



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

MCPB
Item #
11/29/07

November 14, 2007

MEMORANDUM—MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

Khalid Afzal, Team Leader *KA*
Georgia Avenue Planning Team

FROM: Frederick Vernon Boyd, Community Planner (301.495.4654) *FVb*
Georgia Avenue Planning Team

SUBJECT: Mandatory Referral No. 07503-HHS-1: Homeless Housing Facilities/Men's
Emergency Shelter; 600 East Gude Drive, Rockville; R-200 Zone; Upper
Rock Creek Area Master Plan

RECOMMENDATION: Approval, with the following comments:

1. The Department of Health and Human Services (HHS) should adhere to its stated maximum of 186 clients at the shelter and its associated programs;
2. HHS should continue to keep neighboring civic associations aware of the shelter's activities.

The property is subject to the Montgomery County Forest Conservation Law and a Final Forest Conservation Plan is before the Planning Board along with this Mandatory Referral. A separate staff report has been prepared for the Planning Board's review.

INTRODUCTION

Project Summary

The Montgomery County Department of Health and Human Services (HHS) is proposing to rehabilitate the men's homeless housing facilities on Gude Drive in Rockville. The agency plans to construct a new facility to replace aging structures now used to serve men recovering from substance abuse and men with persistent mental illness. The agency plans an addition to its existing shelter to house administrative offices.

The Site

The Gude Men's Shelter is located at 600 East Gude Drive in Rockville, about 2,800 feet east of its intersection with Crabbs Branch Way. It is on a 43.93-acre parcel owned by Montgomery County that formerly served as part of a Montgomery County landfill. The site now contains the men's shelter, which is located in a two story building constructed in 1999; a trailer used when the shelter's capacity is exceeded; and two corrugated steel buildings that now house the Chase Partnership House, for men recovering from substance abuse, and Safe Havens, a program for men with chronic mental illness.

Immediately to the west of the site is the Gude North light industrial and office complex. A Federal Express facility is the shelter's nearest neighbor. To the south and east are retail, warehouse and industrial businesses along Gude Drive. The Derwood Station South residential community is northwest of the site, and is separated from the proposed shelter and the former landfill by a portion of Crabbs Branch Stream Valley Park.

The shelter property, along with the former landfill, is located in the R-200 Zone.

Project Description

HHS intends to demolish three structures now part of the shelter complex: the trailer used when the main building's capacity is exceeded, and the two older buildings used for the Chase Partnership and Safe Havens programs. These buildings have inadequate space for sleeping, storage and other activities. Men assigned to the trailer must use bathroom facilities in an unheated nearby building.

The 3,780-square-foot addition is designed to house offices, a multi-purpose room, and toilet and shower facilities. The multi-purpose room will be used when needed for sleeping and can accommodate 35 clients, for a total of 135. HHS plans to build a new shared facilities building for the Chase Partnership and Safe Havens programs. The new building will have one- and two-person bedrooms, along with lounge, dining, laundry, bathing and toilet facilities. It will include offices and administrative space for the Montgomery County Coalition for the Homeless (MCCH), which now administers the emergency shelter and Safe Havens programs from rented space. (Chase Partnership House is run by Community Ministries of Rockville.)

The Chase Partnership and Safe Havens programs accommodate an additional 51 clients, for an overall total of 186. This number is unchanged from the shelter's current programs.

Beginning in 2008, the Men's Shelter will be open 24 hours a day. (Clients and residents are currently allowed to use the building only between 5:00 p.m. and 7:00 a.m., unless they are ill or in counseling sessions.) MCCH will provide additional counseling and other social services, including job assistance, during the day. Safe Havens and the Chase Partnership House also are open 24 hours a day. MCCH's administrative offices will function generally between 8:00 a.m. and 6:00 p.m., five days a week.

ANALYSIS

Master Plan

The 2004 Upper Rock Creek Area Master Plan notes that the former Gude landfill site had at one time been recommended for development as a recreational park. At the time of the plan's development, methane gas produced as the site settled was removed by a firm under contract to the county. It noted that a schematic development plan had been completed for a park that included ballfields and playgrounds, but no structures. The Plan recommended that an engineering assessment be completed when methane recovery activity was completed. The Department of Public Works and Transportation is currently negotiating for a new contractor to manage methane recovery at the site.

Development Standards

| Standard | Required/Permitted | Proposed |
|----------------------------------------|--------------------|--------------------|
| Lot width at street line | 25 feet | 1,116 feet |
| Main building setback from street line | 40 feet | *See text |
| Main building side setback | 25 feet both sides | 815 feet |
| Main building rear setback | 30 feet | 2,000 feet |
| Main building height | 50 feet | 32 feet 20 feet |
| Building coverage | 25 percent | 1 percent |

*As noted above, the Men's Shelter project consists of a new shared facilities building and an addition to the existing shelter. The measured setback from Gude Drive for the new shared facilities building is 47 feet. The addition to the shelter building, however, does not meet development standards, measuring 31 feet from Gude Drive. HHS has indicated that several constraints, including the desirability of maintaining the existing driveway entrance and parking lot design; the need to maintain an existing stormwater management facility in its current location; and the shelter building's location in a triangular corner of the site, mandated the addition of the location. It should also be noted that the site faces a major thoroughfare, Gude Drive, and not an internal subdivision street, which would be more likely to occur in an R-200 residential setting.

