

Area “MM” Minor Expansion Parking Management Plan

June 24, 2026

Introduction

Per Pittsburgh Municipal Code 549.06, Council District 8 has requested DOMI to conduct a parking study for the minor expansion of Residential Parking Permit Area “MM” to include Denniston St between Wilkins Ave and Aylesboro Ave. Petitions were submitted by 10 of the 14 residents on the 1400 block in support of the expansion. The minor expansion would include Denniston Street, between Wilkins Avenue and Northumberland Street, and Denniston Street, between Northumberland Street and Aylesboro Avenue.

This report contains the following sections.

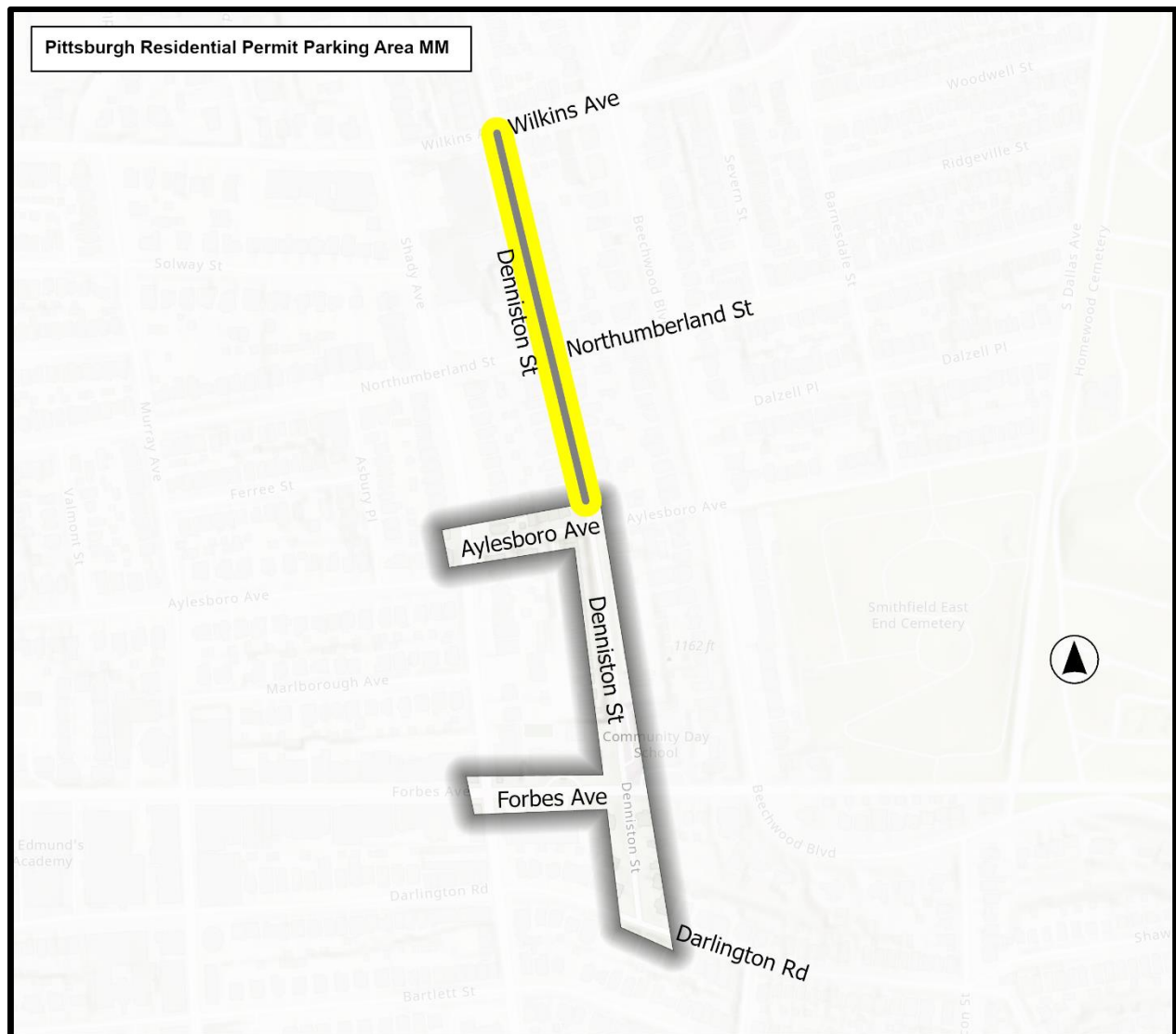
- Area MM Overview
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Residential Parking Permit Area “MM” Overview

RPP Area MM was created in 2019 due to the impacts of commuter parking (riding buses to Downtown or the Universities), customer parking for nearby business district, and congestion from pick up and drop off at The Children’s Institute of Pittsburgh. Area MM has 38 active permit holders as of June 8, 2026.

