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OWNER/DEVELOPER:

KRE PROPERTY OWNER, LLC  
C/O DONOHUE DEVELOPMENT CO.  
7101 WISCONSIN AVENUE  
SUITE 700  
BETHESDA, MD 20814



REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HM343 WSSC 207N074

PLAT 9126

7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**LOT 21  
BLOCK 1  
FRIENDSHIP HEIGHTS**

PROJ. MGR PGL

DRAWN BY PGL

SCALE AS SHOWN

DATE 09.23.2021

SKETCH PLAN

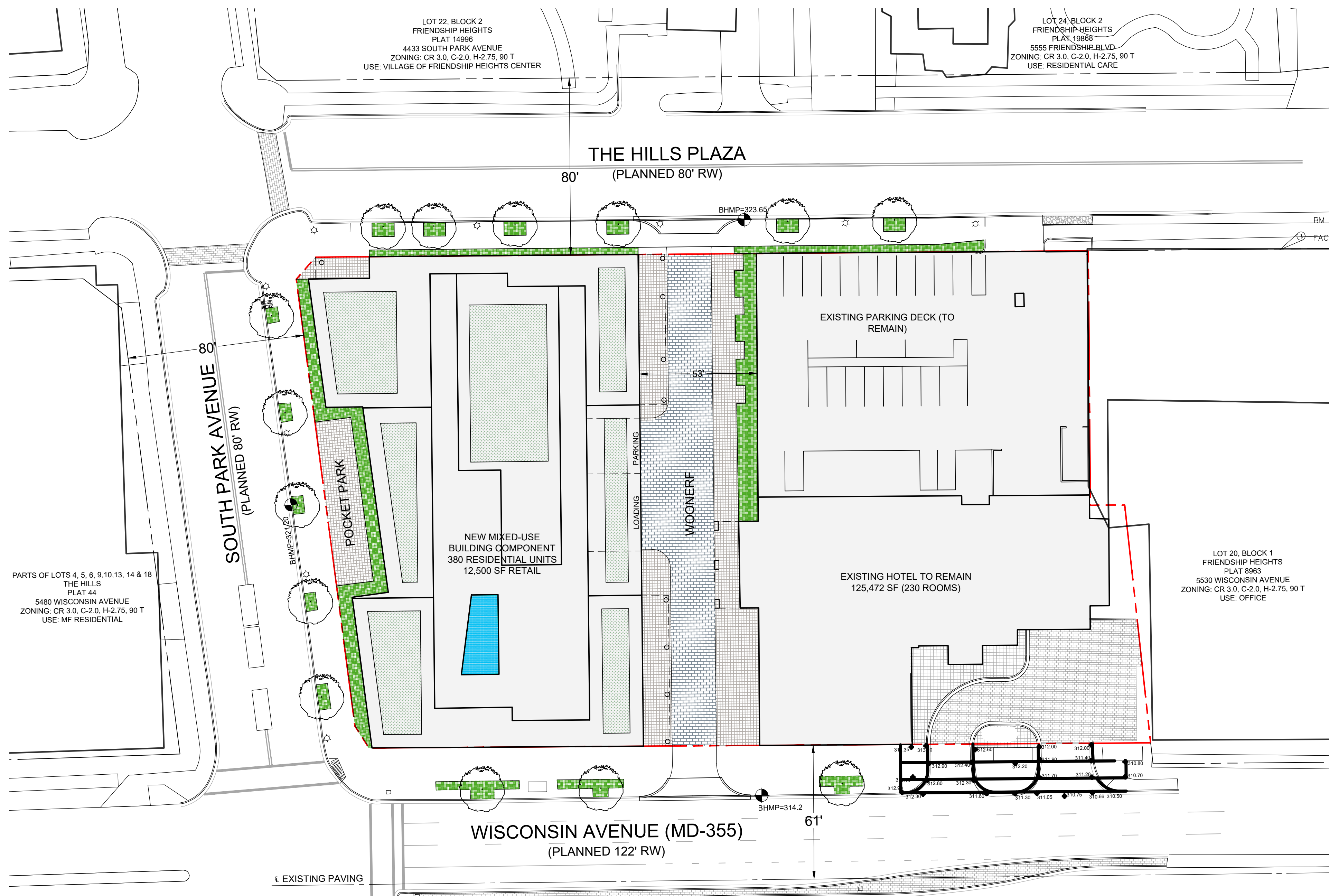
**SK-000**

PROJECT NO. 04.242.31

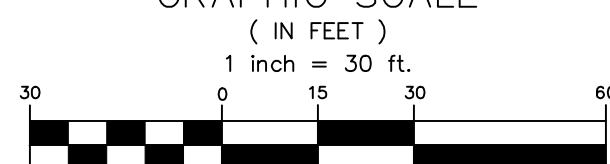
SHEET NO. 1 OF 1

# 5500 WISCONSIN AVENUE

## SKETCH PLAN #320220010



### GRAPHIC SCALE



### GENERAL SKETCH PLAN NOTE

UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS SKETCH PLAN ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.

### TRACT AREA TABULATION

DEDICATION AREA 1 LIBER F-6, FOLIO 185 (JUNE 1791) = 12,044 SF
DEDICATION AREA 2 PLAT #45 (FEBRUARY 1902) = 13,676 SF
DEDICATION AREA 3 PLAT #1202 (MARCH 1940) = 1,310 SF
DEDICATION AREA 4 LIBER 3759, FOLIO 88 (OCTOBER 1968) = 9,236 SF
