



Cloverleaf Center Germantown: Preliminary Plan Amendment 11988156B and Cloverleaf Center Germantown, Site Plan Amendment 81990060C

- ☐ Ryan Sigworth AICP, Senior Planner Area 3, Ryan.Sigworth@montgomeryplanning.org, 301-495-2112
- ☐ Sandra Pereira RLA, Supervisor Area 3, Sandra.Pereira@montgomeryplanning.org, 301-495-2186
- ☐ Carrie Sanders, Interim Chief, Area 3, carrie.sanders@montgomeryplanning.org 301-495-4653

Description

Completed: 9/04/2020

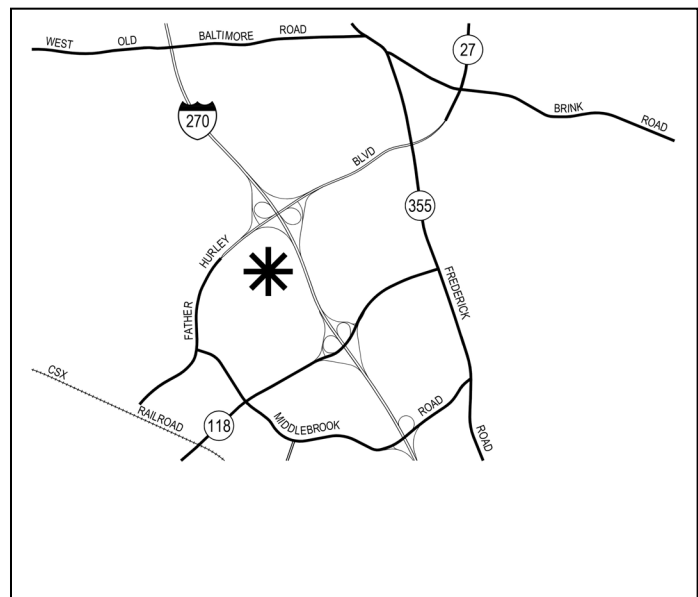
A. Cloverleaf Center Germantown, Preliminary Plan Amendment No. 11988156B

Request to modify adequate public facilities findings to convert an existing office building to sixty-five (65) age-restricted, multi-family residential units (including 12.5% MPDU's) with associated 23,700 sq. ft. adult daycare use for up to 230 senior adults.

B. Cloverleaf Center Germantown, Site Plan Amendment No. 81990060C

Request to convert the existing office use into a mixed-use building containing sixty-five (65) age-restricted, multi-family residential units (including 12.5% MPDU's) and an 23,700 sq. ft. adult day care for up to 230 senior adults including associated access improvements

- Located at 20400 Century Blvd; 5.51 acres, zoned CR-2.0, C-1.25, R-1.0, H-145T and Germantown Transit Mixed Use Overlay; 2009 *Germantown Employment Area Sector Plan*
- Application accepted: May 14, 2020
- Applicant: Worldshine Group
- Review Basis: Chapter 50, Chapter 59, and Chapter 22A



Summary

Staff recommendation: Approval of the preliminary plan amendment and site plan amendment with conditions.

- Changes approved land use from office to age-restricted multi-family residential and adult day care
- Per Section 59-7.7.1.A of the Zoning Ordinance, the existing building and site design has been reviewed under the prior I-3 zone and Zoning Ordinance in effect prior to October 29, 2014 while the use and density requirements have been reviewed on the current Zoning Ordinance.
- Establishes new Adequate Public Facilities finding for the conversion from an existing office building to age-restricted, multi-family residential and adult daycare use.
- To date no community correspondence has been received.

SECTION 1: PRELIMINARY PLAN AMENDMENT NO. 11988156B, RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Preliminary Plan Amendment No. 11988156B, Cloverleaf Center Germantown with all site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC. All previously approved plans, findings, and conditions of approval remain in full force and effect, except as modified by the following conditions:¹

- 1.) Approval is limited to sixty-five (65) age-restricted multi-family residential dwelling units including 12.5% MPDU's and a 23,700 square foot day care facility for up to 230 senior adults on the 5.52-acre Subject Property.
- 2.) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("DHCA"), in its letter dated August 18, 2020, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
- 3.) After the issuance of Use and Occupancy Permit (U&O) for the age-restricted multi-family residential or adult day care uses, the Preliminary Plan Amendment limits the combined age-restricted multi-family residential and day care uses to 74 am and 28 pm peak hour vehicle trips on the 5.52-acre Subject Property. In the event that U&O permits are not issued for the Preliminary Plan Amendment, the allowed vehicle trips will revert back to the previously approved office use.
- 4.) The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution.
- 5.) Prior to submittal of the Certified Preliminary Plan, the Applicant must make a revision to the data table to include the allowable and proposed floor area ratio (FAR) for commercial and residential uses for confirmation with density requirements with the CR zone required in Section 59-7.7.1.A.2 of the Zoning Ordinance.

SECTION 2: SITE PLAN AMENDMENT NO. 81990060C, RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Site Plan Amendment 81990060C to allow the conversion of the existing office building into sixty-five (65) age-restricted, multi-family residential units with associated office and adult day care uses. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions. All previously approved plans, findings, and conditions of approval remain in full force and effect, except as modified by the following conditions:

1. The Site Plan Amendment is limited to a maximum of sixty-five (65) age-restricted multi-family residential dwelling units, including 12.5% of MPDU's, and a 23,700 square foot daycare facility for up to 230 senior adults on the 5.52-acre Subject Property.

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

2. Before approval of the Certified Site Plan a revision must be made to the data table to include the allowable and proposed floor area ratio (FAR) for commercial and residential uses for confirmation with density requirements with the CR zone required in Section 59-7.7.1.A.2 of the Zoning Ordinance.

SECTION 3: SITE DESCRIPTION

Site Vicinity

The property is located at 20400 Century Boulevard ("Subject Property" or "Property") at the northwest corner of Century Boulevard and Cloverleaf Center Drive. The Property is identified as Parcel 2, Cloverleaf Center on Plat #19343. The adjacent land uses consist of attached single-family residential to the east on the other side of Century Boulevard. The Property is served by an existing driveway onto Century Boulevard as well as connections to the adjacent parking lot to the north. A variety of technology focused office buildings as well as another adult day care along Crystal Rock Drive is located to the north. Located to the northeast is the Century project which is under construction with townhouses, multi-family, and office. To the west is large detached one-family with some attached one-family housing interspersed. To the south on the other side of Cloverleaf Center Drive is a church, daycare, and other office uses.



Figure 1 - Vicinity Map with zoning

Site Analysis

The Subject Property consists of approximately 5.52 acres in size in the CR-2.0, C-1.25, R-1.0, H-145T zone (but reviewed under the previous I-3 zone) as well as the Germantown Transit Mixed Use Overlay zone. The Property is improved with a two story, 82,700 square foot office building, paved parking lot, and associated appurtenances. The Property is surrounded by three public roads: Crystal Rock Drive, Cloverleaf Center Drive, and Century Boulevard.

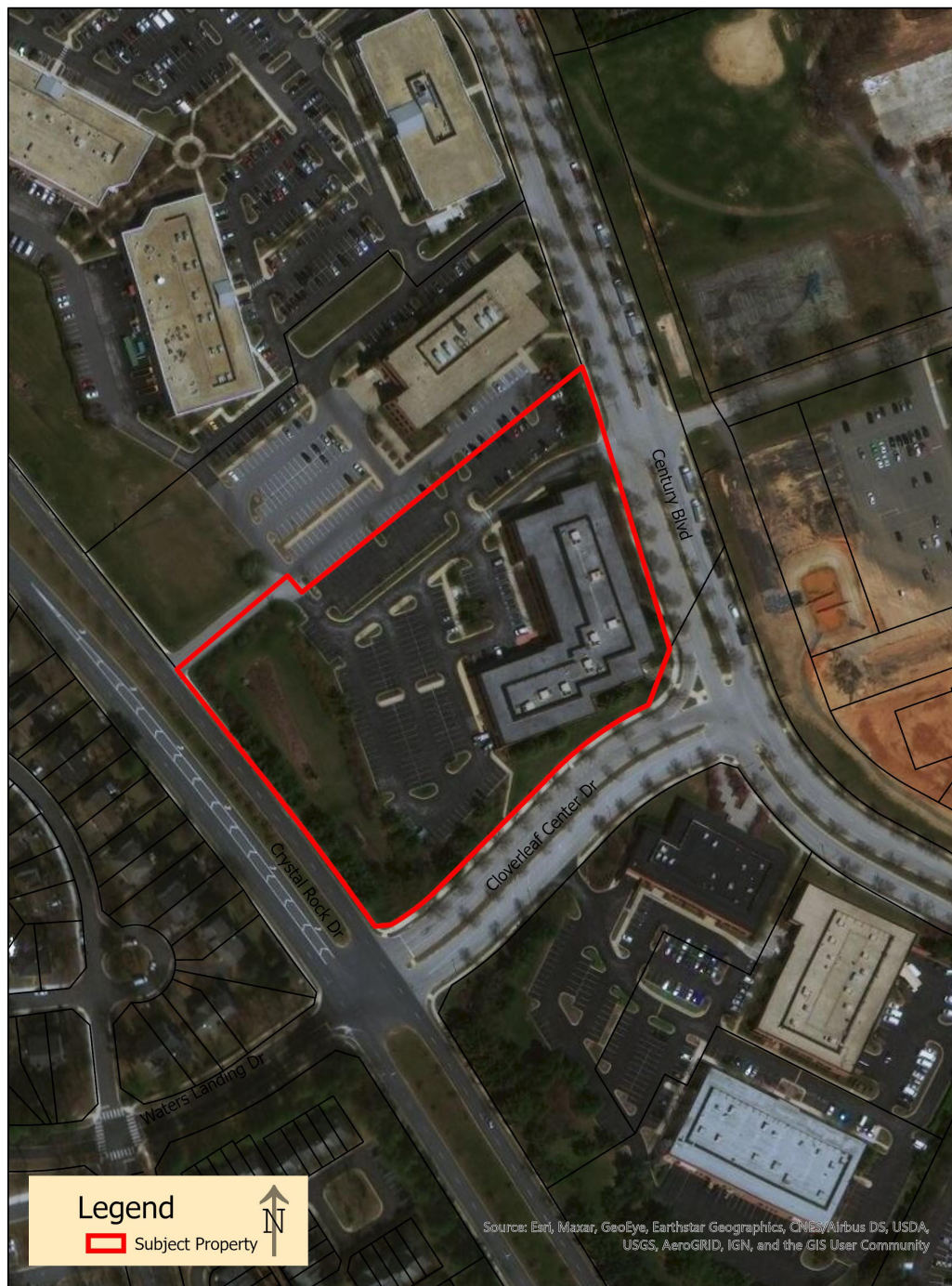


Figure 2 – Aerial View

SECTION 4: PROJECT DESCRIPTION

Previous Approvals

Preliminary Plan No. 119881560

This preliminary plan approved 14 lots on 151.50 acres in the I-3 zone with up to 1,384,007 square feet of office uses, 7,500 square feet of restaurant, and 881 multi-family dwelling units in three phases.

Preliminary Plan No. 11988156A

This preliminary plan amendment modified a 0.54-acre portion of the approved Forest Conservation Plan for the construction of a new culvert in the right-of-way under Crystal Rock Drive.

Site Plan No. 819900600

Site Plan No. 819900600, approved in 1993 under the I-3 zone, included six (6) two story office buildings along Century Boulevard and three (3) single story office/research and development building which aren't oriented toward the street. The Subject Property is located in Phase I of the approved site plan.

Site Plan No. 81990060A

This site plan amendment revised the layout of two buildings and associated parking in the site plan's southeast corner. The revisions decreased the gross floor area from 403,657 square feet to 397,408 square foot for the buildings covered by this amendment.

Site Plan No. 81990060B

This site plan amendment reconfigured the loading dock for one of the buildings in the original site plan. The amendment was not associated with the Subject Property in this Application.

Proposal

The Applicant proposes to convert the existing two-story 82,700 office building into sixty-five (65) age-restricted multi-family dwelling units and 23,700 square feet of adult daycare use for up to 230 adults ("Preliminary Plan Amendment") and site plan amendment ("Site Plan Amendment") including associated access improvements to the building and handicapped parking accessibility (Attachment 7 & 8). The Applicant has stated that all changes to the building are internal and that there will be no change to the exterior of the building. The parking lot, with the exception of access improvements from the parking lot to the building, will be unchanged. In addition, no changes to the landscaping and stormwater controls are proposed.

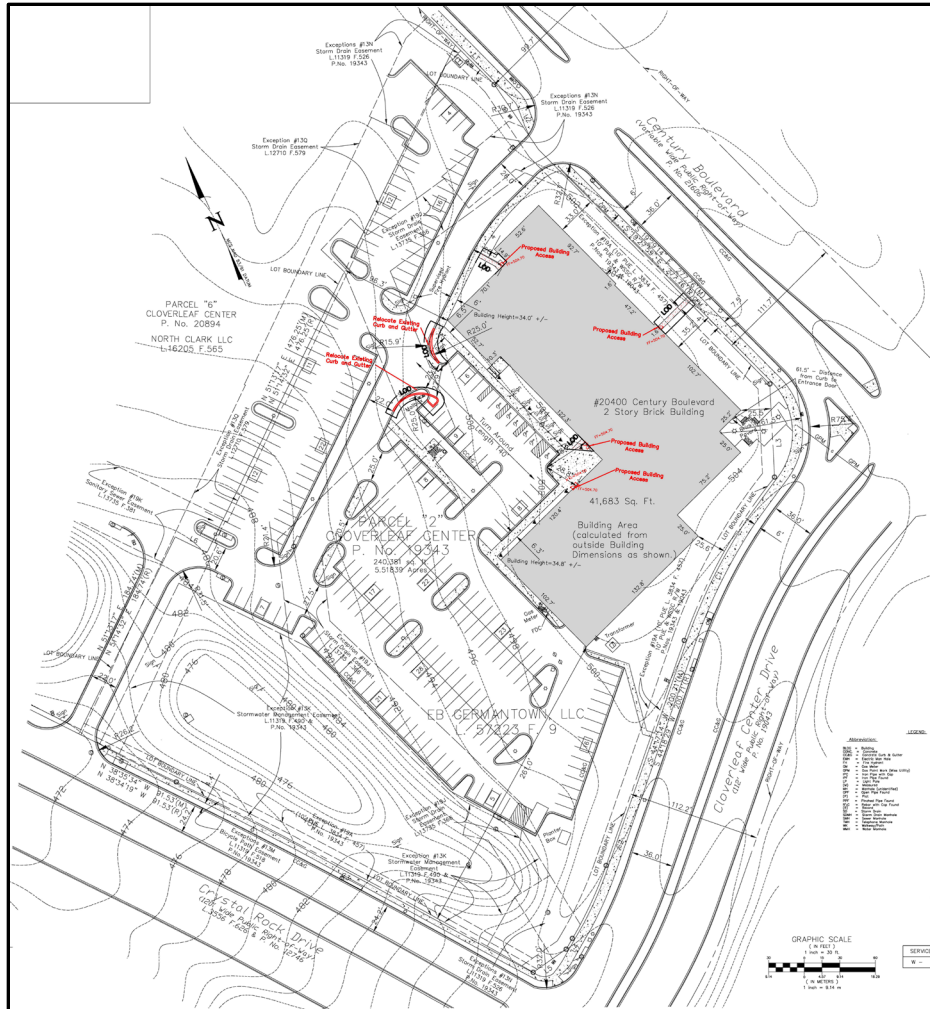


Figure 3 – Proposed Preliminary Plan 11988156B and Site Plan No. 81990060C

SECTION 5: PRELIMINARY PLAN AMENDMENT ANALYSIS AND FINDINGS

All prior preliminary plan findings remain in full force and effect except as modified below:

- 1.) *Public Facilities will be adequate to support and service the area of the subdivision*

Transportation

Site Access and Transportation Facilities

The Subject Property has frontage along three rights-of-way; Century Boulevard, Cloverleaf Center Drive and Crystal Rock Drive. Per the *2018 Master Plan of Highways and Transitways*, Century Boulevard is identified as a 4-lane Business Road with a 136 ft. right-of-way; Cloverleaf Center Drive is identified as a 4-lane Business Road with a 100 ft. right-of-way and Crystal Rock Drive is identified as an Arterial Road with a 120 ft. right-of-way. The Property is currently improved with a two-story office building with a 22-foot-wide eastern vehicular access provided off Century Boulevard and a 22-foot wide western access off Crystal Rock Drive. No changes to the access are proposed, which remains adequate for the proposed use; however, the radius of the internal drive aisle will be modified to provide adequate space for fire access movement. The existing rights-of-way on all three streets, for which the Subject Property has frontage, currently meet Master Plan requirements. As such, no further dedication is necessary.

