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MEMORANDUM



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TO: Patrick Reed
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FROM: Nancy Randall, AICP
Behnaz Razavi, AICP

COPY: Don Hague, Project Advisor MHP

RE: Montouri Property-Traffic Statement for White Flint Metro Station Policy Area

DATE: March 29, 2021

This letter serves as a traffic statement for the sketch plan application for the proposed Montouri Property. The property is located on the east side of Nebel Street at the intersection of Nebel Street and Old Georgetown Road in the White Flint Metro Station Policy Area. The development program will include up to a maximum of 170 residential mid-rise apartment units and vehicular access to the parking garage and loading dock will be provided on Nebel Street south of Old Georgetown Road.

Based on the White Flint Metro Station Policy Area standards, this project is exempt from the Traffic Study requirements if the project/developers agree to participate in the White Flint Special Taxing District to reduce the overall development trip generation by 50 percent and to pay the associated tax for the transportation infrastructure improvements. This application will be filed under this provision of the White Flint Metro Station Policy Area standards.

A summary of the projected trip generation based on this development program is found on Table 1. The 170 mid-rise apartments will generate 59 AM peak hour trips during the AM peak hour and 74 PM peak hour trips during the PM peak hour, before the 50 percent reduction. With the implementation of the 50 percent White Flint Metro Station Policy Area reduction the proposed project will generate 29 AM peak hour Trips and 37 PM peak hour trips.

Please use this letter as our formal White Flint Policy Area transportation submittal. If you require any additional information to facilitate you review and approval, please call me at 301-971-3415 or email me at amrandall@wellsandassociates.com.

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Table 1

Montouri Property Trip Generation ⁽¹⁾

Scenario	Land Use Code	Amount	Units	Weekday AM Peak hour			Weekday PM Peak hour		
				In	Out	Total	In	Out	Total
Mid-Rise Apartments	221	170	DU	15	43	58	45	29	74
	<i>White Flint 50% Reduction</i>			(8)	(21)	(29)	(23)	(15)	(37)
Total				7	22	29	22	14	37

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition.