



MEMORANDUM

Date: June 14, 2016

To: Mark Lucas, P.E.  
East Bradford Township Engineer

From: Amy Kaminski, P.E., PTOE  
G&A Transportation Services Manager

cc: Mandie Cantlin, Assistant Township Manager  
Thomas F. Oeste, Esquire

Reference: Conditional Use Parking Analysis Update  
TPN 51-7-115, 51-7-135, and 51-7-136  
945 Tigue Road (T-359)  
East Bradford Township, Chester County

G&A No. 15-10030

As a follow up to the April 12, 2016 Conditional Use Hearing testimony, we offer the following parking discussion for your consideration:

1. After review of the Township parking requirements we conclude the entire proposed site has a surplus of eighteen (18) spaces. The A-17 Parking Exhibit assumed a half a vehicle for all proposed garages; however, §115-58.A and B(1)(b)[1] both indicate that parking spaces for one vehicle shall be at least 10 feet x 20 feet in size. The intent of this section of the zoning requirements is to identify whole parking spaces where a vehicle may be parked. Assuming the Single Family Dwelling Units include two (2) garage spaces and two (2) driveway spaces and the Carriage Home Attached Dwelling Units include 1 garage space and 2 driveway spaces along with the proposed 23 additional off-street spaces for visitors yields 323 total spaces; 305 parking spaces are required (see table 1 below for further explanation).
2. Under §95-19.B(1) and (2): B(1) indicates the Board may require on-street parking to promote public safety and B(2) indicates the Board may require on-street parking to provide parking space in areas of high-density residential development. Mr. Semon's testimony discussed on-street parking within a 20' cartway was acceptable. His reasoning was the parked vehicle requires an 8' wide berth, leaving 12' for the travel lane. Automobiles would be adequately accommodated with a 12' wide lane with each direction taking turns on movement; however, emergency vehicles, sanitation trucks and large delivery trucks would have difficulty navigating through this site with parking on one side of the street. Of greatest concern would be the slower response time for emergency vehicles navigating through the development. It is my opinion that a

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minimum 24' cartway should be provided if on-street parking is permitted on one side leaving a 16' wide travel lane for vehicular maneuvers. Furthermore, §115-56.C.(2) requires the applicant demonstrate through electronic truck turning templates that emergency vehicles can negotiate all interior circulation patterns and it is unlikely the 12' width would prove adequate given the curvilinear design of the internal road.

Table 1: Parking Summary

Unit Type	Zoning Parking Requirements <sup>(1)</sup>	No. Proposed DU <sup>(2)</sup>	Spaces Required by Zoning <sup>(1)</sup>	Exhibit A-17 Parking <sup>(3)</sup>	G&A Parking Analysis <sup>(4)</sup>	Surplus/Shortage
Single Family	3 Spaces / DU	27	81	117	108	27
Carriage Home	3.5 Spaces / DU	64	224	247	192	-32
Parking Stalls				(included above)	23	23
Total	--	91	305	364	323	18

(1) – Based on Zoning §115.58

(2) – Based upon Tigue Tract Conditional Use Plan Prepared by ESE Engineering, dated 01/19/16

(3) – Based on Parking Exhibit A-17; Assumes Single: 2.5/Garage +2 spaces (4.5 total); Carriage: 1.5/garage + 2 spaces (3.5 Total)

(4) – G&A Assumes Single: 2/Garage + 2 spaces (4.0 total); Carriage: 1/garage + 2 spaces (3 total)