Environment

Environmental Guidelines

There are no stream valley or other environmental buffers on the site, and it is not within a Primary Management or Special Protection Area.

Forest Conservation

A Natural Resource Inventory/Forest Stand Delineation has been approved for this application. The property is subject to the Montgomery County Forest Conservation Law and a Final Forest Conservation Plan is before the Planning Board along with this Mandatory Referral. A separate staff report has been prepared for the Planning Board's review.

Stormwater Management

The Department of Permitting Services has reviewed a stormwater management concept plan for this project and considers the concept acceptable. The concept includes a waiver of on-site channel protection measures because there is an existing regional facility downstream from the site. A surface sand filter provides on-site water quality control for areas used by vehicles.

Sustainable Building Design

The Department of Health and Human Services (HHS) does not intend to seek certification under the guidelines of the U.S. Green Building Council on Leadership in Energy and Environmental Design (LEED). HHS is aware of the county's recently adopted policy supporting sustainable building design, but the design of this project predates approval of the policy. HHS is working to incorporate elements of the policy into this project, but notes that the cost of the certification process is significant, and that the cost of achieving sufficient points for certification could exceed the budget for the entire project.

Transportation

The Transportation Planning Unit has reviewed the proposal and recommends its approval. The project satisfies Local Area Transportation Review tests and will have no impact on nearby roads or pedestrian facilities.

The Department of Health and Human Services prepared a traffic statement for the project, which has been reviewed by Transportation Planning staff. The statement outlined the hours of operation for the shelter and its associated programs and indicated levels of staffing needed for shelter activities. It noted that clients of the shelter would largely use public transportation and that peak hour trips generated by shelter administrators and staff would be fewer than the 30 trip threshold for a formal Local Area Transportation Review.

The unit's analysis also notes that sidewalks proposed to connect shelter buildings with Gude Drive would provide an adequate connection between the shelter buildings and the bus stop to be used by clients.

PUBLIC OUTREACH

Representatives of the Department of Health and Human Services met several times with members of the Derwood Station South Homeowners Association during the planning stages of this project. Concerns raised by neighboring residents about safety and other issues persuaded the Department not to increase the number of shelter beds at this location. The Department also held a general public meeting on the project in January 2007, at which its representatives reviewed the project and its overall set of programs for homeless men. Finally, the Department reviewed its landscaping and fencing proposals with Derwood Station South Homeowners Association representatives in August 2007.

CONCLUSION

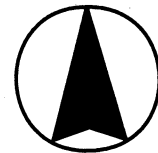
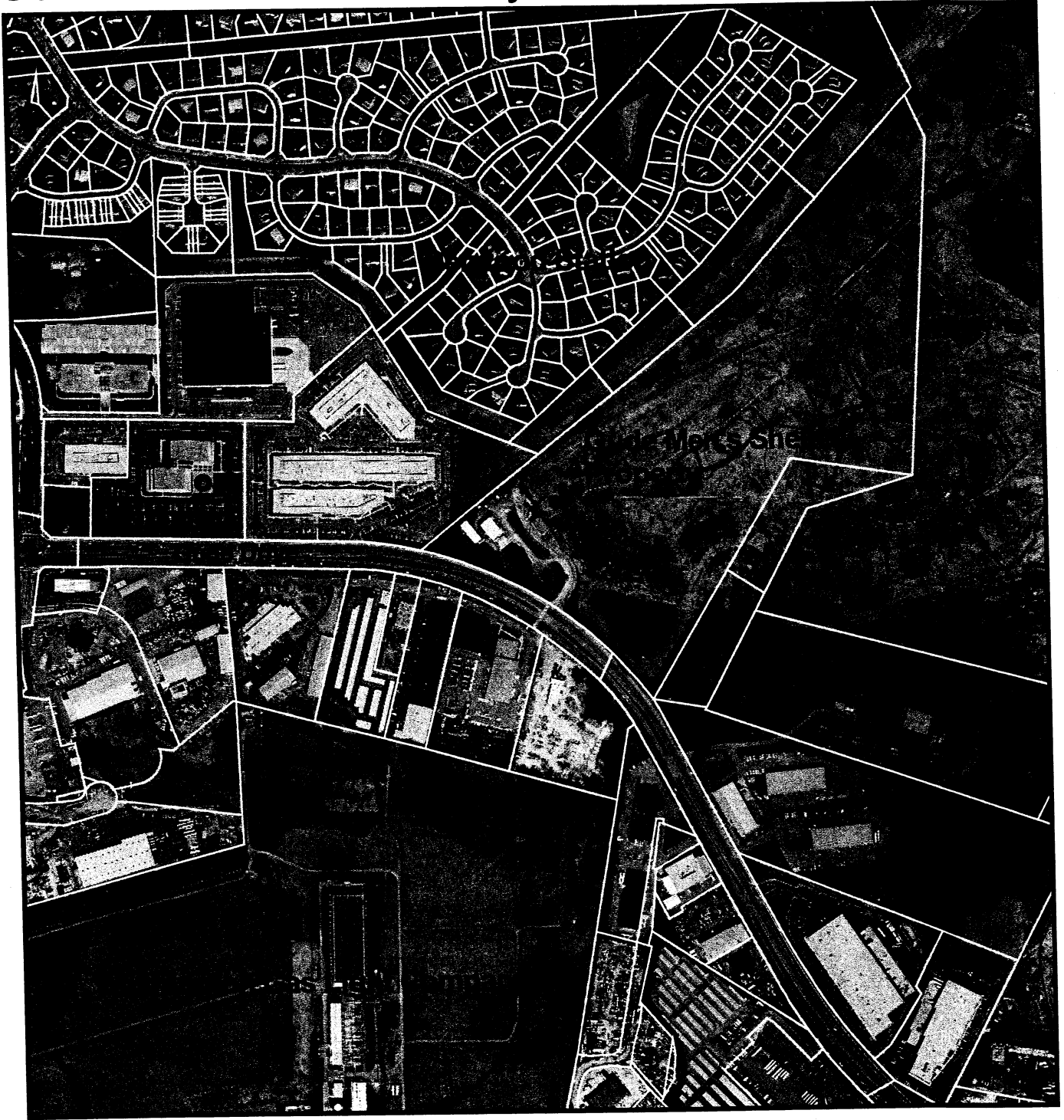
The Gude Men's Shelter and its associated social service programs play an important role in offering critical social services to a population in need of assistance. The shelter's location is accessible by public transportation and in a part of the county that is not predominantly residential. At the same time, the Department of Health and Human Services recognizes the concerns of residents living relatively close to the shelter and has worked since the original construction in 1999 to address those issues. The Department's ongoing contact with local civic associations is commendable and should continue. In particular, the Department should adhere to its promise to limit the shelter's population to the current maximum of 186 clients.