The existing frontages along Century Boulevard, Cloverleaf Center Drive and Crystal Rock Drive have existing pedestrian facilities. The 2018 *Bicycle Master Plan* recommends a 10 ft. wide sidepath along the property frontage of Century Boulevard and two-way separated bike lanes along Crystal Rock Drive's property frontage. Given the limited nature of this Preliminary Plan Amendment, which proposes to adaptively re-use an existing office building with minimal exterior site modifications (e.g. only those which are required by code for ADA and fire access) and an overall reduction of impact to areawide transportation across all modes due to the change in use, Staff has deemed these improvements are outside the scope of this Preliminary Plan Amendment. The Preliminary Plan Amendment will result in significantly fewer AM and PM peak hour vehicle trips in particular, and will reduce trips across all other modes, thereby decreasing the demand on the overall transportation network.

Local Area Transportation Review

The Preliminary Plan Amendment is for a mixed-use building consisting of sixty-five (65) age-restricted, affordable multiple family dwelling units (ITE code 252) and a 23,700 sq. ft. Adult Day Care. The Adult Day Care use is not included in the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Manual and there are no comparable land uses. The vehicle trip generations characteristics for this land use are unique and are characterized by employee commuting tendencies and the Applicant's owned and operated shuttle service that all patrons/senior adults must use. The previously approved office use is limited to 104 am and 95 pm vehicle trips so long as this use remains in continuous operation; this allowance is extinguished with any change in use. This differs from a child day care in which the vast majority of attendees are dropped off by personal vehicle.

Alternatively, this Preliminary Plan Amendment is studied under the assumption of producing 61 AM peak hour trips. This accounts for the planned use of 15 shuttle busses; these 15 buses will be employee-driven by 15 of 45 expected employees and will pick up all daycare attendees. 30 employees (out of 45) are expected to drive alone. It is assumed that 8 buses will make return trips (Attachment 9). In total this will yield 61 vehicle trips (15 shuttles in, 8 shuttles returning out, 8 shuttles returning in, 30 individual employee drivers). These vehicle trips were adjusted as per LATR guidelines for the Germantown Town Center Policy Area. All attendees will depart prior to 2:30 PM and all staff will depart prior to 3:30 PM and will therefore not generate PM peak period trips. The senior housing trip generation is calculated based off standard calculations produced by the ITE 10th Edition Trip Generation Manual and also adjusted as per LATR guidelines for the Germantown Town Center Policy Area.

Importantly, this Preliminary Plan Amendment will result in a significant reduction in trips across all individual modes. In particular, the day care use will result in a significant reduction in vehicle trips as most trips will be consolidated on shuttle buses for day care participants, while employees will utilize personal vehicles, as opposed to the predominant drive-alone mode share of the existing office use. Additionally, given their age and potential medical conditions, it is not anticipated that any attendees will walk or bike in the area and employees will remain on-site to supervise. Similarly, the senior housing use is anticipated to reduce a significant reduction of all trips across modes as compared to the office use. The Applicant is not required to submit a traffic study to satisfy the LATR test because the proposed land use generates fewer than 50 peak-hour net new person trips within the weekday morning and evening peak periods. Additionally, intersection capacity data indicates that the intersections in the vicinity of the site are operating well within the congestion standard of 1500 for the Germantown Town Center policy area.

Table 1: Site Trip Generation

| Use | Development | AM Peak Hour | | | | PM Peak Hour | | | |
|--|---|--------------|-----|---------------------|--------------|--------------|-----|---------------------|--------------|
| | | In | Out | Total Vehicle Trips | Person Trips | In | Out | Total Vehicle Trips | Person Trips |
| Existing (Credit) Office (ITE-710) | 82,700 sq. ft. | 89 | 15 | 104 | 137 | 15 | 80 | 95 | 124 |
| Proposed: Adult Day Care | 8 vans running twice to accommodate 230 adults and 30 trips (one-way) for staff | N/A | N/A | 61 | 81 | N/A | N/A | N/A | N/A |
| Proposed: Senior Adult Housing (ITE-252) | 65 Units | 4 | 9 | 13 | 21 | 10 | 8 | 18 | 28 |
| Net New Vehicle Trips | | -- | -- | (30) | --- | -- | -- | (77) | -- |
| Total Peak Hour Person Trips² | | -- | -- | -- | (35) | -- | -- | -- | (96) |

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed lot. The Property is located in the W-1/S-1 water and sewer service categories and utilize existing water and sewer infrastructure. All other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy in effect at the time that the Preliminary Plan Amendment was submitted.

Applicable School Test

This Preliminary Plan Amendment proposes age-restricted housing which does not produce any school aged children under the Subdivision Staging Policy. Therefore, a school facility test does not apply to this Application.

2. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

² Adult day care participants from off-site will not drive to the Subject Property. Shuttle buses will be provided for all off-site participants transportation. Employees will drive to the Subject Property for general operations.

The Property is subject to Forest Conservation Plan No. 119881560 and was subsequently amended for the Kinster Drive Culvert Replacement project with Forest Conservation Plan No. 11988156A. This approved Forest Conservation Plan remains valid and in effect. This Preliminary Plan Amendment proposes no changes to the approval Forest Conservation Plan.

SECTION 6: SITE PLAN ANALYSIS AND FINDINGS

The following findings pertain to Site Plan Amendment No. 81990060C for Cloverleaf Center Germantown. All previous findings of approval remain in full force and effect except as modified by the findings below.

1.) *the site plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56;*

a. Use Standards

Under Section 59-7.7.1.A of the current Zoning Ordinance, new uses proposed by an amendment must meet the use standards and density of the current zoning ordinance while the site design is reviewed under the previous I-3 zone. Age restricted multi-family residential and daycare uses (over 30 persons) are permitted in the Commercial Residential zone.

b. Development Standards

Under Section 59-7.7.1.A, the existing building and site design are conforming and any allowed use, up to the density limits established by the current zoning, may occupy the existing building. The Application satisfies the applicable development standards as shown in the following data table:

Table 2 – Development Data Table

| Development Data | | | |
|------------------------------------|---|-----------------|-----------------------|
| Zoning | CR-2.0, C-1.25, R-1.0, H-145T (reviewed under the I-3 zone) | | |
| Site Area | 240,376 sq. ft. | | |
| Uses | Required/Permitted | Existing | Proposed |
| Commercial | 300,470 sq. ft. | 82,700 sq. ft. | 23,700 sq. ft. |
| Adult Daycare | | N/A | 23,700 sq. ft. |
| Residential | 240,376 sq. ft. | 0 sq. ft. | 59,000 sq. ft. |
| 1 Bedroom Units | N/A | N/A | 54 units |
| 2 Bedroom Units | N/A | N/A | 11 units |
| MPDU's | 8.125 units (or 12.5%) | | 9 units (13.8%) |
| Total Dwelling Units | N/A | N/A | 65 units ³ |
| Total Density | 480,752 sq. ft. | 82,700 sq. ft. | 82,700 sq. ft. |
| Commercial FAR⁴ | 1.25 FAR | 0.344 FAR | 0.098 FAR |
| Residential FAR⁵ | 1.0 FAR | N/A | 0.25 FAR |
| Total FAR | 2.0 FAR | 0.344 FAR | 0.344 FAR |

³ Distribution of MPDU's to be addressed at the time of building permit based on DHCA requirements.

⁴ Commercial density must meet the current CR zoning requirements under Section 7.7.1 of the Zoning Ordinance

⁵ Residential density must meet the current CR zoning requirements under Section 7.7.1 of the Zoning Ordinance.

| | | | |
|---|-----------------------------------|-----------------|------------------|
| | | | |
| Parking Requirements | | | |
| | Metric | Required | Provided |
| | Rate | | |
| Commercial | | | |
| Day Care Facility for senior adults and persons with disabilities/ 230 seniors ⁶ | 1.0 Space/ 4 non-resident seniors | 57.5 | |
| Residential (age restricted) | | | |
| 1 Bedroom Dwelling Unit | 1.25 spaces/dwelling unit | 67.5 | |
| 2 Bedroom Dwelling Unit | 1.5 spaces/dwelling unit | 16.5 | |
| Residential Subtotal | | 84 | |
| TOTAL | | 142 | 252 ⁷ |

- 2.) *the locations of building and structure, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

The location of the existing building will not change. The only changes to the building will include changes to ingress/egress locations to site the needs of the residential use and day care. The pedestrian and vehicular circulation system will remain largely the same with the exception of improvements to access from the existing parking to the building. These minimal changes will only enhance the adequacy, safety, and efficiency of the Property.

- 3.) *each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and*

The structure is unchanged by this Site Plan Amendment. Therefore, this portion of the finding remains valid. The proposed use is compatible with other site plans as well as with existing and proposed adjacent development. The surrounding area has a variety of housing types made up of one-family detached, one-family attached, and multi-family residential. The proposed age restricted multi-family dwelling units will only add to the housing diversity available in adjacent development. The adult day care proposed for the ground floor of the building will enhance the availability of day care services in the area and improve access.

- 4.) *the site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable laws.*

The Property is subject to Forest Conservation Plan No. 119881560 and was subsequently amended for the Kinster Drive Culvert Replacement project with Forest Conservation Plan No. 11988156A. This approved Forest Conservation Plan remains valid and in effect. This Site Plan Amendment proposes no changes to the approved Forest Conservation Plan. The existing stormwater control are unchanged by this Site Plan Amendment. The previous approvals remain valid and in effect.

⁶ Non-residents will not drive to the Property. Day care users will be transported by private shuttle to and from the Property. Approximately 80 of the senior adults enrolled in the daycare center will reside on-site. Approximately 150 adult seniors will utilize the daycare from off-site. Nonetheless, the parking capacity has been calculated based on 230 seniors.

⁷ The existing parking lot includes 252 parking spaces which will remain to serve all proposed land uses on the Property.

CONCLUSION

The Preliminary Plan Amendment and Site Plan Amendment comply with the general requirements and findings of the Zoning Ordinance and the Subdivision Regulations. Therefore, Staff recommends approval of Preliminary Plan Amendment No. 11988156B and Site Plan Amendment No. 81990060C with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment 1 – Statement of Justification

Attachment 2 – Planning Board Opinion, Preliminary Plan No. 119881560

Attachment 3 – Planning Board Opinion, Preliminary Plan No. 11988156A

Attachment 4 – Planning Board Opinion, Site Plan No. 819900600

Attachment 5 – Planning Board Opinion, Site Plan No. 81990060A

Attachment 6 – Planning Board Opinion, Site Plan No. 81990060B

Attachment 7 – Amended Preliminary Plan (redline changes)

Attachment 8 – Amended Site Plan (redline changes)

Attachment 9 – Traffic Statement

Attachment 10 – DHCA Approval Letter, August 18, 2020



Steven A. Robins
301-657-0747
sarobins@lerchearly.com

Elizabeth Rogers
301-841-3845
ecrogers@lerchearly.com

July 14, 2020

BY ELECTRONIC DELIVERY

The Honorable Casey Anderson, Chair
And Members of the Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3670

Re: **REVISED** Letter of Explanation/Justification
20400 Century Boulevard (the "Property")
Consent Agenda Preliminary Plan Amendment No. 11988156B
Site Plan Amendment No. 81990060C

Dear Chairman Anderson and Members of the Planning Board:

On behalf of Worldshine Group (the "Applicant"), we are submitting this application for Consent Agenda Amendments to the previously approved Preliminary Plan 11988156A and Site Plan 81990060B (Collectively, the "Amendments") for consideration by the Montgomery County Planning Board (the "Planning Board"). These Amendments propose to convert the approved and thereafter constructed office use into a mixed-use building containing age-restricted, affordable multi-family units and adult daycare uses for lower income seniors. Minor site modifications are proposed to accommodate ADA access to the building. These Amendments do not propose any revisions to the height, overall square footage, or footprint of the existing building. This letter serves to meet the various requirements contained in the Development Review Procedures Manual for the submission of Consent Agenda Plan Amendments.

I. Prior Approvals

The Property is part of a significantly larger, multi-phase development, originally constructed in the late 1980's/early 1990's. Specifically, the Planning Board Approved Preliminary Plan No. 119881560 for up to 1,384,007 square feet of office space and 881 multi-family dwelling units to be developed in three phases on 14 lots (or 151.5 acres of land) in the I-3 Zone. The Preliminary Plan was broken down as follows: Phase I included

403,657 square feet of office space; Phase II included 881 multi-family dwelling units; and Phase III included 980,350 square feet of office space.¹ The Preliminary Plan subsequently was amended in 1993 to modify right-of-way dedications to accommodate future transit service in the I-270 corridor, and again in 1996 to allow for a new phasing program and to extend the validity period.

The Property is included within Phase I. The Planning Board approved Site Plan No. 819900600 on March 2, 1993 for Phase I, to include six, two-story office buildings oriented to Century Boulevard and three, one-story office/research and development building not oriented to the street. The building subject to this Site Plan Amendment is referred to as “Building 4.” The Site Plan subsequently was amended to revise the layout and associated parking, as well as to reduce the square footage for Buildings 2 and 3 (May 11, 1995).

II. Property Background and Zoning

The Property is located at 20400 Century Boulevard, with frontage along three rights-of-way – Century Boulevard, Cloverleaf Center Drive and Crystal Rock Drive – and is more particularly known as Parcel 2 in the “Cloverleaf Center” subdivision, as shown on Plat No. 19343. The Property has a net lot area of 240,381 square feet and is currently zoned CR-2.0, C-1.25, R-1.0, H-145T and also located in the Germantown Transit Mixed Use Overlay zone. The Property was originally developed under the standards of the I-3 zone (and rezoned TMX-2 in the interim, prior to approval of the District-wide Map Amendment that rezoned the Property CR). The Property is currently improved with a two-story, approximately 82,700 square foot office building (the “Existing Building” or “Building 4”). Multi-family Residential and Day Care (Over 30 Persons) are both permitted uses in the CR Zone.

III. Proposed Modification

The Applicant is seeking to modify the Prior Approvals (including Condition #1 of the original Preliminary Plan) to facilitate the conversion of the existing office building into an age-restricted, affordable apartment building, with associated adult daycare use. Specifically, the Applicant is proposing up to 65 age-restricted dwelling units on the first and second floors, along with up to 23,700 square feet of adult daycare use on the main level.² All units will be affordable and roughly aligned with Moderately Priced Dwelling Unit rental specifications and affordability requirements (a minimum of 12.5% of the units may be MPDUs). These uses are permitted under the CR zone and

¹ There are limited records available given the age of the development. We have reviewed the records available in DAIC and compiled this summary of the Prior Approvals to the best of our ability.

² This revised application converts 17,000 square feet of office space on the first floor of the building to 19 dwelling units. This results in an increase in residential units from 46 units to 65 units.

DPS confirmed that Worldshine may move forward with this conversion pursuant to Section 7.7.1.B of the Zoning Ordinance.

