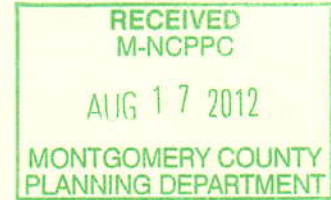


August 6, 2012

Mr. Ed Axler  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910



RE: Hanover – Shady Grove  
Montgomery County, Maryland  
Our Job No: 2011-0319

CORPORATE OFFICE  
**Baltimore, MD**

Suite H  
9900 Franklin Square Drive  
Baltimore, Maryland 21236  
410.931.6600  
fax: 410.931.6601  
1.800.583.8411

FIELD OFFICE LOCATIONS

Arkansas  
Maryland  
New York  
Texas  
Virginia

Dear Mr. Axler:

It has come to our attention that the Local Area Transportation Review (LATR) for Hanover – Shady Grove was initially submitted with the Preliminary Plan for the subject site in June 2012. The traffic counts collected for all of the intersections however, were collected in May 2011. At your request, we have reviewed the approved background development list for the site and updated it to reflect more current conditions.

Attached to this letter, please find the updated background development list which incorporates changes to the Mallory Square development and Danac's Stiles Property. Specifically, the Mallory Square has added a very small retail portion and the Danac's Stiles Property has changed from proposed office to apartment units.

The trip generation for the overall background has decreased as a result of the changes incorporated. Therefore, it is our opinion that the traffic counts and corresponding LATR is conservative in nature. Since no other developments have been approved or completed since the traffic counts were taken, it is our opinion that they are valid and no further changes or updates are required.

In addition, we have included revised CLV sheets for the intersection of Shady Grove Road at Research Boulevard. While no results have changed, a note has been added to the sheets to explain the computation of the right turn overlap.

If you have any questions regarding this information, please do not hesitate to contact me.

Sincerely,

Carl R. Wilson, Jr., P.E., PTOE  
Project Manager

cc: Scott Wallace  
Adam Harbin  
Chanda Beaufort

CRW:clg  
(F:\2011\2011-0319\wp\Axler.docx)

