

To: Florence Dwyer
Montgomery County Planning Department

From: Chris L. Kabatt, P.E.

Cc: Joe Schiattareggia, Sam's Car Wash
Patrick O'Neil, Attorney, Lerch Early & Brewer

Date: July 1, 2024

Re: 26203 Ridge Road Conditional Use Application

This memorandum serves as a Transportation Study Exemption Statement for the proposed Conditional Use for a car wash. The subject site is located at 26203 Ridge Road (MD 27), Damascus, MD 20872, shown on Figure 1.

Ridge Road, MD 27, is classified as a primary arterial by the State Highway Administration and a town center street by Montgomery County. South of the subject site, Ridge Road includes four (4) travel lanes, 2 northbound and 2 southbound. North of the site, Ridge Road has two northbound lanes and one southbound lane. On-street parking is not provided on Ridge Road. A sidewalk and landscape buffer are provided along the site frontage and to the north and south.

The site is occupied by a drive-in bank that is served by two curb cuts, one-way in and one-way out, providing circulation for the drive-thru lanes.

The Applicant proposes to redevelop the site with an automated car wash and maintain the existing curb cuts and the one-way circulation. A copy of the proposed plan is included as Attachment I.

As shown on the proposed plan, three (3) pay stations are located within the site approximately 172 feet from the property line. As vehicles enter the site, two lanes are provided, widening to three lanes providing space for queuing that may occur during peak times. After payment, vehicles would then proceed to the automated tunnel. Once through the car wash tunnel, vehicles either turn right to the vacuum spaces or to Ridge Road. The curb cut for exiting vehicles is 24.9 feet wide enabling a separate left and separate right turn lane.



