



Exhibit # 14

September 18th, 2023

Montgomery County Planning Department
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

Re: Dickerson Power Plant – Traffic Study

To whom it may concern,

Terra Energy is proposing improvements to the prior Dickerson Power Plant located off of Martinsburg Road in Dickerson, Maryland. The existing property is no longer in service and operating as a power plant. The power plant shut down in 2022. Data centers and battery storage are the proposed use for the existing property.

As previously mentioned, the power plant is no longer in operation. The current property owner has told SOLTESZ that the site previously used to house approximately 175-200 employees over the course of a typical working day. The types of vehicles entering the site on a daily basis during working hours were pedestrian cars, small delivery truck/vans and larger commercial grade vehicles.

The proposed use of the land will be for data centers and battery storage. The current owner has provided SOLTESZ with the proposed use/employee count for the site. The battery storage is operated without regular onsite staff and does not require full time staff onsite. The data centers will be occupied 24 hours a day on an 8-hour shift basis. No more than 175-200 will be on site for this use. The vehicle traffic into and out of the site will be limited primarily to pedestrian cars.

Based on the previous and proposed uses for this site including employee count and vehicular usage, SOLTESZ believes that traffic generated from the proposed new use will be less than the traffic generated for the pre-existing power plant. Therefore from a traffic impact analysis, all proposed trips are from the vested previous use on the site.

If you have any further comments or questions, please do not hesitate to contact our office.

Sincerely,

Soltesz, Inc.

A handwritten signature in black ink, appearing to read 'K. Soltesz', written over a light blue horizontal line.

Kyle Soltesz, P.E.
Engineer II



SOLTESZ

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cc: Jim Soltesz, P.E.
Ken Dunn, PLA, AICP, LEED AP

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