

# Comprehensive Transportation Review

**ezSTORAGE – ROCKVILLE NORTH**  
**City of Rockville, Maryland**

**April 22, 2014**



**Prepared for:**  
**Siena Corporation**



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# INTRODUCTION/EXISTING CONDITIONS

## Introduction

This Comprehensive Transportation Review (CTR) has been prepared to address the proposed development of an ezStorage self-storage facility located at 1175 Taft Street in the City of Rockville, Maryland. More generally, the site is located in the southwest quadrant of the intersection of Taft Street and First Street.

The proposed development on site will generate fewer than 30 peak hour trips. As a result, representatives from the City of Rockville have agreed that an On-Site Transportation Analysis is required. This report follows the structure outlined in the City of Rockville's Comprehensive Transportation Review Methodology published by the Traffic and Transportation Division in March 2011.

This document will show that the proposed redevelopment of the subject site will result in a minimal impact to the road network. All modifications to site access, circulation, and other internal features will be in accordance with City standards.

The subject site currently features a 17,251 sq. ft. general light industrial building. The facility was a Hostess Bakery/distribution center. A 900 unit self-storage facility is proposed to be developed in its place on site.

All correspondence with City officials regarding the Scope of Work for this project including a Scoping Intake Form can be found in Appendix D.

## Existing Conditions

The subject site is located in the southwest quadrant of Taft Street at First Street within the City of Rockville. More generally, the site is located to the east of MD 355 (Hungerford Drive) and north of Norbeck Road. The property features a total of 60,654 sq. ft. (1.39 acres). It is improved with a building containing an enclosed area of 17,251 sq. ft.

The existing property features a total of three access points. One is located along Taft Street and two are located along First Street. Each access point features stop control and permits full movements onto and off of the road network.

The existing structure on site formerly served as a Hostess Bakery/distribution center and is currently abandoned. A map showing the area can be found in Exhibit 1.

The property is currently zoned light industrial (IL) in the City of Rockville. A self-storage warehouse including a live/work unit for the resident employee is permitted within the IL Zone.

### **Proposed Land Use**

The existing structure on site is proposed to be razed in conjunction with this project. In its place, a 900 unit self-storage facility will be constructed. The facility will feature a total of four levels, each containing approximately 27,441 sq. ft. for a total of 109,764 sq. ft. The project will also feature a small on-site residence for the tenant manager. A copy of the Concept Plan is included as Exhibit 2.

Typically, ezStorage has office hours that extend from 9:30 AM to 6 PM Monday through Friday. On Saturday and Sunday, the office is typically open from 9 AM to 5 PM. For renters that already have storage units, access to the gated area will extend from 6 AM to 9 AM.

As required by Rockville standards, the Maryland National Capital Park and Planning Commission (M-NCPPC) Local Area Transportation Review (LATR) Guidelines (January 2013) were utilized to determine the trip generation for the subject site. Since the site features a former use that is not incorporated within the LATR rates, the Institute of Transportation Engineers (ITE) Trip Generation (9<sup>th</sup> Edition) was used to quantify the existing trips. A summary of the existing and projected future trips can be found in Exhibit 3. As shown within the exhibit, the subject site will generate fewer trips during the morning and evening peak period than was previously approved. On Saturday, the site is projected to generate a total of 29 additional trips.