TRIP GENERATION FOR BACKGROUND DEVELOPMENTS

TRIP TOTALS

MORNING PEAK HOUR			EVENING PEAK HOUR		
IN	OUT	TOTAL	IN	OUT	TOTAL

**3. Danac's Stiles Property**

Before

301,000 General Office 438 66 504 77 376 453

Now

470 Apartment Units 38 153 191 147 75 222

**Trip Change (Now - Before) -400 87 -313 70 -301 -231**

**5. Mallory Square B.N.A. Site Conversion to Residential Reasearch Boulevard <sup>3/</sup>**

Before

Existing Use

115,858 sq.ft. Office 164 25 189 32 155 187

Proposed Use

345 Units of Mid-Rise Apts-Bldg A 28 113 141 108 55 163

345 Units of Mid-Rise Apts-Bldg B 28 113 141 108 55 163

**Net Difference**

**(Proposed Use Trips - Existing Use Trips) -108 201 93 184 -45 139**

Now

Existing Use

115,858 sq.ft. Office 164 25 189 32 155 187

Proposed Use

345 Units of Mid-Rise Apts-Bldg A 28 113 141 108 55 163

345 Units of Mid-Rise Apts-Bldg B 28 113 141 108 55 163

5,000 sf Retail 8 8 16 32 30 62

Pass-by Trips (70%) -6 -6 -12 -22 -21 -43

Total New Trips 58 228 286 226 119 345

**Net Difference**

**(Proposed Use Trips - Existing Use Trips) -106 203 97 194 -36 158**

**Trip Change (Now - Before) 2 2 4 10 9 19**

**Total Trip Change -398 89 -309 80 -292 -212**

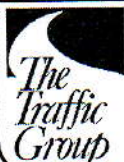


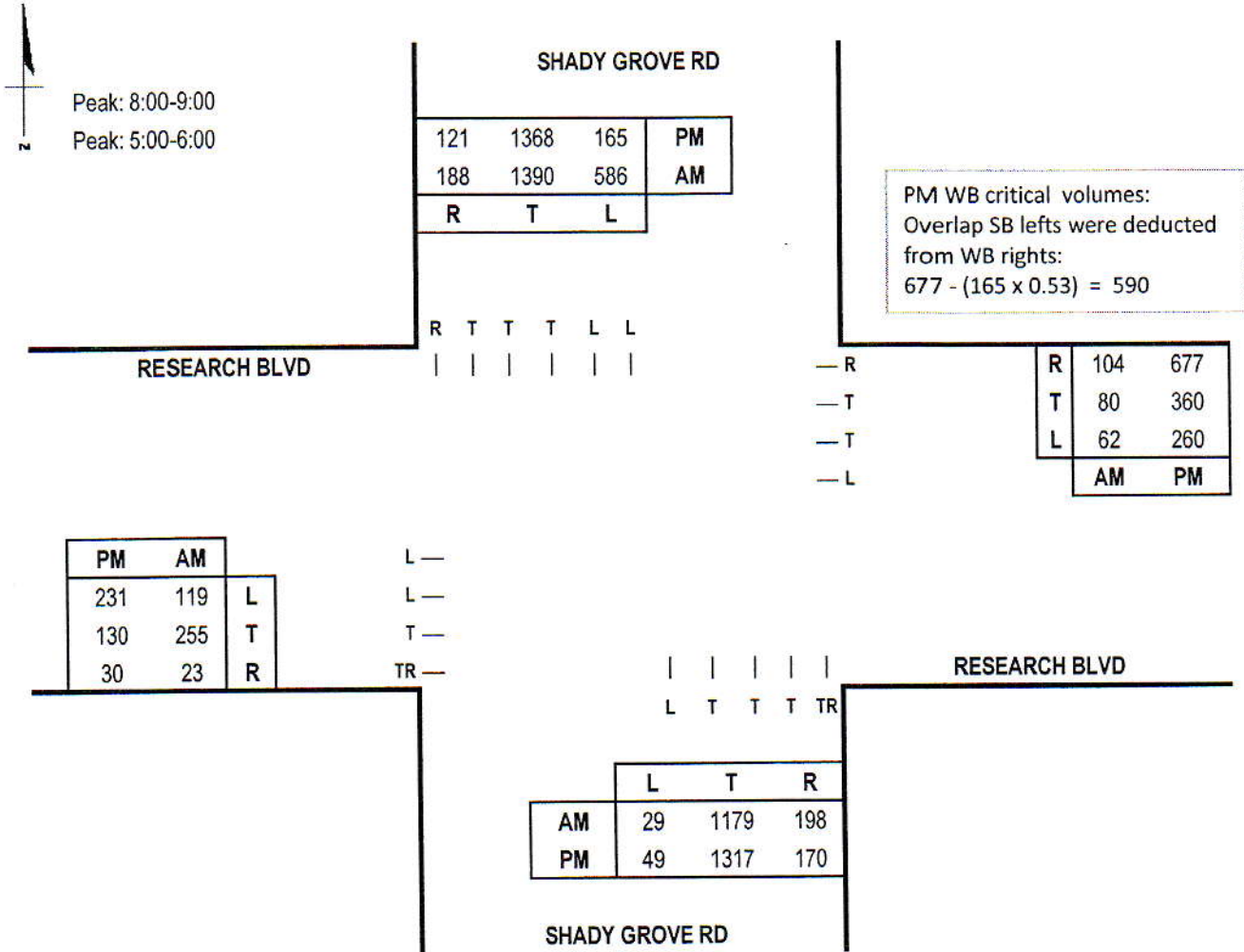
EXHIBIT 6 (CORRECTION)  
TRIP GENERATION FOR  
BACKGROUND DEVELOPMENTS



# CRITICAL LANE VOLUME (CLV) METHODOLOGY for Montgomery County

**E/W Road:** Research Blvd  
**N/S Road:** Shady Grove Rd  
**Conditions:** Existing Traffic

**Date of Count:** 5/11/2011  
**Day of Count:** Wednesday  
**Analyst:** Ming-Yu Chien



### Capacity Analysis

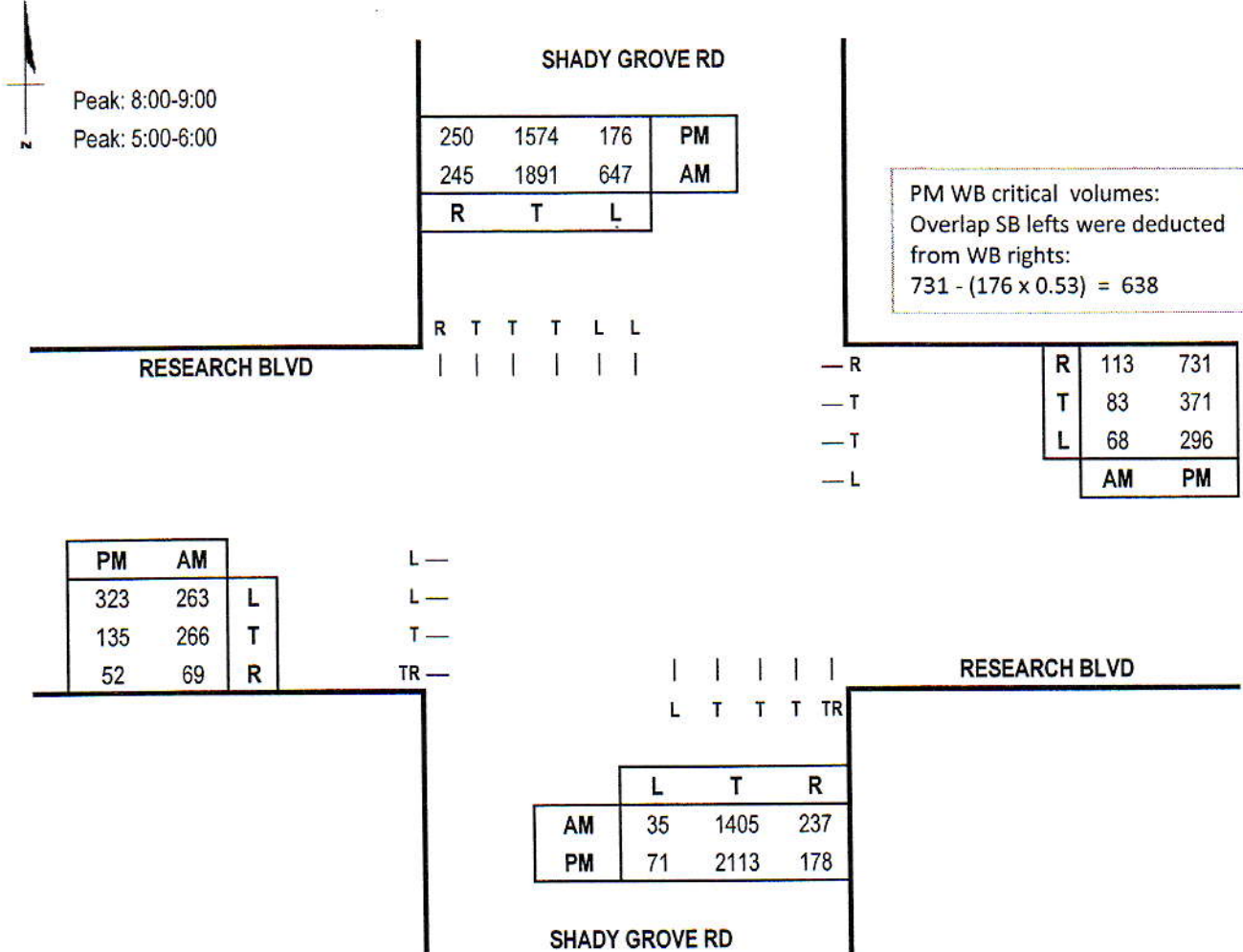
Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	1377	0.30	413	586	0.53	311	724
SB	1390	0.37	514	29	1.00	29	
EB	278	0.53	147	62	1.00	62	209
WB	80	0.53	42	119	0.53	63	
CLV TOTAL=							933

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	1487	0.30	446	165	0.53	87	555
SB	1368	0.37	506	49	1.00	49	
EB	160	0.53	85	260	1.00	260	712
WB	590	1.00	590	231	0.53	122	
CLV TOTAL=							1,267

