

May 11, 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 III

Dear Mr. Barrett:

The Gateway Engineers, Inc. (Gateway) has reviewed the site plans and traffic data associated with the proposed Taco Bell within the South Fayette Commons development along Route 50. The following is a summary of Gateway's previous comments from our February 18, 2022, review letter and our April 22, 2022, review letter followed by the current status of each comment:

1. 2/12/2022 Original Comment:

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.

4/22/2022 Review Letter Status:

A Trip Generation report dated April 12, 2022, was prepared by David E. Wooster and Associates (Wooster). Gateway does not agree with the calculations and methodologies utilized in the Wooster report. Gateway calculated and summarized the trip generation of the

development using accepted industry methodologies and determined that with the existing Dunkin' Donuts, the existing Washington Financial Bank, and the proposed Taco Bell, the site is estimated to generate 107 primary PM peak hour trips. The developer previously paid Transportation Impact Fees on a total of 97 primary PM peak hour trips. Because the proposed Taco Bell will result in 10 additional primary PM peak hour trips than were estimated in the original TIS, Transportation Impact Fees should be assessed on these additional trips. This will hold true for any additional development of the vacant portion of the property.

Current Status (5/11/2022):

Gateway's position outlined in our April 22nd review letter has not changed. The methodologies utilized by Wooster to calculate the trip generation in the original TIS and the updated calculations provided in their April 12th trip generation letter were not performed using generally accepted methodologies for a development of this type and size. It is our opinion that the trip generation outlined in our April 22nd letter is representative of what would be anticipated by this development. With the proposed Taco Bell, an additional 10 primary PM peak hour trips are anticipated when compared to the total primary PM peak hour trips that were estimated in the original TIS. Transportation Impact Fees should be assessed on these additional trips.

2. 2/12/2022 Original Comment:

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.

4/22/2022 Review Letter Status:

No response has been provided to this comment.

Current Status (5/11/2022):

An exhibit showing vehicles queued from the Taco Bell pick-up window to Hickory Grade was provided. This exhibit does not show what was requested. Specifically, the request was to show the circulation of traffic to/from both the Dunkin' Donuts and the Taco Bell with the impending restriction of left turns in to the site from Hickory Grade Road. We need to see how traffic will enter the site from Old Pond Road, traverse the site to access the drive throughs for Taco Bell and Dunkin' Donuts, and how queues will/will not impact operations within the site and on the shared drive aisle through the site.

3. 2/12/2022 Original Comment:

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.

4/22/2022 Review Letter Status:

No response has been provided to this comment. See status of Comment 1 above. Transportation Impact Fees should be assessed on 10 additional primary PM peak hour trips. This amounts to \$14,180 in Transportation Impact Fees for the proposed Taco Bell.

Current Status (5/11/2022):

No formal response has been submitted; however, per the current status to Comment 1 above, Transportation Impact Fees should be assessed on 10 additional primary PM peak hour trips (\$14,180 as outlined in our 4/22/2022 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

Cc: Gary Hartz, South Fayette Township
Jason Paulovich, Gibson-Thomas Engineering