

## Attachment A

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

#### Introduction

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

#### Discussion

The County Council established the White Oak Policy Area Pro Rata Share process under Resolution 18-107. It states that the Planning Board may approve a subdivision in the White Oak Policy Area conditioned on the applicant paying a fee to the county commensurate with the applicant's proportion of the cost of the White Oak Local Area Transportation Improvement Program (LATIP) improvements. The proportion is based on a subdivision's share of net additional peak-hour vehicle trips generated by all master-planned development in the White Oak Policy Area approved after January 1, 2016.

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

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

Council Resolution 18-726, adopted on February 14, 2017, established the fee described above at \$5,010 per peak-hour vehicle trip.

County Council Resolution 18-726, adopted on February 14, 2017, established the LATIP fee at \$5,010 per p.m. peak-hour vehicle trip. This fee was calculated by dividing the plan area's total infrastructure costs by the number of new peak-hour vehicle trips:

LATIP fee = Total Infrastructure Costs in the Plan Area/Total Number of New PM Peak Hour Vehicle Trips

The Total Infrastructure Costs in the Plan Area was determined by a forecast estimate of the local area transportation needs and associated costs approved by the County Council. The Total Number of New

## Attachment A

PM Peak Hour Vehicle Trips was determined by a forecast estimate of the travel demand associated with the full build-out of the White Oak Science Gateway (WOSG) Master Plan.

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

~~The fee schedule resulting from this Council action~~The trip generation rates used in support of the White Oak LATIP calculation is are provided in the chart below. ~~Part A describes the conversion of the \$5,010 LATIP payment to cost per unit by development type~~ They are based on the peak hour trip rates used in support of the ~~White Oak Science Gateway~~WOSG Master Plan local area traffic analysis. ~~Part B shows and customized to reflect existing conditions and future changes in both land use and travel behavior.~~ These trip rates have been disaggregated relative to those applied in the application master plan to match the impact tax land use categories. Development resulting in increments of the resultant fee schedule derived in Part A to development unit type less than a trip will have the fee applied proportionally (no rounding). The resultant fees are paid at the same time and in the same manner as the transportation impact tax and apply to new applications for residential and commercial development in the White Oak policy area.

The process by which applicants may receive a credit against the LATIP is described in Bill 51-16 found here:

[http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2016/20170214\\_51-16.pdf](http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2016/20170214_51-16.pdf)

### **White Oak Local Area Transportation Improvement Program Fee (LATIP)**

#### **Trip Generation Rate Schedule**

**Effective January 1, 2016**

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

## Attachment A

Multi Family Low Rise	0.52	Dwelling Unit
Multi Family High Rise	0.34	Dwelling Unit

### White Oak Local Area Transportation Improvement Program Fee (LATIP) Schedule

#### Part A. Conversion to Cost

per Unit	-	-	-	-	-	-
	SFDU	MFDU	Office	Retail	Industrial	Other
Unit	DU	DU	KGSF	KGSF	KGSF	KGSF
Peak hour trip/unit	0.83	0.48	1.20	3.00	1.00	1.00
Cost per trip	-\$5,010	-\$5,010	-\$5,010	-\$5,010	-\$5,010	-\$5,010
Cost per unit	-\$4,158	-\$2,405	-\$6,012	-\$15,030	-\$5,010	-\$5,010
Convert KGSF to GSF	-\$4,158	-\$2,405	-\$6.01	-\$15.03	-\$5.01	-\$5.01

#### Part B. Application to Building Types

Type	Unit	LATIP Payment
<b>Residential Uses</b>		
Single Family detached	DU	-\$4,158
Single Family attached	DU	-\$4,158
Multi-Family low to mid-rise	DU	-\$2,405
Multi-Family high-rise	DU	-\$2,405
Multi-Family senior	DU	-\$2,405
Student built houses	DU	-\$4,158
<b>Commercial Uses</b>		
Office	GSF	-\$6.01
Industrial	GSF	-\$5.01
Bioscience facility	GSF	-\$5.01
Retail	GSF	-\$15.03
Place of worship	GSF	-\$5.01
Clergy house	DU	-\$4,158
Private elementary/secondary school	GSF	-\$5.01
Hospital	GSF	-\$5.01
Charitable/philanthropic	GSF	-\$5.01
Other nonresidential	GSF	- \$5.01