



July 10, 2023

Mr. Michael Wozniak, Community Planner
Township of North Fayette
400 North Branch Road
Oakdale, PA 15071

Subject: Traffic Impact Analysis
Proposed Multi-Tenant Building
North Fayette Township, Allegheny County, PA

Dear Mr. Wozniak:

Please allow this letter to serve as the trip generation study to be associated with this project. This statement is intended to address any potential increase that may occur due to the renovation of 110 Andrew Drive.

Currently the site is comprised of an existing sit-down restaurant development. The existing structure is approximately 8,500 square feet and contains 140 parking spaces. For the purposes of this analysis, the existing facility is considered a High Turnover Sit Down Restaurant. Based on the 11th Edition of the ITE Trip Generation Manual, the PM Peak Vehicle Trip Rate for High Turnover Restaurants is 9.05. For a 8,500 square foot building, this yields a peak evening hour of 77 trips.

Existing Peak PM Hour Trips

Description/ITE Code	Units	Expected Units	PM Peak Vehicle Trip Rate	PM Hour Generated Trips
High Turnover/Sit Down Rest 932	KSF ²	8.5	9.05	77

The renovated building will comprise approximately 8,500 square feet of useable space and is proposed as a multi-tenant facility. For the purposes of this analysis, the proposed tenants were assumed to be one 3,333 square foot Fast Casual Restaurant, one 2,450 square foot Fast Casual Restaurant, and one 2,700 square foot Furniture Store. Based on the 11th Edition of the ITE Trip Generation Manual, the PM Peak Vehicle Trip Rate for Fast Casual Restaurants is 12.55 and for Furniture Stores is 0.52. The chart below breaks out the peak trips for each use.

Proposed Peak PM Hour Trips

Description/ITE Code	Units	Expected Units	PM Peak Vehicle Trip Rate	PM Hour Generated Trips
Fast Casual Restaurant Rest 930	KSF ²	5.8	12.55	73
Furniture Store Rest 890	KSF ²	2.7	0.52	1

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Should you have any questions or concerns, please contact me at 412-469-9331, ext. 1083 or mskocik@kuresources.com.

Respectfully submitted,



Mark Skocik, E.I.T.
Project Manager

MS:cak

Attachments

cc: Key Development