Importantly, the building footprint, height and overall square footage will remain unchanged as a result of these Amendments. The only site modifications proposed are the addition of an ADA accessible ramp and sidewalk, to provide a handicap accessible entrance to the building, and modification to the existing curb radius to accommodate fire truck access. None of the proposed changes will impact any of the previously approved development standards, which remain grandfathered under the standards of the prior I-3 Zone (pursuant to Section 7.7.1.B of the Zoning Ordinance). Although the building architecture is not subject to Site Plan review, the Applicant also will be proposing modest exterior façade modifications to allow for operable windows and additional ingress and egress doors on the ground floor, to accommodate the proposed mix of uses. The Applicant met with DPS and there were no issues raised associated with these improvements.

IV. Parking and Loading

The proposed Project will be less parking intensive than the prior office use. As such, adequate parking will continue to be provided on-site to accommodate the proposed residents, employees, and visitors without any modification. The 2004 Zoning Ordinance (under which the Project is grandfathered) required a minimum of 1.0 space for every four non-resident senior adults or persons with disabilities in a day care facility for senior adults. For multi-family residential, the Zoning Ordinance requires 1.25 space for each one-bedroom dwelling unit; and 1.5 spaces for each two-bedroom dwelling unit. Based on the proposed mix of uses, the Project will require a minimum of 142 parking spaces on-site³. The Property will continue to provide 252 parking spaces through the existing surface level parking adjacent to the building (as compared to 253 spaces provided currently).

V. Master/Sector Plan Conformance

The Property is subject to the 2009 *Approved and Adopted Germantown Employment Area Sector Plan* (the “Sector Plan”). The Sector Plan envisions Germantown as a transit-centered community. The Sector Plan is broken down into seven districts. One overarching goal of the Sector Plan is to provide housing in each district (page 44), which in many instances requires adding housing in employment areas that previously excluded housing (page 29), to create a true mix of uses.

³ Non-residents will not drive to the site. Rather, they will be transported to and from the site via private shuttle service. Additionally, approximately 80 of the senior adults enrolled in the daycare center will reside on-site. As such, only approximately 150 adult seniors will be coming from off-site. Nonetheless, the parking has been calculated based on the overall enrollment capacity of 230 seniors.

The Property falls within the Cloverleaf District. The Cloverleaf District is recommended for redevelopment as a mixed-use area. Specifically, the Property's recommended zoning (*i.e.* the TMX-2 Zone) was intended to create an opportunity for mixed-use development near the future Cloverleaf CCT station (page 60). To encourage the desired mix of uses, the Sector Plan recommends a ratio of land uses that are 50-60 percent commercial uses and 40-50 percent residential uses (page 61). The Project will further this goal by providing additional residential uses within the Cloverleaf District, and significantly for seniors. The mix of uses proposed will promote the mixed-use development envisioned by the Sector Plan.

The Sector Plan also seeks to create a continuous building line along Century Boulevard and to locate parking internally within the blocks to create a street-oriented development pattern (page 61). Although the proposed Amendments do not propose exterior modifications to the building footprint or parking area, the Property will continue to advance this recommendation. The building has been located directly at the intersection of Cloverleaf Drive and Century Boulevard (pulled up to the street), with parking located internal to the site. This contributes to the creation of a continuous and well-defined street edge along Century Boulevard. Furthermore, the ground floor residential and adult day care uses will help to activate the street.

The Sector Plan and recently adopted 2018 Bicycle Master Plan recommend various transit improvements along the Property's frontages. However, as discussed with Technical Staff, given the limited nature of this Amendment, which proposes to adaptively re-use an existing office building with minimal exterior site modifications (*e.g.* only those site modifications required by code for ADA and fire access), these improvements are outside of the scope of this Application. This Project simply involves a change in the use and occupancy classification of the existing building (and associated interior renovations). Furthermore, as demonstrated by the Traffic Statement submitted concurrently with this letter, the Project will result in significantly fewer AM and PM peak hour person trips, thereby decreasing the demand on the surrounding transportation network. Lastly, these improvements will greatly increase the scope of work required and excessively burden this highly desirable, affordable housing and adult daycare project.

VI. Adequate Public Facilities

The proposed modification will have a de minimis impact on traffic. In connection with this Application, the Applicant is submitting a Traffic Statement that addresses the Amendments' projected traffic impacts. As the statement demonstrates, the Project will generate a maximum of 102 AM peak hour person trips and 35 PM peak hour person trips. The office use on the Property currently generates 137 AM and 125 PM peak hour person trips. Thus, the Project will result in a net decrease of 35 fewer AM and 90 fewer PM peak hour person trips. Accordingly, a traffic study is not required.

Although the Project proposes to add residential density in place of the office use, the units will be age-restricted and therefore, will not generate any new students. As such, the Project will have no impact on public school capacity. Other public facilities and services – including police stations, firehouses and health care facilities – are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following completion of the Project.

VII. Conclusion

The proposed Project will transform the existing, single-use office building into a more active, mix of uses that will further promote the Sector Plan's recommendations for this area. The Project also furthers the intent of the current CR zoning, which includes targeting opportunities for redevelopment of single-use commercial areas with a mix of uses and integrate an appropriate balance of employment and housing opportunities. As the Site Plan demonstrates, the Project will comply with the parking requirements of prior the I-3 Zone (no changes are proposed to the approve development standards) and the use standards of the CR Zone. Finally, the Project advances a significant public purposes – providing affordable housing opportunities for low income seniors and providing quality, affordable senior daycare for these residents and others in the senior community.

In support of the Consent Agenda Preliminary and Site Plan Amendments, we are submitting the following items in addition to five copies of this letter of explanation:


1. Application form and checklist;
2. Certificate of Compliance;
3. Filing fee (when requested);
4. Application Notice Letter prepared by the Applicant (draft copy);
5. Adjoining and confronting property owner list, and HOA/ Civic list;
6. Signage information;
7. Traffic Statement; and
8. Original Certified Plans and Resolution (to the best of the Applicant's ability, based on records available).

Chairman Casey Anderson
and Members of the Montgomery County Planning Board

July 14, 2020

We look forward to working with you to obtain approval of these Amendments.
Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,



Steven A. Robins



Elizabeth C. Rogers

Enclosures

cc: Gwen Wright
Robert Kronenberg
Richard Weaver
Sandra Pereira
Kevin Huang

Date of Mailing: June 7, 1994

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
(Motion of Comm. Floreen, seconded by Comm. Bauman, with a vote of 5-0; Comms. Floreen, Bauman, Aron, Floreen and Richardson voting in favor).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88156
NAME OF PLAN: CLOVERLEAF CENTER GERMANTOWN

On 7-13-93, CREAMORE GERMANTOWN ASSOC., submitted a request to revise a previously approved preliminary plan of subdivision of property in the I-3 Zone. On 12-2-93, Preliminary Plan 1-88156 was brought before the Montgomery County Planning Board for a public hearing to consider a revision to the approved conditions. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Boards finds Revised Preliminary Plan 1-88156 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88156, subject to the following conditions:

The Planning Board voted to revise Condition #6 to require that certain area depicted on the plan be dedicated and certain area be placed in reservation. These areas will accommodate future transit service in the I-270 Corridor. In voting to revise this preliminary plan, the Board was mindful of the unique facts and circumstances relative to the treatment of the subject property in the Approved and Adopted Germantown Master Plan and in prior zoning actions. Simultaneous with the Board's action on the preliminary plan, the Board voted to adopt M-NCPPC Resolution 93-23, placing in reservation that certain property contemplated in the revision.

1. Agreement with Planning Board to limit development to 1,384,007 square feet of office space and 881 multi-family dwelling units to be developed in three phases. Phase I includes 403,657 square feet of office space in accordance with Transportation Division memo of 4-28-89 as revised on 9-16-91 and 9-19-91. Phase II includes 881 multi-family dwelling units. Phase III includes 980,350 square feet of office space. Applicant shall not receive any building permits until the necessary road improvements outlined in 6-24-91 Transportation Division memo, as revised on 7-12-91, 9-16-91 and 9-19-91 associated with the phases of development are under construction. Construction means all right-of-way acquired, all contract let with notice to

proceed issues, all bonds posted and necessary PIA's entered into.

2. Dedication along Waters Landing Drive and Century Boulevard in accordance with Germantown Master Plan. Dedication along Crystal Rock Drive and provision for bike path construction along Crystal Rock Drive and Father Hurley Boulevard to be determined at site plan.
3. The applicant shall enter into an agreement with MCDOT and all parties affected by this agreement to either dedicate and/or reimburse the County within a specified time frame for a pro rata share of the planning, design, supervision and acquisition costs related to the need by the County to obtain all necessary rights-of-way as needed for the interchange of Father Hurley Boulevard and I-270. Such agreement must be signed by the applicant within three months of the date of the preliminary plan approval, but in any event prior to any site plan review by the Planning Board. Full compliance with this condition will be confirmed by the Planning Board staff. Failure on the part of the applicant to fully execute the agreement in a timely manner shall make approval of this preliminary plan as to Phases II, III and the additional development in Phase I (209,157 square feet) null and void.
4. Applicant shall conform to the trip reduction guidelines for the I-3 zone as required by Section 59-C-5.43 of the Montgomery County Zoning Ordinance.
5. No driveway to Crystal Rock Drive south of Father Hurley Boulevard unless approved at site plan.
6.
 - (a) Creamore will dedicate a 50 foot wide strip of property adjoining the east side of Century Blvd. to serve as the right-of-way for the Corridor Cities Transitway at or before the time of initial record plat recordation for Phase III. Creamore acknowledges that this 50' strip will separate from Century Blvd. at the southwest corner of lot to provide an approximate 195 foot radius at the curve to follow the alignment of Master Plan Road I-4.
 - (b) Creamore will revise the preliminary plan to show that a 3.2812 acre portion of the property consisting of Parcel "P" and Outparcel "S" as shown on the Corridor Cities Transitway Plat of Reservation dated 9-23-93 and prepared by Gutschick, Little & Weber, P.A., will be placed into reservation for a proposed transit parking area and/or possible transit station if not included in the dedicated right-of-way for the Corridor Cities Transitway ("Transitway") which may include the interim Transitway approved for said Transitway. The term of the reservation shall expire June 30, 1996. Creamore

may agree to continue the property in reservation for additional periods of time as Creamore may elect.

- (c) The terms and conditions set forth in applicants counsel letter dated July 13, 1993 concerning the required dedication and reservation shall be incorporated herein.
- 7. No clearing, grading or recording of plat(s) prior to site plan approval. A plan for the design of the regional stormwater management pond to be located in the west boundary of Phase II may be submitted prior to site plan review for approval by the Planning Board.
- 8. Conditions of DEP stormwater management concept approval dated 6-20-91.
- 9. Address environmental issues outlined in Environmental Division comments dated 6-10-91 (as revised on 7-16-91) and 6-21-91.
- 10. Record plat to reflect delineation of 100-year floodplain and stream buffer.
- 11. Necessary easements
- 12. (a) With respect to all lots/parcels, except Lot P and Lot O, shown on the approved plan, this preliminary plan will remain valid until April 8, 1997. Prior to the expiration of this validity period, a final record plat for all property, except Lot P and Lot O as delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.
- (b) With respect to Lot P and Lot O shown on the approved plan, the validity period shall not begin to commence until June 30, 1996 (i.e., the expiration of the reservation term per Condition No. 6 or the expiration of any additional reservation term requested by the Planning Board if agreed to by Creamore ("Determination Date"). The validity period for Lot P and Lot O shall run for a period of three (3) years from the Determination Date. Prior to the expiration of the validity period, a final record plat for all property delineated on the approved preliminary plan as Lot P and Lot O must be recorded or a request for an extension must be filed.

Date of mailing: July 23, 1996

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



Action: Approved Staff Recommendation
(Motion of Comm. Aron, seconded by Comm. Holmes, with a vote of 3-0;
Comms. Aron, Holmes, and Richardson, voting in favor with Comms.
Baptiste and Hussmann being absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88156
NAME OF PLAN: CLOVERLEAF CENTER GERMANTOWN

On 05-12-88, CREAMORE GERMANTOWN ASSOC., submitted an application for the approval of a preliminary plan of subdivision of property in the I1 zone. The application proposed to create 14 lots on 151.50 ACRES of land. The application was designated Preliminary Plan 1-88156. On 07-11-96, Preliminary Plan 1-88156 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-88156 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88156, subject to the following conditions:

Approval to revise the previous conditions of approval under Phase III, to include a new phasing program and to extend the validity period in accordance with the following conditions:

- (1) Amend APFO agreement to reflect a total development of 1,260,507 square feet of office space, a 134 unit hotel, a 7,500 square feet restaurant and 881 multi-family dwelling units
- (2) Provide revised developer phasing program to amend phases I and III as follows:
 - (a) Phase I: Record parcels 6,7,8,9 and 10 (formerly known as Parcels E and F) including 224,561 square feet of office by April 2002
 - (b) Phase III (a): Record parcels 11 and 12 (formerly known as Parcel Eye), parcels J,K,L,M,N and outparcels R and Q including 614,749 square feet of office, 7,500 square feet restaurant and 134 unit hotel by April 2002
 - (c) Phase III (b): Record parcels O, P and outparcel S including 248,350 square feet office by June 2004

- (d) The square footage for the above phases may be adjusted between phases at site plan approval
- (3) All other previous conditions of approval by Planning Board Opinions dated June 1, 1994 and June 19, 1995 remain in full force and effect

Date Mailed: April 4, 2001

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

M-NCPPC



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded by
Comm. Perdue with a vote of 4-0;

Comms. Bryant, Holmes, Perdue and
Wellington voting in favor
Chairman Hussmann absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88156A

NAME OF PLAN: CENTURY SOUTH AT CLOVERLEAF (CLOVERLEAF CENTER)

On 12/14/00, OXBRIDGE DEVELOPMENT AT CLOVERLEAF, LC submitted an application for the approval of a preliminary plan of subdivision of property in the I-3 zone. The application proposed to create 1 lot (21,234 square feet Office Building) on 2.0 acres of land. The application was designated Preliminary Plan 1-88156A. On 03/01/01, Preliminary Plan 1-88156A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-88156A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88156A.

Approval, subject to the following conditions:

- 1) Prior to recording of record plat, applicant to submit an amended Adequate Public Facilities agreement to reflect a change in square footage and use. Approval, under this revision, is limited to development of 21, 234 square feet of office
- 2) Record plat to reflect easement for a 50 foot right-of-way for the future Corridor Cities Transitway in accordance with Master Plan recommendations
- 3) All prior conditions enumerated in Planning Board opinion dated, June 7, 1994, remain in full force and effect



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: March 2, 1993

SITE PLAN REVIEW #8-90060

PROJECT: Cloverleaf Center, Phase I

Action: Approval subject to conditions. Motion was made by Commissioner Richardson, seconded by Commissioner Aron, with a vote of 4-1, Commissioners Aron, Baptiste, Bauman, and Richardson voting for. Commissioner Floreen voting against.

The date of this written opinion is February 25, 1993, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before March 27, 1993, (which is thirty days from the date of this written opinion). If no administrative appeal is filed, then this site plan unless otherwise provided for in the adopted Guidelines and Policies for Site Plan Extensions, shall remain valid until April 30, 1995 (which is the date that the validity period associated with the preliminary plan is set to expire as of the date of this opinion).

On October 3, 1990, Creamore Germantown Associates submitted an application for the approval of a site plan for property in the I-3 zone. The application was designated Site Plan Review #8-90060.

