

TECHNICAL MEMORANDUM

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From: Lauren Buford
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Date: April 10, 2025
Subject: Olney Animal Boarding —Trip Generation Memo

Montgomery County Planning Department
District Lodging Capital
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Introduction

This memorandum presents a review of the trip generation conducted for the proposed animal boarding facility located at 5011B Olney Laytonsville Road in Olney, Maryland. The site is a 2 acre (87,120 sf) portion within the larger 5011 Olney Laytonsville Road property, shown in a site plan included in the technical attachments. Site access is available via Olney Laytonsville Road (MD 108) and Zion Road. The site is bounded by Zion Road to the east, and a plant nursery and landscaping business to south, west, and north.

The project consists of a new animal boarding facility with capacity to accommodate up to 62 pets for both daycare and extended care. The following operations are proposed:

- Up to 12 pets for daycare to arrive by private vehicle
- Up to 20 pets for extended care to arrive by private vehicle
- Up to 10 staff
- Up to 3 shuttle routes that will transport pets to and from the site
 - Each shuttle is planned to accommodate up to 10 pets each
 - The shuttle routes may be completed by the same van at different times

Trip generation assumptions were based on the facility's planned operations, which were developed in coordination with the Applicant team. Rates provided in a trip generation memo for Happy Paws K-9, another animal boarding facility, were used to verify and support trip generation assumptions. **With these proposed operations and their corresponding trip generation assumptions, the site generates fewer than 30 net new peak-hour weekday motor vehicle trips; therefore, exempt from an LATR Study.**

Proposed Trip Generation

Vehicle trips were calculated to quantify the vehicular impact of the project and to determine the scope of review for vehicular analysis per the 2025 LATR Guidelines. Traditionally, weekday peak hour trip generation is calculated based on the methodology outlined in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. However, the proposed animal boarding facility does not closely align with the available ITE land uses included in the *Trip Generation Manual*. Instead, trip generation was calculated based on the site's proposed operations and verified against a trip generation memo for Happy Paws K-9.

Exhibit 15
OZAH Case No: CU 26-03

Happy Paws K-9 is an already operational dog kennel located in Leesburg, Virginia. It is surrounded by farmland and rural suburbs, similar to the site of the proposed boarding facility in Olney. The facility offers both daycare and overnight boarding for dogs and is capable of housing up to 25 dogs. Trip generation assumptions for the proposed facility were supported by the trip generation rates and assumptions outlined in Happy Paws K-9's trip generation memo. Assumptions made for Happy Paws K-9 were based on operational and scheduling data provided by the owners. The trip generation memo along with scheduling data can be found in the report's attachments. It was noted by the owners that times shown in the schedule do not reflect real check-in/out times as customers often show up early or late, and that scheduling varies significantly day-to-day and week-to-week.

Trip generation for the proposed project was calculated based on the following assumptions:

- Daycare
 - Half of pets in daycare arrive and depart during the AM and PM peak hours
- Extended Care (Overnight Boarding)
 - 1 out of 5 pets in extended care arrive during the AM peak hour
 - 1 out of 4 pets in extended care depart during the PM peak hour
- Shuttle
 - A shuttle can transport 10 pets
 - 3 shuttle routes will be completed by one van
 - 2 out of 3 shuttle routes occur during the peak hour
 - As two shuttle routes are executed during the peak hour, 2 inbound shuttle trips and 1 outbound shuttle trip will occur during the AM peak hour
 - 1 inbound shuttle trip and 2 outbound shuttle trips will occur during the PM peak hour
- Staff
 - 2 out of every 5 staff arrive/depart during the peak hour

Table 1 shows the proposed trip generation rates based on the assumptions listed above. As shown in

Table 2, the trip generation for the development will generate 27 vehicle trips in the morning peak hour (16 inbound, 11 outbound) and 29 vehicle trips in the afternoon peak hour (12 inbound, 17 outbound).

Based on the Montgomery County LATR Guidelines, an LATR is required when a proposed development generates 30 or more net new vehicle trips during any peak hour. As seen in

Table 2, the proposed development generates fewer than 30 peak-hour vehicle trips. As such, **an LATR is not required for the animal boarding facility.**

Table 1: Proposed Trip Generation Rates (per pet)*

Category	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Daycare	0.50 veh/hr	0.50 veh/hr	1.00 veh/hr	0.50 veh/hr	0.50 veh/hr	1.00 veh/hr	2.00 veh/hr
Extended Care	0.20 veh/hr	0.20 veh/hr	0.40 veh/hr	0.25 veh/hr	0.25 veh/hr	0.50 veh/hr	2.00 veh/hr

*Rates and assumptions based on operational data collected at another animal boarding facility

Table 2: Proposed Trip Generation

Category	AM Peak Hour			PM Peak Hour			Daily	Pets	Staff
	In	Out	Total	In	Out	Total			
Daycare	6 veh/hr	6 veh/hr	12 veh/hr	6 veh/hr	6 veh/hr	12 veh/hr	24 veh/hr	12	-
Extended Care	4 veh/hr	4 veh/hr	8 veh/hr	5 veh/hr	5 veh/hr	10 veh/hr	40 veh/hr	20	-
Staff*	4 veh/hr	0 veh/hr	4 veh/hr	0 veh/hr	4 veh/hr	4 veh/hr	20 veh/hr	-	10
Shuttle**	2 veh/hr	1 veh/hr	3 veh/hr	1 veh/hr	2 veh/hr	3 veh/hr	12 veh/hr	30	-
Total	16 veh/hr	11 veh/hr	27 veh/hr	12 veh/hr	17 veh/hr	29 veh/hr	96 veh/hr	62	10

*2 out of 5 staff arrive/depart during the peak hour

**3 shuttle routes are assumed. 2 out of 3 shuttle routes arrive and/or depart during the peak hour