



March 12, 2008

Mr. Shahriar Etemadi
Transportation Supervisor
Transportation Planning
M-NCPPC
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Silver Spring, MD 20910

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RE: Sandy Springs Mini-Storage
Montgomery County, Maryland

Delmarva Region
Suite 102
11202 Racetrack Road
Ocean Pines, Maryland 21811
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Virginia
7853 Coppermine Drive
Manassas, Virginia 20109
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Dear Mr Etemadi:

The Traffic Group, Inc. has been requested to prepare a Transportation Statement for the proposed development of the Sandy Springs Mini-Storage facility to be located along the south side of MD108 opposite Bentley Road in the Sandy Springs area of Montgomery County, Maryland as shown on Exhibit 1. This property is Tax Parcel 451. This property is planned to be redeveloped with 900 mini-storage units.

This property is presently developed with a tool rental facility and concrete operation which consists of approximately 5,500 square feet of retail space and 5,500 square feet of warehouse space. Access to this facility presently exists along MD 108. MD 108 is a two lane roadway in the vicinity of the site.

In order to determine the number of peak hour trips presently being generated by the existing use on this property, we consulted the Institute of Transportation Engineers (ITE) Trip Generation Report (7th Edition). Although the existing use on the property is retail in nature a tool rental operation would in our opinion, be similar to a Building Materials (ITE land Use Code 812) classification with regards to traffic generation. It should be noted that the trip generation rates for a Building Material facility are significantly less than for traditional retail space, therefore, for the purpose of this analysis we have provided a conservative approach. Based on the above we have prepared Exhibit 2 which shows the trip generation rates and the peak hour trips that would be generated by the existing use on this property. Based on the data contained in the ITE Trip Generation Report, this site would be expected to be generating 26 trips during the morning peak hour and 32 trips during the evening peak.

Under the proposed plan, it is anticipated that 900 mini-storage units will be constructed on the site. Using the trip generation rates contained in the local Area Transportation Review Guidelines (LATR) published by the Maryland National Capital Park and Planning Commission (M-NCPPC) a 900 unit facility would be expected to generate 9 trips during the morning peak hour and 9 trips during the evening peak hour. Shown on Exhibit 2 is a comparison between the trips that are currently being generated versus the trips that would be anticipated based on the redevelopment of this site. As

shown on Exhibit 2 the proposed use on this site would be expected to generate 17 less trips during the morning peak hour and 23 less during the evening peak hour than the current use of this property.

Based on the LATR Guidelines and the Policy Area Mobility Review (PAMR) requirements because this project would be anticipated to generate less traffic than the existing use on the property, it would be appropriate that a waiver be granted for this project and that this transportation statement would serve to meet the LATR and PAMR requirements for the subject site.

