



May 31, 2022

Katherine Mencarini
Planning Coordinator
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor
Wheaton, Maryland 20902

RE: LATR Exemption Letter for 4-H Corso Connecticut Avenue
Montgomery County, Maryland

Dear Ms. Mencarini:

This letter serves as a Traffic Statement and a justification for exemption from a Local Area Transportation Review (LATR) study for the proposed redevelopment of the 4-H headquarters Building located at 7100 Connecticut Avenue in the Bethesda/Chevy Chase policy area of Montgomery County, Maryland.

The property has served as the Headquarters of 4-H and the site contains the 93,301 headquarters office building, and a 183-room hotel with 37,500 square feet of meeting space. The applicant proposes to redevelop the property with up to 450 senior/assisted living units. Vehicular access to the site will remain as currently provided for 4-H facilities on Connecticut Avenue.

We have prepared a trip generation analysis for the subject property comparing the existing site development to the proposed use 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 proposed use will generate 164 AM peak hour and 239 PM peak hour person trips. Of these person trips, they will generate 93 AM peak hour and 137 PM peak hour auto driver trips. By contrast, the existing use generates 285 AM peak hour and 299 PM peak hour person trips, and 175 AM peak hour and 183 PM peak hour auto driver trips.

As shown in Table 1 the change in use on this property will reduce both the person trips and auto driver trips. The net reduction of person trip during the AM peak hour is -121 and -60 during the PM peak hour. The auto driver trips reduction during the AM peak hour will be -82 trips and during the PM peak hour the auto driver trip reduction will be -46 trips.

The LATR guidelines stipulate that credit for existing site trips may be considered to determine if “the proposed use will be replacing an existing land use that was occupied for more than 12 years” and proposed use will not increase the 50-person trip threshold requiring an LATR study. Since the proposed use will replace a use that has been occupied for more than 12 years and result in a net reduction of person trips (well below the 50-person trip standard), the site is exempt from an LATR study.

If you have any questions regarding the above Traffic Statement, please call me at (410) 353-7340 or email me at amrandall@mjwells.com.

Sincerely,

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

Nancy Randall, AICP
Principal Associate

