

5500 WISCONSIN

From: Silber, Stacy P.

Sent: Wednesday, October 20, 2021 2:50 PM

To: Melanie Rose White; Mezey, Michael; Julian Mansfield; 'Norman Knopf; James A. Donohoe IV

Subject: 5500 Wisconsin Avenue

Thank you for inviting the Donohoe/Carr team to meet last Thursday, October 14th. We appreciated your candor and suggestions.

Shared Street: We understand the priority you place on designing the shared street to handle vehicle, loading and delivery truck movements to minimize impact to Village roads. Based on these suggestions, the design team went back and studied this area and has begun to delineate how the shared street would operate, including suggesting additional design options. Based on your feedback and that of Park & Planning, the design team has some ideas and suggested modifications. We note that finalizing all details of access design is not possible at Sketch Plan, where there is just a general site and building massing study, and that there may be other concepts and ideas that all interested parties think best once the site and building are fully designed, so we look forward to continuing to work together. Some suggested design changes to be considered in more detail at time of Site Plan include:

1. Add special paving materials or other mechanisms to create a defined approximately 8-foot-wide ADA accessible pedestrian zone that includes specialty pavers to delineate different zones within the shared street. The shared street, as currently shown, varies between approximately 45 and 52 feet.
2. Add a defined area (a "layby") along the shared street for short-term deliveries, where vehicles may pull over without blocking pedestrians or other vehicles. This would be in addition to the areas within the parking garage and loading dock where short and longer-term trucks may park.
3. Add an exterior entrance door at the loading layby area of the shared street to provide delivery truck drivers easy access to the interior of the building. Do not allow delivery truck drivers to use the main residential building entrance.
4. Create a formal loading management plan.
5. Add an exterior door to the bike room from the shared street – to further activate this space.
6. Consider reducing vehicles on the shared street by limiting that parking garage access point to building residents only (all other parkers to use the other access points).
7. Evaluate different methods of shared street design, including a one-way traffic flow, and two-way traffic flow with egress from the garage to the existing Hills Plaza access point.

Height: It was asked whether Donohoe/Carr would consider the height and placement of the penthouse as well as lowering the height of the building from 18 stories and offsetting the height reduction through raising the building "shoulders." Respectfully, we believe the Planning Board will agree that the proposed massing meets all Code requirements, is compatible with the surrounding neighborhood and is in conformance with the Master Plan. We very much appreciated your creativity and have evaluated your suggestions on the Sketch Plan design. As the building design continues to be advanced at time of Site Plan, there may be opportunities to push and pull with the shoulders and the higher element - and we would be happy and willing to continue this conversation with you and Park & Planning Staff at Site Plan review.

As I'm sure you would agree, it will be helpful to share these considerations and other plan changes which have been made since the original application with the full Council and community. We would appreciate the opportunity to present for ten minutes at your special meeting next week.

Thank you again and we look forward to continuing to work with you.