. The original TIS for South Fayette Commons contemplated the following land uses/sizes:
 - a. High-Turnover Sit-Down Restaurant – 3,000 s.f.
 - b. Fast-Food Restaurant with Drive-through Window – 2,800 s.f.
 - c. Specialty Retail Center – 10,500 s.f.
 - d. Drive-in Bank – three (3) drive through lanes

The site currently consists of a coffee shop / donut shop with drive-through (Dunkin') and a drive-in bank with two (2) drive through lanes (Washington Financial Bank). How will the addition of the coffee shop with drive through lane impact the trip generation of the overall site compared to what was included in the approved TIS? Please provide a trip generation table summarizing the anticipated trip generation for the current site compared to the trip generation that was included in the approved TIS.

2. The Township currently has a project in design that will widen Hickory Grade Road to include an additional lane. With that construction, a mountable concrete median will be constructed between Old Pond Road and Route 50. This will result in the existing access to South Fayette Commons to / from Hickory Grade Road being restricted to right-in/right-out. Traffic arriving at the site will be required to utilize the full access from Old Pond Road. Please provide a queue

analysis for the Taco Bell drive-through and the revised circulation to the Dunkin' Donuts drive through to determine if queues will result in impacts to circulation within the site.

3. The proposed Taco Bell will be subject to Transportation Impact Fees. Provide a calculation of the anticipated new PM peak hour trips that will be generated by the Taco Bell using ITE *Trip Generation*, 11th Edition and provide a calculation of the Transportation Impact Fees that will be assessed. This site is in the Southern Transportation Service Area. The per PM peak hour trip fee for the Southern TSA is \$1,418.

This concludes Gateway's traffic engineering review of the proposed Taco Bell development within the South Fayette Commons development along Route 50. Responses to the above comments should be provided to the Township and Gateway for review.

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