

Partnering to attract community-serving retail to Hospital Hill

The development team of Urban Atlantic/HomeTeam 5 will continue to work diligently to attract community-serving retail that benefits the Cheverly community to the Hospital Hill site. Examples of community-serving retail to enhance the quality of life of existing town residents and those of the HH project include: corner-style grocer; coffee shop; food hall; dry cleaners; wine shop; pet store; yoga studio.

Discussions with retail consultants and potential tenants to date indicate that the feasibility of quality neighborhood-serving retail is strongly enhanced by direct pedestrian, bike and vehicular access via Lockwood Road and Inwood Street, with additional bike/pedestrian access via Jason Street as envisioned in the Greater Cheverly Sector Plan.

These vehicular connections would be constructed when the first retail density is brought to the site, which is currently projected for 2028. While that date is 4-years away, it is very important that the connections are planned for so as to preserve right-of-way space and to attract potential retailers. If connections aren't allowed for initially, it would be nearly impossible to build these at a later date.

The Town of Cheverly has a strong record of responding to neighborhood concerns about traffic and pedestrian safety issues. Should those connections prove to be problematic, the developers will support the Town implementing appropriate measures, including:

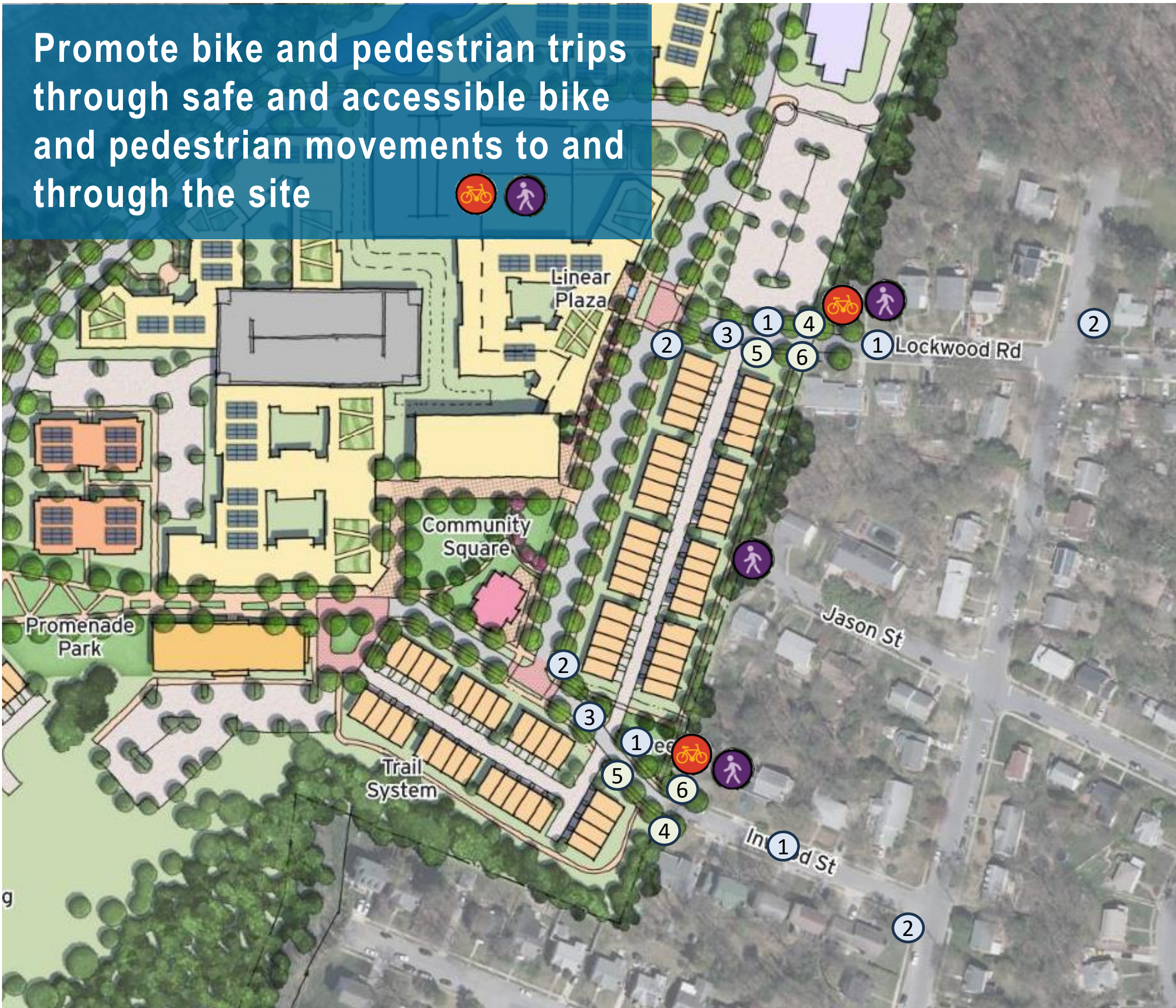
- Speed humps or other traffic calming measures
- Speed/stop sign cameras
- Time of day access restrictions
- One-way roadway pairs
- Chicanes or traffic circles where space permits
- Bollards or other physical barriers as a last resort

This packet includes a diagram indicating the location and manner of those potential measures.

The Town of Cheverly has a strong history of working with residents throughout the town to ensure that streets are safe, and balancing individual resident's interests with that of the overall community. Urban Atlantic/HomeTeam5 applaud this approach and pledge to work with the town throughout this process with this common goal.

Secondary Access Mitigation Measures

Promote bike and pedestrian trips through safe and accessible bike and pedestrian movements to and through the site



“Day One” Vehicular Calming Opportunities

1



Speed Humps

2



Stop Sign Camera

3



Chicane



Choker

Ongoing Available Vehicular Mitigation Measures

4



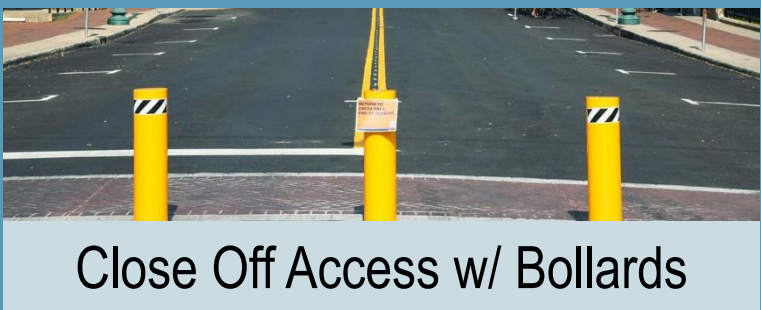
Restrict Access to Certain Hours

5



Convert to One-Way Pairs

6



Close Off Access w/ Bollards