



January 8, 2020

Richard Weaver
Area 3 Chief
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Conditional Use Traffic Statement for Spectrum Retirement Communities, 9545 River Road
Montgomery County, Maryland

Dear Mr. Weaver:

This letter serves as a Traffic Statement for the proposed Conditional Use application of 9545 River Road for Spectrum Retirement Communities in the Potomac Policy Area of Montgomery County, Maryland.

The property located at 9545 River Road (the "Property") is currently occupied as a garden center.

The applicant proposes to develop the Property as a 100 unit assisted living and senior housing project. A total of 60 units or 80 beds are proposed for the assisted living and 40 units for independent living. Vehicular access to the property, trash pick-up and loading will be accessed from River Road.

We have prepared a trip generation analysis for the Property comparing the approved site development to the proposed uses in accordance with the latest edition of the Maryland National Capital Park and Planning Commission (MNCPPC) Local Area Transportation Review (LATR) guidelines. Based on the trip generation analysis attached in Table 1, the existing use is estimated to generate 59 AM peak hour and 168 PM peak hour person trips, while the proposed use will generate 37 AM peak hour and 51 PM peak hour person trips. Therefore, the proposed use will reduce traffic on River Road by generating 22 fewer AM peak hour and 117 fewer PM peak hour person trips.

The LATR guidelines stipulate that credit for existing site trips may be considered in determining if the proposed use will trigger the 50-person trip threshold that requires an LATR study. Since the proposed use will generate fewer than 50 person trips compared with the existing use, the site is exempt from an LATR study.

There are two points of access into the existing garden center. The northern access is 48 feet wide and the southern access is 112 feet wide. The proposed redevelopment of the property will improve and

consolidate access on River Road. This consolidation will provide a loop access to the site with one entrance and one exit.

Spectrum Retirement Community will provide a shuttle service for the residents. Pedestrian access is also provided by a shared use path on the east side of River Road.

If you have any questions regarding the above Conditional Use Traffic Statement please call me at (301) 971-3415 or email me at amrandall@mjewells.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Randall".

Nancy Randall, AICP
Principal Associate

