

NPS Traffic Statement

Montgomery County, Maryland



Prepared by:
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October 11, 2019



NPS Traffic Statement

Sustainable Transportation Planning Engineering Solutions, LLC

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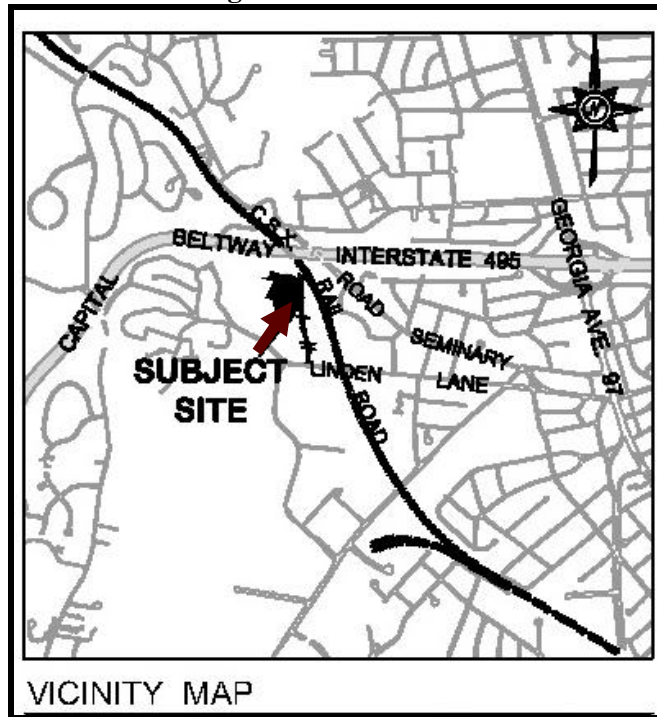
Mr. Mike Razavi, PE
Raztec Associates, Inc.
341 West Patrick Street,
Frederick, MD. 21701.

**RE: NPC Traffic Statement
Preliminary Plan # 120200060
Site Plan # 820200050**

Dear Mr. Razavi:

This Traffic Statement presents the requirements of Adequate Public Facilities (APF) review in support of the above-referenced project for the NPC (the “Applicant”) development in the Forest Glenn area of Montgomery County, Maryland.

Figure 1 Site Location



The proposed development is located along Smith Drive about 740 feet north of the intersection of Smith Drive and Linden Lane in Forest Glen. The proposed development is for 14 midrise condominiums, eight (8) Townhouses and one single family homes.

Table 1 shows the result of our trip generation analysis.



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Table 1 Site Trip Generation

Land use	Density	AM			PM		
		In	Out	Total	In	Out	total
Proposed							
1. Mid-rise Residential	14 Units	1	4	5	4	2	6
2. Attached Single Family Home	8 Units	2	4	6	5	3	8
3. Detached Single Family Home	1 Units	0	1	1	1	0	1
TOTAL		3	9	12	10	5	15

AM PEAK					PM PEAK				
Person Trip*	Auto Driver	Auto Passenger	Transit Trip	Non-Motorized	Person Trip	Auto Driver	Auto Passenger	Transit Trip	Non-Motorized
20	12	5	2	1	25	15	6	2	2

Source: Based on Applicant's Statement of Operation

As shown in Table 1 above, the proposed development would generate 20 AM and 25 PM weekday peak hour person trips and 12 AM (3 in and 9 out) and 15 PM (10 in and 5 out) weekday vehicular trips.

ADEQUATE PUBLIC FACILITIES REVIEW

Local Area Transportation Review (LATR)

According to site generated vehicle trips and applying the LATR Guidelines trip adjustment factors, the site will generate fewer than 50 weekday peak hour person trips and, therefore, this application is exempt from submitting a traffic study. This Traffic Statement satisfies the requirements of the transportation Adequate Public Facilities (LATR test). This application passes the APF test for transportation.

Site Access/Internal Circulation

As shown in Figure 2 (Site Plan), the primary entrance is from Smith Drive. Our analysis of access indicates that the connections are safe with sufficient sight distance clearance and efficient circulations.

Pedestrian Facilities

Sufficient sidewalks will be provided within the site and around the periphery of the buildings. There are side sidewalks (5'-7' wide) along both sides of Linden Lane near Smith Drive. There are no existing or future plans for bicycle facilities along Smith Drive or Linden Lane.

