

TABLE OF CONTENTS

I. Introduction	
A. Background	4
B. Policy Areas	4
C. Local Area Transportation Review and Policy Area Mobility Review Standards	4
D. Policy Area Mobility Review	7
E. Relationship Between Policy Area Mobility Review and Local Area Transportation Review	9
II. Criteria for Screening Cases for Local Area Transportation Review	11
A. Significantly Sized Project	11
B. Congestion Standards	14
C. Exceptions to the General Guidelines	14
III. Method and Preparation of Local Area Transportation Review Traffic Study	16
A. General Criteria and Analytical Techniques	16
B. Scope of LATR/PAMR Traffic and Transportation Study	17
IV. Finding for Inadequate Facilities	22
A. Transportation Solutions	22
B. Degree of Local Congestion	23
C. Unavoidable Congestion	23
D. Transportation Demand Management Strategies	23
E. Project-Related Traffic	24
F. Queuing Analysis	24
V. Procedures for Application in the Central Business District and Metro Station Policy Areas	25
A. Adequacy of Traffic Flows	25
B. Site Access and Pedestrian/Bicycle Safety	25
C. Other Criteria	26
D. Information Provided by Staff	26
E. Traffic Mitigation Agreement	27
F. Participation in Transportation Improvements	27
VI. Methods to Reduce Local Area Transportation Review Impact	28
A. Methods to Reduce LATR or PAMR Impact For Residential and Non-Residential Development	28
B. Procedures for Applying Section VI - Trip Reduction Methods	32
C. Payment Instead of Construction	32
VII. Assigning Values to Traffic Study Factors	33
A. Capital Improvements Program Definition	33
B. Trip Generation	33
C. Peak Hour	34
D. Trip Distribution	34
E. Directional Split	34
F. Trip Assignment	34
G. Critical Lane Volume Analysis	35
H. Traffic Data	35

I. Adequate Accommodation of Traffic	35
J. Critical Lane Volume Method	36
K. Required Traffic Study Submittals to Satisfy Local Area Transportation Review	38
VIII. Policy Area Mobility Review	40
A. Background	40
B. PAMR Trip Reduction/Mitigation	43
Appendix A: Weekday Peak Hour Trip Generation Formulas and Rates for Local Area Transportation Review	46
Appendix B: Weekday Peak Hour Trips Generated by Land Uses for Local Area Transportation Review	52
Appendix C: Weekday Peak Hour Trip Generation Rates and Directional Splits for the Bethesda, Friendship Heights, and Silver Spring CBDs	58
Appendix D: Trip Distribution and Traffic Assignment Guidelines	60
Appendix E: Procedure Delegating Certain APF Findings to Staff at Time of Building Permit	71
Appendix F: PAMR Deminimis Payment in Lieu for PAMR Mitigation of Fewer than 30 Peak Hour Vehicle Trips	72