Applicant's Proposed and Preferred Site Access*
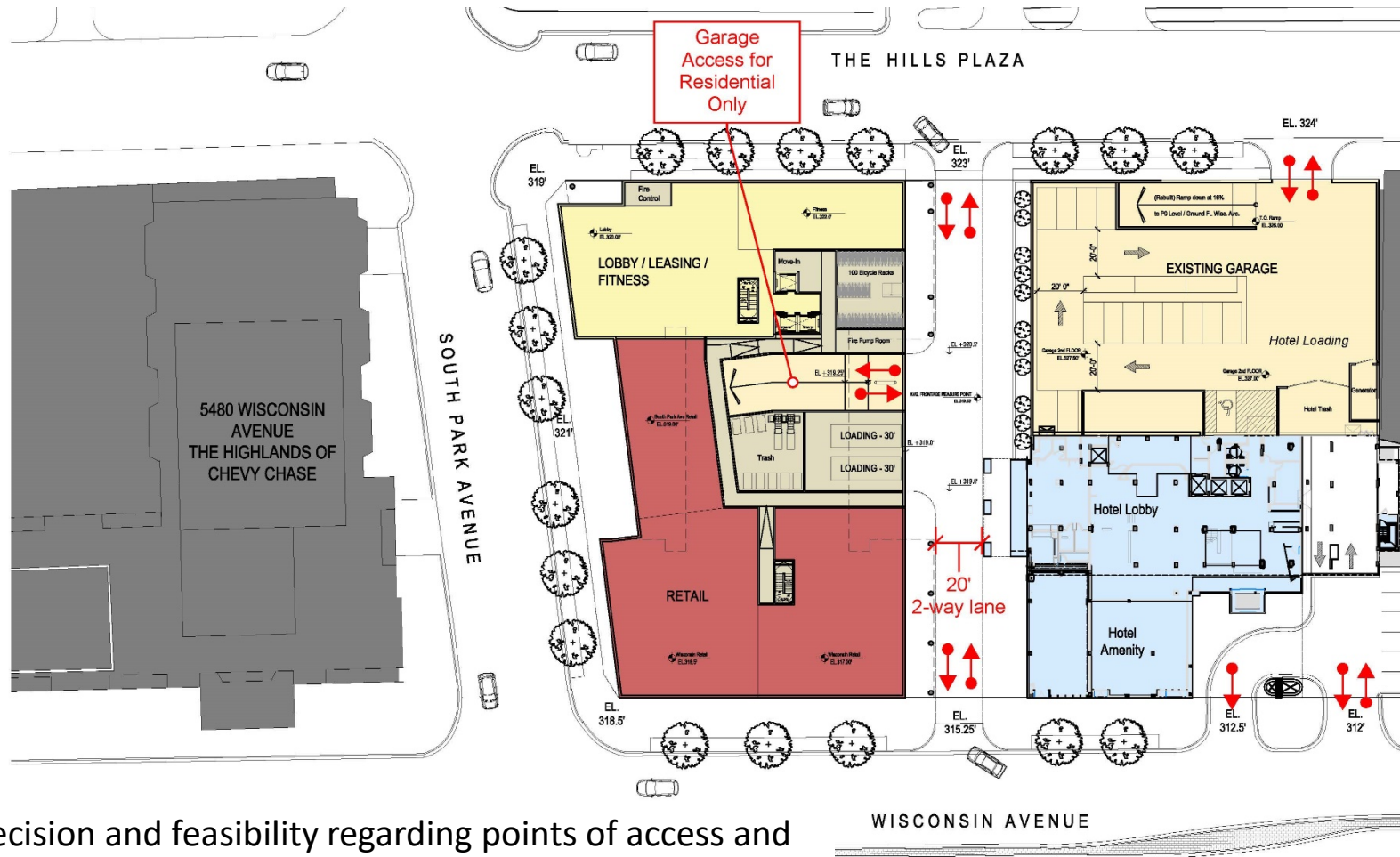
Two-way Vehicular Movements with two-way residential parking access and loading along shared street.

Benefits of Proposed Access:

- Reduces vehicular movement on the surrounding streets.
- Woonerf design will ensure pedestrian safety and activation (details to be finalized at time of Site Plan).
- Curbless street, specialty pavers, and other design treatments, as refined at Site Plan, will denote this as a pedestrian realm.
- Ample <u>pedestrian only</u> areas of at least 15 feet collectively, on both sides of shared street.
- Per Staff's recommendation, the Applicant concedes that garage access will be for residents only (through key fob access), which will minimize amount of vehicles traveling within shared street.
- Allows Residential use to operate independent from commercial uses.
- Allows for closures of eastern portion (on Wisconsin Avenue side) of Woonerf for Special Events.

Garage Access for Residential Only

THE HILLS PLAZA

5480 WISCONSIN AVENUE
THE HIGHLANDS OF CHEVY CHASE

SOUTH PARK AVENUE

LOBBY / LEASING / FITNESS

100 Bicycle Racks

Fire Pump Room

RETAIL

Trash

LOADING - 30'
LOADING - 30'

20'
2-way lane

EXISTING GARAGE

Hotel Loading

Hotel Trash

Hotel Lobby

Hotel Amenity

WISCONSIN AVENUE

*Decision and feasibility regarding points of access and circulation to be determined at time of Site Plan when building and site design are advanced.