On October 10, 1991, the Site Plan went to public hearing before the Montgomery County Planning Board. Following the public hearing, at the request of the applicant, the Board agreed to defer taking a final action on the site plan until certain events of relevance to the applicant had occurred. At the request of the applicant, the site plan returned to the Planning Board for its consideration of such additional evidence which the applicant wanted to present to the Board. On December 10, 1992, the Planning Board resumed its public hearing on the site plan to consider applicant's additional testimony and evidence. The purpose of such presentation was to seek approval by the Board to revise certain terms and conditions originally associated with the action to conditionally approve proposed by the Board in the course of its October 10, 1991, public hearing. The Board, thereafter, reviewed all of the accumulated evidence of record. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, and which is make a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan meets all of the requirements of the zone in which it is located.
2. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient.
3. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The Montgomery County Planning Board approves Site Plan Review #8-90060 as follows:

403,657 square feet - office

subject to the following conditions:

1. Submit a Site Plan Enforcement Agreement, and Development Program for review prior to approval of the initial building permit as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed.
 - 2) Clearing and grading schedule.
 - b. Development Program to include tree preservation schedule.
2. Submit a phasing plan as follows:
 - a. Phasing for all clearing and grading that will correspond to the construction schedule and reduce soil erosion.
 - b. Phasing of each section of the development.
 - c. Phasing of stormwater management facilities.
3. Submit a tree preservation plan to staff for review and approval prior to approval of the signature set. Tree preservation program shall appear on the tree preservation plan.
4. Tree-save areas and protection devices to be inspected by staff prior to any clearing or grading. The tree-save line must be shown on the approved sediment and erosion control plan.
5. No clearing or grading prior to Planning Department approval of signature set of plans.
6. Applicant to install sixty street trees approximately forty feet on center along the east side of Crystal Rock Drive for the length of the site plan. Trees to match the size and species of those to be installed by MCDOT on the west side of Crystal Rock Drive opposite the site plan.

7. Applicant to provide a four-foot wide easement along their west property line to accommodate the future construction by others of bikeway in the configuration described in sketch B of the staff report.
8. Applicant to provide Trip Reduction Program in accordance with TDP memo dated December 7, 1992, (as revised by the Planning Board). Applicant to execute an agreement, prior to release of any building permit, providing for applicant's compliance with operating the Trip Reduction Program and maintaining the assigned trip reduction goal.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: May 11, 1995

SITE PLAN REVIEW #8-90060A

PROJECT: CLOVERLEAF CENTER, PHASE I - Amendment

Action: Approval subject to conditions. Motion was made by Commissioner Richardson, seconded by Commissioner Baptiste, with a vote of 4-0, Commissioners Richardson, Baptiste, Hussmann and Aaron voting for. Commissioner Holmes was absent.

The date of this written opinion is May 11, 1995 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 10, 1995 (which is thirty days from the date of this written opinion). If no administrative appeal is filed, then this site plan unless otherwise provided for in the adopted Guidelines and Policies for Site Plan Extensions, shall remain valid.

On January 9, 1995, Creamore Germantown Associates submitted an application for the approval of a site plan for property in the I-3 zone. The application was designated Site Plan Review #8-90060A.

On March 2, 1995, Site Plan Review #8-90060A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, and which is make a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan meets all of the requirements of the zone in which it is located.
2. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient.
3. Each structure and use is compatible with other uses and other

site plans and with existing and proposed adjacent development.

The Montgomery County Planning Board approves Site Plan Review #8-90060A as follows:

Staff recommends APPROVAL 397,408 square feet of office, subject to the conditions of the approved Opinion for Site Plan #8-90060 (conditions 1-9 as follows), and additional conditions 9-10, as follows:

1. Submit a Site Plan Enforcement Agreement, and Development Program for review prior to approval of the initial building permit as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed.
 - 2) Clearing and grading schedule.
 - b. Development Program to include tree preservation schedule.
2. Submit a phasing plan as follows:
 - a. Phasing for all clearing and grading that will correspond to the construction schedule and reduce soil erosion.
 - b. Phasing of each section of the development.
 - c. Phasing of stormwater management facilities.
3. Submit a tree preservation plan to staff for review and approval prior to approval of the signature set. Tree preservation program shall appear on the tree preservation plan.
4. Tree-save areas and protection devices to be inspected by staff prior to any clearing or grading. The tree-save line must be shown on the approved sediment and erosion control plan.
5. No clearing or grading prior to Planning Department approval of signature set of plans.
6. Applicant to install sixty street trees approximately forty feet on center along the east side of Crystal Rock Drive for the length of the site plan. Trees to match the size and species of those to be installed by MCDOT on the west side of Crystal Rock Drive opposite the site plan.

7. Applicant to provide a four-foot wide easement along their west property line to accommodate the future construction by others of bikeway in the configuration described in sketch B of the staff report.
8. Applicant to provide Trip Reduction Program in accordance with TDP memo dated December 7, 1992, (as revised by the Planning Board). Applicant to execute an agreement, prior to release of any building permit, providing for applicant's compliance with operating the Trip Reduction Program and maintaining the assigned trip reduction goal.
9. Signature set landscaping and plan for revised layout to include details of screening with walls and plantings along Century Boulevard frontage.
10. The elimination of 6,249 square feet from Parcel I may only be relocated to other parcels if such development on such parcels complies with all requirements of site plan review as determined by the Planning Board.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Memorandum

TO: Rose Krasnow, Acting Planning Director

VIA: John Carter, Chief *JAC*
Area 3

FROM: Calvin Nelson, Jr., Planner Coordinator/Urban Designer *CN*
Area 3

RE: Cloverleaf Center – Germantown (Phase I)
SITE PLAN #81990060B

DATE: September 27, 2012

Pursuant to Montgomery County Code Division 59-D-3.7 (Minor Amendments), the Planning Director may approve in writing certain applications for an amendment to the Certified Site Plan. Administrative or "Director Level" Amendments are modifications to the approved Certified Site Plan that are considered minor in nature and do not alter the intent and objectives of the plan.

A Pre-Application meeting with the community/public/parties of record is not required. A Pre-Submittal meeting with the DRD Intake Section is also not required; however, submittal of the application to DRD is applicable. Administrative Amendments must satisfy the noticing and posting requirements as identified in Sections 4.C and 4.D (a) (ii) of the Development Manual and require approval of the Planning Director.

On August 13, 2012, Visual Aids Electronics Corporation ("Applicant") filed a site plan amendment application designated Site Plan No. 81990060B ("Amendment") for approval of the following modifications:

1. Reconfigure loading dock area to serve smaller vehicles; and
2. Adjust curbs and sidewalk for a more efficient loading dock access;

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on August 17, 2012. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record.

Approval signatures

The proposed amendment is in conformance with the provisions of Section 59-D-3.7 (d) of the Montgomery County Zoning Ordinance which states that the Planning Director may approve in writing any application for an amendment to a site plan approved by the Planning Board, for which notice was provided under subsection (c), if the amendment:\

- (1) does not:
 - (A) increase the height of any building,(B)
 - (B) increase the floor area of any non-residential building,
 - (C) increase the number of dwelling units, or
 - (D) Prevent circulation on any street or path, and
- (2) modifies one or more of the following elements of the approved site plan;
 - (A) a parking or loading area;
 - (B) landscaping, a sidewalk, recreational facilities, recreational area, public use space, or green area in a manner that does not alter basic elements of the plan; or
 - (C) any other plan element that will have a minimal affect on the overall design, layout quality, or intent of the plan.


The reconfiguration of the loading dock and adjustment to the curb and sidewalk does not increase the height, floor area or number of dwelling units or prevent circulation on any street or path.

This amendment modifies (2)(A) of the above by reconfiguring the loading dock area to serve smaller vehicles, and (2)(B) by adjusting curbs and sidewalks for a more efficient loading dock access.

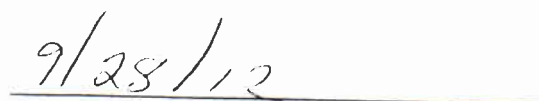
The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

This Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications.

ACCEPTED & APPROVED BY:

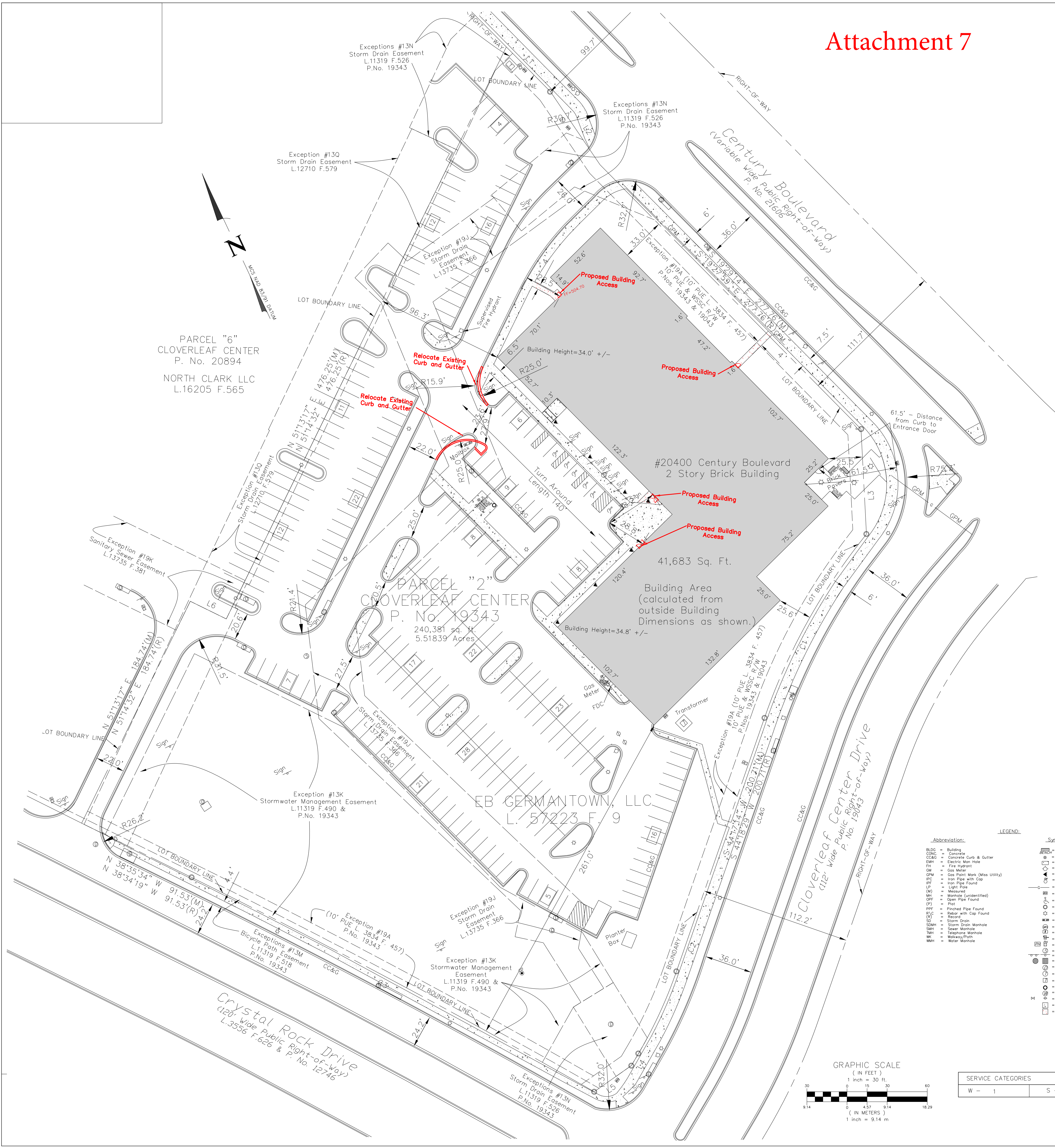


Rose Krasnow, Acting Planning Director



Date Approved

Attachment 7

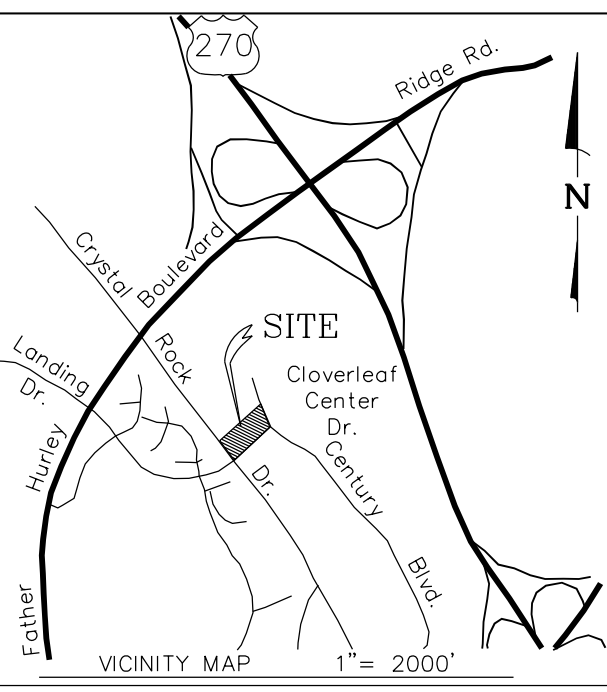


| Development Data | | | |
|----------------------|-------------------------------|-----------|-----------|
| Zoning | CR-2.0, C-1.25, R-1.0, H-145T | | |
| Site Area, SF | 240,376 | | |
| Uses | Required/Permitted | Existing | Proposed |
| Commercial | 300,470 sf | 82,700 sf | 23,700 sf |
| Adult Day Care | --- | --- | 23,700 sf |
| Residential | 240,376 sf | 0 sf | 59,000 sf |
| 1 Bedroom Units | --- | --- | 54 units |
| 2 Bedroom Units | --- | --- | 11 units |
| MPDUS | --- | --- | 9 units |
| Total Dwelling Units | --- | --- | 65 units |

| | | | |
|---------------|------------|-----------|-----------|
| Total Density | 480,752 sf | 82,700 sf | 82,700 sf |
| Total FAR | 2.0 FAR | 0.344 FAR | 0.344 FAR |

| Parking Requirements | | | |
|--|-----------------------------------|----------|----------|
| | Metric Rate | Required | Provided |
| Commercial | | | |
| Day Care Facility for senior adults and persons with disabilities/ 230 seniors** | 1.0 Space/ 4 non-resident seniors | 57.5 | |
| Residential (age restricted) | | | |
| 1 Bedroom Dwelling Unit | 1.25 spaces/Dwelling Unit | 67.5 | |
| 2 Bedroom Dwelling Unit | 1.50 spaces /Dwelling Unit | 16.5 | |
| Residential Subtotal | | 84 | |
| TOTAL | | 142 | 252 |

*Pursuant to Section 7.7.1.B, the Property is grandfathered under the development standards of the I-3 Zone in effect when the building was first constructed. No changes are proposed to the height or building footprint. As such, there is no change to the approved development standards.
**Non-residents will not drive to the site. Rather, they will be transported to and from the site via private shuttle service. Additionally, approximately 80 of the senior adults enrolled in the daycare center will reside on-site. As such, only approximately 150 adult seniors will be coming from off-site. Nonetheless, the parking has been calculated based on the overall enrollment capacity of 230 seniors.



TAX MAP No. EU343

OWNER/DEVELOPER

EB GERMANTOWN LLC
9841 WASHINGTONIAN BLVD
STE 300
GAITHERSBURG MD 20878

APPLICANT

WORLDSHINE HOME, LLC
QILI LI
9200 CORPORATE BLVD, SUITE 330
ROCKVILLE, MD 20850
(240) 261-6678

LAND USE ATTORNEY

LERCH, EARLY & BREWER, CHTD
STEVEN ROBINS
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD 20814
T 301-986-1300

| REVISIONS | | |
|------------|-------------|--|
| DATE | DESCRIPTION | |
| 07/23/1996 | 118881560 | |
| 04/04/2001 | 11888156A | |

TAX MAP EU343 WSCC 228W13
PLAT 19343
2ND ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND

PARCEL 2 CLOVERLEAF CENTER

PROJ. MGR KH
DRAWN BY TZ
SCALE 1"=40'
DATE July 7, 2020

PRELIMINARY PLAN

PROJECT NO. 18,251.21
SHEET NO. 1 OF 1

LEGAL DESCRIPTION

All of that certain parcel of real property, situate, lying and being in the County of Montgomery, State of Maryland, more particularly described as follows:

Being known and designated as Parcel No. 2, as shown on the Plat entitled "Subdivision Record Plat, Parcel 2, Cloverleaf Center" which Plat is duly recorded among the Land Records of Montgomery County, Maryland in Plat Book 172 at Plot 19343.