DEDICATION AREA 5 PLAT 9126 (JANUARY 1969) = 3,497 SF
EXISTING SITE AREA PLAT 9126 (JANUARY 1969) = 79,012 SF
TOTAL TRACT AREA = 118,775 sq. ft.

### THE HILLS PLAZA

(80' PUBLIC RIGHT-OF-WAY)  
P.B. 1, PLAT NO. 45, PLAT NO. 9126 & PLAT NO. 14996

### WISCONSIN AVENUE (MD 355)

(102' PUBLIC RIGHT-OF-WAY)  
PLAT NO. 349 & PLAT NO. 9126, L.F. 6 F. 195

### TRACT AREA EXHIBIT

1" = 80'

### MAJOR PUBLIC FACILITIES

THE PROJECT SITE ZONED CR AND ALL POINTS ARE WITHIN ½ MILE (WALKING DISTANCE) OF A LEVEL 1 TRANSIT FACILITY (FRIENDSHIP HEIGHTS METRO STATION). PER CR INCENTIVE DENSITY GUIDELINES, TABLE 2, 30 POINTS IS APPROPRIATE FOR THIS DEVELOPMENT.  
POINTS PROPOSED = 30

### QUALITY BUILDING AND SITE DESIGN

ARCHITECTURAL ELEVATIONS:  
PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT PROVIDES AND IS BOUND BY ARCHITECTURAL ELEVATIONS AS A PART OF THE CERTIFIED SITE PLAN. THE APPLICANT SEEKS ADDITION POINTS FOR BEING LOCATED IN A SITUATION WHERE ARCHITECTURAL ELEVATIONS ARE A PRIORITY & FOR PROVIDING ADDITIONAL DESIGN ELEMENTS SUCH AS SIGNAGE, AWNINGS AND LIGHTING  
POINTS PROPOSED = 10 POINTS

