

APPENDIX D: SITE ANALYSES

DOWNTOWN CROWN – GAITHERSBURG, MD

Downtown Crown is a 180-acre mixed-use development located west of Interstate 270 in the City of Gaithersburg, developed by JBG Companies beginning in 2013. It features 250,000 square feet of retail and over 500 multi-family apartments as well as single family homes and townhomes.



Downtown Crown provides a consolidated loading area for each of the retail blocks or buildings. The two for the larger blocks north of Crown Park Avenue are accessed from secondary roads parallel to the central Ellington Boulevard: Copley Place and Alcott Place. The loading areas are very large and readily accommodate large trucks away from the main pedestrian areas along roads functioning as both service alleys and secondary retail streets. There is a smaller off-street loading area for the retail block southwest of the intersection of Ellington Boulevard and Crown Park Avenue, accessed from the parking lot drive off Ellington Boulevard. The supermarket north of Copley Place has its own loading area with a large turnaround area. The main streets of Ellington Boulevard and Crown Park Avenue are generally restricted to vehicular parking and include signs at parking garage entrances which direct loading to the appropriate streets.

However, despite the generous loading areas and vehicular parking, trucks continue to double-park on Ellington to make deliveries, creating similar issues as seen in Downtown Bethesda. During COVID,

several parking spaces along Copley Place have been designated for curbside pickup, reflecting creative adaptation to emerging needs.



THE MOSAIC DISTRICT – FAIRFAX, VA

The Mosaic District is a 31-acre mixed-use development located near Lee Highway and Gallows Road in Merrifield, Virginia, developed by Edens around 2010. It includes about 2 million square feet of retail, office, hotel and residential space.

Similar in many ways to Downtown Crown, the Mosaic District provides consolidated loading areas for each block with one longer building having two smaller loading areas. As shown below, these are universally provided on streets secondary to the main commercial spine, which act as an alley system. During the Pandemic, the Mosaic also converted on-street parking spaces to short-term pick-up spaces.