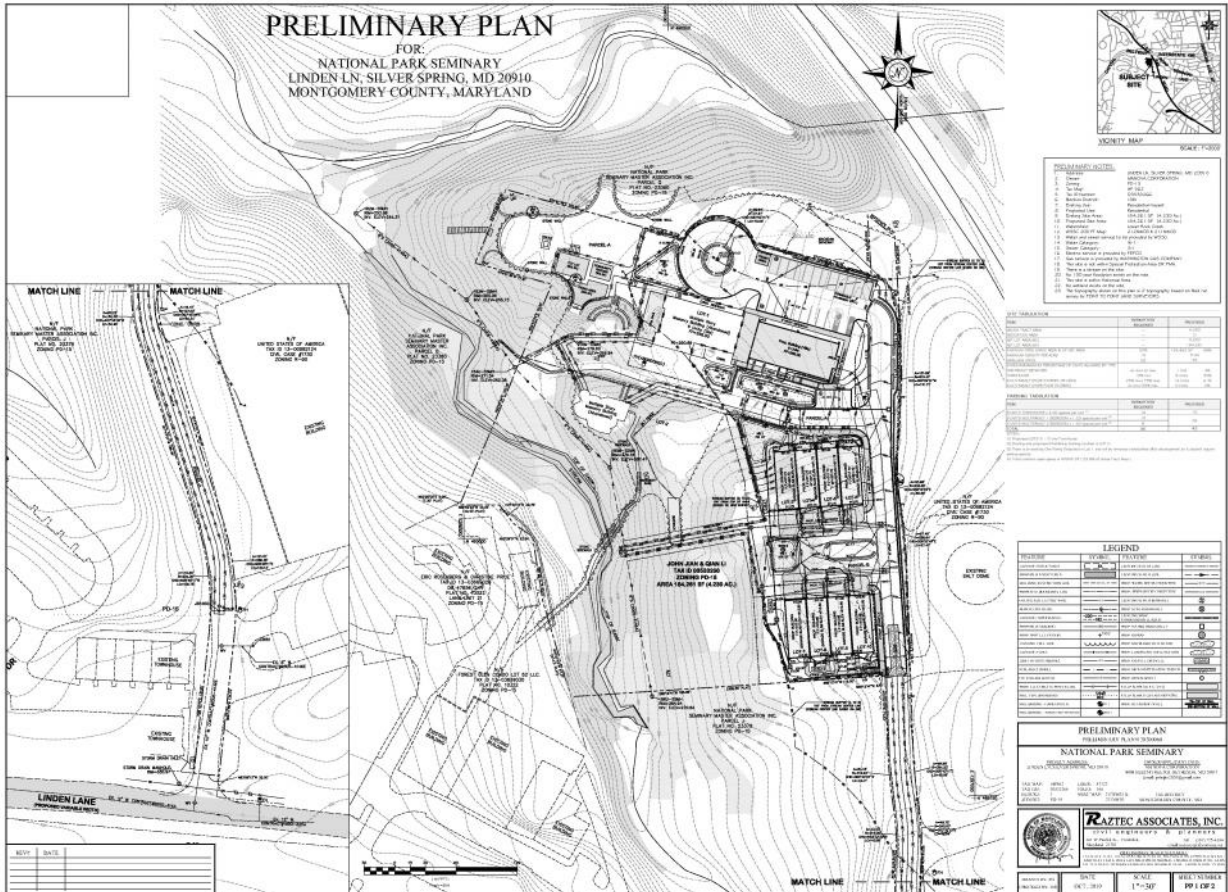


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Figure 2 Site Plan



Source: Raztec Associates, Inc.

Transit Facilities and Services

The site is well served by Metro line and bus services. It is located within approximately 20 minutes walking distance of the Forest Glen Metro station. There are also Ride On bus services with frequent stopping on Linden Lane near the site.

Conclusion

The proposed project generates fewer than 50 weekday peak hour person trips and, therefore, it is not required to submit a traffic study. This Traffic Statement satisfies the transportation section of the APF requirements. This application passes the LATR test.

The site access is safe and efficient. There are existing standard sidewalks along Linden Lane but not on Smith Drive.