

3033 Chain Bridge Road

CPN22-PR-004

THE NEIGHBORHOODS OF

 **EYA** *life within walking distance*®

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Robinson Landing



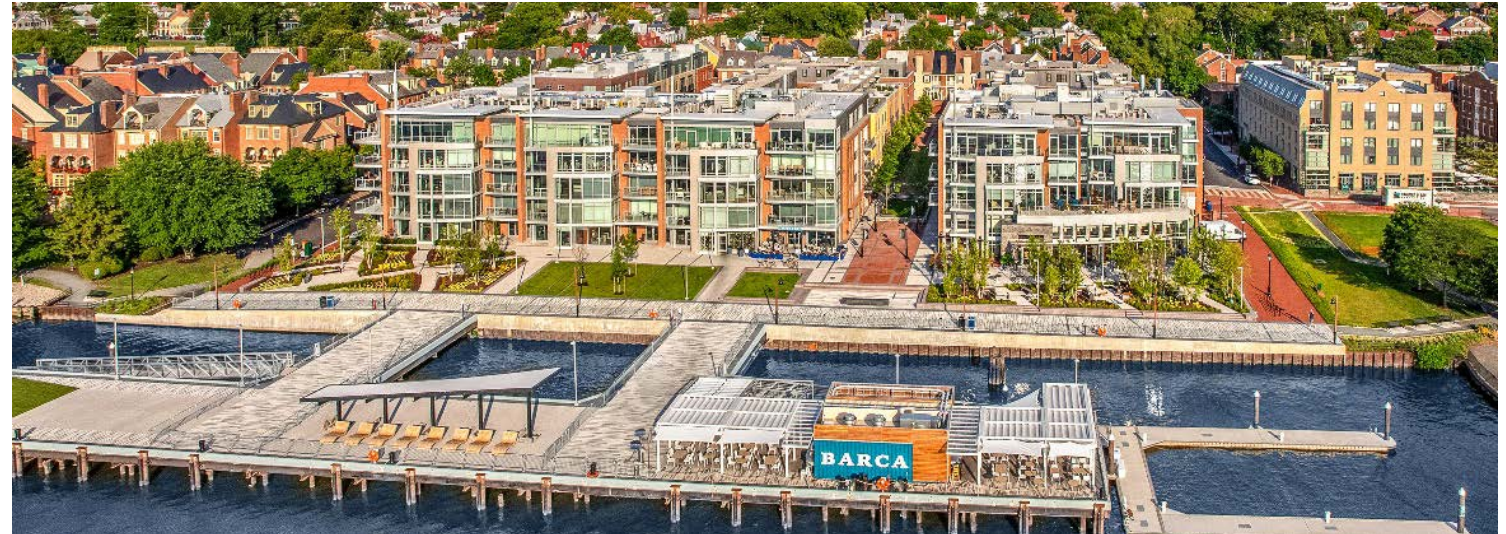
Chevy Chase Lake



The Laureate



Cabin John



Robinson Landing

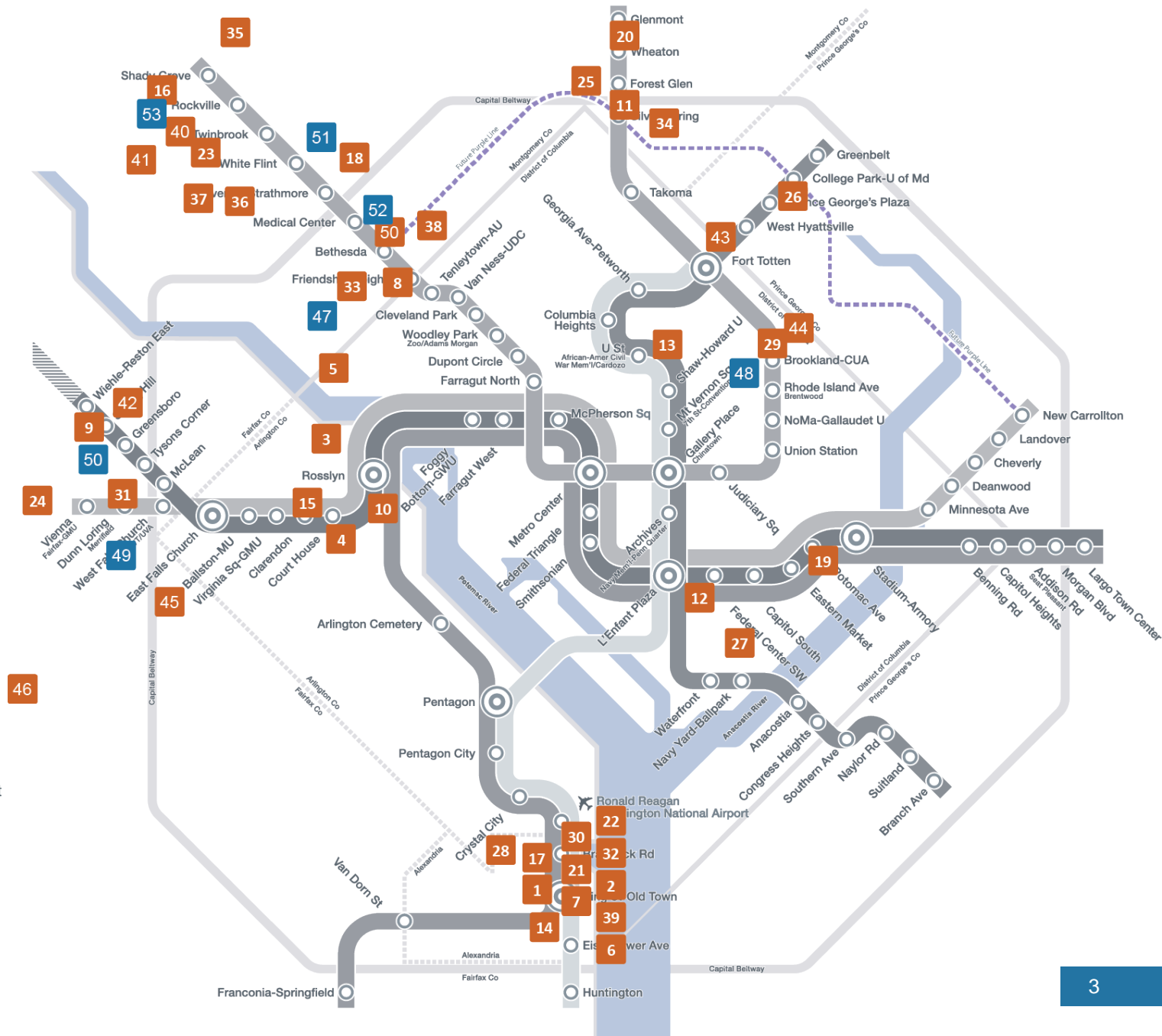
The Neighborhoods of EYA

Nearly 50 thriving transit-oriented neighborhoods in Maryland, Virginia, and Washington D.C.

- | | | |
|--------------------------------------|---|---------------------------------|
| 1. Stonegate | 21. Chatham Square | 40. Tower Oaks |
| 2. Rivergate | 22. Potomac Greens | 41. Cabin John Village |
| 3. Palisades Park | 23. Park Potomac | 42. The Towns at Reston Station |
| 4. Courthouse Hill | 24. Centerpointe | 43. Riggs Park Place |
| 5. Hillandale | 25. National Park Seminary | 44. Michigan Park |
| 6. Ford's Landing | 26. Arts District Hyattsville | 45. Graham Park |
| 7. Old Town Village | 27. Capitol Quarter | 46. Sutton Heights |
| 8. Courts of Chevy Chase | 28. Alexandria Crossing | |
| 9. Westwood Village | 29. Chancellor's Row | |
| 10. Monument Place | 30. Old Town Commons | |
| 11. Cameron Hill | 31. Mosaic District | |
| 12. Capitol Square | 32. The Oronoco | |
| 13. Harrison Square | 33. Little Falls Place | |
| 14. Carlyle City Residences | 34. Chelsea Heights | |
| 15. Clarendon Park | 35. Westside at Shady Grove Metro | |
| 16. Fallsgrove | 36. Grosvenor Heights | |
| 17. The Lofts at Braddock Metro | 37. Montgomery Row at Rock Spring | |
| 18. Strathmore Park | 38. The Brownstones at Chevy Chase Lake | |
| 19. Bryan Square | 39. Robinson Landing | |
| 20. The Brownstones at Wheaton Metro | | |

Neighborhoods Coming Soon:

- | |
|-------------------------|
| 47. Westbard |
| 48. McMillan |
| 49. West Falls Church |
| 50. 7700 Leesburg Pike |
| 51. St. Angela's Hall |
