

May 21, 2024

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

RE: Paramount Drive Self Storage
Conditional Use Case No. XXXXX
Local Map Amendment Case No. XXXXX
LATR Exemption Statement
MHG Project No. 2023.120.12

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 2022 Local Area Transportation Review (LATR) Guidelines. The site is located at 15750 Paramount Drive in Rockville, Maryland and is currently developed with 11 separate, one-story storage buildings with exterior access only. The site is in the Shady Grove Metro Station Policy Area. The buildings collectively have approximately 38,907 square feet of above grade floor. The applicant is proposing to raze the existing structures and improve the property with a new, modern self-storage facility.

The Project will be constructed in two phases. The first phase will include development of a four-story building, totaling approximately 159,640 square feet of gross floor area ("Phase One"). The Phase One building is sited on the southern portion of the Property with frontage on Paramount Drive. The second phase will include the construction of a six-story building, comprised of approximately 122,400 square feet ("Phase Two"). The Phase Two building will be located on the northern portion of the property closer to the intersection of Somerville Drive and Paramount Drive. A covered drive/loading aisle is proposed within the building to facilitate safe and efficient vehicular circulation and access to storage units in both buildings. Vehicular access to the property is currently provided via two curb cuts: one along Paramount Drive and the other on Somerville Drive.

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 2022 LATR Guidelines. As shown in the attached Exhibit, the net new building area (243,133 square feet) will generate a maximum of 29 AM peak hour and 49 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 13
CU 25-01



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

**Trip Generation Data
 Paramount Self Storage**

Two (2) New Self Storage Buildings (Max. 6-Stories)

ITE Trip Generation Data
 ITE Trip Generation Manual, 11th Edition
 Industrial Mini-Warehouse (ITE-151, 1000 SF GFA)
 1,000 SF GFA 243.94
 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
 White Oak
 Adjustment Factor 88%
 Mode Split
 Auto Driver 66.9%
 Auto Passenger 20.6%
 Transit 7.2%
 Non-Motorized 5.2%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	13	9	22	17	19	37
Adjusted Trips	11	8	19	15	17	32
Person Trips			29			49
Transit Trips			3			4
Non-Motorized Trips			2			3