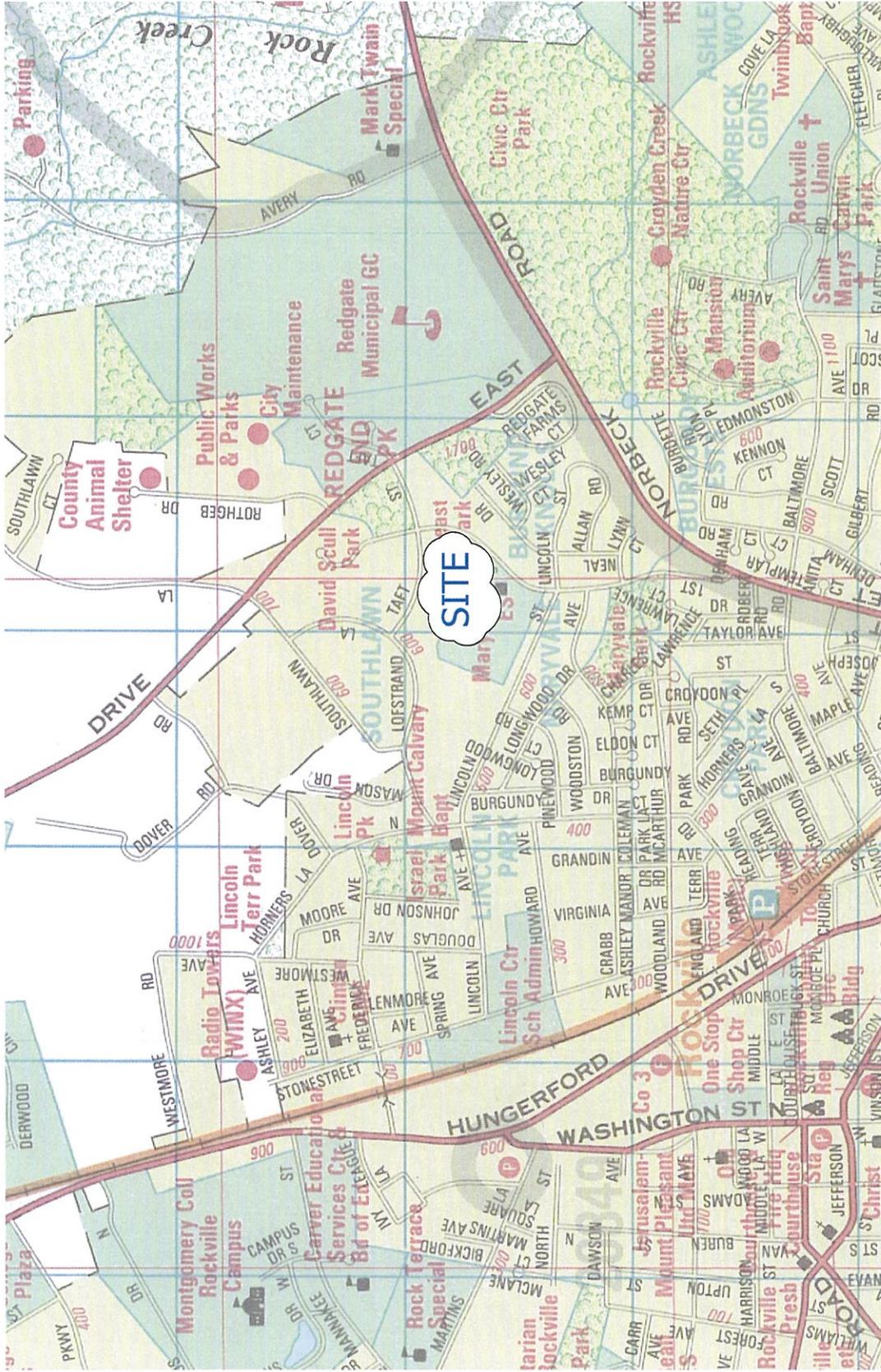


EXHIBIT 1  
 SITE LOCATION MAP  
 (GRID SPACING: 2000 FT)

# Study Intersection



ADC Permitted Use Number 20492135





**TRIP GENERATION RATES**

<u>LAND USE</u>	<u>FORMULA</u>	<u>IN/OUT</u>
<b>General Light Industrial (ksf, ITE - 110)</b>		
Morning Trips = 0.92 x ksf		88/12
Evening Trips = 0.97 x ksf		12/88
Midday Sat. Trips = 0.14 x ksf		47/53
<b>Mini-Warehouse (Storage Units, Montgomery County rate for AM &amp; PM; ITE-151 for Saturday)</b>		
Morning Trips = 0.01 x storage units		50/50
Evening Trips = 0.01 x storage units		48/52
Ln(Midday Sat. Trips) = 0.99 x Ln(Storage Units) - 3.31		55/45

**TRIP GENERATION TOTALS**

	Morning Peak Hour		Evening Peak Hour		Midday Sat. Peak Hour	
	In	Out	In	Out	In	Out
ezStorage - Rockville North						
Existing						
17,251 sq.ft. General Light Industrial	14	2	16	2	15	17
Proposed						
900 Storage Units	4	5	9	4	5	9
<b>Increased Trips</b>	<b>-10</b>	<b>3</b>	<b>-7</b>	<b>2</b>	<b>-10</b>	<b>-8</b>
					<b>16</b>	<b>13</b>
						<b>29</b>

Note: Trip generation rates derived from ITE Trip Generation, 9th Edition, 2012 and M-NCPPC LATR Guidelines, January 2013 version.



**EXHIBIT 3**  
**TRIP GENERATION RATES AND TOTALS**  
**FOR SUBJECT SITE**

## PROPOSED ON-SITE TRANSPORTATION

### Site Access

A site visit was undertaken in April 2014 to obtain details on the characteristics of the existing circulation and to review the adjacent road network. As previously stated, a total of three access points are currently available to the subject site. With the redevelopment of the site, one access point is proposed along Taft Street. This access point will serve as the main access for facility customers. A secondary point of access is proposed along First Street. This access point will serve exclusively as the driveway for the resident tenant. Each access point will operate under stop control.

Both access points are situated as far away from the intersection of Taft Street and First Street as possible. This will allow for optimized intersection operations and increase safety at the site driveways.

### Delivery Traffic

The majority of deliveries associated with this property would involve typical small trucks including UPS, FedEx and the postal service. It is not anticipated that the property will be served by semi-trailers. In addition, all trash must be removed from the property by the storage unit renters so garbage service will not be available. All deliveries would utilize the main access point on Taft Street and circulate through the parking area as needed.

### Site Parking

The main parking area for the self-storage facility will be divided into two areas. One part is located adjacent to the access point to Taft Street. This segment of the parking area features a total of four standard parking spaces and one handicap space. Perspective renters would utilize this parking area prior to entering the gated area. An entry gate is located within the parking area in which renters will enter unit specific code information to access the storage facility. Within the secure gated area, a total of ten parking spaces are proposed. The parking is in full compliance with City of Rockville standards for a proposed use.