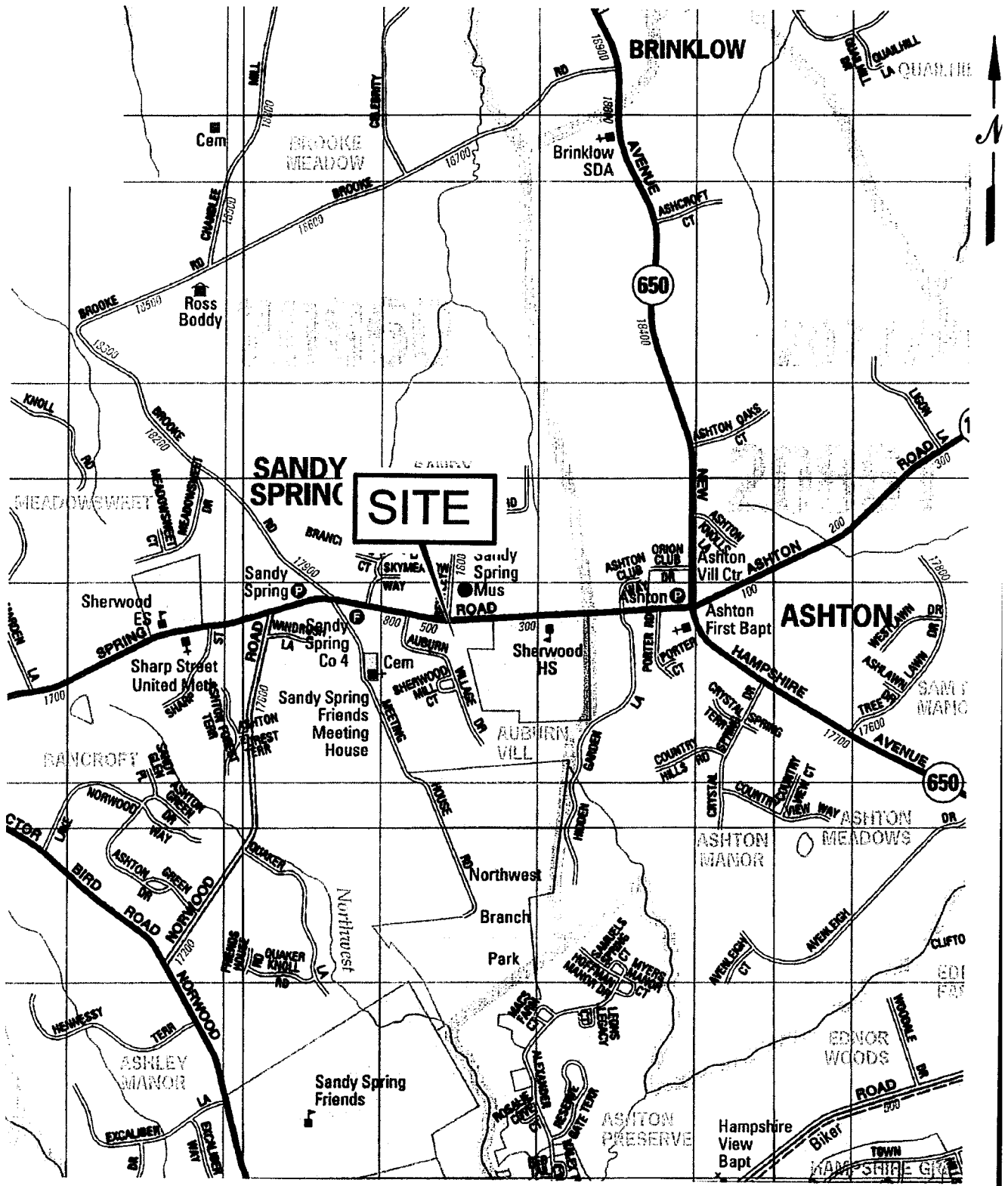
If you have any questions concerning any of the above information, please do not hesitate to contact me.

Sincerely,

Glenn E. Cook
Vice President

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cc: Craig Pittinger



NOT TO SCALE

EXHIBIT 1
SITE LOCATION MAP
(GRID SPACNG:
2000 FT)

TRIP GENERATION FOR SUBJECT SITE

TRIP RATES / FORMULAE IN/OUT

Building Materials & Lumber Store (ksf, ITE-812)

Morning Trips = 2.6 x ksf 67/33

Evening Trips = 4.49 x ksf 48/52

Warehousing (ksf, ITE-150)

Ln(Morning Trips) = 0.71 x Ln(ksf) + 1.15 82/18

Ln(Evening Trips) = 0.79 x Ln(ksf) + 0.54 25/75

Mini-Warehouse (Mini-Warehouse, Montgomery County Rates)

Morning Trips = 0.01 x Units 50/50

Evening Trips = 0.01 x Units 70/33

TRIP TOTALS

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Existing Site

Building Materials & Lumber Store (ksf, ITE-B12)

5,500 sq.ft.	9	5	14	12	13	25
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Warehousing (ksf, ITE-150)

5,500 sq.ft.	9	2	11	2	5	7
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Total Exist	18	7	25	14	18	32
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Proposed Use

Mini-Storage (Mini-Storage, Montgomery County Rates)

900 units	5	4	9	6	3	9
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Trip Differential	-13	-3	-16	-8	-15	-23
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EXHIBIT 2 TRIP
GENERATION FOR
SUBJECT SITE