

WELLS + ASSOCIATES

MEMORANDUM



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TO: Walker Freer
M-NCPPC

FROM: Chris Kabatt, PE
Behnaz Razavi, AICP

COPY: Patrick O'Neil; Lerch, Early & Brewer
William DePippo; Alexandria Real Estate Equities, Inc.

RE: Traffic Statement for 9800 Medical Center Drive Site Plan Amendment
Montgomery County, Maryland

DATE: January 21, 2021

This memorandum serves as a Traffic Statement for a proposed amendment to Site Plan No. 81995045G, for 9800 Medical Center Drive, located in the Life Sciences area of Montgomery County, Maryland and R&D Village policy area.

9800 Medical Center Drive is located on the south side of Medical Center Drive and west of Shady Grove Road. Per the current site plan, No. 81995045F, 544,579 square feet (SF) of density has been approved for the 9800 Medical Center Drive site. To date, the site has been developed with 457,219 SF and 23,272 SF was transferred to another parcel within the Life Sciences area. Therefore, 64,088 SF of density remains on the site for development.

With this amendment to the site plan, 93,560 SF of density is proposed. Along with the 64,088 SF of available square footage, 29,472 SF is being transferred from the Shady Grove Medical Center site as described in more detail in the amendment application. The proposed 93,560 SF of development is within the available and approved density for 9800 Medical Center Drive within the Life Sciences area.

Therefore, since the proposed development density is within the approved square footage, it is exempt from an LATR transportation study. If you have any questions regarding the above Traffic Statement email me at clkabatt@wellsandassociates.com.