FVB:ha: g:\boyd\gude mandref

Attachments

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site and Landscape Plan
4. Elevations – Shelter Addition
5. Elevations – Shared Facilities Building
6. Memorandum from Transportation Planning

Gude Men's Shelter Vicinity



600 0 600 Feet



ATTACHMENT 2



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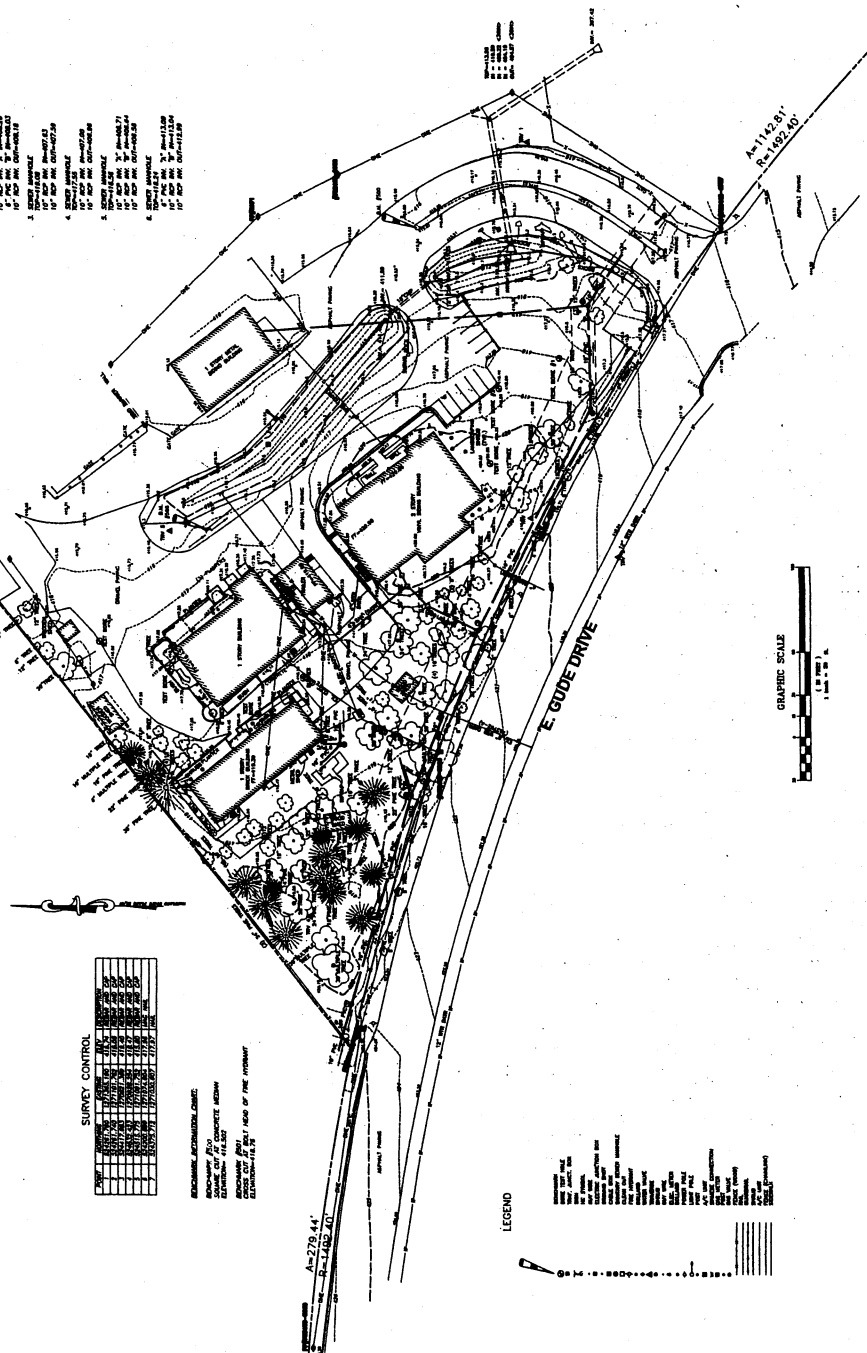
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SANITARY SEWER TABULATION

