



MHG

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
301.670.0840
MHGPA.COM

September 3, 2024

Mid-County Planning
Transportation Planning
2425 Reedie Drive, 14th Floor
Wheaton, MD 20910

RE: Parklawn Self Storage
Local Map Amendment Case No. H154
LATR Exemption Statement
MHG Project No. 2023.193.21

Mr. Matthew Folden,

Please accept this memo as a Traffic Study Exemption Statement for the subject development, in accordance with the 2020-2024 Growth and infrastructure Policy and the 2023 Local Area Transportation Review (LATR) Guidelines. The site is located at 11900 Parklawn Drive in Rockville, Maryland and is currently developed with an approximately 48,810 square foot, 4-story office building. The site is in the North Bethesda Policy Area. The applicant is proposing to raze the existing structure and improve the property with a new, modern self-storage facility.

The Project will include a 3-story self-storage building with a cellar, totaling 102,054 square feet of gross floor area (136,172 square feet including the cellar space). The building is sited on the northeastern portion of the Property with a frontage on Parklawn Drive. Vehicular access to the property is currently provided via two curb cuts along Parklawn Drive. The applicant is proposing to remove the existing curb cut on the north side of the property and provide access to the site at the same location as the existing curb cut on the east side of the property. The existing curb cut will be improved to meet current standards.

Our office conducted a trip generation study using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) in conjunction with Appendix Tables 1a and 1b of the 2023 LATR Guidelines. As shown in the attached Exhibits, the replacement building will result in a reduction of 82 AM peak hour and 66 PM peak hour person trips.

The LATR guidelines stipulate those projects generating less than 50 new peak hour person, transit or non-motorized trips are exempt from LATR requirements. Since each of these values are less than 50, the site is exempt from providing quantitative auto, transit, bicycle, or pedestrian analyses.

Sincerely,

Dylan Macro, CDT

Exhibit 22
H-154



9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: (301) 670-0840 Fax: (301) 948-0693

**Trip Generation Data
 Parklawn Self Storage**

3-Story Self Storage with Cellar

ITE Trip Generation Data
 ITE Trip Generation Manual, 11th Edition
 Industrial Mini-Warehouse (ITE-151, 1000 SF GFA)
 1,000 SF GFA 136.17
 Morning Peak Rate 0.09
 Morning Distribution (In) 59%
 Morning Distribution (Out) 41%
 Afternoon Peak Rate 0.15
 Afternoon Distribution (In) 47%
 Afternoon Distribution (Out) 53%

LATR Data
 North Bethesda
 Adjustment Factor 82%
 Mode Split
 Auto Driver 62.4%
 Auto Passenger 19.5%
 Transit 9.4%
 Non-Motorized 8.7%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	7	5	12	10	11	20
Adjusted Trips	6	4	10	8	9	17
Person Trips			17			27
Transit Trips			2			3
Non-Motorized Trips			2			3



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**Trip Generation Data
 Parklawn Self Storage**

Existing Office

ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition

General Office (ITE-710, 1000 SF GFA)

1,000 SF GFA	48.81
Morning Peak Rate	1.52
Morning Distribution (In)	88%
Morning Distribution (Out)	12%
Afternoon Peak Rate	1.44
Afternoon Distribution (In)	17%
Afternoon Distribution (Out)	83%

LATR Data

North Bethesda

Adjustment Factor	87%
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Mode Split

Auto Driver	65.8%
Auto Passenger	18.4%
Transit	8.6%
Non-Motorized	7.3%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	65	9	74	12	58	70
Adjusted Trips	57	8	65	10	51	61
Person Trips			99			93
Transit Trips			9			8
Non-Motorized Trips			8			7