



October 3, 2023

Patrick Butler  
Up County Planning Chief  
Montgomery County Planning Department  
2425 Reedie Dr 14th Floor,  
Wheaton, MD 20902

RE: LATR Traffic Statement – Worldshine Assisted Living  
Ruby Drive, Montgomery County, Maryland

Dear Mr. Butler:

Per the requirements for an LATR Exemption, Wells + Associates has prepared a trip generation analysis for the Worldshine Assisted Living project.

The subject site is located along the west side of Ruby Drive and east of W. Old Baltimore Road in the Clarksburg Policy Area of Montgomery County, Maryland. The Applicant proposes to redevelop the Property with up to a 120-bed assisted living project. Access to the site is proposed on W. Old Baltimore Road.

As shown in the attached Table 1, the project will generate 34 AM and 45 PM peak hour person trips and 22 AM and 29 PM peak hour vehicle trips for an assisted living facility with up to 120 beds.

The LATR Guidelines stipulate that if the proposed use will generate less than the 50-person trip threshold a LATR study is not required. Since the proposed redevelopment will generate fewer than 50 peak hour person trips, the application is exempt from the LATR study. If you have any questions regarding this exemption letter, please contact me at (410) 353-7340 or at [amrandall@wellsandassociates.com](mailto:amrandall@wellsandassociates.com).

Sincerely,

Nancy Randall, AICP  
Consultant

Table 1  
 Worldshine Ruby Drive  
 Site Trip Generation

Land Use	LU Code	Amount	Unit	AM Peak Hour			PM Peak Hour			AM Peak Hour					PM Peak Hour				
				In	Out	Total	In	Out	Total	Auto Driver (Vehicle Trips)	Auto Passenger	Transit Trips	Non-Motorized	Total Person Trips	Auto Driver (Vehicle Trips)	Auto Passenger	Transit Trips	Non-Motorized	Total Person Trips
Assisted Living	254	120	BEDS	13	9	22	11	18	29	22	9	1	1	34	29	12	1	3	45

Note: Trip Generation Rates based ITE 11th Generation, Mode Split is based on 2021 LATR Guidelines (Clarksburg Policy Area)