| NO. | DESCRIPTION | LENGTH (L) | DIAMETER (D) | DEPTH (E) | INVERT (I) | OUTLET (O) | CONCRETE (C) | PIPE (P) | MANHOLE (M) | VALVE (V) | OTHER (O) |
|-----|-------------------------|------------|--------------|-----------|------------|------------|--------------|----------|-------------|-----------|-----------|
| 1 | 12" DIA. SANITARY SEWER | 100.00 | 12" | 4.00 | 100.00 | 100.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 2 | 15" DIA. SANITARY SEWER | 150.00 | 15" | 5.00 | 150.00 | 150.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 3 | 18" DIA. SANITARY SEWER | 200.00 | 18" | 6.00 | 200.00 | 200.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 4 | 24" DIA. SANITARY SEWER | 250.00 | 24" | 8.00 | 250.00 | 250.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 5 | 30" DIA. SANITARY SEWER | 300.00 | 30" | 10.00 | 300.00 | 300.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 6 | 36" DIA. SANITARY SEWER | 350.00 | 36" | 12.00 | 350.00 | 350.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 7 | 42" DIA. SANITARY SEWER | 400.00 | 42" | 14.00 | 400.00 | 400.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 8 | 48" DIA. SANITARY SEWER | 450.00 | 48" | 16.00 | 450.00 | 450.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 9 | 54" DIA. SANITARY SEWER | 500.00 | 54" | 18.00 | 500.00 | 500.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 10 | 60" DIA. SANITARY SEWER | 550.00 | 60" | 20.00 | 550.00 | 550.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |



SURVEY CONTROL

| NO. | DESCRIPTION | LENGTH (L) | DIAMETER (D) | DEPTH (E) | INVERT (I) | OUTLET (O) | CONCRETE (C) | PIPE (P) | MANHOLE (M) | VALVE (V) | OTHER (O) |
|-----|-------------------------|------------|--------------|-----------|------------|------------|--------------|----------|-------------|-----------|-----------|
| 1 | 12" DIA. SANITARY SEWER | 100.00 | 12" | 4.00 | 100.00 | 100.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 2 | 15" DIA. SANITARY SEWER | 150.00 | 15" | 5.00 | 150.00 | 150.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 3 | 18" DIA. SANITARY SEWER | 200.00 | 18" | 6.00 | 200.00 | 200.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 4 | 24" DIA. SANITARY SEWER | 250.00 | 24" | 8.00 | 250.00 | 250.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 5 | 30" DIA. SANITARY SEWER | 300.00 | 30" | 10.00 | 300.00 | 300.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 6 | 36" DIA. SANITARY SEWER | 350.00 | 36" | 12.00 | 350.00 | 350.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 7 | 42" DIA. SANITARY SEWER | 400.00 | 42" | 14.00 | 400.00 | 400.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 8 | 48" DIA. SANITARY SEWER | 450.00 | 48" | 16.00 | 450.00 | 450.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 9 | 54" DIA. SANITARY SEWER | 500.00 | 54" | 18.00 | 500.00 | 500.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |
| 10 | 60" DIA. SANITARY SEWER | 550.00 | 60" | 20.00 | 550.00 | 550.00 | CONCRETE | PIPE | MANHOLE | VALVE | OTHER |

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|----------------------|------------|
| 1 | ISSUED FOR PERMIT | 08/03/2007 |
| 2 | REVISED PER COMMENTS | 08/03/2007 |
| 3 | REVISED PER COMMENTS | 08/03/2007 |
| 4 | REVISED PER COMMENTS | 08/03/2007 |
| 5 | REVISED PER COMMENTS | 08/03/2007 |
| 6 | REVISED PER COMMENTS | 08/03/2007 |
| 7 | REVISED PER COMMENTS | 08/03/2007 |
| 8 | REVISED PER COMMENTS | 08/03/2007 |
| 9 | REVISED PER COMMENTS | 08/03/2007 |
| 10 | REVISED PER COMMENTS | 08/03/2007 |

LEGEND

| SYMBOL | DESCRIPTION |
|----------|-------------------------|
| (Symbol) | 12" DIA. SANITARY SEWER |
| (Symbol) | 15" DIA. SANITARY SEWER |
| (Symbol) | 18" DIA. SANITARY SEWER |
| (Symbol) | 24" DIA. SANITARY SEWER |
| (Symbol) | 30" DIA. SANITARY SEWER |
| (Symbol) | 36" DIA. SANITARY SEWER |
| (Symbol) | 42" DIA. SANITARY SEWER |
| (Symbol) | 48" DIA. SANITARY SEWER |
| (Symbol) | 54" DIA. SANITARY SEWER |
| (Symbol) | 60" DIA. SANITARY SEWER |
| (Symbol) | MANHOLE |
| (Symbol) | VALVE |
| (Symbol) | OTHER |



CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS PLAN
C1.01

Scale: 1/8" = 1'-0"
Date: 08/03/2007
Project: August 3, 2007

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ATTACHMENT 3



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**NEW SHARED
FACILITIES BUILDING
& NURSERY EMERGENCY
SHELTER ADDITION**