Option A*

Two-way shared street with residential garage entrance only with exit through existing hotel ramps on The Hills Plaza and Wisconsin Avenue.
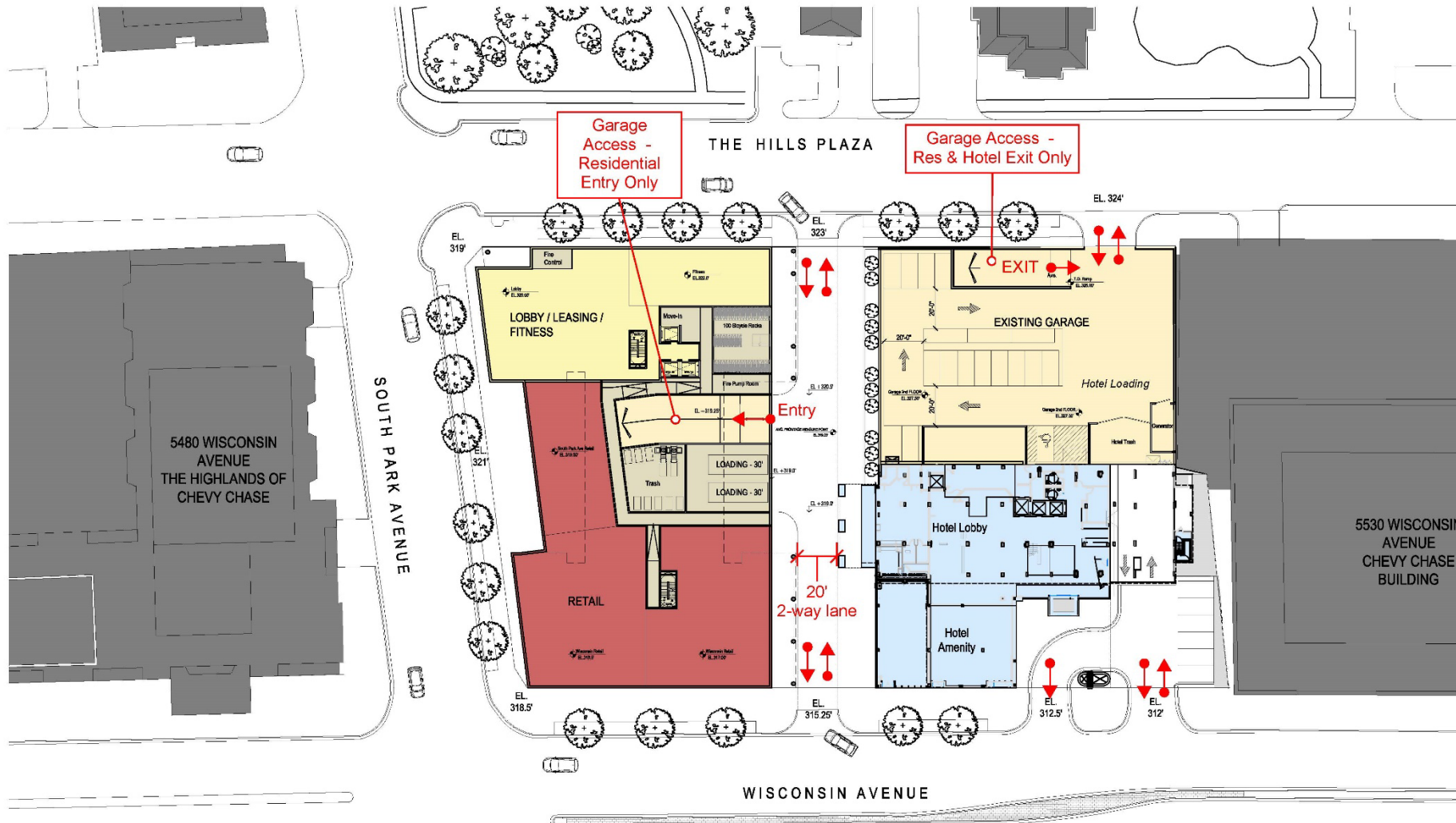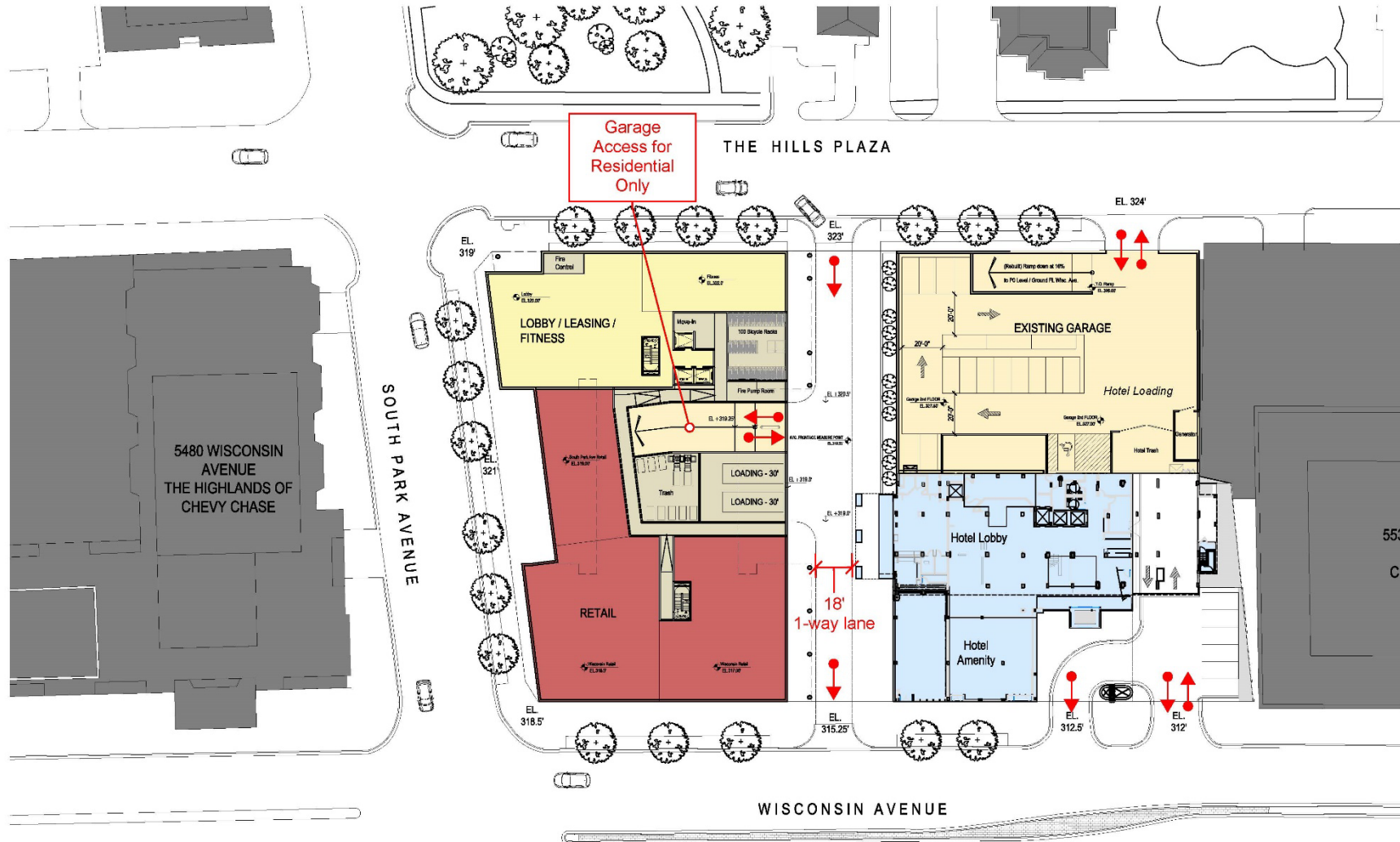
Challenges with Option A:

- Garage limited to residential <u>entrance only</u>, which reduces vehicular traffic on the Woonerf.
- Allows for closures of eastern portion (on Wisconsin Avenue side) of Woonerf for Special Events.
- Further study of building function and site design will be required at time of Site Plan to determine if existing ramp on The Hills Plaza may be used for residential egress.

*Decision and feasibility regarding points of access and circulation to be determined at time of Site Plan when building and site design are advanced.

Option B*

One-way vehicular movement between The Hills Plaza and Wisconsin Avenue.
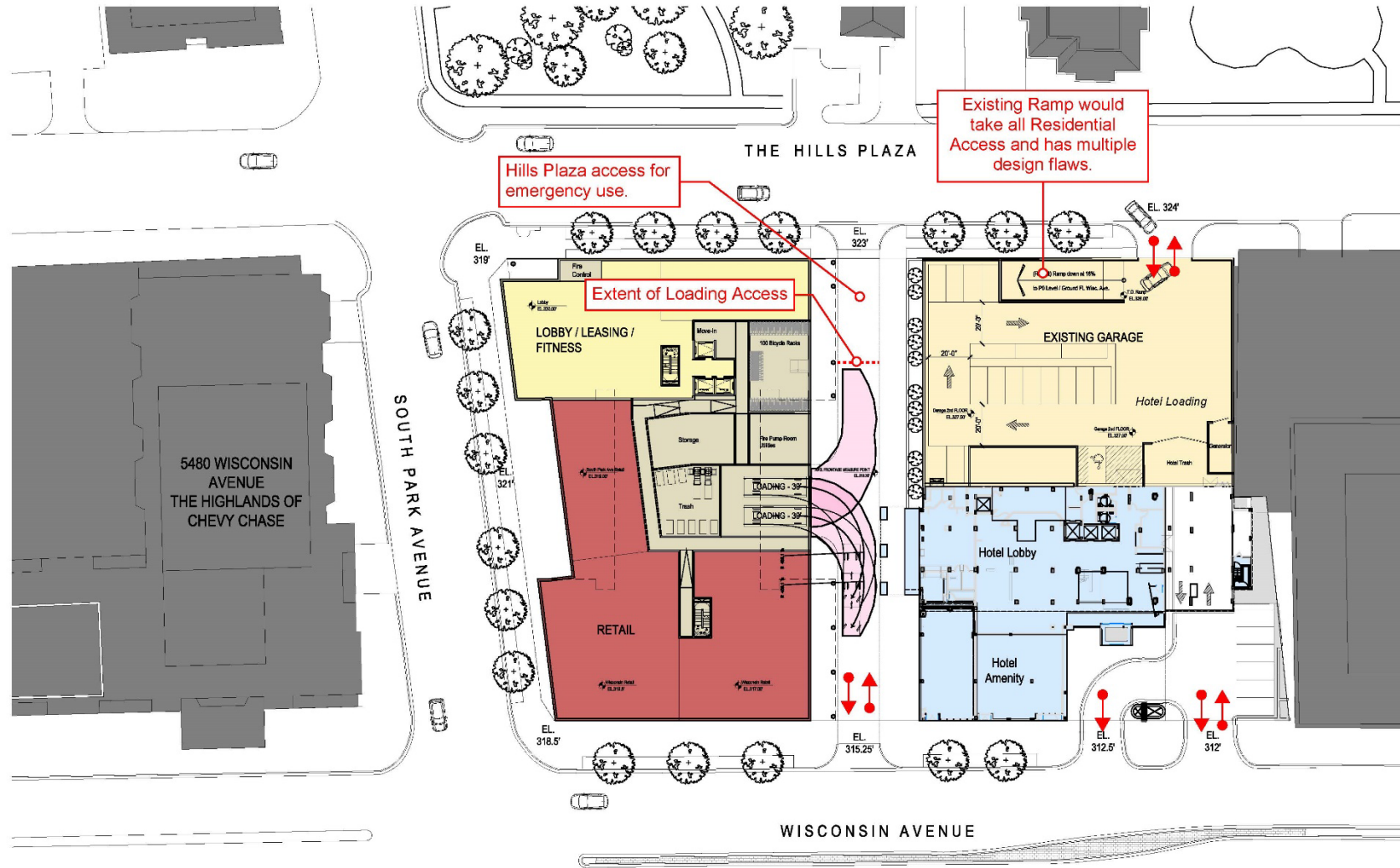
Challenges with Option B

