April 28, 2017

Mr. Ed Axler  
Maryland-National Capital Park and Planning Commission  
Montgomery County Department of Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910

Reference: Leisure World Administration and Clubhouse 1 – Traffic Statement

Dear Mr. Axler,

On behalf of the applicant, Leisure World of MD Corporation, we provide the following Traffic Statement in support of the Site Plan application for the proposed Administration Building and improvements to Clubhouse 1.

The subject property is located at the intersection of Rossmoor Boulevard and Leisure World Boulevard in the retirement community of Leisure World Maryland. The site is currently improved with an existing administration building and clubhouse building with ancillary parking, recreation facilities, walkways, etc. Leisure World of Maryland recently celebrated its 50th anniversary and the two subject buildings were among the initial facilities constructed for the community.

The applicant’s proposed general scope is to replace the existing administration building and make modest improvements to the clubhouse building. The proposed replacement of the administration building will result in a slightly larger facility to accommodate effectively the same uses. Importantly, the proposed improvements will better serve the existing employees and residents and are not expected to accommodate any new employees. Also, visiting patrons to Clubhouse 1 and the Administration Building are almost exclusively Leisure World residents who don’t impact the public road network surrounding the greater Leisure World community.

Since the uses have been in place and in continuing use for more than 12 years, a traffic study is not required to satisfy the Local Area Transportation Review test because the improvements will result in generating much fewer than 50 additional peak-hour trips.
April 28, 2017
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Page 2 of 2

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Once you've had the opportunity to review this Traffic Statement, please feel free to contact me if you have any questions or need additional information.

Sincerely,

STANTEC CONSULTING SERVICES INC.

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Enclosures: a/s

Cc: Ms. Nicole Gerke - LWM
    Mr. Scott Wallace – L&B