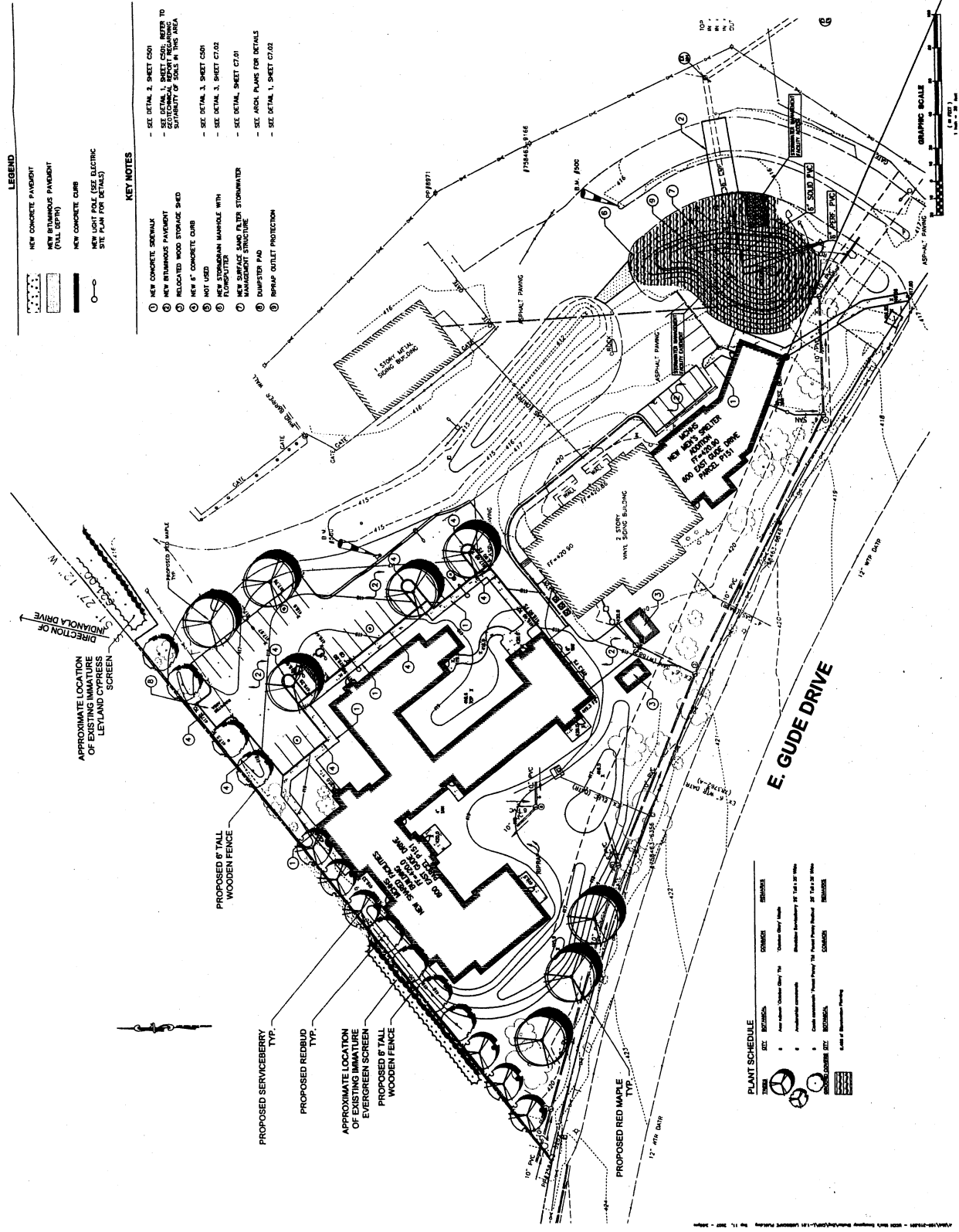
400 EAST GUYE DRIVE
PACOR
DOWNTOWN
DOWNTOWN

Scale: 1/8" = 1'-0"
Project Number: 1531.00
Issue No: 10
Date: August 6, 2007

**CONSTRUCTION
DOCUMENTS**
PRELIMINARY PLAN
LANDSCAPE PLAN
L1.01

- LEGEND**
- NEW CONCRETE PAVEMENT (FULL DEPTH)
 - NEW BITUMINOUS PAVEMENT
 - NEW CONCRETE CURB
 - NEW ASPHALT (SEE ELECTRIC SITE PLAN FOR DETAILS)
- KEY NOTES**
1. NEW CONCRETE SIDEWALK
 2. NEW BITUMINOUS PAVEMENT
 3. RELOCATED WOOD STORAGE SHED
 4. NEW 6" CONCRETE CURB
 5. NOT USED
 6. NEW 12" DIAMETER MANHOLE WITH FLOW STOPPER
 7. NEW SURFACE SAND FILTER STORMWATER MANAGEMENT STRUCTURE
 8. DUMPSTER PAD
 9. RAMPAS OUTLET PROTECTION

- SEE DETAIL 2, SHEET C501
- SEE DETAIL 1, SHEET C501, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND FINISHES
- SEE DETAIL 3, SHEET C501
- SEE DETAIL 3, SHEET C7.01
- SEE DETAIL 1, SHEET C7.02



PLANT SCHEDULE

| SYMBOL | SPEC | REMARKS | QUANTITY |
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| (Symbol) | 20 | 10' HIGHER EVERGREEN SCREEN | 10 |

