

LOCAL AREA TRANSPORTATION REVIEW (LATR) GUIDELINES – APPENDIX 4 CORRECTION

Description

The Local Area Transportation Review (LATR) Guidelines document approved by the Planning Board since 2021 included the incorrect version of Appendix 4: White Oak Trip Generation Rates. The approved documents included the May 2017 draft of Appendix 4 instead of the version approved by the Planning Board on September 28, 2017.

Planning staff will provide a briefing and ask the Planning Board to revise the July 1, 2021, March 3, 2022, September 26, 2022, and June 22, 2023 versions of the LATR Guidelines to include a revised Appendix 4 that conforms with the version the Board approved in September 2017.

Completed: 02/29/24

MCPB

2425 Reedie Drive

Item No. 10

Floor 14

03/07/2024

Wheaton, MD 20902

DB	Darcy Buckley, Planner III, Countywide Planning & Policy Division darcy.buckley@montgomeryplanning.org , 301-495-4514
EG	Eli Glazier, Acting Transportation Planning Supervisor, Countywide Planning & Policy Division Eli.Glazier@montgomeryplanning.org , 301-495-4548
DA	David Anspacher, Acting Chief, Countywide Planning & Policy Division david.anspacher@montgomeryplanning.org , 301-495-2191

Summary

- The Local Area Transportation (LATR) Review Guidelines document approved by the Planning Board on July 1, 2021, March 3, 2022, September 26, 2022, and June 22, 2023 included the incorrect version of Appendix 4: White Oak Trip Generation Rates. The approved guidelines included the May 2017 draft of Appendix 4 instead of the version approved by the Planning Board on September 28, 2017.
- **Staff Recommendation:** Modify the July 1, 2021, March 3, 2022, September 26, 2022, and June 22, 2023 versions of the guidelines to replace the incorrect version of Appendix 4 with the correct version.

BACKGROUND

On April 14, 2015, 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 a White Oak Local Area Transportation Improvement Program (LATIP). The proportion is based on a subdivision's share of net additional peak-hour vehicle trips generated by all master-planned development in the White Oak Policy Area approved after January 1, 2016.

County Council Resolution [18-726](#), adopted on February 14, 2017, established the 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.

Beginning in September 2017, Appendix 4 of the LATR Guidelines provided the trip generation rates for the White Oak LATIP calculation. The trip generation rates are based on the p.m. peak-hour vehicle trip rates in the White Oak Science Gateway Master Plan local area model. They are customized to reflect existing conditions and future changes in land use and travel behavior.

LATR GUIDELINES APPENDIX 4

Montgomery Planning staff recently discovered that the Planning Board approved LATR Guidelines on July 1, 2021, March 3, 2022, September 26, 2022, and June 22, 2023 that included an incorrect version of Appendix 4. The approved document ([p79](#)) included an earlier draft of Appendix 4 instead of the version approved by the Planning Board on September 28, 2017. Planning staff believes the unapproved draft version was inserted unintentionally and erroneously, as the 2021 [staff report](#) does not mention any changes to the White Oak trip generation rates.

The approved September 2017 version differed from the unapproved May 2017 draft version in a few ways. The approved September 2017 version:

- Split the single-family housing category (rate per unit = 0.83) into single-family detached (1.28) and single-family attached (0.65)
- Split the multifamily housing category (rate per unit = 0.48) into multifamily low-rise (0.52) and multifamily high-rise (0.34)
- Increased the hospital per unit rate from 1.00 to 1.07 and decreased the other non-residential per unit rate from 1.00 to 0.92.
- Removed a table that converted the trip generation rates into dollar value per unit.

Four development projects have been approved with LATIP conditions since 2018. The conditions of approval are not impacted, as they refer the applicant to the "White Oak Science Gateway LATR/LATIP Cost Estimating Analysis White Paper." The White Paper, maintained by the Montgomery County Department of Transportation, uses the approved September 2017 trip generation rates for fee estimation.

RECOMMENDATION

Planning staff recommends replacing the incorrect version of Appendix 4 of the LATR Guidelines with the correct version (Attachment A) in the July 1, 2021, March 3, 2022, September 26, 2022, and June 22, 2023 versions of the guidelines. This correction will improve clarity and avoid confusion.

ATTACHMENTS

Attachment A: Redlined version of LATR Guidelines Appendix 4

Attachment B: Correct version of LART Guidelines Appendix 4