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MEMORANDUM

TO: Chris Van Alstyne M-NCPPC, Area 3

FROM: Kelvin Robinson
Nicole A. White, P.E., PTOE

DATE: June 26, 2023

RE: Century Amendment – Transportation Study Exemption

INTRODUCTION

The following Transportation Exemption has been prepared for the amendment to the Century Technology project (“Century”) located in Germantown, Maryland. Amendments are proposed for Century’s previously approved Preliminary (No. 12002095B) and Site Plan (No. 82003007E) for the subdivision Lots 2, 3, & 4 (collectively, the “Amendments”).

The Century site is located near Interstate I-270 and Father Hurley Boulevard Interchange, along Century Boulevard. Century has two existing driveways, one from Fairchild Drive and one from Dornier Place, both onto Century Boulevard. The main entrance is an extension of Cloverleaf Center Drive across Century Boulevard. Figure 1 illustrates the site vicinity map.

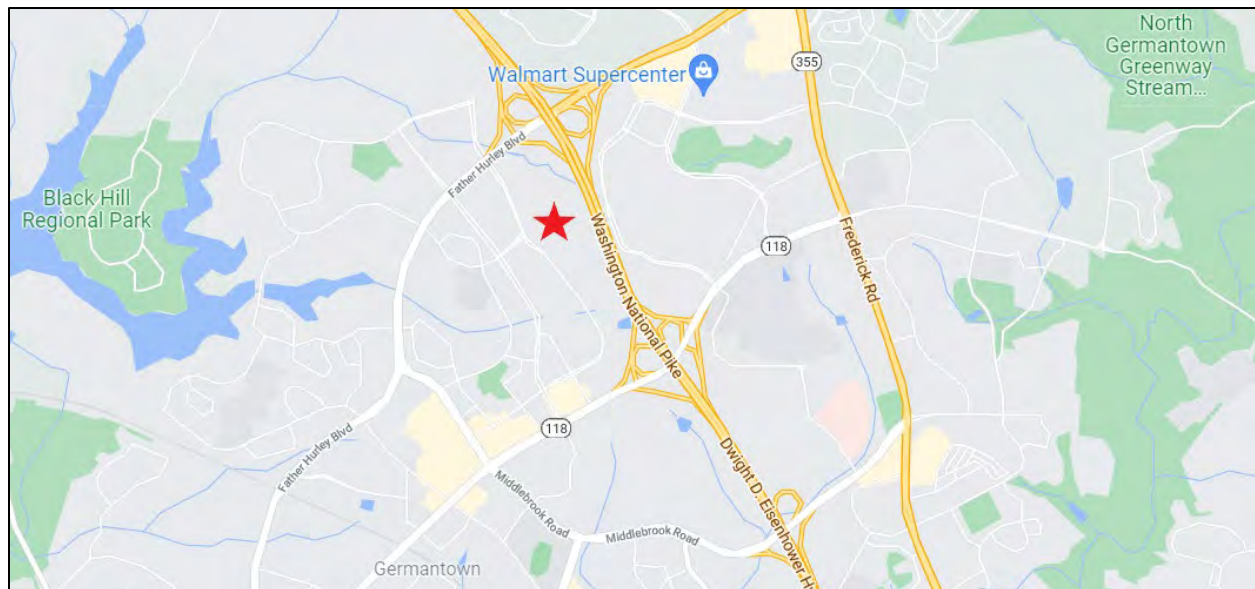


Figure 1: Vicinity Map

The site consists of 57.7 gross acres zoned CR-2.0: C-1.25 R-1.0 H-145T and is in the Germantown Transit Mixed Use Overlay Zone.

The project proposes the following development:

- 5-story over 1-story podium multi-family building towers for a total of 233 D.U. and 48,550 sf of ground floor commercial/retail, with connected below grade parking.
- 8-story hotel building towers with 154 keys, 2,440 sf retail, and 2,830 sf conference meeting space.
- 8-story towers with a total of 517,000 sf of office space (190,000 general office use, 327,000 bioscience use).

This memorandum provides justification for the project to be exempt from submitting a complete transportation study. As outlined in Montgomery County Local Area Transportation Review (LATR), *applications to amend valid APFs (Adequate Public Facilities) may modify the approved land use, trip generation, distribution, and assignment without providing a new transportation study provided the amendment does not generate more peak hour person trips than the original approval.*

Prior Approvals

The project received previous Preliminary Plan and Site Plan approvals as part of an amendment in 2016 for the following development program:

- 49,250 SF (Existing Fisher Building – constructed prior to 2016 amendment)
- 303,000 SF Office
- 120 - Key Hotel
- 300 Multi-Family Units
- 188 TH and 2/2 Units

The development program approvals were associated with the entire Century site, including Lot 1 (Multi-family), Lot 5 (Fisher Bldg.), and the townhouse lots, which are not part of this amendment.