### EXCEPTIONAL DESIGN:

PER CR INCENTIVE GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS ALL OF THE FOLLOWING CRITERIA: RETAIL TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS  
\*PROVIDING INNOVATIVE SOLUTIONS IN RESPONSE TO THE IMMEDIATE CONTEXT.  
\*CREATING A SENSE OF PLACE AND SERVES AS A LANDMARK.  
\*ENHANCING THE PUBLIC REALM IN A DISTINCT AND ORIGINAL MANNER  
\*INTRODUCING MATERIALS, FORMS OR BUILDING METHODS UNIQUE TO THE IMMEDIATE VICINITY OR APPLIED IN A UNIQUE WAY.  
\*DESIGNING COMPACT, INFILL DEVELOPMENT SO LIVING, WORKING AND SHOPPING ENVIRONMENTS ARE MORE PLEASURABLE AND DESIRABLE ON A PROBLEMATIC SITE.  
\*INTEGRATING LOW-IMPACT DEVELOPMENT METHODS INTO THE OVERALL DESIGN OF THE SITE AND BUILDING, BEYOND GREEN BUILDING OR SITE REQUIREMENTS.  
POINTS PROPOSED = 10 POINTS

### STRUCTURED PARKING:

PER CR INCENTIVE GUIDELINES, UP TO 20 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT SEEKS TO MINIMIZE CONFLICTS BETWEEN VEHICLES, PEDESTRANS, AND CYCLISTS AND REDUCE THE VISUAL IMPACTS OF VEHICLE ACCESS AND PARKING ON THE PUBLIC REALM. ALL PARKING FOR PLANNED DEVELOPMENT WILL BE BELOW GRADE.  
ABOVE GRADE SPACES (A) = 24 SPACES  
BELOW GRADE SPACES (B) = 367 SPACES  
TOTAL SPACES (T) = 391 SPACES  
FORMULA:  $[(A/T) \times 10] + [(B/T) \times 20] = [(24/391) \times 10] + [(367/391) \times 20] = 19$   
POINTS PROPOSED = 19

### DIVERSITY OF USES AND ACTIVITIES

AFFORDABLE HOUSING:  
PER THE CR INCENTIVE DENSITY GUIDELINES, THERE IS NO LIMITATION ON THE NUMBER OF POINTS FOR PROVIDING MORE THAN 12.5% MPDUS. AT LEAST MORE MPDU THAN WOULD BE REQUIRED AT 12.5% MUST BE PROVIDED.  
TOTAL UNITS PROVIDED = 380 UNITS  
MPDUS AT 12.5% = 48 UNITS  
TOTAL MPDUS PROVIDED = 57 (15.0%)  
FORMULA:  $[(15.0/12.5) \times 12] = 30$  POINTS  
POINTS PROPOSED = 30

### CONNECTIVITY AND MOBILITY

MINIMUM PARKING:  
MAXIMUM ALLOWED SPACES (A): 895 SPACES  
MINIMUM REQUIRED SPACES (R): 288 SPACES  
PROPOSED SPACES (P): 391 SPACES  
FORMULA:  $(A-P)/(A-R) \times 10 = (504/607) \times 10 = 8.3$   
POINTS PROPOSED = 8

THROUGH BLOCK CONNECTION:  
PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR CONNECTIONS THAT MEET THE FOLLOWING CRITERIA:  
\* OPEN AIR  
\* AT LEAST 15 FEET WIDE  
\* OPEN TO THE PUBLIC AT LEAST BETWEEN 8 AM AND 9 PM, AND WHERE THE CONNECTION LEADS TO A TRANSIT FACILITY OR PUBLICLY ACCESSIBLE PARKING FACILITY WITHIN ½ MILE, FOR THE HOURS OF OPERATION OF THE TRANSIT OR PARKING FACILITY.  
POINTS PROPOSED = 10

### PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT

BUILDING LOT TERMINATION (REQUIRED IN CR ZONE):  
INCENTIVE DENSITY = 347,175 SF  
7.5% OF BLT DENSITY = 26,038 SF  
EQUIVALENT PAYMENT = 25,873 SF / 31,500 SF = 0.827 BLT  
FORMULA =  $0.827 \text{ BLT} \times 9 \text{ POINTS PER BLT} = 7.44$  POINTS  
POINTS PROPOSED = 7 POINTS

### PUBLIC BENEFIT POINTS SUMMARY (INCENTIVE DENSITY = 347,175 SF)

PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
TRANSIT PROXIMITY	50	30
CONNECTIVITY & MOBILITY MINIMUM PARKING THROUGH BLOCK CONNECTION	10 20	8 10
DIVERSITY OF USES AND ACTIVITIES AFFORDABLE HOUSING	N/A	30
QUALITY BUILDING & SITE DESIGN ARCHITECTURAL ELEVATIONS EXCEPTIONAL DESIGN STRUCTURED PARKING	20 10 20	10 10 19
PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT BUILDING LOT TERMINATIONS (BLT)	25	7
TOTAL POINTS (5 CATEGORIES)	165	124

SUBJECT PROPERTY	SITE DATA
LOT 21, BLOCK 1 FRIENDSHIP HEIGHTS PLAT 9126	
PROPERTY OWNERS:	KRE CDP PROPERTY OWNER, LLC WISCONSIN HOTEL PROPERTY, LP C/O CARR CITY CENTERS, LLC 1455 PENNSYLVANIA AVENUE, NW SUITE 200 WASHINGTON, DC 20004
EXISTING SITE AREA:	79,012 SF (1.81 AC)
PRIOR DEDICATIONS:	39,763 SF (0.91 AC)
GROSS TRACT AREA:	118,775 SF (2.72 AC)
PROPOSED DEDICATION:	0 SF (0.00 AC)
PROPOSED NUMBER OF LOTS:	1 LOT (EXISTING TO REMAIN)
ZONING CLASSIFICATION:	CR-3.0, C-2.0, R-2.75, H-90 T
EXISTING USES:	HOTEL (123,892 SF, 230 ROOMS) <sup>1</sup> RETAIL (50,872 SF)
PROPOSED USES:	HOTEL (125,472 SF) <sup>1</sup> RETAIL (12,500 SF) RESIDENTIAL (266,391 SF, 380 UNITS)

### CR3.0 C-2.0 R-2.75 H-90 T ZONE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
PUBLIC BENEFIT POINTS	100 POINTS / 3 CATEGORIES <sup>6</sup>	124 POINTS / 5 CATEGORIES
MINIMUM PUBLIC OPEN SPACE	10% (7,901 SF)	10% (7,901 SF)
MAXIMUM COMMERCIAL DENSITY (FAR)	2.0 (237,550 SF)	1.16 (137,972 SF) <sup>8</sup>
MAXIMUM RESIDENTIAL DENSITY (FAR) - BASE	2.75 (326,631 SF)	1.84 (228,353 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - BONUS	0.40 (48,038 SF) <sup>1</sup>	0.42 (50,238 SF) <sup>7</sup>
MAXIMUM TOTAL DENSITY (FAR)	3.0 (356,325 SF)	3.42 (406,563 SF) <sup>7</sup>
MINIMUM MPDUS	15.0%	15.0%
MAXIMUM BUILDING HEIGHT	90 FT	90 FT <sup>2,3</sup>
MINIMUM FRONT SETBACK (WISCONSIN AVE)	0 FT	0 FT <sup>3</sup>
MINIMUM FRONT SETBACK (SOUTH PARK AVE)	0 FT	0 FT <sup>3</sup>
MINIMUM FRONT SETBACK (THE HILLS PLAZA)	0 FT	0 FT <sup>3</sup>
MINIMUM SIDE SETBACK	0 FT	0 FT <sup>3</sup>
MINIMUM REAR SETBACK	N/A <sup>4</sup>	N/A
MINIMUM VEHICLE PARKING SPACES REQUIRED	288 SPACES	391 SPACES <sup>3,5</sup>
MAXIMUM VEHICLE PARKING SPACES ALLOWED	895 SPACES	391 SPACES <sup>3,5</sup>
MINIMUM BICYCLE PARKING SPACES REQUIRED	125 SPACES	125 SPACES <sup>3</sup>

