

# Traffic Impact Study

## Kingsdale Redevelopment

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City Council Meeting

Presented by: Jackie Thiel, PE, Public Service Director & City Engineer

November 9, 2020

## **Engineering Division Required a Traffic Impact Study**

- **Carpenter Marty Transportation Consultants conducted the study**
- **City required a Memorandum of Understanding for Study Area**
  - **Approved before study started**
- **Amount of additional vehicular trips calculated using Institute of Transportation Engineers Specifications**
  - **Approved before study started**
- **Third Party review of traffic impact study by Burgess & Niple Inc.**
  - **Ongoing**
- **Final approval**
  - **TBD, before final development plan approved by BZAP**

# Traffic Count Area



- Traffic Counts Taken and Trip Generations
- Pandemic Impacts – Adjustment Factors
- Opening Year 2022, Horizon Year 2032
- Growth Rate of traffic 0.5% (MORPC)
- Peak Hours 7:30-8:30 a.m. & 4:30-5:30 p.m.

## Peak Hours Traffic Review

Existing AM 5-Points Trips = 2,631  
Existing PM 5-Points Trips = 2,690

Site AM 5-Points Trips = 161  
Site PM 5-Points Trips = 186

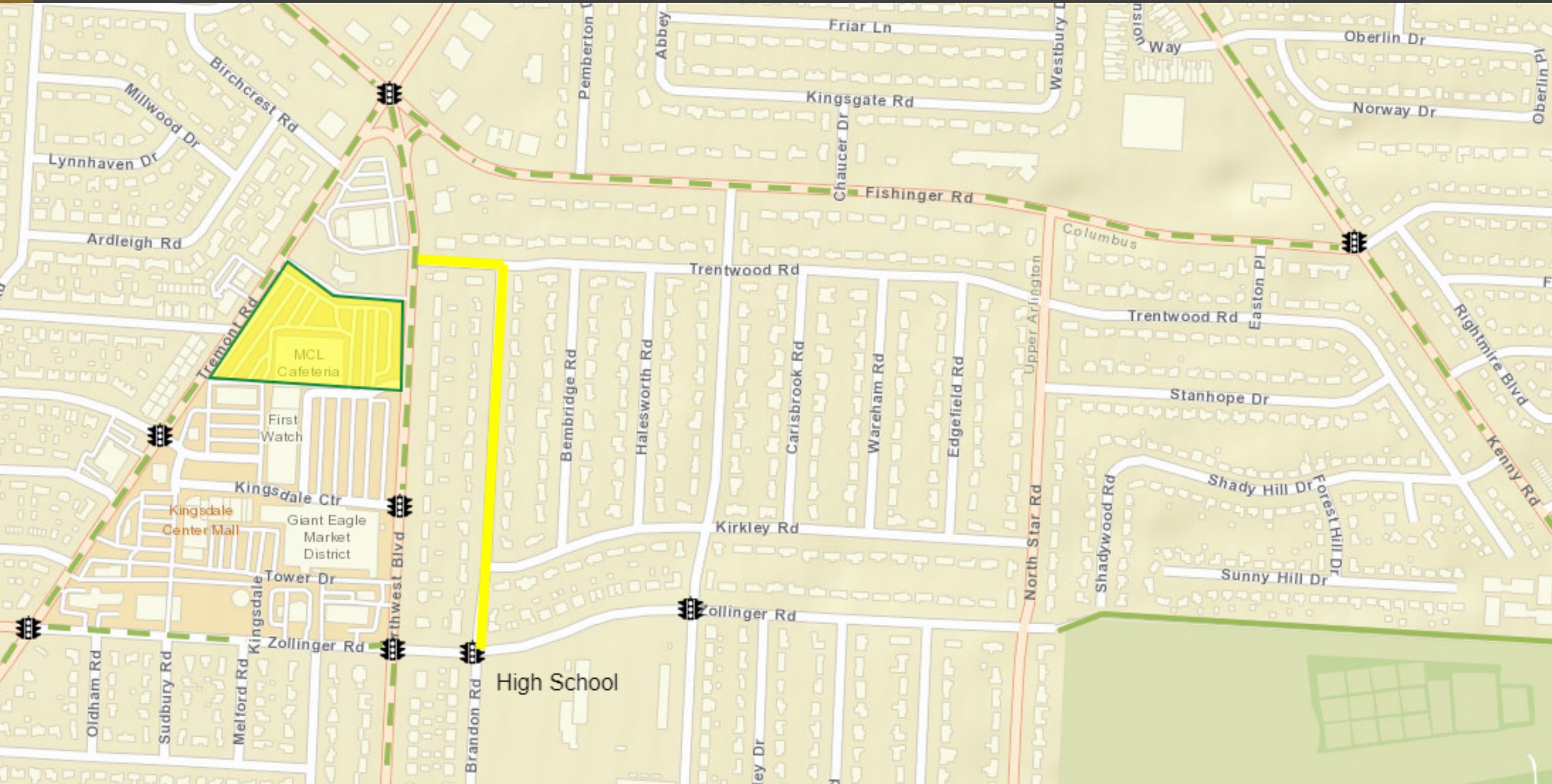
5-Points AM increase = 6.1%  
5-Points PM increase = 6.9%