## **Adjacent Roads**

The subject site is located along Taft Street and First Street. Both roadways are owned and maintained by the City of Rockville. Each roadway features a 25 MPH posted speed limit. Exhibit 4 provides details on the existing road network including the location of pedestrian facilities and bicycle amenities. Photographs from the site can be found in Appendix A.

The intersection of Taft Street and First Street features all way stop control. The nearest signalized intersection is approximately 450 feet east of the property at East Gude Drive.

## **Public Transit**

Taft Street is served by Montgomery County's Ride-On Bus Service. Specifically, Route 48 which features service from the Rockville Metro Station to the Wheaton Metro Station has a stop along site frontage. Service on the bus route is available seven days a week. On weekdays, the bus operates on 25 minute headways. Service is more limited on Saturday as the buses operate on 20 to 30 minute headways. Along site frontage, the bus stop features a shelter and bench. Details on the bus route can be found in Appendix B.

## **Bike Compatibility**

There is a signed Bike Route along Taft Street. The signs are posted along site frontage detailing the existence of the route. A sign is also posted along First Street indicating the presence of the bike route along Taft Street. The bike route is within the existing pavement and there are no pavement markings specifying the existence of the bike route. Details on the Bikeway Master Plan can be found in Appendix C.

## **Lighting**

On site lighting is proposed in compliance with City of Rockville requirements. The lighting will illuminate site property and limited spillover is projected onto adjacent properties.



## Sidewalks

Sidewalks are available along the entire site frontage. Along Taft Street, the sidewalks are 4 feet in width. The sidewalk along First Street is approximately 3 ½ feet in width.

Crosswalks are available on all four legs of the intersection. In conjunction with the crosswalk, wheelchair ramps are available in each of the four quadrants.

## Loading

All loading and unloading will occur within the parking area. The plan provides adequate widths for a single unit moving truck to access the sites and maneuver within the gated area. Some of the units will feature drive-up access. The remaining units will be accessed from an interior door.

All fire lanes will be in compliance with local fire codes. As previously stated, there will not be a dumpster on site.

## Signing and Marking

All signing and pavement markings will be in compliance with Manual on Traffic Control Devices (MUTCD) requirements. The Marking Plan for the parking lot was incorporated in the Site Plan submittal.

## Conclusion

This On-Site Analysis has shown that the proposed development can be accommodated with the proposed layout of the site. Existing transit operations will be unaffected by the proposed development. Similarly, sidewalks which are adjacent to the property will remain in place.





