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COUNTY

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OFFICE OF PLANNING AND ZONING

May 29, 2014

Mr. Kenneth W. Schmid
Traffic Concepts, Inc.
7525 Connelley Drive, Suite B
Hanover, MD 21076

Re: The Key School Fusco Athletic Park
Site Development Plan #C12-0051-00NC

Dear Mr. Schmid:

Your letter dated April 9, 2014 to addresses Adequate Public Facilities for Roads for the referenced project has been reviewed. The letter makes the case that fewer than 50 daily trips will be generated by the proposed Fusco Athletic Park when considering the site's former use as a nine hole golf course as well as assumptions regarding the trip generation for the proposed uses. We offer the following comments on this request.

Previous Use

The previous use has been identified as a 9-hole golf course. The Trip Generation Handbook provides estimated trips based on the number of holes on a golf course - so the average daily trips for a 9 hole golf course is 322 (9 holes * 35.74 trips/hole). There is a concern that this calculation overestimates the number of trips that were generated by the golf course when it was operating.

Many of the courses studied in the ITE Manual included facilities such as driving ranges, clubhouses, restaurant and banquet facilities. In addition, only one of the studies used to develop the average rate mentioned above was done on a 9-hole golf course. That study resulted in a generation rate of approximately 20 trips/hole, or 180 daily trips.

As an alternative, if we assume that an average day included four groups of four golfers each hour for six hours, a total of 96 golfers/day, with a staff of five, then the trips could be estimated to be (96 golfers + 5 staff * 2 trips per person (in/out)) = 202.

Proposed Use

The proposed trips are even more difficult to determine with confidence. Your letter provides a detailed explanation of how the proposed trip generation was determined. For the purposes of this summary, only the peak season is used. The letter analyzed the use of the facility during each sports season to determine the peak season. The following trips and assumptions were included:

1. Students would be bused from the Hillsmere Campus to the Park with the exception of juniors and seniors with a driver's license.
2. Buses would total 12 trips daily.
3. Student drivers were estimated to be 25% of the total athletes in the spring season (131 students * .25 = 33 students * 2 trips/day/student = 66 trips).
4. For games, a maximum of 25 additional vehicles for spectators from each team were assumed, generating a total of 100 trips.
5. To account for field trips during the school day, an additional two trips per day was added.

The above results in total projected daily trips of 180.

We have the following concerns about the proposed trip generation numbers:

- A. There is no mention in the discussion of the proposed pool shown on the plans.
- B. We believe that the estimation of individual trips to the park by students, the number of parent/visitor trips to games, and the number of parent/visitor trips to pick up students from practices are significantly low.
- B. It is not clear how the school would regulate the traveling of students between the Hillsmere Campus and the Athletic Park.
- C. The calculation includes no allowance for outside uses of the facilities. In order to approve this, some formal statement that no outside uses (such as tournaments, etc.) would be allowed on site will be required.
- D. Although 98 parking spaces are calculated to be required for the project, the plan shows 113 parking spaces proposed, which indicates higher anticipated usage of the facility.

As pointed out in your letter, there is no specific use in the Trip Generation Handbook that fits this proposal. The various Park uses are open to the public, and the Multipurpose Recreational Facility is based on only one study from a site that includes such uses as miniature golf, batting cages, and driving ranges, all facilities of short duration use and open to the public. Applying the trip generation rate for the Multipurpose Recreational Facility to the developed area of this proposal calculates to (24.85 acres * 90.38 trips/acre =) 2,246 trips per day, which we agree is not reasonable.

Based on this information, we feel that more detail is needed on the proposed use and operation of the Athletic Park to accurately estimate the trips to be generated. This detail must be developed before a final decision can be made on whether a Traffic Impact Study is required.

If you have any questions regarding this matter, please call me at 410-222-7455, or email pzbrau93@accounty.org.

Sincerely,



David C. Braun, P.E.
Engineer Manager

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