



WELLS + ASSOCIATES

April 30, 2013

Mr. Ed Axler,
Transportation Planning Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Gables at White Flint Traffic Statement for LATR and TPAR Exemption -**DRAFT**

Dear Mr. Axler:

This letter serves as a traffic statement for the proposed Gables development at White Flint. The development program includes 455 residential units and 30,900 SF of retail development. As part of the sketch plan submittal, I have attached Table I, which provides a summary of the projected trip generation based on this development program.

Based on the current LATR and PAMR guidelines, projects located within the White Flint Metro Station Policy Area are exempt from the LATR and TPAR requirements if the project/developers agree and provide substantial funds to new a development district or new impact tax district to finance master planned public improvements within in the Policy area. This application will be filed under this exemption.

Please use this letter as our formal LATR and TPAR Exemption submittal. If you require any additional information to facilitate you review and approval please call me at 301-448-1333 (Ext. # 1494) or email me at amrandall@mjwells.com

Sincerely,

Nancy Randall AICP, PTP
Principal Associate

Table I
 Gables at White Flint Trip Generation
 Site Trip Generation¹

	Amount	Units	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<u>Proposed Land Use</u>									
Apartments	455	DU	37	148	185	142	73	215	
	less 50% Reduction ²		<u>(19)</u>	<u>(74)</u>	<u>(93)</u>	<u>(71)</u>	<u>(36)</u>	<u>(107)</u>	
	Residential Trips - Sub-total		18	74	92	71	37	108	
	Retail	30,900	SF	50	46	95	199	183	382
	less 50% Reduction ²		<u>(25)</u>	<u>(23)</u>	<u>(48)</u>	<u>(99)</u>	<u>(92)</u>	<u>(191)</u>	
	Retail Trips - Sub-total		25	23	47	100	91	191	
	Net External Trips		43	97	139	170	128	299	

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.