



1110 Bonifant Street  
Suite 210,  
Silver Spring, MD 20910  
301-448-1333  
[WellsandAssociates.com](http://WellsandAssociates.com)

July 15, 2021

Ms. Katie Mencarini  
Multimodal Planner Coordinator  
Montgomery County Planning Department  
2425 Reedie Dr  
Silver Spring, MD 20902

RE: Traffic Exemption letter for 5500 Wisconsin Avenue  
Friendship Heights – Montgomery County, Maryland

Dear Ms. Mencarini:

This letter serves as a Traffic Exemption Statement for the proposed redevelopment of 5500 Wisconsin Avenue, located within the (Red) Friendship Heights Policy Area of Montgomery County. The property is currently developed with a hotel and 50,872 square feet of retail space. The Applicant is proposing to remove 49,292 square feet of the existing retail space and replace it with a 380-unit high-rise residential building and up to 15,000 SF of ground floor retail space.

The remaining 1,580 square feet of the existing retail space ( $50,872 \text{ SF} - 49,292 \text{ SF} = 1,580 \text{ SF}$ ) will be incorporated into the project design, such that the total retail will not exceed 15,000 square feet.

Below grade parking will be provided for both the residential units and the 15,000 square feet of retail space. The existing hotel parking will remain in place.

We have prepared a trip generation analysis for the subject property comparing the existing site development to the proposed uses in accordance with the LATR guidelines. Table 1 below provides a comparison of the trips generated by the existing retail space (to be removed) to the proposed residential high-rise apartment building with ground floor retail space.

The trip generation was conducted in accordance with the 2021 Local Area Transportation Review (LATR) guidelines and the required Friendship Heights Policy Area adjustment factors. The trip generation comparison indicates that the proposed redevelopment plan will result in 36 fewer person trips during the AM peak hour and 44 fewer person trips during the PM Peak hour.

**WELLS + ASSOCIATES**

Based on the results of our analysis it is our opinion that the proposed redevelopment of this property is eligible for an exemption to the LATR in accordance with the July 2021 LATR guidelines.

If you have any questions regarding the above LATR Traffic Exemption Statement, please call me at (410 353 7340) or email me at [amrandall@mjwells.com](mailto:amrandall@mjwells.com).

Sincerely,



Nancy Randall AICP

Consultant

**Table 1**

5500 Wisconsin Avenue

Trip Generation <sup>1, 2</sup>

				ITE Trip Generation <sup>1</sup>						Mode-Split Adjustments											
				AM Peak Hour			PM Peak Hour			AM Peak Hour					PM Peak Hour						
Land Use	Land Use Code	Amount	Unit	In	Out	Total	In	Out	Total	Auto Driver <sup>3</sup>	Auto Passenger	Transit Trips	Bicycle Trips	Pedestrian Trips	Total Person Trips	Auto Driver <sup>3</sup>	Auto Passenger	Transit Trips	Bicycle Trips	Pedestrian Trips	Total Person Trips
<u>Existing Uses to be Removed</u>																					
Retail	820	49,292	SF	110	67	177	155	167	322	129	38	29	49	78	244	235	69	53	89	142	445
<u>Proposed New Uses</u>																					
High-Rise Apartments	222	380	DU	29	91	120	84	54	138	94	36	29	28	57	187	108	42	33	32	65	215
Retail	820	15,000	SF	<u>9</u>	<u>6</u>	<u>15</u>	<u>64</u>	<u>70</u>	<u>134</u>	<u>11</u>	<u>3</u>	<u>2</u>	<u>4</u>	<u>6</u>	<u>21</u>	<u>98</u>	<u>29</u>	<u>22</u>	<u>37</u>	<u>59</u>	<u>186</u>
subtotal				38	97	135	148	124	272	105	39	31	32	63	208	206	71	55	69	124	401
Net Trips (Proposed - Existing)				-72	30	-42	-7	-43	-50	-24	1	2	-17	-15	-36	-29	2	2	-20	-18	-44

Notes:

1. Trip generation based on ITE Trip Generation Manual 10th Edition
2. Mode Split assumptions based on the Friendship Heights Policy Area
3. The Auto Driver trips represent the number of vehicles added to the road network.

**Subject:** RE: exemption letter for 5500 Wisconsin Ave

**From:** Mencarini, Katherine <[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>  
**Sent:** Tuesday, August 3, 2021 8:43 PM  
**To:** Anne M. (Nancy) Randall <[amrandall@wellsandassociates.com](mailto:amrandall@wellsandassociates.com)>  
**Cc:** Silber, Stacy P. <[spsilber@lercheearly.com](mailto:spsilber@lercheearly.com)>; Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>  
**Subject:** RE: exemption letter for 5500 Wisconsin Ave

Nancy,  
 I apologize. I took your email too literally and didn't respond because I didn't have questions. This TES is accepted.  
 Thanks for sending and clarifying.

Katie



**Katherine (Katie) Mencarini**

**Planner Coordinator**

Montgomery County Planning Department  
 2425 Reedy Drive, 13<sup>th</sup> floor, Wheaton, MD 20902

[Katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)

p: 301.495.4549



**WE'VE MOVED!**

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT  
 2425 REEDY DRIVE, WHEATON, MD 20902

**From:** Anne M. (Nancy) Randall <[amrandall@wellsandassociates.com](mailto:amrandall@wellsandassociates.com)>  
**Sent:** Tuesday, August 3, 2021 3:30 PM  
**To:** Mencarini, Katherine <[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>  
**Cc:** Silber, Stacy <[spsilber@lercheearly.com](mailto:spsilber@lercheearly.com)>  
**Subject:** FW: exemption letter for 5500 Wisconsin Ave

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Katie, just checking that you received this and accepted the exemption letter for 5500 Wisconsin. The email below was sent to you on the 21<sup>st</sup> of July

**Anne M. (Nancy) Randall, AICP | Transportation Consultant**

**WELLS + ASSOCIATES**

1110 Bonifant Street, Suite 210 | Silver Spring, MD 20910

D: 301.971.3415 | M: 410.353.7340 | O: 301.448.1333

[Web](#) | [Blog](#) | [LinkedIn](#) | [Twitter](#) | [Facebook](#)

*Celebrating 30 years of serving great clients*

**From:** Anne M. (Nancy) Randall

**Sent:** Wednesday, July 21, 2021 12:43 PM

**To:** Mencarini, Katherine <[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>

**Cc:** Silber, Stacy P. <[spsilber@lercheearly.com](mailto:spsilber@lercheearly.com)>; Rogers, Elizabeth C. <[ecrogers@lercheearly.com](mailto:ecrogers@lercheearly.com)>; Jad Donohoe <[JadD@donohoe.com](mailto:JadD@donohoe.com)>

**Subject:** exemption letter for 5500 Wisconsin Ave

Katie, give me a call if you have any questions re the attached. thanks