DATE: 08/06/07 BY: JSA/ARCHITECTS INTERIORS PLANNING PROJECT NUMBER: 1531.00 ISSUE NO: 10

ATTACHMENT 4



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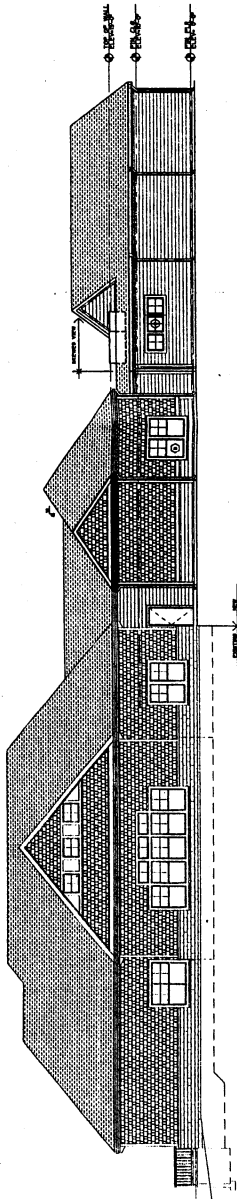
MEN'S EMERGENCY
SHELTER ADDITION
600 S. EAST OGDEN DRIVE
DUBLIN, GA 30116
(801) 317-2014

Scale: 1/8" = 1'-0"
Project Number: 11131.00
Issued For: March 11, 2009
Approved: [Signature]
APPENDIX 6-4/5-2009

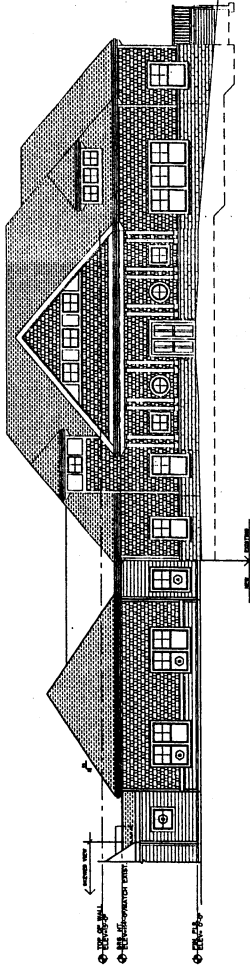
CONSTRUCTION
DOCUMENTS

AA2.01

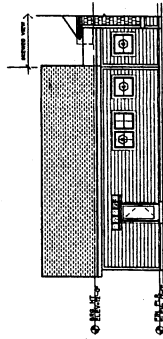
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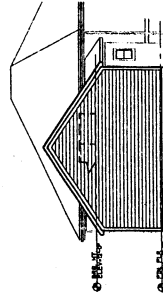
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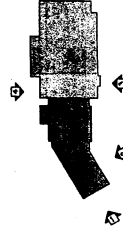
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2 PARTIAL FRONT ELEVATION

