

To: Katherine Mencarini
Montgomery County Planning Department

From: Chris L. Kabatt, P.E.

Cc: Todd Margolis, Potomac MMA
Michele Rosenfeld, Esq.

Date: September 30, 2024

Re: Potomac MMA Conditional Use Application

This memorandum serves as a Transportation Study Exemption Statement and Queuing Assessment for the proposed Conditional Use for a major home occupation for a mixed-martial arts training academy. The subject site is located at 8400 Postoak Road, Potomac, MD 20854.

Postoak Road is classified as a neighborhood connector with on-street parking and sidewalks on both sides of the street, speed bumps, and a 25-mph posted speed limit.

The training academy will occur in a standalone studio ("MMA Studio") on the same property of the instructor's residence, who is the sole MMA Studio employee. The MMA Studio will offer kids and adult classes with no more than 12 participants per class. Throughout the year, classes at the MMA Studio will occur on weekdays and Saturday mornings. Classes will not start before 10:00 am and will end by 9:00 pm on a weekday. On Saturdays, classes will be held between 9:00 am and 12:00 pm. During the summer, a weeklong camp is offered for five consecutive weekdays from 9:00 am to 4:00 pm. Only two sessions of Summer Camp will be offered, typically in late June or July when Montgomery County Public Schools are not in session.

Vehicles dropping off and picking up participants in the kid classes will use the one-way circular driveway. For the adult classes, participants will either park on-site or along Postoak Road where on-street parking is permitted. Classes will be 45 minutes in length, as shown in Table 1. There will be a 15-minute separation between classes to minimize mixing of vehicles and participants of the separate classes. With the 15-minute separation, the driveway and parking will accommodate the proposed classes.

Montgomery County's Growth and Infrastructure Policy requires Local Area Transportation Review (LATR) adequacy tests of the various modes of the transportation system for any subdivision that generates 50 or more peak hour weekday person trips. Per the LATR Guidelines, the weekday peak hour occurs between the hours of 6:30 am and 9:30 am and between 4:00 pm and 7:00 pm, when public schools are in session. Since there are no classes during the morning weekday peak period, when schools are in session, the am peak hour is not evaluated.

With the training classes limited to 12 participants and the class schedule shown in the attached table, fewer than 50 person trips will be generated during any hour when classes



are being held. Table 2 shows the trip generation calculation per class. As shown, a maximum of 48 new person trips will be generated by the proposed MMA Studio training academy. For the kids classes, there is one inbound person trip, and one outbound person trip associated with pick-up or drop-off in the same 15-minute interval. This is a conservative, maximum, estimate and may not be realized as carpooling occurs amongst siblings and friends, students walk to class, and some drivers stay on-site during the class. Therefore, the impact is less than projected. It is noted the instructor lives on-site and there is not a new person trip for the proposed use.

Since the proposed MMA Studio will generate fewer than 50 peak hour person trips, the Conditional Use is exempt from an LATR transportation study.

Additionally, given the length of the circular driveway, the generous amount of on-street parking on both sides of Postoak Road in the vicinity of the subject property, and the 15-minute turnover time provided between classes, there is no expectation that vehicular queueing extending onto Postoak Road will occur.

Table 1
Potomac MMA
Class Schedule

| Timeslot | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---------------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 12:00 - 1:00 pm | Adult Class | Adult Class | Adult Class | Adult Class | Adult Class | No Class |
| | | | | | | |
| 5:00 - 5:45 pm | Kids Class | Kids Class | Kids Class | Kids Class | Kids Class | No Class |
| | | | | | | |
| 6:00 - 6:45 pm | Kids Class | Kids Class | Kids Class | Kids Class | Kids Class | No Class |
| | | | | | | |
| 7:00 - 7:45 pm | Adult Class | Adult Class | Adult Class | Adult Class | Adult Class | No Class |
| | | | | | | |
| 8:00 - 9:00 pm | Adult Class | Adult Class | Adult Class | Adult Class | Adult Class | No Class |
| | | | | | | |
| | | | | | | |
| 9:00 - 9:45 am | No Class | No Class | No Class | No Class | No Class | Kids Class |
| | | | | | | |
| 10:00 - 10:45 am | No Class | No Class | No Class | No Class | No Class | Adults Class |
| | | | | | | |
| 11:00 am - 12:00 pm | No Class | No Class | No Class | No Class | No Class | Adults Class |
| | | | | | | |
| | | | | | | |
| Summer Camp | | | | | | |
| 9:00 am - 4:00 pm | Kids Class | Kids Class | Kids Class | Kids Class | Kids Class | No Class |

Notes:

1. Adults typically drive and park for the duration of the lesson.
2. Children typically are dropped off and picked up, with minimal parking demand during those classes.
3. Class Sizes are capped at 12 participants.

Table 2
Potomac MMA
Person Trip Generation Summary - Weekday Peak Hour^{1, 2, 3}

Max Number of Participants: 12
Instructor Lives on Site

| Class Type | Class Time | Number of People in 15-Min Intervals | | | | | | | | | | | | | | Peak Hourly Total |
|------------|----------------|--------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-------------------|
| | | 4:45 - 5:00 | 5:00 - 5:15 | 5:15 - 5:30 | 5:30 - 5:45 | 5:45 - 6:00 | 6:00 - 6:15 | 6:15 - 6:30 | 6:30 - 6:45 | 6:45 - 7:00 | 7:00 - 7:15 | 7:15 - 7:30 | 7:30 - 7:45 | 7:45 - 8:00 | | |
| Kids | 5:00 - 5:45 pm | In | 12 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| | | Out | <u>12</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>12</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | 12 |
| | | Total | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| Kids | 6:00 - 6:45 pm | In | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 12 |
| | | Out | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>12</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>12</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | 12 |
| | | Total | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 24 |
| Adults | 7:00 - 7:45 pm | In | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 12 | 12 |
| | | Out | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>12</u> | 12 |
| | | Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 24 | 24 |
| Total | | 24 | 0 | 0 | 0 | 48 | 0 | 0 | 0 | 36 | 0 | 0 | 0 | 24 | 48 | |

- Notes:
1. The weekday peak hour evaluated is the highest number of people in 4 consecutive 15 minute intervals between the 4:00 pm and 7:00 pm when public schools are in session, per the Local Area Transportation Review Guidelines.
 2. The auto driver is considered the "person" when determining the number of peak hour trips. Therefore for the Kids classes, there is one inbound person trip and one outbound person trip associated with pick-up or drop-off in the same 15-minute interval. This is a conservative, maximum, estimate and may not be realized as carpooling occurs amongst siblings and friends, students walk to class, and some drivers stay on-site during the class.
 3. The 12:00 pm to 1:00 pm class in and out trips, and 8:00 pm to 9:00 class outbound trips are not included in this table because they fall outside of the adjacent street peak hour.