TOGETHER WITH non-exclusive perpetual easements over, across, under and through the land of others known as Lot 3 for purpose of constructing, maintaining and operating private and public utilities, with rights of ingress and egress, granted in Declaration of Development Easements, Covenants and Related Agreements recorded in Liber 13025 at Folio 141 among the aforesaid Land Records.

TOGETHER WITH a non-exclusive easement more particularly described in Easement contained in Deed and Declaration of Easement (Sanitary Sewer BC 12279), recorded in Liber 13735 at Folio 381 among the aforesaid Land Records.

TOGETHER WITH a non-exclusive easement more particularly described in Easement contained in Deed and Declaration of Easement (Joint Access BC 12279), recorded in Liber 13735 at Folio 395 among the aforesaid Land Records.

AND BEING the same Property acquired by EB Germantown, LLC, a Delaware limited liability company, by Limited Warranty Deed From Government Properties Income Trust, LLC, a Delaware limited liability company, dated February 8, 2019, recorded in Book 57223 at page 9, among the Land Records of Montgomery County, Maryland.

Tax ID 02-03058963

- GENERAL NOTES**
- Topography information from County GIS with 2' contour interval.
 - Acceptable field practices and methods were used in the compilation of this survey. The survey was performed by MHD on October 16, 2018 with additional fieldwork performed February 10, 2020 and is within the Maximum Allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey.
 - The property is zoned CR-2.0, C-1.25, R-1.0, H-145, T and is being developed under the Commercial/Residential mixed uses.
 - The property is known as Parcel 2 in the "Cloverleaf Center" Subdivision (recorded at Plat No. 19343).
 - A Site Plan #8-90060 has been approved by M-NPPC on March 2, 1993. An amendment to Site Plan #8-90060 has been approved by M-NPPC on May 11, 1995, Reference Number #8-90060A.
 - This site does not contain any environmentally sensitive areas.
 - This site is in the Germantown Town Center Policy Area, P.A. #11.
 - The site drains to Little Seneca Creek. The property is located in Flood Hazard Zone X (areas determined to be outside the 0.2% annual chance floodplain) as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for Montgomery County, Maryland, Community Panel Numbers 24031C01600 effective date September, 29 2006.
 - Existing building footprint is to be maintained.
 - Tax ID for this property is 02-03058963.
 - Horizontal Datum is based on the Maryland Coordinate System NAD 83/91. This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections 03 and 12 of the Minimum Standards of Practice for Land Surveys.
 - This map or plat and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with COMAR Regulations 09.13.06.03 and 09.13.06.12.
 - The locations of existing underground utilities are shown in their approximate locations as per available records. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHD does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
 - Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, setbacks, on-site parking, site circulation, and sidewalks shown on this Preliminary Plan of Subdivision are illustrative. The final details of buildings, structures, and hardscape will be determined at the time of Site Plan review.

AMENDMENT LIST

- PROPOSE NEW SIDEWALK
- PROPOSE NEW BUILDING ENTRANCE
- RELOCATE EXISTING CURBS AND GUTTERS

PARKING TABULATION

| | |
|-------------------------|-------|
| Regular Parking Spaces | = 246 |
| Handicap Parking Spaces | = 6 |
| Total Parking Spaces | = 252 |

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Starts of Construction

PROFESSIONAL CERTIFICATION

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

23093
License No.
05/06/2023
Expiration Date

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Preliminary Plan Approval No. 11888156A, including Approval Conditions, Development Program, and Certified Preliminary Plan.

Developer's Name: Worldshine Home, LLC
Contact Person: QILI LI
Address: 9200 Corporate Blvd #330, Rockville, MD 20850
Phone: (240) 261-6678
Signature: _____
Date: _____

Attachment 8

| Development Data | | | |
|--|-----------------------------------|-----------|-----------|
| Zoning | CR-2.0, C-1.25, R-1.0, H-145T | | |
| Site Area, SF | 240,376 | | |
| Uses | Required/Permitted | Existing | Proposed |
| Commercial | 300,470 sf | 82,700 sf | 23,700 sf |
| Adult Day Care | | --- | 23,700 sf |
| Residential | 240,376 sf | 0 sf | 59,000 sf |
| 1 Bedroom Units | --- | --- | 54 units |
| 2 Bedroom Units | --- | --- | 11 units |
| MPDUS | | | 9 units |
| Total Dwelling Units | --- | --- | 65 units |
| Total Density | 480,752 sf | 82,700 sf | 82,700 sf |
| Total FAR | 2.0 FAR | 0.344 FAR | 0.344 FAR |
| Parking Requirements | | | |
| | Metric Rate | Required | Provided |
| Commercial | | | |
| Day Care Facility for senior adults and persons with disabilities/ 230 seniors** | 1.0 Space/ 4 non-resident seniors | 57.5 | |
| Residential (age restricted) | | | |
| 1 Bedroom Dwelling Unit | 1.25 spaces/Dwelling Unit | 67.5 | |
| 2 Bedroom Dwelling Unit | 1.50 spaces /Dwelling Unit | 16.5 | |
| Residential Subtotal | | 84 | |
| TOTAL | | 142 | 252 |

*Pursuant to Section 7.1.7.1.B, the Property is grandfathered under the development standards of the I-3 Zone in effect when the building was first constructed. No changes are proposed to the height or building footprint. As such, there is no change to the approved development standards.

*Non-residents will not drive to the site. Rather, they will be transported to and from the site via private shuttle service. Additionally, approximately 80 of the senior adults enrolled in the daycare center will reside on-site. As such, only approximately 150 adult seniors will be coming from off-site. Nonetheless, the parking has been calculated based on the overall enrollment capacity of 230 seniors.

LEGAL DEED

All of that certain parcel of real property,
Montgomery, State of Maryland, more
Being known and designated as Parcel
"Subdivision Record Plat, Parcel 2, Clover
among the Land Records of Montgomery County,
1932

TOGETHER WITH non-exclusive perpetual use
of the land of others known as Lot 3 for
operating private and public utilities, with
Declaration of Development Easements, Com
in Liber 130225 at Folio 148
TOGETHER WITH a non-exclusive easement
contained in Deed and Declaration of
recorded in Liber 13735 at Folio 381

TOGETHER WITH a non-exclusive easement
contained in Deed and Declaration of Case
in Liber 13735 at Folio 395 among

AND BEING the some Property acquired by
liability company, by Limited Warranty De
Trust LLC, a Delaware limited liability comp
Book 57223 at page 8, among the Land

Tax ID 02-

GENERAL NOTES

1. Topography information from County GIS with
2. Acceptable field practices and methods were used. The survey was performed by MHO on October 10, 2020 and is within 1/4" of 1/4" Horizontal Positional Precision for an ALTA/NSPS Land
3. The property is zoned CR-2.0, C-1.25, R-1 under the Commercial/Residential mixed use
4. The property is known as Parcel 2 in the "C" at Plat No. 19343J.
5. A Site Plan #8-90060 has been approved by amendment to Site Plan #8-90060 has been approved by amendment to Site Plan #8-90060A.
6. This site does not contain any environmental
7. This site is in the Germantown Town Center
8. The site drains to Little Seneca Creek. The Zone X (areas determined to be outside the defined by the Federal Emergency Management Program Map for Montgomery County, Maryland 2403101600 effective date September, 29
9. Existing building footprint is to be maintained
10. Tax ID for this property is 02-03058963.
11. Horizontal Datum is based on the Maryland survey meets the positional tolerance as specified in 6, Sections .03 and .12 of the Minimum Standards
12. This map or plat and the survey on which it is based are the property of the undersigned and are to be used for the purpose of the Regulations 09.13.06.03 and 09.13.06.12.
13. The locations of existing underground utility locations as per available records. The excavator should be verified by "MISS UTILITY" prior to excavation. No warranty or guarantee is implied or implied by underground utility.
14. Total Land of Disturbance Area is 2,207 sf.

Concrete
 Fine Hydrant
 Flame Light
 Gas Meter
 Gas Pipeline
 Hand Box (electric)
 Handicap Parking Space/ Ramp
 Iron Pipe Found
 Light/Signal Pole
 Manhole
 Manhole (unidentified)

Parking Spaces (count)
Photo
Telephone Junction Box
Sewer Manhole
Sign
Storm Drain Grate
Storm Drain Manhole
Telephone Manhole
Transformer
Trashcan

AMENDMENT LIST

1. PROPOSE NEW SIDEWALK
2. PROPOSE NEW BUILDING ENTRANCE
3. RELOCATE EXISTING CURBS AND GUTTERS

I hereby
correct base
the Land Rec
change upon
sources note

2

The diagram shows a rectangular parking lot with several features labeled around its perimeter and interior:

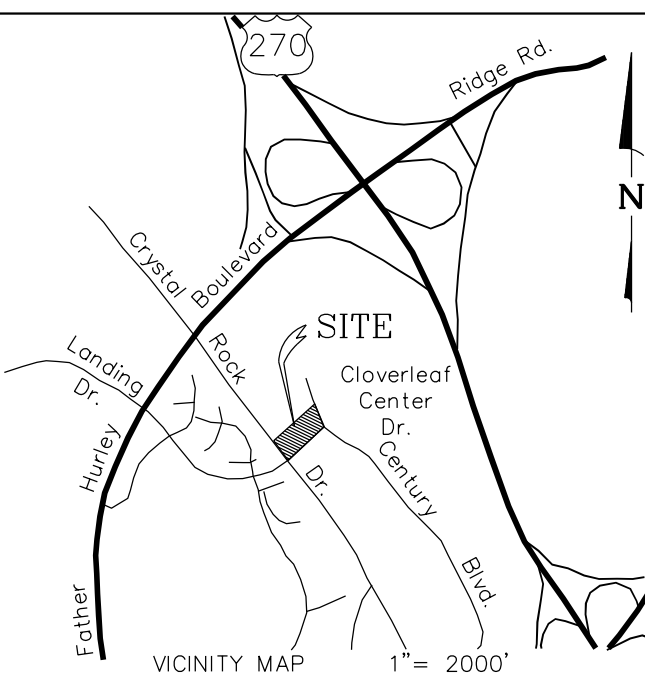
- Water Manhole**: Located at the top left corner.
- Water Valve**: Located at the top center.
- Existing Sewer**: Located at the top right corner.
- Proposed Sewer**: Located at the bottom right corner.
- Limit of Disturbance**: A line indicating the boundary of the project area, located at the bottom left.
- PARKING TABULATION**: A table located in the center of the lot.

| | |
|-----------------------------|--------------|
| Regular Parking Spaces | = 246 |
| Handicap Parking Spaces | = 6 |
| Total Parking Spaces | = 252 |

On the right side of the diagram, there is a box containing the following text:

Lic
05/
 Expir

| | | |
|-----------------|---|--|
| SERIES S - 1 | CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Starts of Construction | The undersigned Site Plan Approval Conditions, Do Developer's Name Contact Person Address: Phone: Signature: Date: |
|-----------------|---|--|



 **Endesco, Inc.**
Engineers, designers, consultants
15245 Shady Grove Road, Suite 335, Rockville, MD 20850
p: (301) 987-8776 f: (301) 987-8777 www.endescinc.com

OWNER/DEVELOPER

EB GERMANTOWN LLC
9841 WASHINGTONIAN BLVD
STE 300
GAITHERSBURG MD 20878

APPLICANT

WORLDSHINE HOME, LLC
QILI LI
9200 CORPORATE BLVD, SUITE 330
ROCKVILLE, MD 20850
(240) 261-6678

LAND USE ATTORNEY

**LERCH, EARLY &
BREWER, CHTD**

STEVEN ROBINS
7600 WISCONSIN AVE., SUITE 700
BETHESDA, MD 20814
T 301-986-1300

| REVISIONS | |
|------------|-------------|
| DATE | DESCRIPTION |
| 03/02/1993 | 81990060 |
| 05/11/1995 | 81990060A |
| 09/27/2012 | 81990060B |

TAX MAP EU343 WSSC 228NW13

PLAT 19343

2ND ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND

PARCEL 2 CLOVERLEAF CENT

| | |
|-----------|--------------|
| PROJ. MGR | KH |
| DRAWN BY | TZ |
| SCALE | 1"= 40' |
| DATE | July 7, 2020 |

SITE PLAN

| | |
|-------------|-----------|
| PROJECT NO. | 18.251.21 |
| SHEET NO. | 1 OF 1 |



August 13, 2020

Chris Van Alstyne
Transportation Planner Coordinator
Up-County Division

Montgomery County Planning Department
8787 George Avenue
Silver Spring, MD 20910

Subject: Preliminary Plan Amendment - Revised Traffic Statement
20400 Century Blvd, Germantown, Montgomery County, Maryland

Dear Mr. Van Alstyne:

This letter serves as a revised Traffic Statement for the Preliminary Plan Amendment application for 20400 Century Blvd for a mixed-use residential/adult daycare building in the Germantown Town Center Transportation Policy Area of Montgomery County, Maryland.

The property located at 20400 Century Blvd is developed with an 82,700 square foot office building. The Applicant proposes to renovate the building and convert the existing office use into a mixed-use building containing up to sixty-five (65) age-restricted, affordable multi-family dwelling units and a Worldshine 23,700 square foot adult day care center on the first floor.

Vehicular access to the Property is provided off Century Boulevard and Crystal Rock Drive and will remain unchanged by this Amendment. There are 253 existing parking spaces provides on-site. A total of 252 parking spaces will be provided following completion of the renovations, as only one parking space will be removed to provide adequate fire rescue access for the building.

The adult daycare will have a maximum capacity of approximately 230 individuals. Worldshine anticipates that up to 80 of those individuals enrolled will live on-site in the age-restricted dwelling units. Thus, approximately 150 individuals will be coming to the daycare center from off-site. Importantly, it is Worldshine's policy that all adults enrolled in the daycare center (not living on-site) will be transported to and from the site by shuttle service – the shuttle service is run by Worldshine and its employees. The shuttle vans owned by Worldshine have a seating capacity of 15 persons and each van will be taken home by driver/employee at the end of their workday. In total, the adult daycare center will have approximately 45 employees, including the van drivers).

The adult daycare center operates between the hours of 7:30 AM and 3:00 PM. There will be between 15 and 25 vans in operation for this facility. The van drivers will, on their way to work, pick-up

patrons/adults from their homes and arrive at the center between 7:30-8:30 AM. The drivers will remain on-site, assisting with other tasks, during the day. The bus drivers will leave to take all non-resident patrons home starting around 1:30 PM, with the last patrons leaving the day care around approximately 2:30 PM and all employees will depart the facility by 3:30 PM.

In order to determine the number of trips that will be generated by this mixed use development, the Institute of Transportation Engineers Trip Generation Manual 10th edition (ITE) was used for the Senior Adult Housing. However, ITE does not provide any trip generation data for the adult day care use. We did a search for available trip generation data for adult day care facilities and found only two references. Neither was appropriate to use. One provided data only for the PM peak hour, and the other was a facility that had a substantially higher staff to patron ratio due to the patron disabilities (1 staff for every two clients).

Therefore, the anticipated trips that will be generated by the adult day care were developed assuming the maximum number of vehicles that could be generated based on the operation of the facility noted above.

The following assumptions were used in developing “worst case” the trip generation:

- 230 patrons will arrive from off site, 15 vans will be used to pick up and drop off patrons, 10 patrons in each van. (15 vans X 10 patrons per van =150 patrons)
- 8 of the fifteen vans will be required to make a second pick up/ drop off run to accommodate the additional 80 patrons (8 vans x 10 patrons per van = 80 patrons)
- Adult day care closed during the PM peak hour rush hours, no trips during PM peak.
- All patrons and staff arriving in one hour during the AM peak
- Use of LATR trip generation standards and adjustments for the Germantown Town Center Policy Area.

The attached Tables 1 and 2 show the anticipated trips generated by this mixed-use development during the AM and PM peak hours, respectively, compared to the existing office use on the site.