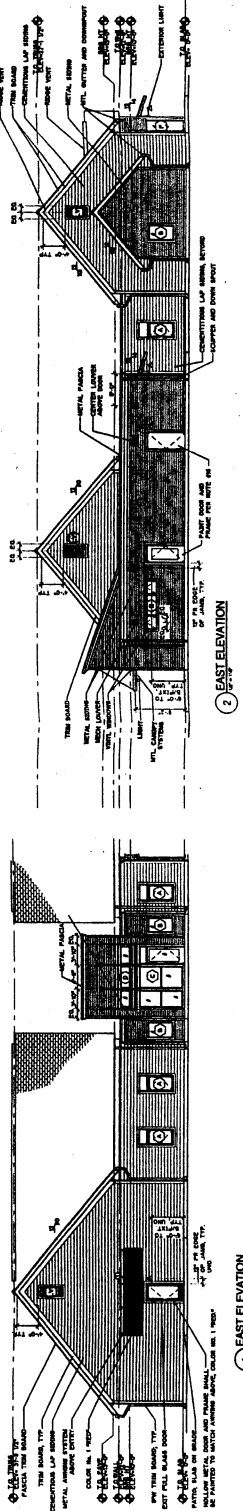


1 SIDE ELEVATION

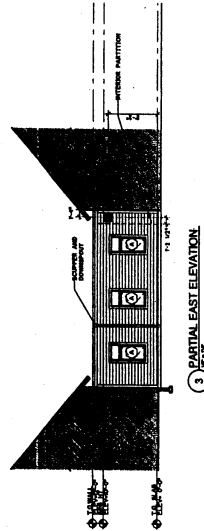


KEY PLAN

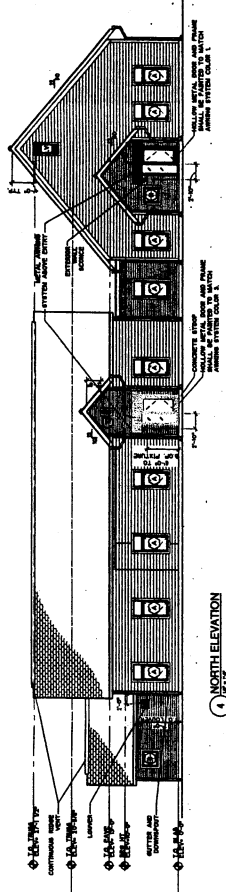
ADDITION: BUILDING ELEVATIONS



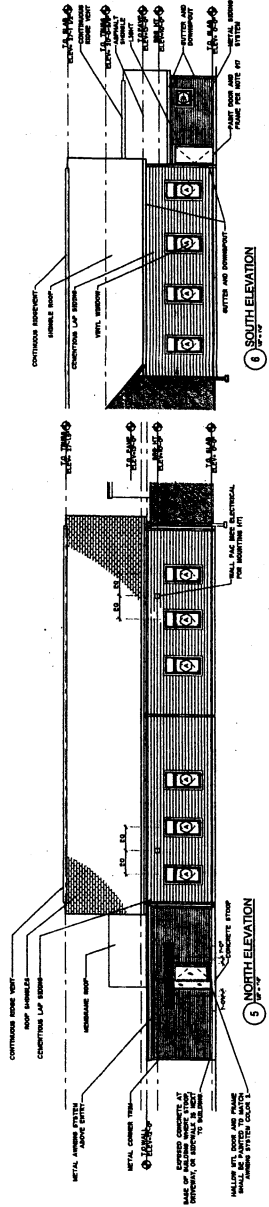
1 EAST ELEVATION



2 PARTIAL EAST ELEVATION

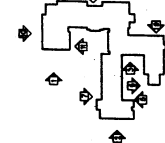


3 NORTH ELEVATION



4 SOUTH ELEVATION

| ELEVATION LEGEND | |
|------------------|-------------------------------|
| [Symbol] | FACED BRICK |
| [Symbol] | CONTINUOUS LAP SIDING |
| [Symbol] | WOOD SHAKES |
| [Symbol] | WOOD SHAKES WITH METAL PANELS |
| [Symbol] | WOOD SHAKES WITH METAL PANELS |
| [Symbol] | WOOD SHAKES WITH METAL PANELS |
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KEY PLAN

NEW BUILDING: EXTERIOR ELEVATIONS

- GENERAL ELEVATION NOTES:**
1. ALL MATERIALS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
 2. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.
 3. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.
 4. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.
 5. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.
 6. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.
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 8. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.
 9. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.
 10. ALL MATERIALS SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR IN 1 YEAR.

ATTACHMENT 6



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

November 13, 2007

MEMORANDUM:

TO: Fred Boyd, Planner
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Ed Axler, Planner/Coordinator *EA*
Transportation Planning

SUBJECT: Mandatory Referral MR 07503-HHS-1
Homeless Facilities Rehabilitation
Located at 600 East Gude Drive, Rockville
Derwood Policy Area

This memorandum is the Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Mandatory Referral application. The applicant is proposing to rehabilitate the existing facilities of the Men's Emergency Center, Chase Partnership House, and Adrienne's Safe Haven and to relocate the administrative offices of the Montgomery County Coalition for the Homeless on to this site. The Montgomery County Department of Health and Human Services (DHHS) is the lead agency that is funding the operations of these four community organizations with construction financing by the Montgomery County Department of Housing and Community Affairs.

RECOMMENDATION

Transportation Planning staff recommends the following comment as part of the APF test for transportation requirements related to the subject Mandatory Referral application:

The applicant and community service organizations on the site must retain the existing cap of accommodating up to 186 men.

The Transportation Planning staff finds that the subject Mandatory Referral application satisfies the Local Area Transportation Review test and will have no adverse effect on nearby roadway conditions or pedestrian facilities.

DISCUSSION

Site Location and Vehicular Access

The subject homeless facilities are located in the northwest corner of the Gude Drive Landfill which is on the northeast side of East Gude Drive at Incinerator Lane. The existing vehicular access is from East Gude Drive via Incinerator Lane.

Pedestrian Facilities

The applicant proposes on the submitted plans to construct the missing segments of sidewalk for a pedestrian connection along Incinerator Lane from the subject facilities on the site to the bus stop located on East Gude Drive. These sidewalks provide an important connection to public transit that is the primary mode of transportation used by the men living at and/or using the site facilities.

Available Transit Service

Ride-On route 59 operates along East Gude Drive with 15-minute headways between buses during the weekdays and 30-minute headways between buses on weekends. Ride-On route 59 provides bus service to the Rockville Metrorail Station to the south and to the Montgomery Village Center at Montgomery Village Avenue/Centerway Road via the Lakeforest (Shopping Mall) Transit Center and the Shady Grove Metrorail Station to the north.

Master-Planned Roadway and Bikeway

In accordance with the *Upper Rock Creek Master Plan* and the *Countywide Bikeways Functional Master Plan*, East Gude Drive is designated as a major highway, M-23, with a recommended 150-foot minimum right-of-way and a shared use path, SP-51. Incinerator Lane is not listed in the *Master Plan*.

Local Area Transportation Review

DHHS proposes to rehabilitate the existing community service facilities on the subject site as follows:

1. Replace the overflow temporary trailer housing for 35 men by constructing a 3,760-square-foot addition to the existing 100-bed Men's Emergency Shelter. This shelter would have a total of 135 beds and is operated by the Men's Emergency Center. On a typical day, homeless men are allowed to use the

Shelter between 5:00 p.m. and 7:00 a.m. although it is open 24 hours a day. Beginning January 2008, this Shelter will be open for use by homeless men 24 hours a day. The work schedule of the Shelter's manager is from 2:00 p.m. to 11:00 p.m., while the staff works from 5:00 p.m. to 8:00 p.m. or to 10:00 p.m.

