

**TECHNICAL MEMORANDUM**

To: Chris Van Alstyne M-NCPPC

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Date: May 4, 2020

Subject: 19115 Liberty Mill Road Redevelopment Traffic Statement

***Introduction***

This memorandum serves as a Traffic Exemption Statement for the proposed redevelopment of a residential care facility providing assisted living and memory care located at 19115 Liberty Mill Road in Germantown, MD. The site currently consists of a single-family detached home. The proposed project redevelops the site into a residential care facility providing assisted living and memory care consisting of up to 125 beds and approximately 10 surface parking spaces and 63 structured parking spaces. There will be 35 employees on site. The net new trips generated by the proposed development falls below the threshold of 50 or more net new peak-hour person trips in both the AM and PM peak hours, where Montgomery County requires a Local Area Transportation Review. Therefore, no LATR would be required for this project as it will have a negligible impact on the transportation network surrounding the area.

***Site Trip Generation***

Trip generation for the existing site usage and proposed redevelopment were based on the methodology outlined in the Montgomery County Local Area Transportation Review (LATR) Guidelines and the Institute of Transportation Engineers' (ITE) *Trip Generation*, 10<sup>th</sup> Edition. Germantown West Policy Area was used to determine the Policy Area Adjustment Factor and mode split percentages. Trip generation rates for "Single-Family Detached Housing" (Land Use Code 210) was used for the existing building. "Assisted Living" (Land Use Code 254) was used for the proposed building.

The existing use is one single-family detached home. The redevelopment is an assisted living facility building including 125 beds. As shown in Table 1, the proposed building is expected to generate approximately 34 more person trips (23 more inbound and 13 more outbound) during the morning peak hour and 49 more person trips (17 more inbound and 32 more outbound) during the evening peak hour.

**Ex. 10**  
**OZAH Case No: CU 20-09**

**Table 1: Person Trip Generation**

19115 Liberty Mill Road									
Land Use	Size		ITE Land Use	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing Use									
Single-family House	1	unit	210	0	2	2	2	0	2
Proposed Use									
Assisted Living Facility	35	employees	254	23	13	36	19	32	51
Net New Person Trips				23	11	34	17	32	49

### ***Resident Shuttle Information***

The proposed assisted living facility will provide shuttle service for residents for various outings throughout the week. These outings occur between 9:00 AM and 3:00 PM. There are approximately five (5) shuttle runs each week and the type of shuttle service is listed below:

- Two (2) medical runs per week
- Two (2) shopping trips per week
- One (1) excursion per week

### ***Conclusion***

The level of trip generation is below the threshold of 50 or more net new peak-hour person trips in both the AM and PM peak hours, where Montgomery County requires a Local Area Transportation Review. As such, based on the results of the existing versus proposed trip generation analysis, no LATR would be required for this project as it will have a negligible impact on projected full build-out traffic conditions within the study area.