Based on the results of this analysis, this redevelopment/reuse of the existing office building will result in a reduction of vehicle trips, pedestrian trips, bicycle trips, and transit trips. Therefore, none of these LATR tests would be required. As stated above all, of the patrons of the day care will be transported by the center’s vans. No patron be using public transit, walking, or riding a bike to this facility. Additionally, all will be transported by van for any mid-morning events away from the center.

It should also be noted that a review of the available intersection capacity data from the County web site indicates that the intersections in the vicinity of the site are operating well within the congestion standards. Copies of several intersection capacity reports from MNCPPC documents are attached.

If you have any questions regarding the above Traffic Statement please call me at (410) 353 7340 or email me at amrandall@mjwells.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Randall".

Nancy Randall, AICP
Consultant

Table 1

Trip Generation Comparison Based on Site Operation

AM Peak Hour²

| Land Use- ITE Land Use Code | Quantities | Units | Trip Rate | Auto Driver | Auto Passenger | Transit | Bicycle | Pedestrian | Total Person Trips |
|---------------------------------|------------|---------|-----------|-------------|----------------|---------|---------|------------|--------------------|
| <u>Existing</u> Office- ITE 710 | 82,700 | SF | 104 | 95 | 28 | 6 | 8 | 14 | 137 |
| <u>Proposed</u> Adult Day Care | 230 | Patrons | 61 | 55 | 16 | 4 | 5 | 9 | 81 |
| Senior Housing Attached-ITE 252 | 65 | DU | 13 | 12 | 6 | 1 | 2 | 3 | 21 |
| subtotal | | | 74 | 67 | 22 | 5 | 7 | 12 | 102 |
| Increase/Decrease | | | -30 | -28 | -6 | -1 | -1 | -2 | -35 |

Notes: (1) ITE does not provide adult day care trip generation data. A total of 15 vans driven by 15 of the 45 staff members, and all 230 adults daycare patrons will arrive by van (vans can seat up to 15 passengers, we have assumed 10). In order to accommodate all patrons coming by vans, 8 of the 15 vans will require a second pickup. Vans are stored at employees' houses overnight. All vans remain on site during the day after their last morning drop off. [15 in + 8 out + 8 in = 31]. We have estimated 30 staff trips (one way) during the morning peak hour, [31 + 30 = 61 trips].

(2) Germantown Town Center SSP Mode Split Adjustments for vehicle trips were used.

Please note as a worst case we have assumed all 230 patrons will arrive by van and all employees arriving by auto as a worst case in developing the trip generation. The mode split for bike, transit or walking are shown are based on SSP for Germantown Policy Area and do not reflect the function of this unique use. All of the patrons will be a passenger trip and none will be a ped, bike or transit trip

Table 2

Trip Generation Comparison PM Peak Hour

PM Peak Hour¹

| Land Use- ITE Land Use Code | Quantities | Units | Trip Rate | Auto Driver | Auto Passenger | Transit | Bicycle | Pedestrian | Total Person Trips |
|--|------------|-------|-----------|-------------|----------------|---------|---------|------------|--------------------|
| <u>Existing</u> Office- ITE 710 | 82,700 | SF | 95 | 86 | 25 | 6 | 7 | 13 | 124 |
| <u>Proposed</u> Senior Housing Attached- ITE 252 | 65 | DU | 18 | 16 | 8 | 2 | 3 | 5 | 28 |
| subtotal | | | | | | | | | |
| Increase/Decrease | | | -77 | -70 | -17 | -4 | -4 | -8 | -96 |

Notes: (1) Germantown Town Center SSP Mode Split Adjustments were used.

Please note the adult day care closes before the PM peak period begins, therefore, is not included in the PM peak hour comparison

Traffic Counts Report (15 Min Interval)

Intersection: Aircraft Dr at Century Blvd

Count Date: Thursday, 4/30/2009

Count Source: MCV ASSOCIATES INC



| AM Start Time | AM Peak Hour | AM Peak CLV | PM End Time | PM Peak Hour | PM Peak CLV | Is Holiday? |
|---------------|----------------|-------------|-------------|----------------|-------------|-------------|
| 06:30 | 07:45 to 08:45 | 490 | 19:00 | 18:00 to 19:00 | 541 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-------------|-----|------|-----|-------------|-----|-----|----|-------------|-----|-----|----|--------------|-----|-----|----|-------------|---|---|---|
| | AIRCRAFT DR | | | | AIRCRAFT DR | | | | CENTURY BLV | | | | CENTURY BLVD | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 4 | 10 | 30 | 0 | 0 | 31 | 1 | 0 | 0 | 3 | 12 | 0 | 9 | 1 | 2 | 1 | 0 | 0 | 0 | 0 |
| 06:45 | 1 | 8 | 28 | 3 | 1 | 43 | 0 | 0 | 0 | 4 | 7 | 0 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:00 | 3 | 20 | 38 | 4 | 3 | 51 | 3 | 0 | 1 | 9 | 14 | 1 | 12 | 4 | 1 | 0 | 0 | 0 | 0 | 0 |
| 07:15 | 2 | 21 | 73 | 0 | 2 | 48 | 6 | 1 | 1 | 17 | 22 | 6 | 8 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 6 | 12 | 67 | 2 | 3 | 45 | 6 | 0 | 2 | 6 | 17 | 0 | 7 | 1 | 1 | 0 | 0 | 0 | 0 | 0 |
| 07:45 | 6 | 15 | 86 | 3 | 2 | 42 | 3 | 0 | 3 | 16 | 21 | 4 | 18 | 3 | 2 | 1 | 0 | 0 | 0 | 0 |
| 08:00 | 8 | 17 | 92 | 1 | 0 | 46 | 0 | 2 | 1 | 13 | 23 | 1 | 22 | 5 | 1 | 0 | 0 | 0 | 0 | 0 |
| 08:15 | 7 | 21 | 94 | 1 | 0 | 43 | 4 | 1 | 3 | 8 | 17 | 2 | 12 | 8 | 1 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 4 | 24 | 101 | 3 | 2 | 32 | 2 | 0 | 1 | 18 | 15 | 0 | 14 | 8 | 5 | 0 | 0 | 0 | 0 | 0 |
| 08:45 | 7 | 23 | 66 | 8 | 3 | 34 | 3 | 0 | 4 | 13 | 18 | 2 | 18 | 3 | 3 | 0 | 0 | 0 | 0 | 0 |
| 09:00 | 8 | 25 | 85 | 4 | 2 | 27 | 0 | 2 | 0 | 12 | 15 | 2 | 12 | 5 | 1 | 1 | 0 | 0 | 0 | 0 |
| 09:15 | 5 | 20 | 71 | 0 | 3 | 23 | 1 | 0 | 1 | 11 | 16 | 0 | 2 | 7 | 3 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 23 | 64 | 29 | 5 | 5 | 19 | 6 | 5 | 3 | 6 | 23 | 2 | 77 | 21 | 9 | 0 | 0 | 0 | 0 | 0 |
| 16:15 | 16 | 47 | 28 | 9 | 3 | 23 | 1 | 4 | 7 | 9 | 32 | 3 | 48 | 10 | 4 | 1 | 0 | 0 | 0 | 0 |
| 16:30 | 15 | 46 | 38 | 1 | 6 | 25 | 6 | 5 | 9 | 10 | 17 | 7 | 56 | 12 | 13 | 0 | 0 | 0 | 0 | 0 |
| 16:45 | 22 | 61 | 46 | 8 | 6 | 23 | 12 | 15 | 5 | 15 | 20 | 5 | 65 | 14 | 4 | 7 | 0 | 0 | 0 | 0 |
| 17:00 | 25 | 42 | 37 | 9 | 6 | 30 | 10 | 1 | 8 | 17 | 24 | 2 | 75 | 24 | 6 | 6 | 0 | 0 | 0 | 0 |
| 17:15 | 24 | 57 | 39 | 2 | 6 | 15 | 5 | 13 | 8 | 13 | 25 | 6 | 65 | 21 | 5 | 6 | 0 | 0 | 0 | 0 |
| 17:30 | 23 | 56 | 30 | 15 | 11 | 26 | 4 | 14 | 3 | 13 | 20 | 14 | 49 | 25 | 4 | 6 | 0 | 0 | 0 | 0 |
| 17:45 | 15 | 53 | 48 | 4 | 9 | 18 | 8 | 3 | 7 | 14 | 27 | 3 | 60 | 21 | 9 | 2 | 0 | 0 | 0 | 0 |
| 18:00 | 29 | 58 | 47 | 7 | 9 | 13 | 9 | 11 | 14 | 12 | 27 | 11 | 57 | 14 | 9 | 6 | 0 | 0 | 0 | 0 |
| 18:15 | 29 | 41 | 50 | 6 | 9 | 30 | 7 | 6 | 13 | 14 | 24 | 5 | 42 | 11 | 4 | 5 | 0 | 0 | 0 | 0 |
| 18:30 | 28 | 56 | 57 | 6 | 14 | 23 | 8 | 8 | 22 | 12 | 23 | 3 | 49 | 13 | 9 | 4 | 0 | 0 | 0 | 0 |
| 18:45 | 23 | 63 | 54 | 4 | 13 | 27 | 20 | 0 | 20 | 15 | 23 | 3 | 58 | 12 | 15 | 8 | 0 | 0 | 0 | 0 |
| Total | 333 | 860 | 1334 | 105 | 118 | 737 | 125 | 91 | 136 | 280 | 482 | 82 | 845 | 248 | 111 | 54 | 0 | 0 | 0 | 0 |

Traffic Counts Report (30 Min Interval)

Intersection: Aircraft Dr at Century Blvd

Count Date: Thursday, 4/30/2009

Count Source: MCV ASSOCIATES INC



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 19:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-------------|-----|------|-----|-------------|-----|-----|----|-------------|-----|-----|----|--------------|-----|-----|----|-------------|---|---|---|
| | AIRCRAFT DR | | | | AIRCRAFT DR | | | | CENTURY BLV | | | | CENTURY BLVD | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 5 | 18 | 58 | 3 | 1 | 74 | 1 | 0 | 0 | 7 | 19 | 0 | 19 | 3 | 2 | 1 | 0 | 0 | 0 | 0 |
| 07:00 | 5 | 41 | 111 | 4 | 5 | 99 | 9 | 1 | 2 | 26 | 36 | 7 | 20 | 7 | 1 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 12 | 27 | 153 | 5 | 5 | 87 | 9 | 0 | 5 | 22 | 38 | 4 | 25 | 4 | 3 | 1 | 0 | 0 | 0 | 0 |
| 08:00 | 15 | 38 | 186 | 2 | 0 | 89 | 4 | 3 | 4 | 21 | 40 | 3 | 34 | 13 | 2 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 11 | 47 | 167 | 11 | 5 | 66 | 5 | 0 | 5 | 31 | 33 | 2 | 32 | 11 | 8 | 0 | 0 | 0 | 0 | 0 |
| 09:00 | 13 | 45 | 156 | 4 | 5 | 50 | 1 | 2 | 1 | 23 | 31 | 2 | 14 | 12 | 4 | 1 | 0 | 0 | 0 | 0 |
| 16:00 | 39 | 111 | 57 | 14 | 8 | 42 | 7 | 9 | 10 | 15 | 55 | 5 | 125 | 31 | 13 | 1 | 0 | 0 | 0 | 0 |
| 16:30 | 37 | 107 | 84 | 9 | 12 | 48 | 18 | 20 | 14 | 25 | 37 | 12 | 121 | 26 | 17 | 7 | 0 | 0 | 0 | 0 |
| 17:00 | 49 | 99 | 76 | 11 | 12 | 45 | 15 | 14 | 16 | 30 | 49 | 8 | 140 | 45 | 11 | 12 | 0 | 0 | 0 | 0 |
| 17:30 | 38 | 109 | 78 | 19 | 20 | 44 | 12 | 17 | 10 | 27 | 47 | 17 | 109 | 46 | 13 | 8 | 0 | 0 | 0 | 0 |
| 18:00 | 58 | 99 | 97 | 13 | 18 | 43 | 16 | 17 | 27 | 26 | 51 | 16 | 99 | 25 | 13 | 11 | 0 | 0 | 0 | 0 |
| 18:30 | 51 | 119 | 111 | 10 | 27 | 50 | 28 | 8 | 42 | 27 | 46 | 6 | 107 | 25 | 24 | 12 | 0 | 0 | 0 | 0 |
| Total | 333 | 860 | 1334 | 105 | 118 | 737 | 125 | 91 | 136 | 280 | 482 | 82 | 845 | 248 | 111 | 54 | 0 | 0 | 0 | 0 |

Traffic Counts Report (60 Min Interval)

Intersection: Aircraft Dr at Century Blvd

Count Date: Thursday, 4/30/2009

Count Source: MCV ASSOCIATES INC



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 19:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-------------|-----|------|-----|-------------|-----|-----|----|-------------|-----|-----|----|--------------|-----|-----|----|-------------|---|---|---|
| | AIRCRAFT DR | | | | AIRCRAFT DR | | | | CENTURY BLV | | | | CENTURY BLVD | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 10 | 59 | 169 | 7 | 6 | 173 | 10 | 1 | 2 | 33 | 55 | 7 | 39 | 10 | 3 | 1 | 0 | 0 | 0 | 0 |
| 07:30 | 27 | 65 | 339 | 7 | 5 | 176 | 13 | 3 | 9 | 43 | 78 | 7 | 59 | 17 | 5 | 1 | 0 | 0 | 0 | 0 |
| 08:30 | 24 | 92 | 323 | 15 | 10 | 116 | 6 | 2 | 6 | 54 | 64 | 4 | 46 | 23 | 12 | 1 | 0 | 0 | 0 | 0 |
| 16:00 | 76 | 218 | 141 | 23 | 20 | 90 | 25 | 29 | 24 | 40 | 92 | 17 | 246 | 57 | 30 | 8 | 0 | 0 | 0 | 0 |
| 17:00 | 87 | 208 | 154 | 30 | 32 | 89 | 27 | 31 | 26 | 57 | 96 | 25 | 249 | 91 | 24 | 20 | 0 | 0 | 0 | 0 |
| 18:00 | 109 | 218 | 208 | 23 | 45 | 93 | 44 | 25 | 69 | 53 | 97 | 22 | 206 | 50 | 37 | 23 | 0 | 0 | 0 | 0 |
| Total | 333 | 860 | 1334 | 105 | 118 | 737 | 125 | 91 | 136 | 280 | 482 | 82 | 845 | 248 | 111 | 54 | 0 | 0 | 0 | 0 |

Traffic Counts Report (15 Min Interval)