## **APPENDIX A**

### **Site Photographs**

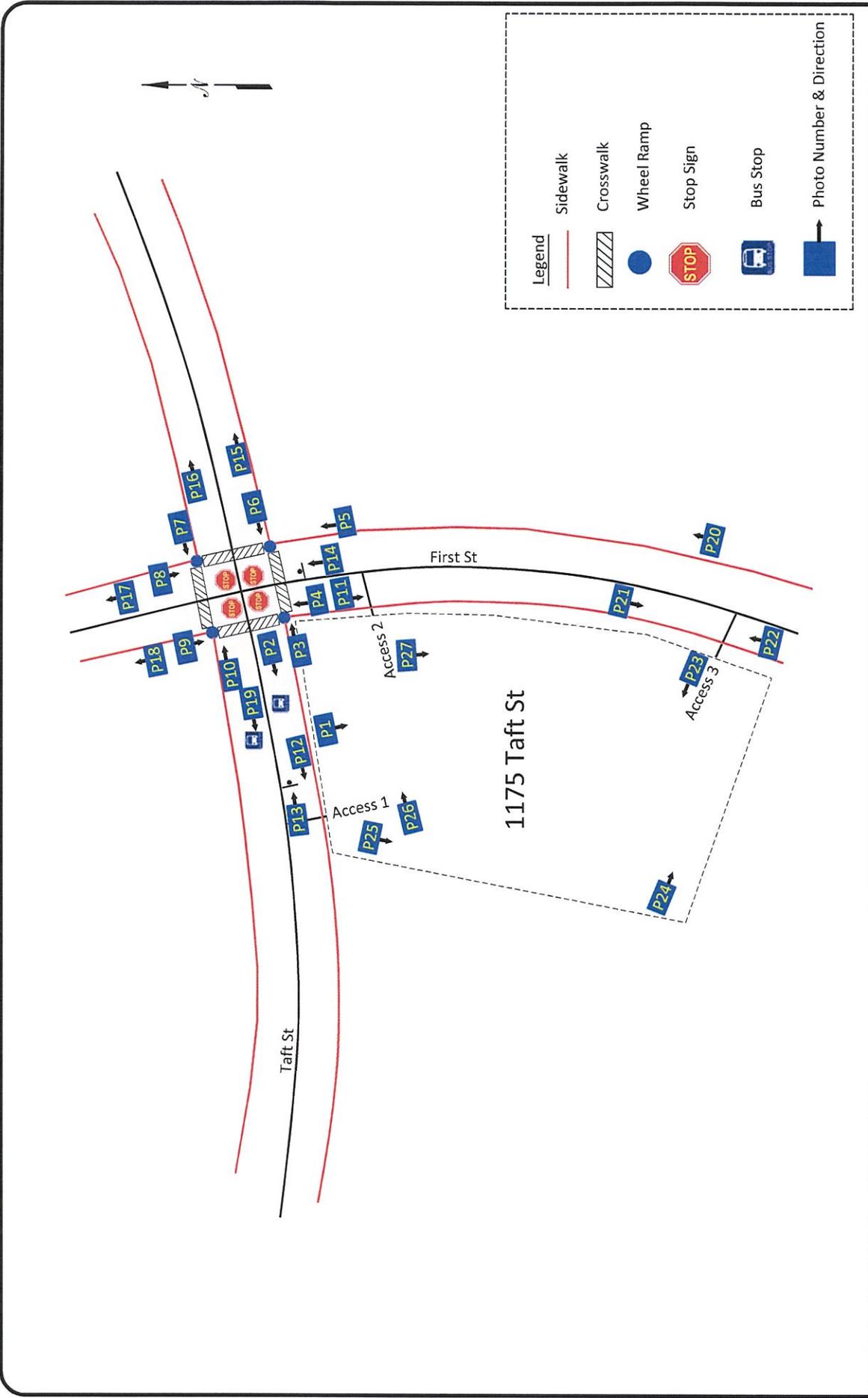


EXHIBIT  
LOCATION OF PHOTOS





P1



P2



P3



P4



P5



P6



P7



P8



P9



P10



P11



P12



P13



P14



P15



P16



P17



P18



P19



P20



P21



P22



P23



P24



P25



P26



P27

## **APPENDIX B**

### **Bus Route Details**

### 48 To Wheaton Metro Station MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Rockville Metro Station (East)	Wheaton Metro Station	Watts Mill & Randolph Rds	Parkland Dr & Aspen Hill Rd	Northek Rd & Baker Dr	Wheaton Metro Station	AM	PM
5:10	5:18	5:24	5:30	5:38	5:48	5:58	
5:40	5:48	5:54	6:00	6:08	6:18	6:28	
6:10	6:19	6:26	6:33	6:44	6:54	7:04	
6:40	6:50	6:58	7:06	7:19	7:30	7:40	
7:10	7:20	7:28	7:36	7:49	7:59	8:09	
7:30	7:40	7:48	7:56	8:09	8:19	8:29	
7:55	8:05	8:13	8:21	8:34	8:44	8:54	
8:20	8:30	8:38	8:46	8:59	9:09	9:19	
8:45	8:55	9:03	9:11	9:24	9:34	9:44	
9:10	9:20	9:28	9:36	9:49	9:59	10:09	
9:35	9:45	9:53	10:01	10:14	10:24	10:34	
10:00	10:09	10:17	10:24	10:36	10:46	10:56	
10:25	10:34	10:42	10:49	11:01	11:11	11:21	
10:50	10:59	11:07	11:14	11:26	11:36	11:46	
11:15	11:24	11:32	11:39	11:51	12:01	12:11	
11:40	11:49	11:57	12:04	12:16	12:26	12:36	
12:10	12:19	12:27	12:34	12:46	12:56	13:06	
12:30	12:39	12:47	12:54	13:06	13:16	13:26	
12:55	1:04	1:12	1:19	1:31	1:41	1:51	
1:20	1:29	1:37	1:44	1:56	2:06	2:16	
1:45	1:54	2:02	2:09	2:21	2:31	2:41	
2:10	2:21	2:30	2:38	2:49	2:59	3:09	
2:35	2:46	2:54	3:02	3:13	3:23	3:33	
2:55	3:06	3:15	3:23	3:34	3:44	3:54	
3:15	3:26	3:35	3:43	3:54	4:04	4:14	
3:35	3:46	3:55	4:03	4:14	4:24	4:34	
3:55	4:06	4:15	4:23	4:34	4:44	4:54	
4:15	4:26	4:35	4:43	4:54	5:04	5:14	
4:35	4:46	4:55	5:03	5:14	5:24	5:34	
4:55	5:06	5:15	5:23	5:34	5:44	5:54	
5:15	5:26	5:35	5:43	5:54	6:04	6:14	
5:35	5:46	5:55	6:03	6:14	6:24	6:34	
5:55	6:06	6:15	6:23	6:34	6:44	6:54	
6:00	6:11	6:20	6:28	6:39	6:49	6:59	
6:20	6:31	6:40	6:48	6:59	7:09	7:19	
6:50	7:00	7:09	7:17	7:28	7:38	7:48	
7:20	7:30	7:37	7:44	7:54	8:04	8:14	
7:50	7:59	8:06	8:12	8:22	8:32	8:42	
8:20	8:29	8:35	8:41	8:50	9:00	9:10	
8:40	8:49	8:55	8:61	8:70	8:80	8:90	
9:00	9:09	9:15	9:21	9:30	9:40	9:50	
9:50	9:59	10:05	10:11	10:20	10:30	10:40	

NOTES:

### 48 To Rockville Metro Station MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Wheaton Metro Station	Watts Mill & Randolph Rds	Parkland Dr & Aspen Hill Rd	Northek Rd & Baker Dr	Rockville Metro Station (East)	AM	PM
5:20	5:27	5:33	5:40	5:50		
5:45	5:52	5:58	6:05	6:15		
6:10	6:18	6:25	6:32	6:45		
6:35	6:43	6:50	6:57	7:10		
6:50	6:58	7:05	7:12	7:25		
7:15	7:23	7:30	7:37	7:50		
7:30	7:38	7:45	7:52	8:05		
7:55	8:03	8:10	8:17	8:25		
8:15	8:23	8:30	8:37	8:50		
8:40	8:48	8:55	9:02	9:15		
9:05	9:13	9:19	9:26	9:36		
9:30	9:38	9:45	9:52	10:05		
9:55	10:03	10:09	10:16	10:26		
10:20	10:28	10:34	10:41	10:51		
10:45	10:53	10:59	11:06	11:16		
11:10	11:18	11:24	11:31	11:41		
11:35	11:43	11:49	11:56	12:06		
12:05	12:13	12:19	12:26	12:36		
12:25	12:33	12:39	12:46	12:56		
12:50	12:59	1:05	1:12	1:24		
1:15	1:24	1:30	1:37	1:49		
1:40	1:49	1:55	2:02	2:14		
2:05	2:14	2:20	2:27	2:39		
2:30	2:39	2:45	2:52	3:04		
2:55	3:06	3:13	3:21	3:34		
3:20	3:31	3:38	3:46	3:59		
3:40	3:51	3:58	4:06	4:19		
3:50	4:01	4:08	4:16	4:29		
4:00	4:11	4:18	4:26	4:39		
4:10	4:21	4:28	4:36	4:49		
4:20	4:31	4:38	4:46	4:59		
4:30	4:41	4:48	4:56	5:09		
4:40	4:51	4:58	5:06	5:19		
4:50	5:01	5:08	5:16	5:29		
5:00	5:11	5:18	5:26	5:39		
5:20	5:31	5:38	5:46	5:59		
5:40	5:51	5:58	6:06	6:19		
5:50	6:01	6:08	6:16	6:29		
6:05	6:16	6:23	6:31	6:44		
6:20	6:31	6:38	6:46	6:59		
6:50	7:00	7:07	7:14	7:24		
7:00	7:10	7:17	7:24	7:34		
7:30	7:40	7:47	7:54	8:04		
8:00	8:10	8:17	8:24	8:34		
8:30	8:40	8:47	8:54	9:04		
8:50	9:00	9:07	9:14	9:24		
9:30	9:38	9:44	9:50	10:00		
10:00	10:08	10:14	10:20	10:30		
10:30	10:38	10:44	10:50	11:00		

NOTES:

### 48 To Wheaton Metro Station SATURDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Rockville Metro Station (East)	Wheaton Metro Station	Watts Mill & Randolph Rds	Parkland Dr & Aspen Hill Rd	Northek Rd & Baker Dr	Wheaton Metro Station	AM	PM
6:28	6:34	6:40	6:48	6:48			
6:50	6:58	7:05	7:11	7:21			
7:20	7:28	7:35	7:41	7:51			
7:50	7:58	8:05	8:11	8:21			
8:20	8:28	8:35	8:41	8:51			
8:50	8:58	9:05	9:11	9:21			
9:20	9:28	9:35	9:41	9:51			
9:50	9:59	10:06	10:12	10:23			
10:20	10:29	10:36	10:42	10:53			
10:50	10:59	11:06	11:12	11:23			
11:45	11:54	12:01	12:07	12:18			
12:15	12:24	12:31	12:37	12:48			
12:35	12:44	12:51	12:57	1:08			
1:00	1:09	1:16	1:22	1:33			
1:20	1:29	1:36	1:42	1:53			
1:30	1:39	1:46	1:52	2:03			
1:40	1:49	1:56	2:02	2:13			
1:50	2:00	2:07	2:13	2:24			
2:20	2:29	2:36	2:42	2:53			
2:40	2:49	2:56	3:02	3:13			
3:00	3:09	3:16	3:22	3:33			
3:20	3:29	3:36	3:42	3:53			
3:40	3:49	3:56	4:02	4:13			
3:50	3:59	4:06	4:12	4:23			
4:00	4:09	4:16	4:22	4:33			
4:25	4:34	4:41	4:47	4:58			
4:50	4:59	5:06	5:12	5:23			
5:20	5:29	5:36	5:42	5:53			
5:30	5:39	5:46	5:52	6:03			
5:40	5:49	5:56	6:02	6:13			
6:20	6:29	6:36	6:42	6:53			
6:50	6:59	7:06	7:12	7:23			
7:20	7:29	7:36	7:42	7:52			
7:50	7:59	8:06	8:12	8:22			
8:20	8:29	8:35	8:41	8:50			
8:50	8:59	9:05	9:11	9:20			
9:20	9:29	9:35	9:41	9:50			

NOTES:

### 48 To Rockville Metro Station SATURDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Wheaton Metro Station	Watts Mill & Randolph Rds	Parkland Dr & Aspen Hill Rd	Northek Rd & Baker Dr	Rockville Metro Station (East)	AM	PM
6:30	6:37	6:43	6:49	6:58		
7:00	7:07	7:13	7:19	7:28		
7:30	7:37	7:43	7:49	7:58		
8:00	8:07	8:13	8:19	8:28		
8:30	8:37	8:43	8:49	8:58		
9:00	9:08	9:14	9:21	9:31		
9:30	9:38	9:44	9:51	10:01		
10:00	10:08	10:14	10:21	10:31		
10:30	10:38	10:44	10:51	11:01		
11:00	11:08	11:14	11:21	11:31		
11:30	11:38	11:44	11:51	12:01		
12:00	12:08	12:14	12:21	12:31		
12:25	12:33	12:39	12:46	12:56		
12:50	12:58	1:04	1:11	1:21		
1:15	1:23	1:29	1:36	1:46		
1:40	1:48	1:54	2:01	2:11		
1:50	1:58	2:04	2:11	2:21		
2:20	2:28	2:34	2:41	2:51		
2:40	2:48	2:54	3:01	3:11		
3:00	3:08	3:14	3:21	3:31		
3:20	3:28	3:34	3:41	3:51		
3:40	3:48	3:54	4:01	4:11		
3:50	3:58	4:04	4:11	4:21		
4:00	4:08	4:14	4:21	4:31		
4:20	4:28	4:34	4:41	4:51		
4:40	4:48	4:54	5:01	5:11		
5:05	5:13	5:19	5:26	5:36		
5:30	5:38	5:44	5:51	6:01		
5:40	5:48	5:54	6:01	6:11		
6:30	6:38	6:44	6:50	6:59		
7:00	7:08	7:14	7:20	7:29		
7:30	7:38	7:44	7:50	7:59		
8:00	8:08	8:14	8:20	8:29		
8:30	8:38	8:44	8:50	8:59		
8:50	8:58	9:04	9:10	9:19		
9:20	9:28	9:34	9:40	9:49		

NOTES:

### HOW TO RIDE A BUS

Check schedule for timepoint nearest your location. Wait at the blue and white RIDE ON bus stop. Arrive several minutes before scheduled time. Have exact fare ready (drivers do not make change).

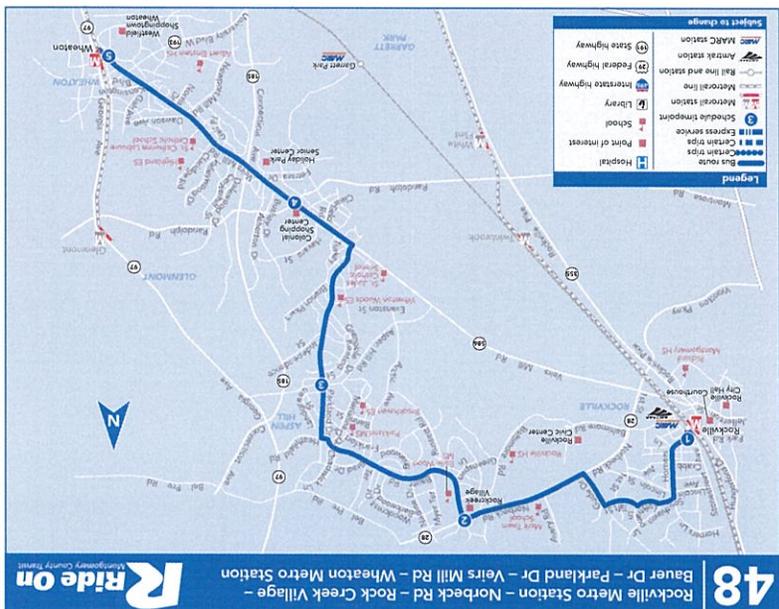
- Not all stops are listed on a public timetable.
- If you are unfamiliar with your stop, sit or stand behind the line near the front of the bus and ask the bus driver to notify you when your stop is approaching.
- Ask the bus driver if you are not sure if the bus goes to your stop.
- If you have internet access (at home or somewhere else, such as a public library), it may be easier for you to use an online trip planner rather than a paper timetable.
- Be mindful of changes in the schedule, for holidays or bad weather.
- Please observe the following rules for all patrons: No eating, drinking, or smoking.
- Electronic devices may be played with earphones set at low level.

### HOW TO READ A TIMETABLE

- Find the schedule for the day of the week and the direction you wish to ride.
- Find the timepoints closest to your origin and destination. The timepoints are shown on the route map and indicate the time the bus is scheduled to be at the particular location. Your nearest bus stop may be between timepoints.
- Read down the column to see the times when a trip will be at the given timepoint. Read the times across to the right to see when the trip reaches other timepoints.