# Recommended Improvements



# Neighborhood Look



City traffic study of neighborhood streets underway

Meeting with neighborhood to determine control or influence of driver behavior

# Parking Summary

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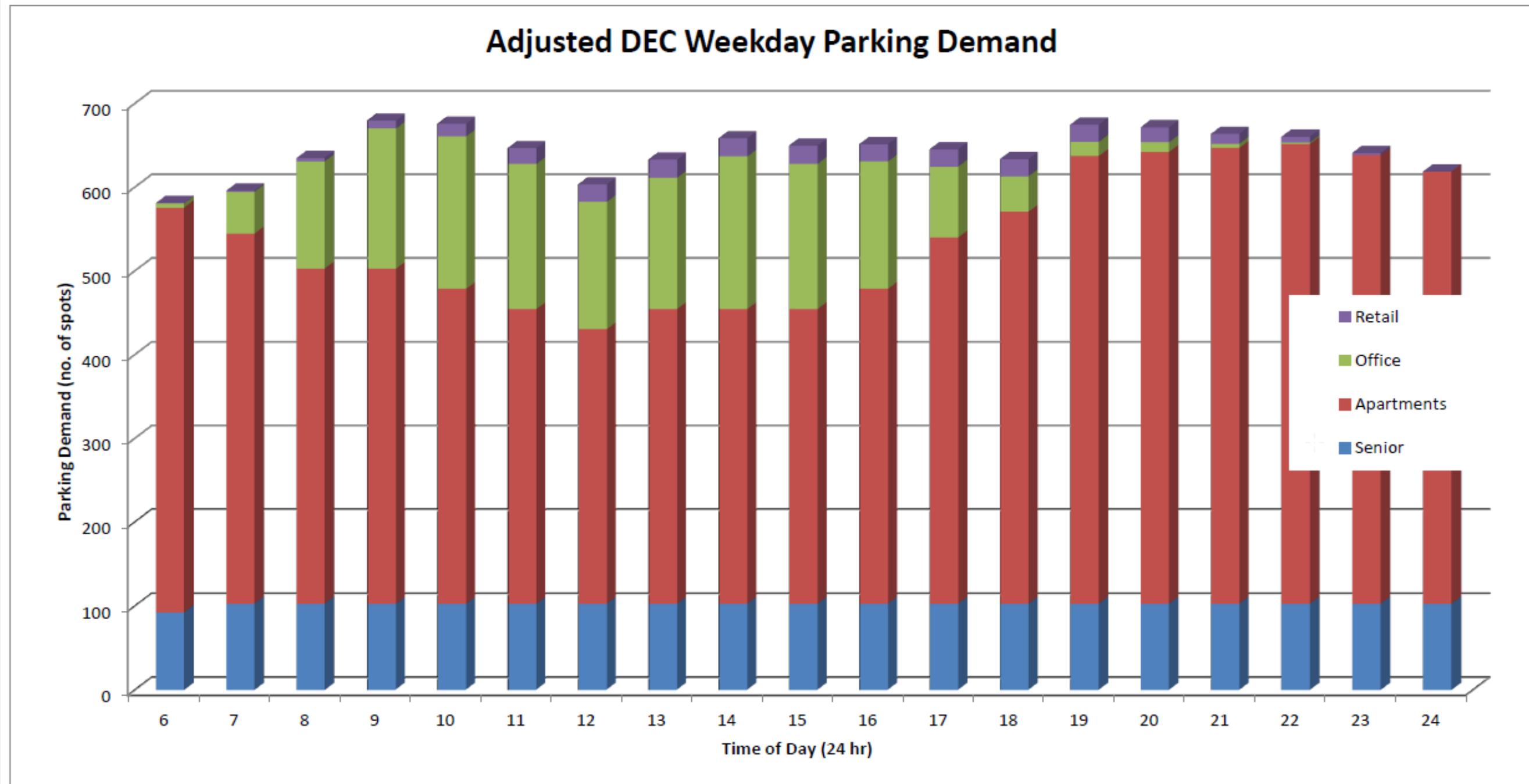
Presented by: Chad Gibson, AICP, Community Development Director

November 9, 2020

## BZAP Staff report excerpt:

- Parking for the development will be provided in several different locations: apartment building (562 parking garage spaces), mixed-use building (135 parking garage spaces), on-street parallel parking (35 spaces), surface parking adjacent to the senior housing (15 spaces) and shared parking with Giant Eagle Market District (150 spaces).
- This results in a total of **897** parking spaces provided. Code requires a *maximum* of 1,037 spaces based on the proposed uses and does not account for sharing.
- Staff obtained a shared parking analysis using the ULI's 2019 Shared Parking metrics, which determined the peak parking requirement for the site would be **679** spaces. Therefore, the provided parking is adequate.
- However, Staff is concerned about demand and availability for parking based on location as well as visitors to the site potentially parking on nearby residential streets including Ridgecliff, Mildens, Trentwood and Birchcrest.

# Parking Summary



**On October 19th BZAP approved the Preliminary Development Plan with five stipulations, two of which were directly related to parking:**

Condition #2: That the revised Traffic Impact Study, which includes examination of off-site parking on adjacent residential streets among other items, and revised Utility Plan, which includes all required calculations, be approved by the City Engineer prior to the submission of a Final Development Plan application.

Condition #5: That details on the 150 available parking spaces from Giant Eagle Market District and the cross-access with Chase Bank be submitted for City review prior to the submission of a Final Development Plan application.