Minor Expansion Request

District 8 requested a parking survey for the 1400 and 1500 block of Denniston Street. Petitions were submitted by 10 of the 14 residents. Petitions were only received from residents of the 1400 Block. No petitions have been received from the residents of the 1500 block. Both blocks were studied as the minor expansion must be contiguous to the existing RPP Area. The expansion is requested due to the parking impacts of the Children’s Institute of Pittsburgh.



Minor Expansion Criteria

A street may be considered eligible for a minor expansion to an existing RPP zone if the following criteria are met:

- The street(s) is contiguous to an existing RPP area.
- The street(s) contains no more than one hundred (100) on-street parking spaces and ten (10) block faces.
- The extent of the desire or need of residents on the subject street(s) to participate in the RPP program and bear the administrative costs thereof.
- As determined by a Parking Study, the proposed area meets all the designation criteria as stated in Section [549.03\(b\)](#).
 - The parking spaces in the subject residential area are occupied by vehicles during the proposed enforcement hours.

- That at least fifteen (15) percent of the vehicles parked in the subject residential area during the proposed enforcement hours are non-resident vehicles.
- The extent to which resident vehicles within the subject residential area cannot be accommodated by the number of available off-street parking spaces; and
- That at least seventy-five (75) percent of the current legal on-street parking spaces in the subject residential area are utilized during peak periods.

Methodology

The process completed for this study included an inventory of legal on-street parking, a parking survey of a typical weekday morning, weekday evening, and weekend night following the methodology set forth in DOMI's Parking Study Standard Operating Procedure.

The initial parking survey was completed by DOMI staff on Friday April 24, 2026 (10am-12pm) while school was closed due to the NFL Draft. The survey was continued on Monday April 27, 2026 (10am-12pm), Wednesday April 29, 2026 (5pm-7pm) and Saturday May 2, 2026 (12pm-2pm) following the end of Draft-related closures. License plate information was recorded and submitted to PennDOT to determine residency.

Parking Study Findings

Figure 2: Parking Study Data Collection

4/24/26

East

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	13	65	46	54
Denniston St	Northumberland	Wilkins	31	10	32	70	30

West

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	9	45	67	33
Denniston St	Northumberland	Wilkins	29	7	24	29	71

4/27/26

East

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	13	65	46	54
Denniston St	Northumberland	Wilkins	31	28	90	36	64

West

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	10	50	70	33
Denniston St	Northumberland	Wilkins	29	26	90	8	92

4/29/26

East

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	9	45	44	56
Denniston St	Northumberland	Wilkins	31	15	48	73	27

West

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	10	50	80	20
Denniston St	Northumberland	Wilkins	29	6	21	67	33

5/2/26

East

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	6	30	83	17
Denniston St	Northumberland	Wilkins	31	13	42	69	31

West

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	11	55	55	45
Denniston St	Northumberland	Wilkins	29	6	21	50	50

Averages

East

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	6	30	83	17
Denniston St	Northumberland	Wilkins	31	13	42	69	31

West

Street	From	To	Spaces	Vehicles	Utilization %	Resident %	Non-Resident %
Denniston St	Aylesboro	Northumberland	20	11	55	55	45
Denniston St	Northumberland	Wilkins	29	6	21	50	50

Evaluation of Minor Expansion Criteria

Criteria: The proposed streets are contiguous to an existing RPP area and contains no more than one hundred (100) on-street parking spaces and ten (10) block faces.

Findings:

- The proposed streets are contiguous to Area “MM” and contain 2 block faces and 100 spaces.

Criteria: The extent of the desire or need of residents on the subject street(s) to participate in the RPP program and bear the administrative costs thereof.

Findings:

- 10 of the 14 properties on the 1400 block of Denniston St submitted petitions in favor of the minor expansion. No petitions were submitted from residents on the 1500 block of Denniston St.

Criteria: The extent to which on-street parking spaces in the subject residential area are occupied by motor vehicles during the proposed enforcement hours.

Findings:

- The average utilization in the study area across all study periods was 48%
- However, there was 90% utilization by non-resident vehicles during school hours, demonstrating a strain on resident parking during peak periods.

Criteria: That at least fifteen (15) percent of the vehicles parked in the subject residential area during the proposed enforcement hours of parking restrictions are commuter vehicles versus resident vehicles;

Findings:

- The average number of non-resident vehicles on proposed blocks was 44%.

Criteria: The extent to which resident vehicles within the subject residential area cannot be accommodated by the number of available off-street parking spaces.

Findings:

- A field survey found that 18 of the 35 properties on Denniston St, between Aylesboro Ave and Wilkins Ave had access to off-street parking.

Criteria: That at least seventy-five (75) percent of the current legal on-street parking spaces in the subject residential area are utilized during peak periods.

Findings:

- The peak period utilization of the study area was 90% during morning enforcement hours while school was in session.

Conclusion & Recommendations

The demands from Children’s Institute of Pittsburgh increased parking utilization by 32% during school hours, with peak period utilization reaching 90%. This was primarily caused by non-resident and school-affiliated vehicles. Based on the results of the parking study, the surveyed area is recommended for minor expansion.