TRIP GENERATION

This section provides a comparison of person trips associated with the approved preliminary plan versus the preliminary plan amendment. The approved development program for the preliminary plan was adjusted to reflect the number of person trips based on the September 2022 Local Area Transportation Review Guidelines.

The following development has been constructed under the approved development program and was included in the “proposed” trip generation calculations:

- 49,420 SF Office (Existing Fisher Building)
- 300 Multi-Family Units
- 188 TH and 2/2 Units

Table 1 below shows the person trips (based on the September 2022 LATR) for the approved development program person trips. Proposed trips are based on rates outlined in the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Table 2 below shows the person trips for the proposed Amendment. Pursuant to Provision TL2.6 of the 2020-2024 Growth and Infrastructure Policy (GIP), the Local Area Transportation Review requirements of the GIP must not apply to a development or a portion of a development where:

- a. the primary use is for bioscience facilities, as defined in Section 52-39 of the County Code; and
- b. an application for preliminary plan, site plan, or building permit that would otherwise require a finding of Adequate Public Facilities is approved after January 1, 2021 and before January 1, 2025; and
- c. an application for building permit is filed within 3 years after the approval of any required preliminary plan or site plan.

Thus, 327,000 SF of bioscience use has been excluded from the person trip totals. Trip generation rates for ITE Land Use 760 (Research & Development) was used to project person trips for the bioscience use.

Table 3 provides a comparison of approved versus the proposed person trips (including trips associated with the previously constructed residential and office buildings).

Table 1: Previous Approval Person Trips

Person Trips							
		AM Peak Hour			PM Peak Hour		
	Units/SF	IN	OUT	TOTAL	IN	OUT	TOTAL
Residential	300 Multi-Family 188 TH and 2/2 Units	73	238	311	214	132	346
Office	352,420	572	78	650	106	516	622
Hotel	120 Rooms	24	22	46	26	29	55
Total		669	338	1007	346	677	1023

Table 2: Proposed Century Amendment Person Trips

Person Trips								
		Units/SF	AM Peak Hour			PM Peak Hour		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Century Amendment (Lots 2, 3, & 4)	Mid Rise Residential w/ Ground Floor Commercial - ITE LU 231	233	16	41	57	75	32	108
	Hotel – ITE LU 311	154 Rooms	36	32	68	36	39	75
	Office – ITE LU 710	190,000	336	46	382	63	309	372
	R&D Center – ITE LU 760	327,000	340	75	415	67	327	394
	<i>Subtotal</i>		<i>729</i>	<i>194</i>	<i>922</i>	<i>242</i>	<i>707</i>	<i>949</i>
	Total (less R&D)¹		388	119	507	175	380	555
Previously Constructed: Lot 1 (multi-family), Lot 5 (Fisher Bldg), and Townhomes	Multi-Family – ITE LU 221	300	43	143	186	110	71	181
	Townhouse and 2/2 Units – ITE LU 220	188	30	95	125	104	61	165
	Office (Fisher Bldg) – ITE LU 710	49,420 SF	103	17	120	19	102	121
	Total		176	255	431	233	234	467
Proposed	Total (less R&D)		564	374	938	408	614	1022

¹ Pursuant to Provision TL2.6 of the GIP, the Local Area Transportation Review requirements of the GIP must not apply to a development or a portion of a development where:

- a. the primary use is for bioscience facilities, as defined in Section 52-39 of the County Code; and
- b. an application for preliminary plan, site plan, or building permit that would otherwise require a finding of Adequate Public Facilities is approved after January 1, 2021 and before January 1, 2025; and
- c. an application for building permit is filed within 3 years after the approval of any required preliminary plan or site plan.

Table 3: Approved vs Proposed Century Amendment Person Trips

Person Trips								
			AM Peak Hour			PM Peak Hour		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed	Total		564	374	938	408	614	1022
Approved*	Total		669	338	1007	346	677	1023
Net Person Trips			-105	36	-69	62	-63	-1

As shown in Table 3, the proposed amendment would result in a reduction of total person trips in the AM and PM when the proposed trips are compared to the previously approved trips. Trips associated with the bioscience use (327,000 SF) are not subject to the LATR requirements.

CONCLUSIONS

In conclusion, the Century Amendment will not generate more person trips than the original approval, thus a new transportation study should not be required.