Intersection: Father Hurley Blvd at Crystal Rock Dr

Count Date: Thursday, 11/20/2014

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | AM Peak Hour | AM Peak CLV | PM End Time | PM Peak Hour | PM Peak CLV | Is Holiday? |
|---------------|----------------|-------------|-------------|----------------|-------------|-------------|
| 06:30 | 07:00 to 08:00 | 714 | 18:00 | 17:00 to 18:00 | 1166 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-----------------|-----|------|---|-----------------|-----|-----|---|-------------------|------|-----|---|-------------------|------|-----|---|-------------|---|---|---|
| | CRYSTAL ROCK DR | | | | CRYSTAL ROCK DR | | | | FATHER BURLEY BLV | | | | FATHER HURLEY BLV | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 1 | 1 | 25 | 0 | 59 | 19 | 14 | 0 | 6 | 133 | 7 | 0 | 74 | 157 | 5 | 0 | | | | |
| 06:45 | 1 | 2 | 18 | 0 | 46 | 36 | 9 | 0 | 6 | 156 | 10 | 0 | 110 | 101 | 19 | 0 | | | | |
| 07:00 | 5 | 5 | 29 | 0 | 70 | 38 | 20 | 0 | 5 | 148 | 8 | 0 | 116 | 198 | 16 | 0 | | | | |
| 07:15 | 0 | 6 | 24 | 0 | 55 | 28 | 16 | 0 | 6 | 169 | 13 | 0 | 146 | 234 | 6 | 0 | | | | |
| 07:30 | 4 | 9 | 29 | 0 | 65 | 27 | 25 | 0 | 3 | 170 | 13 | 0 | 129 | 197 | 16 | 0 | | | | |
| 07:45 | 1 | 9 | 19 | 0 | 59 | 27 | 11 | 0 | 15 | 180 | 13 | 0 | 179 | 247 | 13 | 0 | | | | |
| 08:00 | 4 | 2 | 14 | 0 | 53 | 25 | 13 | 0 | 5 | 128 | 13 | 0 | 119 | 221 | 20 | 0 | | | | |
| 08:15 | 5 | 4 | 32 | 0 | 56 | 13 | 18 | 0 | 8 | 189 | 17 | 0 | 134 | 156 | 12 | 0 | | | | |
| 08:30 | 5 | 7 | 29 | 0 | 63 | 10 | 11 | 0 | 3 | 161 | 22 | 0 | 115 | 180 | 21 | 0 | | | | |
| 08:45 | 7 | 9 | 29 | 0 | 53 | 26 | 13 | 0 | 8 | 175 | 18 | 0 | 104 | 118 | 25 | 0 | | | | |
| 09:00 | 6 | 18 | 36 | 0 | 66 | 32 | 11 | 0 | 6 | 137 | 17 | 0 | 81 | 129 | 20 | 0 | | | | |
| 09:15 | 3 | 6 | 35 | 0 | 39 | 18 | 10 | 0 | 6 | 151 | 10 | 0 | 78 | 141 | 30 | 0 | | | | |
| 16:00 | 16 | 20 | 123 | 0 | 38 | 13 | 7 | 0 | 9 | 193 | 6 | 0 | 46 | 173 | 51 | 0 | | | | |
| 16:15 | 12 | 15 | 110 | 0 | 36 | 13 | 7 | 0 | 8 | 233 | 10 | 0 | 27 | 194 | 58 | 0 | | | | |
| 16:30 | 15 | 32 | 150 | 0 | 28 | 14 | 8 | 0 | 9 | 203 | 7 | 0 | 57 | 167 | 56 | 0 | | | | |
| 16:45 | 11 | 20 | 133 | 0 | 32 | 10 | 7 | 0 | 20 | 223 | 5 | 0 | 66 | 228 | 65 | 0 | | | | |
| 17:00 | 17 | 23 | 168 | 0 | 35 | 11 | 13 | 0 | 9 | 194 | 13 | 0 | 62 | 256 | 71 | 0 | | | | |
| 17:15 | 15 | 29 | 123 | 0 | 40 | 22 | 6 | 0 | 19 | 278 | 12 | 0 | 62 | 278 | 65 | 0 | | | | |
| 17:30 | 13 | 25 | 150 | 0 | 37 | 13 | 13 | 0 | 10 | 239 | 5 | 0 | 68 | 267 | 77 | 0 | | | | |
| 17:45 | 17 | 27 | 161 | 0 | 29 | 17 | 14 | 0 | 21 | 253 | 10 | 0 | 63 | 252 | 55 | 0 | | | | |
| 18:00 | 15 | 31 | 133 | 0 | 30 | 11 | 16 | 0 | 18 | 207 | 17 | 0 | 56 | 221 | 66 | 0 | | | | |
| 18:15 | 17 | 20 | 124 | 0 | 31 | 9 | 15 | 0 | 17 | 204 | 11 | 0 | 53 | 215 | 64 | 0 | | | | |
| 18:30 | 12 | 28 | 94 | 0 | 30 | 6 | 12 | 0 | 15 | 202 | 10 | 0 | 51 | 202 | 65 | 0 | | | | |
| 18:45 | 8 | 16 | 59 | 0 | 35 | 8 | 11 | 0 | 12 | 181 | 7 | 0 | 41 | 228 | 40 | 0 | | | | |
| Total | 210 | 364 | 1847 | 0 | 1085 | 446 | 300 | 0 | 244 | 4507 | 274 | 0 | 2037 | 4760 | 936 | 0 | | | | |

Traffic Counts Report (30 Min Interval)

Intersection: Father Hurley Blvd at Crystal Rock Dr

Count Date: Thursday, 11/20/2014

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 18:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-----------------|-----|------|---|-----------------|-----|-----|---|-------------------|------|-----|---|-------------------|------|-----|---|-------------|---|---|---|
| | CRYSTAL ROCK DR | | | | CRYSTAL ROCK DR | | | | FATHER BURLEY BLV | | | | FATHER HURLEY BLV | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 2 | 3 | 43 | 0 | 105 | 55 | 23 | 0 | 12 | 289 | 17 | 0 | 184 | 258 | 24 | 0 | | | | |
| 07:00 | 5 | 11 | 53 | 0 | 125 | 66 | 36 | 0 | 11 | 317 | 21 | 0 | 262 | 432 | 22 | 0 | | | | |
| 07:30 | 5 | 18 | 48 | 0 | 124 | 54 | 36 | 0 | 18 | 350 | 26 | 0 | 308 | 444 | 29 | 0 | | | | |
| 08:00 | 9 | 6 | 46 | 0 | 109 | 38 | 31 | 0 | 13 | 317 | 30 | 0 | 253 | 377 | 32 | 0 | | | | |
| 08:30 | 12 | 16 | 58 | 0 | 116 | 36 | 24 | 0 | 11 | 336 | 40 | 0 | 219 | 298 | 46 | 0 | | | | |
| 09:00 | 9 | 24 | 71 | 0 | 105 | 50 | 21 | 0 | 12 | 288 | 27 | 0 | 159 | 270 | 50 | 0 | | | | |
| 16:00 | 28 | 35 | 233 | 0 | 74 | 26 | 14 | 0 | 17 | 426 | 16 | 0 | 73 | 367 | 109 | 0 | | | | |
| 16:30 | 26 | 52 | 283 | 0 | 60 | 24 | 15 | 0 | 29 | 426 | 12 | 0 | 123 | 395 | 121 | 0 | | | | |
| 17:00 | 32 | 52 | 291 | 0 | 75 | 33 | 19 | 0 | 28 | 472 | 25 | 0 | 124 | 534 | 136 | 0 | | | | |
| 17:30 | 30 | 52 | 311 | 0 | 66 | 30 | 27 | 0 | 31 | 492 | 15 | 0 | 131 | 519 | 132 | 0 | | | | |
| 18:00 | 32 | 51 | 257 | 0 | 61 | 20 | 31 | 0 | 35 | 411 | 28 | 0 | 109 | 436 | 130 | 0 | | | | |
| 18:30 | 20 | 44 | 153 | 0 | 65 | 14 | 23 | 0 | 27 | 383 | 17 | 0 | 92 | 430 | 105 | 0 | | | | |
| Total | 210 | 364 | 1847 | 0 | 1085 | 446 | 300 | 0 | 244 | 4507 | 274 | 0 | 2037 | 4760 | 936 | 0 | | | | |

Traffic Counts Report (60 Min Interval)

Intersection: Father Hurley Blvd at Crystal Rock Dr

Count Date: Thursday, 11/20/2014

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 18:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-----------------|-----|------|---|-----------------|-----|-----|---|-------------------|------|-----|---|-------------------|------|-----|---|-------------|---|---|---|
| | CRYSTAL ROCK DR | | | | CRYSTAL ROCK DR | | | | FATHER BURLEY BLV | | | | FATHER HURLEY BLV | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 7 | 14 | 96 | 0 | 230 | 121 | 59 | 0 | 23 | 606 | 38 | 0 | 446 | 690 | 46 | 0 | | | | |
| 07:30 | 14 | 24 | 94 | 0 | 233 | 92 | 67 | 0 | 31 | 667 | 56 | 0 | 561 | 821 | 61 | 0 | | | | |
| 08:30 | 21 | 40 | 129 | 0 | 221 | 86 | 45 | 0 | 23 | 624 | 67 | 0 | 378 | 568 | 96 | 0 | | | | |
| 16:00 | 54 | 87 | 516 | 0 | 134 | 50 | 29 | 0 | 46 | 852 | 28 | 0 | 196 | 762 | 230 | 0 | | | | |
| 17:00 | 62 | 104 | 602 | 0 | 141 | 63 | 46 | 0 | 59 | 964 | 40 | 0 | 255 | 1053 | 268 | 0 | | | | |
| 18:00 | 52 | 95 | 410 | 0 | 126 | 34 | 54 | 0 | 62 | 794 | 45 | 0 | 201 | 866 | 235 | 0 | | | | |
| Total | 210 | 364 | 1847 | 0 | 1085 | 446 | 300 | 0 | 244 | 4507 | 274 | 0 | 2037 | 4760 | 936 | 0 | | | | |

Traffic Counts Report (15 Min Interval)

Intersection: Century Blvd at Crystal Rock Dr

Count Date: Thursday, 11/6/2014

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | AM Peak Hour | AM Peak CLV | PM End Time | PM Peak Hour | PM Peak CLV | Is Holiday? |
|---------------|----------------|-------------|-------------|----------------|-------------|-------------|
| 06:30 | 08:15 to 09:15 | 335 | 18:00 | 17:15 to 18:15 | 599 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|--------------------|-----|-----|---|--------------------|------|-----|---|--------------|-----|-----|---|--------------|-----|-----|---|-------------|---|---|---|
| | CRYSTAL ROCK DRIVE | | | | CRYSTAL ROCK DRIVE | | | | CENTURY BLVD | | | | CENTURY BLVD | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 2 | 5 | 7 | 0 | 10 | 61 | 6 | 0 | 0 | 8 | 8 | 0 | 5 | 11 | 1 | 0 | 0 | 0 | 0 | 0 |
| 06:45 | 6 | 16 | 8 | 0 | 23 | 67 | 9 | 0 | 2 | 8 | 11 | 0 | 2 | 4 | 5 | 0 | 0 | 0 | 0 | 0 |
| 07:00 | 13 | 22 | 7 | 0 | 11 | 89 | 14 | 0 | 2 | 15 | 12 | 0 | 4 | 5 | 2 | 0 | 0 | 0 | 0 | 0 |
| 07:15 | 9 | 22 | 4 | 0 | 15 | 76 | 10 | 0 | 4 | 8 | 11 | 0 | 3 | 3 | 5 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 16 | 18 | 11 | 0 | 13 | 86 | 20 | 0 | 5 | 13 | 17 | 0 | 9 | 3 | 5 | 0 | 0 | 0 | 0 | 0 |
| 07:45 | 13 | 20 | 5 | 0 | 16 | 82 | 12 | 0 | 3 | 11 | 16 | 0 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:00 | 19 | 16 | 6 | 0 | 13 | 56 | 11 | 0 | 4 | 11 | 11 | 0 | 5 | 7 | 4 | 0 | 0 | 0 | 0 | 0 |
| 08:15 | 8 | 22 | 9 | 0 | 14 | 80 | 11 | 0 | 5 | 4 | 22 | 0 | 7 | 6 | 3 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 18 | 23 | 10 | 0 | 11 | 63 | 7 | 0 | 10 | 15 | 13 | 0 | 5 | 5 | 5 | 0 | 0 | 0 | 0 | 0 |
| 08:45 | 16 | 31 | 8 | 0 | 9 | 91 | 17 | 0 | 10 | 10 | 22 | 0 | 5 | 11 | 3 | 0 | 0 | 0 | 0 | 0 |
| 09:00 | 7 | 20 | 3 | 0 | 16 | 74 | 21 | 0 | 4 | 11 | 10 | 0 | 4 | 16 | 2 | 0 | 0 | 0 | 0 | 0 |
| 09:15 | 10 | 6 | 9 | 0 | 4 | 44 | 11 | 0 | 9 | 15 | 20 | 0 | 5 | 8 | 2 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 28 | 42 | 4 | 0 | 4 | 45 | 9 | 0 | 10 | 11 | 24 | 0 | 7 | 13 | 6 | 0 | 0 | 0 | 0 | 0 |
| 16:15 | 39 | 62 | 8 | 0 | 10 | 40 | 17 | 0 | 14 | 11 | 25 | 0 | 3 | 15 | 6 | 0 | 0 | 0 | 0 | 0 |
| 16:30 | 26 | 59 | 12 | 0 | 11 | 33 | 15 | 0 | 18 | 18 | 26 | 0 | 8 | 14 | 6 | 0 | 0 | 0 | 0 | 0 |
| 16:45 | 54 | 48 | 8 | 0 | 14 | 32 | 20 | 0 | 17 | 18 | 28 | 0 | 10 | 22 | 13 | 0 | 0 | 0 | 0 | 0 |
| 17:00 | 56 | 55 | 8 | 0 | 17 | 42 | 22 | 0 | 28 | 18 | 34 | 0 | 10 | 31 | 13 | 0 | 0 | 0 | 0 | 0 |
| 17:15 | 66 | 74 | 5 | 0 | 12 | 34 | 18 | 0 | 27 | 22 | 38 | 0 | 23 | 20 | 24 | 0 | 0 | 0 | 0 | 0 |
| 17:30 | 44 | 57 | 9 | 0 | 13 | 37 | 12 | 0 | 31 | 32 | 20 | 0 | 16 | 17 | 13 | 0 | 0 | 0 | 0 | 0 |
| 17:45 | 65 | 73 | 9 | 0 | 17 | 35 | 20 | 0 | 16 | 18 | 33 | 0 | 18 | 19 | 14 | 0 | 0 | 0 | 0 | 0 |
| 18:00 | 49 | 76 | 9 | 0 | 16 | 32 | 19 | 0 | 31 | 36 | 26 | 0 | 26 | 26 | 27 | 0 | 0 | 0 | 0 | 0 |
| 18:15 | 57 | 49 | 6 | 0 | 11 | 38 | 20 | 0 | 22 | 16 | 29 | 0 | 16 | 10 | 16 | 0 | 0 | 0 | 0 | 0 |
| 18:30 | 55 | 48 | 12 | 0 | 15 | 35 | 10 | 0 | 41 | 21 | 23 | 0 | 18 | 12 | 16 | 0 | 0 | 0 | 0 | 0 |
| 18:45 | 39 | 51 | 10 | 0 | 11 | 30 | 6 | 0 | 26 | 16 | 32 | 0 | 7 | 21 | 19 | 0 | 0 | 0 | 0 | 0 |
| Total | 715 | 915 | 187 | 0 | 306 | 1302 | 337 | 0 | 339 | 366 | 511 | 0 | 221 | 300 | 210 | 0 | 0 | 0 | 0 | 0 |

Traffic Counts Report (30 Min Interval)

