

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum:

Date: April 24, 2025

TO: Ed Gibbs
Gibbs & Haller

FROM: Mike Lenhart

RE: Westside Commercial Preliminary Plan (Re-Subdivision of Lot 1 to create Lots 5 & 6)

This memorandum has been prepared to support the application to re-subdivide Lot 1 to create Lots 5 and 6 for a Panda Express to be located on Lot 6 of the Westside development. The Westside development is located at the northwest quadrant of the intersection of Van Dusen Road and West Side Boulevard in Laurel, MD.

Exhibit 1 provides a trip generation analysis of the proposed buildout of Westside commercial as compared to the original Traffic Impact Study (TIS) approval.

Approved Traffic Impact Study:

The latest approved traffic study for the site was from 2019 and contained the following land uses:

- 56 townhomes – completed as part of original approval
- 81 townhomes – completed as part of 2019 approval
- 484 multifamily apartments – completed as part of original approval
- Up to 40,000 square feet of retail approved in 2019 approval (This includes a mix of retail/restaurants on Lots 1, 3, & 4 plus a 5,600 square foot c-store with gas on Lot 2) – partially completed on Lots 1, 3, & 4 and the c-store is completed on Lot 2
- 150 room hotel (potential but not yet proposed)

Proposed Uses on Lots 3, 4, & Proposed Lots 5 & 6:

As it relates to the retail/restaurants on Lots 1, 3, & 4, the following information details the existing and proposed buildout.

- Lot 4 contains a +/- 4,800 sq ft retail building
 - Lot 3 contains a +/- 10,231 sq ft retail building
 - 2,748 sq ft proposed Panda Express on proposed Lot 6
 - Up to 4,270 sq ft retail building/pad still remaining on proposed Lot 5
- **This yields a total of 22,049 sq ft built or planned on Lots 3, 4, 5, & 6**

The uses in the approved 2019 Traffic Impact Study would generate a total of 349 AM and 307 PM peak hour trips. The trip generation for the updated uses and square footages on Lots 3, 4, 5, and 6 would be a total of 347 AM and 283 PM peak hour trips.

Based on the findings of this memorandum, the proposed re-subdivision of Lot 1 to Lots 5 & 6 along with the currently proposed uses would remain within the trip cap associated with the approved 2019 TIS.

Thanks,
Mike



LENHART TRAFFIC CONSULTING, INC.

645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

OFFICE: (410) 216-3333

EMAIL: mlenhart@lenharttraffic.com

Trip Generator Rates

Townhouse (Prince Georges County Rates) Morning Trips = 0.70 x Units Evening Trips = 0.80 x Units	Trip Distribution (In/Out) 20/80 65/35
Multi-Family (garden and mid-rise, Prince Georges County Rates) Morning Trips = 0.52 x Units Evening Trips = 0.60 x Units	Trip Distribution (In/Out) 20/80 65/35
Hotel Rooms (ITE-310) Morning Trips = 0.50 x Rooms - 5.34 Evening Trips = 0.75 x Rooms - 26.02	Trip Distribution (In/Out) 59/41 51/49
Convenience (Super) Market/Gas Station (Fueling Positions/Square Footage, ITE-960) Morning Trips = 16.1 x Fueling Positions + 135 x ksf - 483 Evening Trips = 11.5 x Fueling Positions + 82.9 x ksf - 226	Trip Distribution (In/Out) 50/50 50/50
Shopping Center (General Urban/Suburban, ksf, ITE-820) Morning Trips = 0.5 x ksf + 151.78 Ln(Evening Trips) = 0.74 x Ln(ksf) + 2.89	Trip Distribution (In/Out) 62/38 48/52

Trip Generator Totals

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Townhouse (Prince Georges County Rates) - Built	56 units		8	31	39	29	16	45
Townhouse (Prince Georges County Rates) - Proposed	81 units		11	46	57	42	23	65
Multi-Family (garden and mid-rise, Prince Georges County Rates) - Built	484 units		50	202	252	189	101	290
	Total Residential Trips		69	279	348	260	140	400
	Internal Residential Trips		-1	-3	4	-79	-34	-113
	Internal Trips for Proposed Townhomes		0	0	0	-13	-6	-19
	Internal Trips for Built Units		-1	-3	-4	-66	-28	-94
	Total Proposed Townhouse Trips		11	46	57	29	17	46
Shopping Center (ksf, ITE-820) [See note below]	22,049 sq.ft.		101	62	163	85	93	178
Convenience (Super) Market/Gas Station (Fueling Positions/Square Footage, ITE-960) - Proposed	16 Fuel Pos. 5600 sq. ft.		265	266	531	211	211	422
	Total Retail Trips		366	328	694	296	304	600
	Total Internal Retail Trips		-7	-1	-8	-36	-87	-123
	Internal Trips for Shopping Center		-2	0	-2	-10	-27	-37
	Internal Trips for Convenience Market		-5	-1	-6	-26	-60	-86
	Off-site Shopping Center Trips		99	62	161	75	66	141
	Retail pass-by at 40% per County Guidelines		-40	-25	-64	-30	-26	-56
	Total Primary Shopping Center Trips		59	37	97	45	40	85
	Off-site Convenience Market Trips		260	265	525	185	151	336
	Convenience Market pass-by at 76% per ITE		-198	-201	-399	-141	-115	-256
	Total Primary Convenience Market Trips		62	64	126	44	36	80
Hotel Rooms (ITE-310) - Proposed	150 rooms		42	29	71	46	44	90
	Internal Hotel Trips		0	-4	-4	-12	-6	-18
	Total Off-site Hotel Trips		42	25	67	34	38	72
	Total Proposed Residential/Hotel Off-site / External Trips		53	71	124	63	55	118
	Total Primary Retail Off-site / External Trips		121	101	223	89	76	165
	Total Proposed Primary Trips		174	172	347	152	131	283
	Previously Approved Primary Trips		176	173	349	165	142	307

NOTE:

1. Generation Rates based on original approvals as obtained from the M-NCPPC TIA Guidelines for Prince George's County or the ITE Trip Generation Manual.
2. Shopping center based on 10,231 sq ft retail on Lot 3, 4,800 sq ft retail on Lot 4, 2,748 sq ft retail on Lot 6 and up to 4,270 sq ft retail on Lot 5.

Traffic Impact Analysis Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning	Trip Generation for Current Proposed Build-out of Site	Exhibit 1
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