2. Replace two existing corrugated steel buildings on the site and nearby rented office space of another community organization by construct a 14,520-square-foot building. The specific land uses are as follows:
 - a. Replace one corrugated steel building that houses 36 men who are recovering from substance abuse in the Community Ministries of Rockville's Chase Partnership House program. This program operates 24 hours a day.
 - b. Replace the other corrugated steel building that houses 15 men with chronic persistent mental illness in the Adrienne's Safe Haven program. This program operates 24 hours a day.
 - c. Provide administrative office space on the site for the Montgomery County Coalition for the Homeless that is currently located in rented space approximately a mile away. The administrative office employees include the existing staff plus five new persons who provide social services and assist homeless persons in finding employment. Their work schedule is between 8:00/9:30 a.m. and 4:00/6:00 p.m. except for five outreach workers with a work schedule starting at 2:00 p.m. until approximately 10:00 p.m.
3. The Montgomery County Department of Public Works and Transportation (DPWT), Solid Waste Services is working with the Northeast Maryland Waste Disposal Authority to develop a landfill gas-to-energy power plant. They are planning to use the methane gas released from the landfill to generate electricity at the currently-unused electricity generation plant. When operational, the power plant would use the same driveway from East Gude Drive and be staffed by one operator arriving and departing the site during the weekday morning peak period (6:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 p.m.).

Transportation Planning staff reviewed the submitted traffic statement that is based on the existing and proposed future work schedules of the community service organizations and DPWT staff persons working on the site. The men using the services provided on the site arrive and depart by public transportation because they either cannot drive or afford to own a car. The number of weekday peak-hour vehicular trips generated by the staff is given in the attached table. Based on this information, the operation of these community service organizations would generate:

1. Up to 19 peak-hour vehicle trips within the weekday morning peak period and

2. Up to 20 peak-hour vehicle trips within the weekday evening peak period.

The existing and proposed land uses generate less than a total of 30 existing and new peak-hour trips within the morning and evening peak periods. Thus, a traffic study is not required to satisfy Local Area Transportation Review. The additional traffic generated by the new trips is not expected to have an adverse effect on the adjacent roadway network.

EA:ft
Attachment

cc: Maria Barker

mmo MR for Men's Shelter at 600 East Gude Drive.doc

Traffic Statement

600 East Gude Drive, Rockville, Maryland
 DHHS Homeless Programs

Weekday Trips

| EXISTING TRIPS | Program Totals | | | | | | | | | |
|------------------------------|----------------|----------------|----------------|-----------------------|------------------|------------------|------------------|-----------------------|-----------|--|
| | 6:30-7:30 a.m. | 7:30-8:30 a.m. | 8:30-9:30 a.m. | 9:30 a.m. - 4:00 p.m. | 4:00 - 5:00 p.m. | 5:00 - 6:00 p.m. | 6:00 - 7:00 p.m. | 7:00 p.m. - 6:30 a.m. | | |
| Arriving Trips | | | | | | | | | | |
| Men's Emergency Shelter | | | | 1 | 3 | | | 1 | 5 | |
| Chase Partnership House | 2 | 2 | 1 | 2 | | 1 | | 2 | 10 | |
| Safe Havens | 1 | 1 | | 1 | 1 | | | 1 | 5 | |
| Total Arriving Trips | 3 | 3 | 1 | 4 | 4 | 1 | 0 | 4 | 20 | |
| Departing Trips | | | | | | | | | | |
| Men's Emergency Shelter | | 2 | 2 | | | | | | 5 | |
| Chase Partnership House | 1 | 1 | 1 | 1 | | 2 | 1 | 3 | 10 | |
| Safe Havens | 1 | 1 | | 1 | 1 | | | 1 | 5 | |
| Total Departing Trips | 2 | 4 | 3 | 2 | 1 | 2 | 1 | 5 | 20 | |

| NEW TRIPS | Program Totals | | | | | | | | | |
|-------------------------------------------------------------|----------------|----------------|----------------|-----------------------|------------------|------------------|------------------|-----------------------|-----------|--|
| Arriving Trips | 6:30-7:30 a.m. | 7:30-8:30 a.m. | 8:30-9:30 a.m. | 9:30 a.m. - 4:00 p.m. | 4:00 - 5:00 p.m. | 5:00 - 6:00 p.m. | 6:00 - 7:00 p.m. | 7:00 p.m. - 6:30 a.m. | | |
| Men's Emergency Shelter Day Staff | | 3 | 2 | | | | | | 5 | |
| Montgomery County Coalition for the Homeless Administration | 1 | 4 | 13 | 5 | | | | | 23 | |
| DPWT Methane Contractor | | 2 | | | | | | | 2 | |
| Total Arriving Trips | 1 | 9 | 15 | 5 | 0 | 0 | 0 | 0 | 30 | |
| Departing Trips | | | | | | | | | | |
| Men's Emergency Shelter Day Staff | | | | | 3 | 2 | | | 5 | |
| Montgomery County Coalition for the Homeless Administration | | | | | | | | | 23 | |
| DPWT Methane Contractor | | | | | | | | | 2 | |
| Total Departing Trips | 0 | 0 | 0 | 6 | 17 | 2 | 5 | 5 | 30 | |

| | | | | | | |
|------------------------------|----------|-----------|-----------|-----------|-----------|----------|
| Total Peak Hour Trips | 6 | 16 | 19 | 11 | 20 | 3 |
|------------------------------|----------|-----------|-----------|-----------|-----------|----------|