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January 23, 2022

Mr. Chris Van Alstyne
Transportation Planner Coordinator
Montgomery County Transportation Division
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

RE: Missing Middle Housing Pilot Project
Montgomery County, Maryland
Our Job No.: 2020-0239

Dear Mr. Van Alstyne:

The Missing Middle Housing Pilot Project is located along Skymeadow Way, which has direct access to MD 108 (Olney Sandy Spring Road) in Ashton-Sandy Spring, Montgomery County, Maryland. The project is proposed with 30 Total Dwelling Units with 12 Existing Single-Family Homes to remain on the existing property and 18 New Missing Middle Multi-Family Dwelling Units proposed. The Missing Middle Housing Pilot Project is located in the Rural East Policy Area based on the M-NCPPC 2017 LATR Guidelines.

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) was utilized to determine the projected morning and evening peak hour trips for the Missing Middle Housing Pilot Project, and these can be found on Exhibit 1. As shown on Exhibit 1, based on the procedures outlined in the M-NCPPC 2017 LATR Guidelines, the Total Person Trips projected to be generated are 16 AM and 19 PM trips. Since the Total Person Trips are less than 50 Total Person Trips, an LATR Study is not required.

If you have any questions, please let me know. Thank you.

Sincerely,

Joseph J. Caloggero, P.E., PTOE, PTP
Vice President

JJC:amr

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Trip Generation Rates - ITE 10th Edition

Land Use (Source)	Formula/Rate	Directional Distribution			
		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Single-Family Detached (ITE-210, Units)					
	AM Peak Hour Trips = 0.71 x (Units) + 4.80	25%	75%	63%	37%
	Ln(PM Peak Hour Trips) = 0.96 x Ln(Units) + 0.20				
Multifamily Housing, Low-Rise (ITE-220, Units)					
	Ln(AM Peak Hour Trips) = 0.95 x Ln(Units) - 0.51	23%	77%	63%	37%
	Ln(PM Peak Hour Trips) = 0.89 x Ln(Units) - 0.02				

Trip Generation for Sandy Spring Missing Middle Pilot Project

Land Use	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed Use							
Single-Family Detached	11 units	3	10	13	8	4	12
Multifamily Housing, Low-Rise	19 units	2	8	10	8	5	13
	Total Trips	5	18	23	16	9	25
Existing Use							
Single-Family Detached	12 units	3	10	13	8	5	13
	Increased Trips	2	8	10	8	4	12
	Adjusted Vehicle Trips by Policy Area (99%)	2	8	10	8	4	12
Calculations for Multimodal Trips							
	Total Person Trips (Vehicle Trips / 64%)			16			19
	Auto Passenger Trips (Person Trips x 28.2%)			5			5
	Transit Trips (Person Trips x 2.6%)			0			1
	Non-Motorized Trips (Person Trips x 5.3%)			1			1
	Pedestrian Trips (Transit + Non-Motorized Trips)			1			2

Notes:

1. Trip adjustment factors and mode split percentages for Rural East Area were obtained from M-NCPPC 2021 LATR Guidelines Appendix Tables 1a & 1b.

