



# MHG

CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

9220 WIGHTMAN ROAD, SUITE 120  
MONTGOMERY VILLAGE, MD 20886  
301.670.0840  
MHGPA.COM

September 5, 2023

Katherine Mencarini  
Transportation Planning  
Downcounty Planning  
Maryland National Capital Park and Planning Commission  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, MD 20910

RE: Bradley Hills Animal Hospital  
Conditional Use CU-XXXX  
LATR Exemption Statement  
MHG Project No. 2023.129.11

Dear Ms. Mencarini,

Please accept this letter as an Exemption Statement for the subject development, in accordance with the 2020-2024 Growth and Infrastructure Policy and the 2023 Local Area Transportation Review (LATR) Guidelines. The site is located at 7210 Bradley Boulevard, Bethesda, MD and is currently developed with a Veterinary Office/Hospital and Single Family Residence. The site is located within the Bethesda-Chevy Chase Transportation Policy Area.

Our client, Bradley Hills Animal Hospital, has filed a Conditional Use request to continue the use of the property as a Veterinary Office/Hospital, as it has been operating since the late 1970's. The existing use has operated pursuant to validly issued home occupation certificates, the most recent of which was issued on March 01, 2000. The existing building, site layout, and approved operations will remain unchanged as a result of this Application.

Although there is no new development proposed, our office conducted a trip generation analysis using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition) in conjunction with Appendix Tables 1a and 1b of the 2023 LATR Guidelines. As shown in the attached Exhibit, the existing use generates a maximum of 8 AM peak hour and 8 PM peak hour person trips.

The LATR guidelines stipulate that projects generating less than 50 net new peak hour person, transit or non-motorized trips are exempt from LATR requirements.

We appreciate your help and review of this application. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Patrick G. La Vay, P.E.

Exhibit 6  
OZAH Case No: CU 24-11



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### **Trip Generation Data Bradley Hills Animal Hospital Existing Facility**

#### ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition

Animal Hospital/Veterinary Clinic (ITE-640, 1000 SF GFA)

1,000 SF GFA	1.60
Morning Peak Rate	3.64
Morning Distribution (In)	67%
Morning Distribution (Out)	33%
Afternoon Peak Rate	3.53
Afternoon Distribution (In)	40%
Afternoon Distribution (Out)	60%

#### LATR Data

Bethesda/Chevy Chase

Adjustment Factor (Other) 79%

#### Mode Split

Auto Driver	60.5%
Auto Passenger	17.1%
Transit	12.6%
Non-Motorized	9.9%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	4	2	6	2	3	6
Adjusted Trips	3	2	5	2	3	4
Person Trips			8			8
Transit Trips			2			2
Non-Motorized Trips			1			1