Intersection: Century Blvd at Crystal Rock Dr

Count Date: Thursday, 11/6/2014

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 18:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|--------------------|-----|-----|---|--------------------|------|-----|---|--------------|-----|-----|---|--------------|-----|-----|---|-------------|---|---|---|
| | CRYSTAL ROCK DRIVE | | | | CRYSTAL ROCK DRIVE | | | | CENTURY BLVD | | | | CENTURY BLVD | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 8 | 21 | 15 | 0 | 33 | 128 | 15 | 0 | 2 | 16 | 19 | 0 | 7 | 15 | 6 | 0 | 0 | 0 | 0 | 0 |
| 07:00 | 22 | 44 | 11 | 0 | 26 | 165 | 24 | 0 | 6 | 23 | 23 | 0 | 7 | 8 | 7 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 29 | 38 | 16 | 0 | 29 | 168 | 32 | 0 | 8 | 24 | 33 | 0 | 14 | 4 | 5 | 0 | 0 | 0 | 0 | 0 |
| 08:00 | 27 | 38 | 15 | 0 | 27 | 136 | 22 | 0 | 9 | 15 | 33 | 0 | 12 | 13 | 7 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 34 | 54 | 18 | 0 | 20 | 154 | 24 | 0 | 20 | 25 | 35 | 0 | 10 | 16 | 8 | 0 | 0 | 0 | 0 | 0 |
| 09:00 | 17 | 26 | 12 | 0 | 20 | 118 | 32 | 0 | 13 | 26 | 30 | 0 | 9 | 24 | 4 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 67 | 104 | 12 | 0 | 14 | 85 | 26 | 0 | 24 | 22 | 49 | 0 | 10 | 28 | 12 | 0 | 0 | 0 | 0 | 0 |
| 16:30 | 80 | 107 | 20 | 0 | 25 | 65 | 35 | 0 | 35 | 36 | 54 | 0 | 18 | 36 | 19 | 0 | 0 | 0 | 0 | 0 |
| 17:00 | 122 | 129 | 13 | 0 | 29 | 76 | 40 | 0 | 55 | 40 | 72 | 0 | 33 | 51 | 37 | 0 | 0 | 0 | 0 | 0 |
| 17:30 | 109 | 130 | 18 | 0 | 30 | 72 | 32 | 0 | 47 | 50 | 53 | 0 | 34 | 36 | 27 | 0 | 0 | 0 | 0 | 0 |
| 18:00 | 106 | 125 | 15 | 0 | 27 | 70 | 39 | 0 | 53 | 52 | 55 | 0 | 42 | 36 | 43 | 0 | 0 | 0 | 0 | 0 |
| 18:30 | 94 | 99 | 22 | 0 | 26 | 65 | 16 | 0 | 67 | 37 | 55 | 0 | 25 | 33 | 35 | 0 | 0 | 0 | 0 | 0 |
| Total | 715 | 915 | 187 | 0 | 306 | 1302 | 337 | 0 | 339 | 366 | 511 | 0 | 221 | 300 | 210 | 0 | 0 | 0 | 0 | 0 |

Traffic Counts Report (60 Min Interval)

Intersection: Century Blvd at Crystal Rock Dr

Count Date: Thursday, 11/6/2014

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 18:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|--------------------|-----|-----|---|--------------------|------|-----|---|--------------|-----|-----|---|--------------|-----|-----|---|-------------|---|---|---|
| | CRYSTAL ROCK DRIVE | | | | CRYSTAL ROCK DRIVE | | | | CENTURY BLVD | | | | CENTURY BLVD | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 30 | 65 | 26 | 0 | 59 | 293 | 39 | 0 | 8 | 39 | 42 | 0 | 14 | 23 | 13 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 56 | 76 | 31 | 0 | 56 | 304 | 54 | 0 | 17 | 39 | 66 | 0 | 26 | 17 | 12 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 51 | 80 | 30 | 0 | 40 | 272 | 56 | 0 | 33 | 51 | 65 | 0 | 19 | 40 | 12 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 147 | 211 | 32 | 0 | 39 | 150 | 61 | 0 | 59 | 58 | 103 | 0 | 28 | 64 | 31 | 0 | 0 | 0 | 0 | 0 |
| 17:00 | 231 | 259 | 31 | 0 | 59 | 148 | 72 | 0 | 102 | 90 | 125 | 0 | 67 | 87 | 64 | 0 | 0 | 0 | 0 | 0 |
| 18:00 | 200 | 224 | 37 | 0 | 53 | 135 | 55 | 0 | 120 | 89 | 110 | 0 | 67 | 69 | 78 | 0 | 0 | 0 | 0 | 0 |
| Total | 715 | 915 | 187 | 0 | 306 | 1302 | 337 | 0 | 339 | 366 | 511 | 0 | 221 | 300 | 210 | 0 | 0 | 0 | 0 | 0 |

Traffic Counts Report (15 Min Interval)

Intersection: I-270 SB ramp at Father Hurley Blvd

Count Date: Tuesday, 5/11/2010

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | AM Peak Hour | AM Peak CLV | PM End Time | PM Peak Hour | PM Peak CLV | Is Holiday? |
|---------------|----------------|-------------|-------------|----------------|-------------|-------------|
| 06:30 | 07:30 to 08:30 | 609 | 19:00 | 17:15 to 18:15 | 549 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-------------|---|---|---|------------------|---|---|---|-------------------|------|---|---|-------------------|------|---|---|-------------|---|---|---|
| | | | | | I-270 (S/B RAMP) | | | | FATHER HURLEY BLV | | | | FATHER HURLEY BLV | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 0 | 0 | 0 | 0 | 47 | 0 | 0 | 0 | 0 | 85 | 0 | 0 | 0 | 79 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06:45 | 0 | 0 | 0 | 0 | 92 | 0 | 0 | 0 | 0 | 115 | 0 | 0 | 0 | 106 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:00 | 0 | 0 | 0 | 0 | 128 | 0 | 0 | 0 | 0 | 107 | 0 | 0 | 0 | 130 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:15 | 0 | 0 | 0 | 0 | 122 | 0 | 0 | 0 | 0 | 130 | 0 | 0 | 0 | 183 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 0 | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 164 | 0 | 0 | 0 | 196 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:45 | 0 | 0 | 0 | 0 | 141 | 0 | 0 | 0 | 0 | 147 | 0 | 0 | 0 | 238 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:00 | 0 | 0 | 0 | 0 | 152 | 0 | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 203 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:15 | 0 | 0 | 0 | 0 | 126 | 0 | 0 | 0 | 0 | 119 | 0 | 0 | 0 | 194 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 0 | 0 | 0 | 0 | 84 | 0 | 0 | 0 | 0 | 141 | 0 | 0 | 0 | 186 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:45 | 0 | 0 | 0 | 0 | 59 | 0 | 0 | 0 | 0 | 135 | 0 | 0 | 0 | 191 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09:00 | 0 | 0 | 0 | 0 | 55 | 0 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | 169 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09:15 | 0 | 0 | 0 | 0 | 51 | 0 | 0 | 0 | 0 | 143 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 271 | 0 | 0 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:15 | 0 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 224 | 0 | 0 | 0 | 188 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:30 | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 309 | 0 | 0 | 0 | 163 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:45 | 0 | 0 | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 262 | 0 | 0 | 0 | 216 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:00 | 0 | 0 | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 330 | 0 | 0 | 0 | 205 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:15 | 0 | 0 | 0 | 0 | 34 | 0 | 0 | 0 | 0 | 326 | 0 | 0 | 0 | 258 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:30 | 0 | 0 | 0 | 0 | 44 | 0 | 0 | 0 | 0 | 293 | 0 | 0 | 0 | 244 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:45 | 0 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 320 | 0 | 0 | 0 | 258 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18:00 | 0 | 0 | 0 | 0 | 44 | 0 | 0 | 0 | 0 | 318 | 0 | 0 | 0 | 287 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18:15 | 0 | 0 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 250 | 0 | 0 | 0 | 276 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18:30 | 0 | 0 | 0 | 0 | 34 | 0 | 0 | 0 | 0 | 267 | 0 | 0 | 0 | 339 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18:45 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 0 | 258 | 0 | 0 | 0 | 278 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 1619 | 0 | 0 | 0 | 0 | 4998 | 0 | 0 | 0 | 4901 | 0 | 0 | 0 | 0 | 0 | 0 |

Traffic Counts Report (30 Min Interval)

Intersection: I-270 SB ramp at Father Hurley Blvd

Count Date: Tuesday, 5/11/2010

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 19:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-------------|---|---|---|------------------|---|---|---|-------------------|------|---|---|-------------------|------|---|---|-------------|---|---|---|
| | | | | | I-270 (S/B RAMP) | | | | FATHER HURLEY BLV | | | | FATHER HURLEY BLV | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 0 | 0 | 0 | 0 | 139 | 0 | 0 | 0 | 0 | 200 | 0 | 0 | 0 | 185 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:00 | 0 | 0 | 0 | 0 | 250 | 0 | 0 | 0 | 0 | 237 | 0 | 0 | 0 | 313 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 0 | 0 | 0 | 0 | 291 | 0 | 0 | 0 | 0 | 311 | 0 | 0 | 0 | 434 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:00 | 0 | 0 | 0 | 0 | 278 | 0 | 0 | 0 | 0 | 269 | 0 | 0 | 0 | 397 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 0 | 0 | 0 | 0 | 143 | 0 | 0 | 0 | 0 | 276 | 0 | 0 | 0 | 377 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09:00 | 0 | 0 | 0 | 0 | 106 | 0 | 0 | 0 | 0 | 277 | 0 | 0 | 0 | 303 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 0 | 0 | 0 | 0 | 61 | 0 | 0 | 0 | 0 | 495 | 0 | 0 | 0 | 368 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:30 | 0 | 0 | 0 | 0 | 73 | 0 | 0 | 0 | 0 | 571 | 0 | 0 | 0 | 379 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:00 | 0 | 0 | 0 | 0 | 67 | 0 | 0 | 0 | 0 | 656 | 0 | 0 | 0 | 463 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:30 | 0 | 0 | 0 | 0 | 81 | 0 | 0 | 0 | 0 | 613 | 0 | 0 | 0 | 502 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18:00 | 0 | 0 | 0 | 0 | 75 | 0 | 0 | 0 | 0 | 568 | 0 | 0 | 0 | 563 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18:30 | 0 | 0 | 0 | 0 | 55 | 0 | 0 | 0 | 0 | 525 | 0 | 0 | 0 | 617 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 1619 | 0 | 0 | 0 | 0 | 4998 | 0 | 0 | 0 | 4901 | 0 | 0 | 0 | 0 | 0 | 0 |

Traffic Counts Report (60 Min Interval)

Intersection: I-270 SB ramp at Father Hurley Blvd

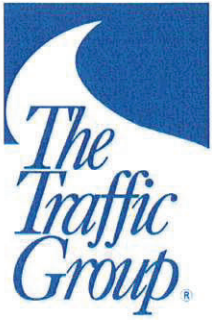
Count Date: Tuesday, 5/11/2010

Count Source: STREET TRAFFIC STUDIES LTD



| AM Start Time | PM End Time | Is Holiday? |
|---------------|-------------|-------------|
| 06:30 | 19:00 | No |

| | NORTH BOUND | | | | SOUTH BOUND | | | | EAST BOUND | | | | WEST BOUND | | | | OTHER BOUND | | | |
|------------|-------------|---|---|---|------------------|---|---|---|-------------------|------|---|---|-------------------|------|---|---|-------------|---|---|---|
| | | | | | I-270 (S/B RAMP) | | | | FATHER HURLEY BLV | | | | FATHER HURLEY BLV | | | | | | | |
| START TIME | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O | L | T | R | O |
| 06:30 | 0 | 0 | 0 | 0 | 389 | 0 | 0 | 0 | 0 | 437 | 0 | 0 | 0 | 498 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07:30 | 0 | 0 | 0 | 0 | 569 | 0 | 0 | 0 | 0 | 580 | 0 | 0 | 0 | 831 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08:30 | 0 | 0 | 0 | 0 | 249 | 0 | 0 | 0 | 0 | 553 | 0 | 0 | 0 | 680 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16:00 | 0 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | 0 | 1066 | 0 | 0 | 0 | 747 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17:00 | 0 | 0 | 0 | 0 | 148 | 0 | 0 | 0 | 0 | 1269 | 0 | 0 | 0 | 965 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18:00 | 0 | 0 | 0 | 0 | 130 | 0 | 0 | 0 | 0 | 1093 | 0 | 0 | 0 | 1180 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 1619 | 0 | 0 | 0 | 0 | 4998 | 0 | 0 | 0 | 4901 | 0 | 0 | 0 | 0 | 0 | 0 |



A VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE
Baltimore, MD
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

DELMARVA OFFICE
443.513.4128

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Virginia
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West Virginia

March 22, 2017

Mr. Greg Leck
Manager, Traffic Engineering and Operations
Department of Transportation
County Government Office
Rockville, MD 20850

RE: **REVISED**
Top Golf
Montgomery County, Maryland
Our Job No.: 2015—0414

Dear Mr. Leck:

As a result of comments received from your office and discussions that occurred at the DRC meeting held on December 12, 2016 for the proposed development of the Top Golf facility along Century Boulevard, The Traffic Group, Inc. has conducted further analysis as requested to determine the impact of a single right-in/right-out access along Century Boulevard. As a follow-up to your e-mail of March 22, 2017 we also reviewed the report and found two issues. As you pointed out the Black Hills development was not included in the analysis of the background conditions which we have corrected. This is the reason the volumes appeared to be low in our report. The second issue was the lane use which we assumed for the Century Boulevard and Marriott Hotel access intersection. Based on a current phot of the intersection it was determined that the northbound approach of Century Boulevard at this intersection has two thru lanes. In the previous report we assumed an exclusive left turn lane but with the current pavement markings and signage along this segment of Century Boulevard it is clear that this segment now functions as two thru lanes. This revised report corrects that error.

Based on your comments, several possible scenarios were outlined for possible access to the subject property. However, after reviewing these options it was determined that the most feasible alternative was the right-in/right-out access along Century Boulevard initially proposed with the subject Preliminary Plan. Providing this access raised several questions as it relates to traffic and the number of U-turn maneuvers that would result from this configuration. Vehicles from the north will likely make a U-turn at the median break which serves the hotels, and vehicles destined to the south leaving the property will need to make a U-turn to the north of the access. This can be done at the Cloverleaf Center Drive intersection, or vehicles can make a left turn at this location and proceed to Crystal Rock Drive and then turn left to head in a southerly direction.

RESULTS OF INTERSECTION CAPACITY ANALYSIS (CLV)

| MORNING PEAK HOUR TRAFFIC | EXISTING | Background | TOTAL |
|---|----------|------------|-------|
| 1. Century Blvd & Cloverleaf Center Drive | 186 | 641 | 642 |
| 2. Century Blvd & Salvation Army Access Drive | 160 | 891 | 896 |
| 3. Century Boulevard & Marriott Hotel | 212 | 943 | 969 |

| EVENING PEAK HOUR TRAFFIC | EXISTING | Background | TOTAL |
|---|----------|------------|-------|
| 1. Century Blvd & Cloverleaf Center Drive | 229 | 768 | 842 |
| 2. Century Blvd & Salvation Army Access Drive | 120 | 739 | 756 |
| 3. Century Boulevard & Marriott Hotel | 240 | 858 | 858 |

NOTE:

1. Background Traffic is derived from combining Existing Traffic and traffic to be generated by approved developments.
2. Total Traffic is derived from combining Background Traffic and traffic to be generated by site.



EXHIBIT 9
RESULTS OF INTERSECTION
CAPACITY ANALYSIS



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

August 18, 2020

Ryan Sigworth
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Cloverleaf Center Germantown
Preliminary Plan Amendment No. 11988156B
Site Plan Amendment No. 81990060C

Dear Mr. Sigworth,

I have reviewed the above plans and recommend Approval on behalf of DHCA with the following comments:

- The 12.5% of the units that are designated as MPDUs must have 99-year rental covenants. During the term of the tax credits, the units designated as MPDUs will operate as tax credit units. The MPDU Covenants will only become effective when the tax credits expire, for the balance of the 99-year MPDU control period.
- An MPDU Agreement to Build will be required for this project.
- The MPDUs should be reasonably distributed throughout the project, and the bedroom mix of the MPDUs must be consistent with the bedroom mix of the project as a whole. Based on the applicant's proposed overall bedroom mix of 54 one-bedroom units and 11 two-bedroom units, the bedroom mix of the MPDUs should be 7 one-bedroom MPDUs and 2 two-bedroom MPDUs.
- The MPDUs must be "aligned," not "roughly aligned" with Moderately Priced Dwelling Unit rental specifications and affordability requirements. However, if the other affordable units in the development are smaller than MPDU standards, the MPDUs may be smaller as well. If the project uses income averaging (including units at 30% AMI and 80% AMI), the units designated as MPDUs must be at 60% AMI or less.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Schwartz".

Lisa Schwartz
Manager, Affordable Housing Programs Section

https://mcgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/MPDU/Developments/Cloverleaf Center Germantown/Cloverleaf Center Germantown DHCA Letter_8-18-2020.docx

Division of Housing

Affordable Housing Common Ownership Communities Landlord-Tenant Affairs Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • www.montgomerycountymd.gov/dhca