### FARES

Regular Fare or Token	\$1.70
Fare Using SmartTrip®	\$1.50
Fare Using SmartTrip® with Metro Access (including attendant-eligible except during free period)	\$0.00
Cash	\$0.00
Senior/Disabled SmartTrip®	\$0.75
Senior/Disabled SmartTrip® Transfer from MetroAccess	\$0.25
Seniors 65+ years or older with a Senior SmartTrip® card or valid Metro Senior ID Card or with valid Medicare Card and Photo ID from 2:00AM - 3PM	



**48 To Wheaton Metro Station**  
SEE TIMEPOINT LOCATION ON ROUTE MAP

Rockville Metro Station (East)	1	2	3	4	5	Wheaton Metro Station
7:20	7:28	7:35	7:41	7:41	7:51	
7:50	7:58	8:05	8:11	8:21	8:21	
8:20	8:28	8:35	8:41	8:51	8:51	
9:00	9:08	9:15	9:21	9:31	9:31	
9:50	9:58	10:05	10:11	10:21	10:21	
10:20	10:29	10:36	10:42	10:52	10:52	
10:50	10:59	11:06	11:12	11:22	11:22	
11:20	11:29	11:36	11:42	11:52	11:52	
11:50	11:59	12:06	12:12	12:22	12:22	
12:00	12:09	12:16	12:22	12:32	12:32	
12:50	12:59	1:06	1:12	1:22	1:22	
1:20	1:29	1:36	1:42	1:52	1:52	
1:50	1:59	2:06	2:12	2:22	2:22	
2:20	2:29	2:36	2:42	2:52	2:52	
2:50	2:59	3:06	3:12	3:22	3:22	
3:20	3:29	3:36	3:42	3:52	3:52	
3:50	3:59	4:06	4:12	4:22	4:22	
4:20	4:29	4:36	4:42	4:52	4:52	
4:50	4:59	5:06	5:12	5:22	5:22	
5:20	5:29	5:36	5:42	5:52	5:52	
6:00	6:09	6:16	6:22	6:32	6:32	
6:20	6:29	6:36	6:42	6:51	6:51	
6:50	6:59	7:06	7:12	7:21	7:21	
7:20	7:29	7:36	7:42	7:51	7:51	
7:50	7:59	8:06	8:12	8:21	8:21	

NOTES:  
AM PM

**48 To Rockville Metro Station**  
SEE TIMEPOINT LOCATION ON ROUTE MAP

Wheaton Metro Station	5	4	3	2	1	Rockville Metro Station (East)
7:30	7:37	7:43	7:49	7:49	7:58	
8:00	8:07	8:13	8:19	8:19	8:28	
8:30	8:38	8:44	8:50	8:50	9:00	
9:00	9:08	9:14	9:20	9:20	9:30	
9:30	9:38	9:44	9:50	9:50	10:00	
10:00	10:08	10:14	10:20	10:20	10:30	
10:30	10:38	10:44	10:50	10:50	11:00	
11:00	11:08	11:14	11:20	11:20	11:30	
11:30	11:38	11:44	11:50	11:50	12:00	
12:00	12:08	12:14	12:20	12:20	12:30	
12:30	12:38	12:44	12:50	12:50	1:00	
1:00	1:08	1:14	1:20	1:20	1:30	
1:30	1:38	1:44	1:50	1:50	2:00	
2:00	2:08	2:14	2:20	2:20	2:30	
2:30	2:38	2:44	2:50	2:50	3:00	
3:00	3:08	3:14	3:20	3:20	3:30	
3:30	3:38	3:44	3:50	3:50	4:00	
4:00	4:08	4:14	4:20	4:20	4:30	
4:30	4:38	4:44	4:50	4:50	5:00	
5:00	5:08	5:14	5:20	5:20	5:30	
5:30	5:38	5:44	5:50	5:50	6:00	
6:00	6:08	6:14	6:20	6:20	6:30	
6:30	6:38	6:44	6:50	6:50	6:59	
7:00	7:08	7:14	7:20	7:20	7:29	
7:30	7:38	7:44	7:50	7:50	7:59	
8:00	8:08	8:14	8:20	8:20	8:29	
8:30	8:38	8:44	8:50	8:50	8:59	

NOTES:  
AM PM

**WELCOME TO RIDE ON**  
RIDE ON is a community bus service operated by the Montgomery County Department of Transportation.

RIDE ON operates over 75 routes that serve all thirteen Montgomery County Metrolink stations. For detailed information, or to have timetables mailed, call 311.

Outside Montgomery County.....(240) 777-0311  
TTY (for hearing impaired).....(240) 773-3556

Visit our web site at:  
[www.rideonbus.com](http://www.rideonbus.com)

Real Time information is available at:  
[www.rideonrealtime.com](http://www.rideonrealtime.com)

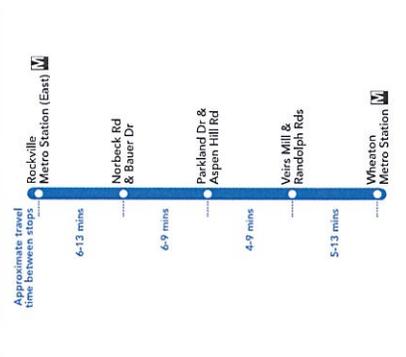
Regular Mailing Address:  
Montgomery County DOT  
Division of Transit Services  
101 Monroe Street, 5th Floor  
Rockville, MD 20850

**HOLIDAY SCHEDULE**  
New Year's Day.....Sunday Schedule  
Martin Luther King, Jr. Day.....Special Schedule  
Presidents' Day.....Special Schedule  
Memorial Day.....Sunday Schedule  
Independence Day.....Saturday Schedule  
Labor Day.....Sunday Schedule  
Columbus Day.....Weekday Schedule  
Veterans Day.....Special Schedule  
Thanksgiving Day.....Sunday Schedule  
Christmas Day.....Sunday Schedule

For special schedules, consult our website or call 311.

