



July 6, 2020

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

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

Dear Mr. Weaver:

This letter serves as the revised 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 by a Garden Center. The applicant proposes to redevelop the Property to provide a 130 bed assisted living facility with vehicular access to the property from River Road.

We have prepared a trip generation analysis for the Property comparing the existing/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 38 AM peak hour and 53 PM peak hour person trips. Therefore, the proposed use will reduce traffic on River Road by generating 20 fewer AM peak hour and 115 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 that reads "Nancy Randall".

Nancy Randall, AICP
Consultant

Table 1
Spectrum Retirement Potomac
Trip Generation^{1,2}

Land Use	LUC	Amount	Unit	ITE Trip Generation						SSP 2016-2020 Trip Generation											
				AM Peak Hour			PM Peak Hour			Auto Driver	Auto Passenger	Transit	Non-Motorized	Pedestrian	Person Trips	Auto Driver	Auto Passenger	Transit	Non-Motorized	Pedestrian	Person Trips
				In	Out	Total	In	Out	Total												
Existing Uses																					
Garden Center	817	17,489	SF	21	21	42	61	61	121												
Proposed³																					
Assisted Living	254	130	Beds	16	9	25	13	21	34												
Increase/(Decrease)				(5)	(12)	(17)	(48)	(40)	(87)												
				Potomac Policy Area Trip Generation Adjustments																	
Existing Garden Center	817	17,489	SF			41			117	41	15	2	1	3	59	117	43	3	5	8	168
Proposed Assisted Living	254	130	Beds			24			33	24	10	2	2	4	38	33	14	2	3	5	53
Increase/(Decrease)						(17)			(84)	(17)	(5)	0	1	1	(21)	(84)	(29)	(1)	(2)	(3)	(115)

Notes:

1. Trip generation based on ITE Trip Generation Manual 10th Edition
2. LATR Adjustment Factors and Mode Split Assumptions for the Potomac Policy Area were applied
3. "Residential" SSP Policy area adjustment factor used for the proposed assisted living and Independent living units