- BONUS DENSITY (22%) IS PROPOSED IN ACCORDANCE WITH 59-4.5.2 C.2 FOR PROVIDING 15.0% MPDUS. THE 22% BONUS IS APPLIED TO THE AVAILABLE MAPPED RESIDENTIAL, AFTER DEDUCTING THE PROPOSED COMMERCIAL AREA. BUILDING HEIGHT IS MEASURED IN ACCORDANCE WITH 59-4.5.2 D.2.4 RESULTING IN A MAXIMUM BUILDING HEIGHT OF 185 FEET, WITH AN OVERALL BUILDING HEIGHT AVERAGE OF 90 FEET, AS SHOWN ON THE HEIGHT AVERAGING EXHIBIT.
- FINAL BUILDING HEIGHT, SETBACKS AND NUMBER OF PARKING SPACES PROVIDED TO BE DETERMINED AT SITE PLAN.
- THE PROPERTY IS A CORNER LOT WITH THREE STREET FRONTAGES AND THEREFORE DOES NOT HAVE A REAR YARD.
- PARKING PROVIDED WILL SERVE HOTEL AND RESIDENTIAL AND WILL NOT INCLUDE SPACES DEDICATED TO RETAIL. A PARKING WAIVER WILL BE REQUESTED FOR THE RETAIL AT THE TIME OF SITE PLAN.
- THE PROJECT WILL PROVIDE 15% MPDUS, THEREFORE PER THE CR INCENTIVE DENSITY GUIDELINES, ONE LESS PUBLIC BENEFIT POINT CATEGORY THAN REQUIRED UNDER 4.5.4.2 MUST BE SATISFIED.
- FINAL ALLOCATION OF COMMERCIAL/RESIDENTIAL DENSITY TO BE DETERMINED AT TIME OF SITE PLAN. WHEN AS-BUILT SQUARE FOOTAGE OF EXISTING/REMAINING LOT IS CONFIRMED, ANY GIVEN COMBINATION OF COMMERCIAL AND RESIDENTIAL DENSITY WILL NOT EXCEED 406,563 SQUARE FEET.
- TOTAL COMMERCIAL DENSITY INCLUDES EXISTING HOTEL TO REMAIN.

### PRELIMINARY VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RESIDENTIAL UNITS (MPDUS)	57 UNITS	0.50/UNIT	28.50
MULTIFAMILY RESIDENTIAL UNITS (1BR + STUDIO, MARKET RATE, UNBUNDLED)	210 UNITS	0.50/UNIT	105.00
MULTIFAMILY RESIDENTIAL UNITS (2BR, MARKET RATE, UNBUNDLED)	113 UNITS	0.75/UNIT	84.75
RETAIL	12,500 SF	3.50/1,000 SF	43.75
HOTEL ROOMS	230 ROOMS	0.33/ROOM	75.90
HOTEL MEETING & DINING	11,255 SF	2.00/1,000 SF	22.51
NADMS REDUCTION		-20%	-72.08
TOTAL			288 SPACES

### PRELIMINARY VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RESIDENTIAL UNITS (STUDIO)	124 UNITS	1.00/UNIT	124.00
MULTIFAMILY RESIDENTIAL UNITS (1BR)	124 UNITS	1.25/UNIT	155.00
MULTIFAMILY RESIDENTIAL UNITS (2BR)	132 UNITS	1.50/UNIT	198.00
RETAIL	12,500 SF	6.00/1,000 SF	75.00
HOTEL ROOMS	230 ROOMS	1.00/ROOM	230.00
HOTEL MEETING & DINING	11,255 SF	10.00/1,000 SF	112.55
TOTAL			895 SPACES

### PRELIMINARY BICYCLE PARKING CALCULATIONS (MINIMUM)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RESIDENTIAL UNITS	380 UNITS	0.50/UNIT (100 MAX)	100.00
RETAIL	12,500 SF	1.00/10,000 SF (50 MAX)	1.25
HOTEL	230 ROOMS	1.00/10 ROOMS (25 MAX)	23.00
TOTAL			125 SPACES