EFFECTIVE: MAY 20, 2012  
CORRECTED: JUNE 15, 2012

**48**



SERVICE DAYS  
DAILY

**Ride On**  
Montgomery County Transit  
Telephone 311  
Online at [www.rideonbus.com](http://www.rideonbus.com)  
Real Time Info at [www.rideonrealtime.com](http://www.rideonrealtime.com)

Thank You for Riding with Us!

**Ride On**  
Montgomery County Transit

Printed on recycled paper with soy-based ink

Please arrive at your stop several minutes ahead of your bus' scheduled arrival. Since safe service is a priority at Ride On, buses may be delayed due to traffic or weather.

## **APPENDIX C**

### **Bikeway Master Plan**

# Bikeway Master Plan Proposed Facilities

## Proposed Facilities

- Bike Lane
- ▲▲▲▲▲ Climbing Lane
- Shared Use Path
- Shared Roadway
- — — — — Cycletrack
- Paved Shoulder
- Study

## New Rockville Pike Grid

- Bike Lane
- Shared Roadway

## Existing Facilities

- Bike Lane
- Shared Use Path
- Shared Roadway
- Millennium Trail
- MARC and Amtrak Station
- Metro Stations





## **APPENDIX D**

**Correspondence,  
Scope of Work,  
Scoping Intake Form**



City of Rockville

**Comprehensive Transportation Review  
SCOPING INTAKE FORM**

Project Name:	ezStorage - Rockville North			
Permit No. (if available):				
Subject Property Address:	1175 Taft Street			
Contact Person:	Carl Wilson / The Traffic Group			
Contact Phone Number:	410-931-6600			
Contact Email Address:	cwilson@trafficgroup.com			
Proposed Land Use Density:	<b>Use</b>	<b>Square Footage/ Dwelling Units</b>		
	Proposed Use: Mini-Warehouse (LATR for Weekday, ITE Code 151)	900 units		
	Existing Use: Gen. Light Industrial (ITE Code 110)	17,341 SF		
Trip Generation	<b>Peak Hour Site Trips</b>			
	<i>Peak Period</i>	IN	OUT	TOTAL
	AM	-10	3	-7
	PM	2	-10	-8
	SAT	16	13	29
Proposed Study Area (Boundaries and Intersections)	On-Site Transportation Statement Only.			
Proposed Access Points:	One stop-controlled point along Taft Street and one stop-controlled point along First Street. Both locations are existing. A third access pint along First Street will be eliminated.			
Projected Horizon (Build Out) Date:	Completion within 2 years.			
Statement of Operations	Subject Site features a 17,341 SF industrial building that will be razed. A self-storage facility with 900 units will be built in its place. Credit was taken for trips associated with an industrial use that could open without going through the development process. Therefore the AM / PM trip generation is less than existing. Saturday will increase by less than 29 trips.			



**TRIP GENERATION RATES**

<u>LAND USE</u>	<u>FORMULA</u>	<u>IN/OUT</u>
<b>General Light Industrial (ksf, ITE - 110)</b>		
	Morning Trips = 0.92 x ksf	88/12
	Evening Trips = 0.97 x ksf	12/88
	Midday Sat. Trips = 0.14 x ksf	47/53
<b>Mini-Warehouse (Storage Units, Montgomery County rate for AM &amp; PM; ITE-151 for Saturday)</b>		
	Morning Trips = 0.01 x storage units	50/50
	Evening Trips = 0.01 x storage units	48/52
	Ln(Midday Sat. Trips) = 0.99 x Ln(Storage Units) - 3.31	55/45

**TRIP GENERATION TOTALS**

	Morning Peak Hour			Evening Peak Hour			Midday Sat. Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
<b>ezStorage - Rockville North</b>									
<b>Existing</b>									
17,341 sq.ft. General Light Industrial	14	2	16	2	15	17	1	1	2
<b>Proposed</b>									
900 Storage Units	4	5	9	4	5	9	17	14	31
<b>Increased Trips</b>	<b>-10</b>	<b>3</b>	<b>-7</b>	<b>2</b>	<b>-10</b>	<b>-8</b>	<b>16</b>	<b>13</b>	<b>29</b>

Note: Trip generation rates derived from ITE Trip Generation, 9th Edition, 2012 and M-NCPPC LATR Guidelines, January 2013 version.

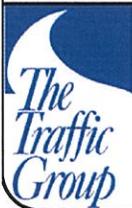


EXHIBIT 2  
TRIP GENERATION RATES AND TOTALS  
FOR SUBJECT SITE