



White Oak Local Area Transportation Improvement Program (LATIP) Mitigation Payment Schedule



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Description

With the exception of Appendix 4 that pertains to the mitigation payment schedule associated with the White Oak Local Area Transportation Improvement Program (LATIP), the Planning Board approved the *2017 LATR Guidelines* on May 25, 2017. The Planning Board directed staff to work towards addressing public commentary regarding Appendix 4 and return to the Board at a later date for consideration of approval of the information provided in the document. This item is in response to that directive.

The updated version of Appendix 4 is attached. In summary, the information provided in this Appendix describes a process that calls for a per trip payment for new development at building permit based on the \$5,010 per peak hour vehicle trip fee established in the White Oak LATIP multiplied by the appropriate trip rates by building type specified in the chart provided in the Appendix. The resultant fee will be paid to the Department of Finance.

The process described in this Appendix is the result of extensive collaboration between staff representing the County Council, the County Department of Transportation, the County Department of Permitting Services, the Office of the County Executive and the Planning Department. In addition, public input concerning this matter was solicited from stakeholders representing land use development and civic interests in the White Oak area. This outreach included a briefing, provided to a sizable group of these stakeholders held on September 8, 2017, describing the process used to develop the proposed White Oak LATIP mitigation payment schedule described in Appendix 4.

Summary

Staff recommends the Planning Board adopt the revised version of Appendix 4 for incorporation into the *2017 LATR Guidelines*.

Attachment

1. 2017 Local Area Transportation Review Guidelines – Appendix 4

EG/PD/aj

ATTACHMENT 1

Appendix 4: White Oak Local Area Transportation Improvement Program Mitigation Payments

Introduction

This appendix provides information pertaining to the mitigation fee payment schedule requirements for the White Oak Local Area Transportation Improvement Program (LATIP). These fees are paid by applicants to the Department of Permitting Services (DPS) at the same time and in the same manner as the transportation impact tax for new development in the White Oak policy area.

Discussion

Under County Code 52-51(a), an applicant for a building permit for any building must pay to the Department of Finance a Mitigation Payment if this payment is required for a building included in a preliminary plan of subdivision that was approved under the Local Area Transportation Review provisions in the county Subdivision Staging Policy (SSP).

The 2016-2020 SSP adopted in Council Resolution 18-671 on November 15, 2016 states that the Planning Board may approve a subdivision in the White Oak Policy Area conditioned on the applicant paying a fee to the county commensurate with the applicant's proportion of the cost of a White Oak Local Area Transportation Improvement Program (LATIP), including the costs of design, land acquisition, construction, site improvements and utility relocation. The proportion is based on a subdivision's share of net additional peak-hour vehicle trips generated by all master-planned development in the White Oak Policy Area approved after January 1, 2016.

County Council Resolution 18-726, adopted on February 14, 2017, established the fee described above at \$5,010 per PM peak hour vehicle trip. This fee, the Local Area Transportation Improvements Program (LATIP) fee, was calculated as follows:

$$\text{LATIP fee} = \frac{\text{Total Infrastructure Costs in the Plan Area}}{\text{Total Number of New PM Peak Hour Vehicle Trips}}$$

The *Total Infrastructure Costs in the Plan Area* was determined by a forecast estimate of the intersection needs and associated costs approved by the County Council. The *Total Number of New PM Peak Hour Vehicle Trips* was determined by a forecast estimate of the travel demand associated with the full build-out of the White Oak Science Gateway (WOSG) Master Plan .

The fee must be paid at a time and manner consistent with Local Area Transportation Mitigation Payments as prescribed in Section 52-51 of the County Code. The Department of Finance must retain funds collected from this fee in an account to be appropriated for transportation improvements that result in transportation capacity and mobility for the specific projects in the White Oak LATIP.

The trip generation rates used in support of the White Oak LATIP calculation is provided in the chart below. The trip generation rates are based on the peak hour trip rates used in support of the WOSG Master Plan local area traffic analysis which are customized to reflect existing conditions and future changes in both land use and travel behavior. These trip rates have been disaggregated relative to those applied in the master plan to match the impact tax land use categories. Development resulting in increments of less than a trip will have the fee applied proportionally (no rounding). The resultant fees are paid at the same time and in the same manner as the transportation impact tax and apply to new applications for residential and commercial development in the White Oak policy area.

The process by which applicants may receive a credit against the LATIP is described in Bill 51-16 found here: http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2016/20170214_51-16.pdf

**White Oak Local Area Transportation Improvement Program (LATIP)
Trip Generation Rate Schedule**

Effective January 1, 2016

White Oak Local Area Model Trip Generation Rates		
Land Use	Trips per Unit of Development	Units
Office	1.20	1,000 SF
Retail	3.00	1,000 SF
Industrial	1.00	1,000 SF
BioScience	0.99	1,000 SF
Hospital	1.07	1,000 SF
Other Non-residential	0.92	1,000 SF
Single Family Detached	1.28	Dwelling Unit
Single Family Attached	0.65	Dwelling Unit
Multi Family Low Rise	0.52	Dwelling Unit
Multi Family High Rise	0.34	Dwelling Unit