

May 11, 2022
C-18997-R019

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

TRANSMITTED via EMAIL

Re: Revised Piazza Master Plan, South Fayette Township – Traffic Review

Dear Mr. Barrett:

The Gateway Engineers, Inc. (Gateway) has reviewed the revised master plan site plans for the proposed Piazza development along Route 50. We offer the following comment:

1. Please provide a summary of the trip generation for the overall Piazza development that was assumed in the approved TIS compared to the anticipated trip generation of the current overall plan, which now includes a proposed fast food restaurant with drive-through lanes in the northeast corner of the development. Because the development mix and uses are different than what was assumed in the approved TIS, this comparison should be provided to ensure that the anticipated peak trip generation is not significantly more than what was contemplated in the approved TIS.
2. The overall Piazza development is subject to Transportation Impact Fees. The amount owed in Impact Fees is outlined in the current Development Agreement. Presumably, the Development Agreement will be revised to account for changes to the overall site plan. The updated trip generation calculations should be utilized to calculate any changes to the Transportation Impact Fees that are outlined in the current Development Agreement. This site is in the Southern Transportation Service Area (TSA). The fee per new PM peak hour trips in the Southern TSA is \$1,418.

This concludes Gateway's traffic engineering review of the revised master plan for The Piazza 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.

A handwritten signature in blue ink that reads "Michael J. Haberman". The signature is fluid and cursive.

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

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