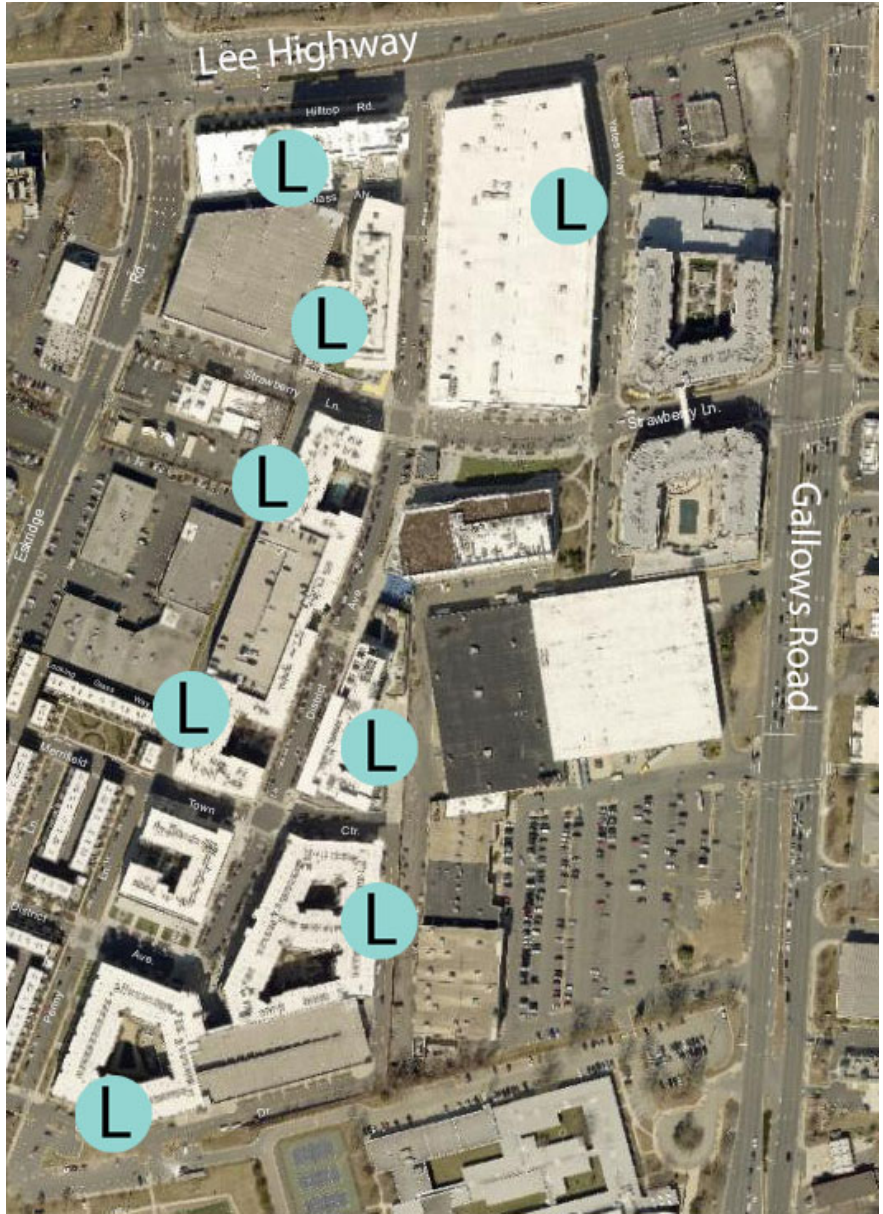


Figure X: The Mosaic District with loading areas identified



Even with the extensive loading network provided within this development, like Downtown Crown and Bethesda, the Mosaic District also experiences disruption of sidewalks due to loading vehicles, as illustrated below.



Figure X: Sidewalk disruptions due to loading activities (images: Google)

NOBE MARKET – NORTH BETHESDA, MD

North Bethesda Market is an 654,604-square foot mixed-use development with 417 dwelling units in Montgomery County developed by JBG and partners. Occupying one block at the intersection of Rockville Pike and Executive Boulevard, the development includes a Whole Foods supermarket and numerous shops and restaurants.

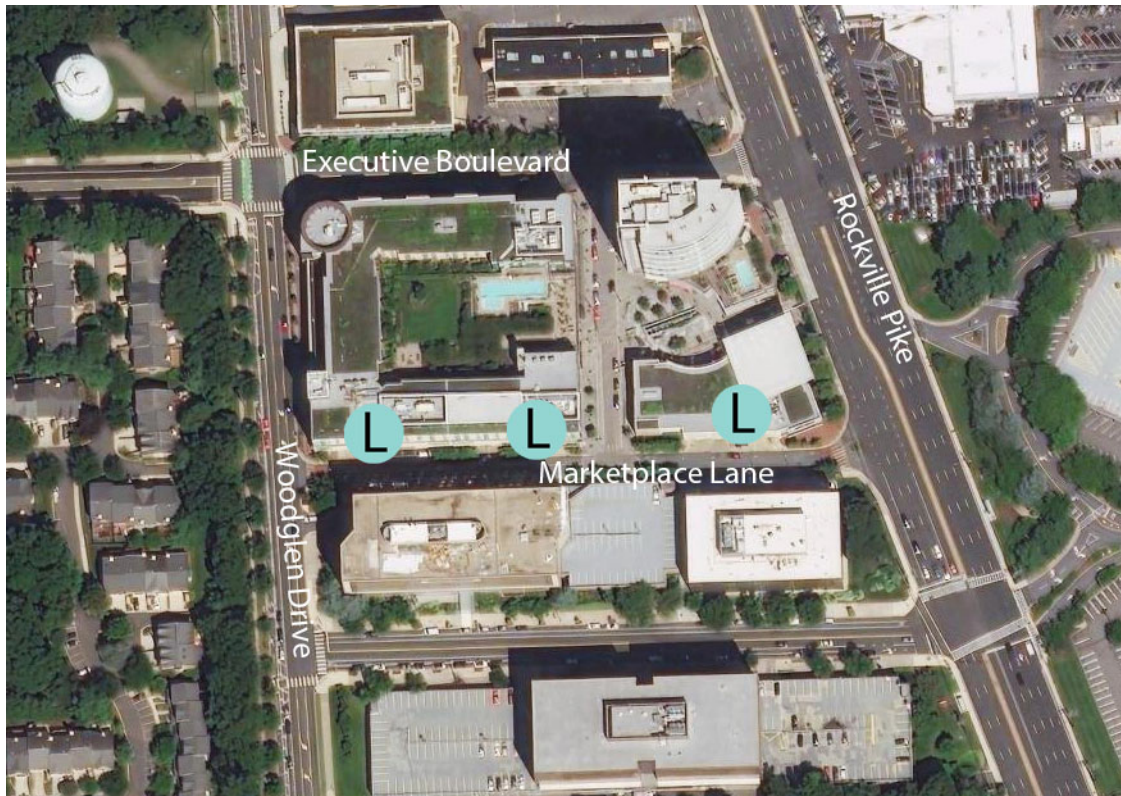


Figure X: NoBe Market loading

The development provides three consolidated loading bays, located long Marketplace Lane. While loading times are restricted, as shown below, Marketplace Lane has no business or other pedestrian entrances and functions largely as a vehicular service road for the blocks on either side.

As with the other examples, loading operations still sometimes impact the sidewalk or the travel lane, as shown below.



Figure X: Marketplace Lane loading dock with sidewalk blocked



Figure X: Woodglen Drive with travel lane blocked (image: Google)