



December 19, 2022

Matthew Folden, AICP
Montgomery County Planning Department
2425 Reddie Drive, Floor 14
Wheaton, MD 20902

7200 Wisconsin Avenue,
Suite 500,
Bethesda, MD 20814
301-448-1333
WellsandAssociates.com

Re: Traffic Statement
EvolutionLabs North Bethesda Sketch Plan and Preliminary Plan

Dear Mr. Folden:

This letter serves as a traffic statement the Sketch Plan and Preliminary Plan of Subdivision applications for the proposed EvolutionLabs North Bethesda site in the White Flint Policy Area of Montgomery County, MD. The property is bounded by Old Georgetown Road, Banneker Avenue, and Grand Park Avenue, north of Wall Park/Shriver Aquatic Center.

Evolution Labs is ultimately planned for approximately 721,516 SF of life sciences office lab space in three buildings and parking garage. Phase 1 includes one building with approximately 240,505 SF for life sciences uses. Table 1 provides a summary of the projected trip generation based on the development program for the ultimate buildout and Phase 1.

Pursuant to the 2020-2024 Growth and Infrastructure Policy (the "GIP"), the Project is exempt from Local Area Transportation Review (LATR) as the Property is subject to the White Flint Special Taxing District. The GIP also suspended LATR requirements for Biosciences Facilities. The proposed R&D use is a Biosciences Facility, per Section 52-39 of the County Code, as it will be a biological research and development or manufacturing facility.

Please use this letter as our formal LATR submittal. If you require any additional information to facilitate your review and approval, please email me at clkabatt@wellsandassociates.com.

Sincerely,

Christopher L. Kabatt
Principal

Table 1
 EvolutionLabs North Bethesda
 Site Trip Generation (1)

Land Use	LUC	Amount	Unit	ITE Trip Generation						GIP Mode Split Trip Generation			
				AM Peak Hour			PM Peak Hour			AM Peak Hour		PM Peak Hour	
				In	Out	Total	In	Out	Total	Auto Driver	Person Trips	Auto Driver	Person Trips
Buildout Research & Development (Life Sciences Uses)	760	721,516	SF	636	130	766	103	586	689	597	1,008	537	907
		Less 50% Reduction ²								299	504	269	454
		Buildout Trips								299	504	269	454
Phase 1 - Tower A Research & Development (Life Sciences Uses)	760	240,505	SF	243	50	293	41	235	276	229	387	215	363
		Less 50% Reduction ²								115	194	108	182
		Phase I Trips								115	194	108	182

Note: 1. Trip Generation based on MNCPPC Rates/Equations

2. 50% reduction of peak hour trips required per growth policy's Alternate Review Procedure for Metro Station Policy Areas.