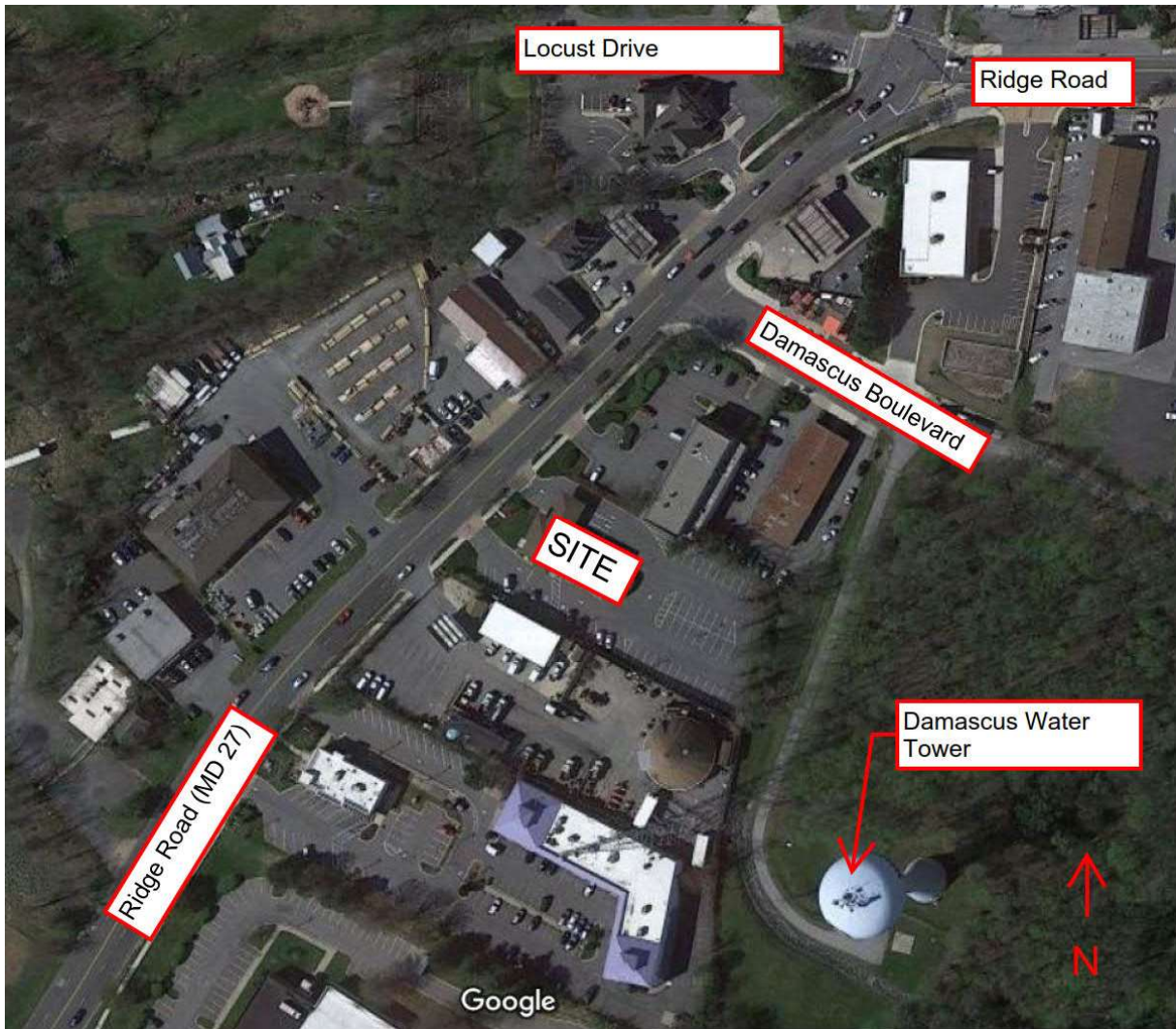


Figure 1
Site Location
26203 Ridge Road, Damascus, MD

The car wash will be an express system that is fully automated. The pay stations are equipped with license plate recognition cameras and automatic gates. There will be a customer service representative at the gates to greet the customers and answer any questions they may have as well as aid in selecting their wash. One of the three lanes will be for members. The customer service representative will help them with payment or signing up for a monthly membership. Vehicles will then enter the wash tunnel and exit in less than 5 minutes. Upon exiting the wash tunnel, vehicles will either turn left to exit the site, or right to use the self-serving interior tools such as vacuums, multipurpose cleaner, and towels.

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 new 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.

Trip generation for the existing bank and proposed car wash was calculated and compared to determine the new peak hour person trips. The Institute of Transportation Engineers (ITE) Trip Generation Manual was used as the basis of the analysis, per the LATR Guidelines. Adjustments were then made to the ITE trip generation calculations to reflect conditions consistent for the Damascus policy area as documented in the LATR Guidelines. ITE does not provide trip generation rates for the AM peak hour and therefore the weekday PM peak hour was determined to be the peak hour for the proposed use. The results are shown in Table 1.

Table 1
 Sam's Car Wash
 Site Trip Generation ^{1,2,3}

Land Use	Land Use Code	Amount	Units	ITE Trip Generation		LATR Trip Generation			
				AM Peak Hour Total	PM Peak Hour Total	AM Peak Hour		PM Peak Hour	
						Auto	Person	Auto	Person
Existing									
Drive-in Bank	912	3	Lanes	25	81	25	33	81	106
Proposal									
Automated Car Wash	948	1	Lanes	NA	78	NA	NA	78	102
Difference (Proposed - Existing)				NA	-4	NA	NA	-4	-4

Note(s):

- (1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition
- (2) Auto and Person trips based on the Local Area Transportation Review Guidelines adjustment factors and mode split assumptions for Damascus.
- (3) NA - Not Available. ITE does not provide trip generation for the time period.

As shown in Table 1, comparing the trip generation of the existing bank and the proposed car wash, the car wash will generate four (4) fewer peak hour person trips during the weekday PM peak hour. The drive-in bank generates 106 PM peak hour person trips, and the car wash will generate 102 PM peak hour person trips.

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

Please contact Chris Kabatt at ChrisKabatt@GallowayUS.com or (301)901-0866 with any questions regarding this memorandum.