- Doesn't allow closure of any portion of shared street for special events and café seating.
- Less disbursement of cars and trucks on surrounding roads.
- Trucks must travel on Village streets.
- Further study of building function and site design will be required at time of Site Plan to determine if feasible.

*Decision and feasibility regarding points of access and circulation to be determined at time of Site Plan when building and site design are advanced.

Option C*

Two-way vehicular movements on Woonerf for loading only (to and from Wisconsin Avenue), with residential garage access off The Hills Plaza via Village streets.

Challenges with Option C:

- Less disbursement of cars and trucks on surrounding roads.
- Requires residential access via the existing garage ramp off of The Hills Plaza.
- Existing non-conforming ramp has many design flaws, including that it is narrower and has lower head clearance than current County Standards, and requires tight turning movements. Applicant does not yet have enough structural information to evaluate if existing garage ramp can be modified. As building design advances we will have better understanding of feasibility.
- Potential loading conflicts with trucks entering and exiting at same time, which needs to be reviewed further at time to Site Plan.
- Concentration of truck traffic on retail frontages.
- Precludes ability to close down eastern portion of Woonerf for special events and café seating.
- Pedestrian only portion fronts on non-retail.
- In this option, the Woonerf loses its function and purpose as an activated shared street. As a result, Applicant would consider back-in loading off The Hills Plaza and alternative public open space solution.

Site plan labels:
- THE HILLS PLAZA
- Existing Ramp would take all Residential Access and has multiple design flaws.
- Hills Plaza access for emergency use.
- Extent of Loading Access
- EL. 324'
- EL. 319'
- EL. 323'
- Fire Control
- LOBBY / LEASING / FITNESS
- Move-in
- 100 Bicycle Racks
- EXISTING GARAGE
- Hotel Loading
- EL. 321'
- Storage
- Fire Pump Room Utilities
- LOADING - 39'
- LOADING - 39'
- Trash
- Hotel Trash
- RETAIL
- Hotel Lobby
- Hotel Amenity
- 5480 WISCONSIN AVENUE THE HIGHLANDS OF CHEVY CHASE
- SOUTH PARK AVENUE
- EL. 318.5'
- EL. 315.25'
- EL. 312.5'
- EL. 312'
- WISCONSIN AVENUE

*Decision and feasibility regarding points of access and circulation to be determined at time of Site Plan when building and site design are advanced.