# CRITICAL LANE VOLUME (CLV) METHODOLOGY for Montgomery County

**E/W Road:** Research Blvd  
**N/S Road:** Shady Grove Rd  
**Conditions:** Background Traffic

**Date of Count:** 5/11/2011  
**Day of Count:** Wednesday  
**Analyst:** Ming-Yu Chien



	PM	AM	
	323	263	L
	135	266	T
	52	69	R

	L	T	R
AM	35	1405	237
PM	71	2113	178

### Capacity Analysis

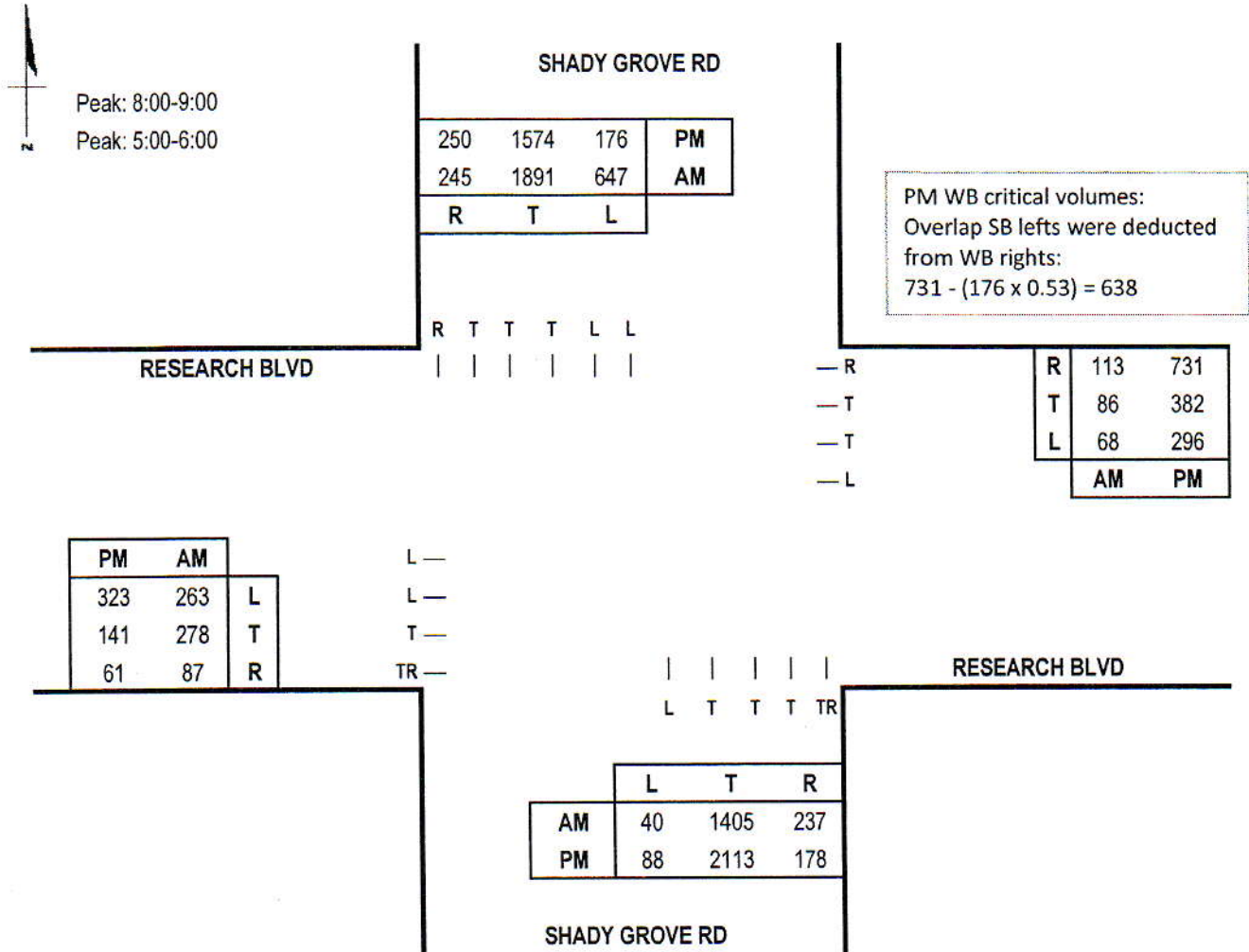
Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	1642	0.30	493	647	0.53	343	836
SB	1891	0.37	700	35	1.00	35	
EB	335	0.53	178	68	1.00	68	246
WB	83	0.53	44	263	0.53	139	
CLV TOTAL=							1,082

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	2291	0.30	687	176	0.53	93	780
SB	1574	0.37	582	71	1.00	71	
EB	187	0.53	99	296	1.00	296	809
WB	638	1.00	638	323	0.53	171	
CLV TOTAL=							1,589

# CRITICAL LANE VOLUME (CLV) METHODOLOGY for Montgomery County

**E/W Road:** Research Blvd  
**N/S Road:** Shady Grove Rd  
**Conditions:** Total Traffic

**Date of Count:** 5/11/2011  
**Day of Count:** Wednesday  
**Analyst:** Ming-Yu Chien



### Capacity Analysis

Morning Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			AM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	1642	0.30	493	647	0.53	343	836
SB	1891	0.37	700	40	1.00	40	
EB	365	0.53	193	68	1.00	68	261
WB	86	0.53	46	263	0.53	139	
CLV TOTAL=							<b>1,097</b>

Evening Peak Hour							
Dir	Thru Volumes			+ Opposing Lefts			PM
	VOL	x LUF	= Total	VOL	x LUF	= Total	CLV
NB	2291	0.30	687	176	0.53	93	780
SB	1574	0.37	582	88	1.00	88	
EB	202	0.53	107	296	1.00	296	809
WB	638	1.00	638	323	0.53	171	
CLV TOTAL=							<b>1,589</b>