| 52. Farm Women's Market |
| 53. King Farm |



3033 Chain Bridge Road

- AT&T sold the property and leased it back from the buyer in 2013
- Pre-COVID, 1,800 employees assigned to the site
- In 2019, the new owner offered AT&T option to consolidate into renovated 250,000 sf of existing building, which AT&T declined.
- Post-COVID, AT&T employees work almost exclusively from home.
- Building is 10% or less occupied.
- Existing building is too big for any new single-user in the market today.



- Site:
 - » 33 acres
 - » 440,000 sf existing building
 - » 1,150 parking spaces
 - » Built in 1981

Vision:

Transforming an underutilized commercial property into an **appropriately-scaled mixed-use neighborhood destination.**

Respecting the existing residential context while creating a **new, highly-amenitized gathering place for the community.**



Concept plan incorporates feedback received to date:

- The plan must:
 - » Be an appropriate density for the suburban context;
 - » Include a meaningful amount of open space as it is a top priority in this area of the County;
 - » Preserve the mature trees along the northern/western property lines along Chain Bridge and Jermantown;
 - » Respect the surrounding neighborhoods in terms of height, setbacks and stepbacks; and
 - » Be responsive to the community's main concerns about traffic and school capacity issues in this vicinity.

SITE DIAGRAM

OPPORTUNITY FOR OPEN SPACE AND WALKING/BIKING TRAIL

Site area: 33.08 Acres or 1,441,058 SF
Open Space*: +/- 7.9 Acre or 340,000 SF
+/- 24% Open space

Preserve existing tree buffers along Chain Bridge Road & Jermantown Rd

Opportunity for walking loop
Create central open space

- NEW GARAGE
- TOWNHOME
- MULTIFAMILY
- RETAIL
- BUFFER
- COMMERCIAL
- TRAFFIC CIRCULATION
- WALKING/BIKING LOOP
- EXISTING ROAD CONNECTION
- NEW ROAD CONNECTION

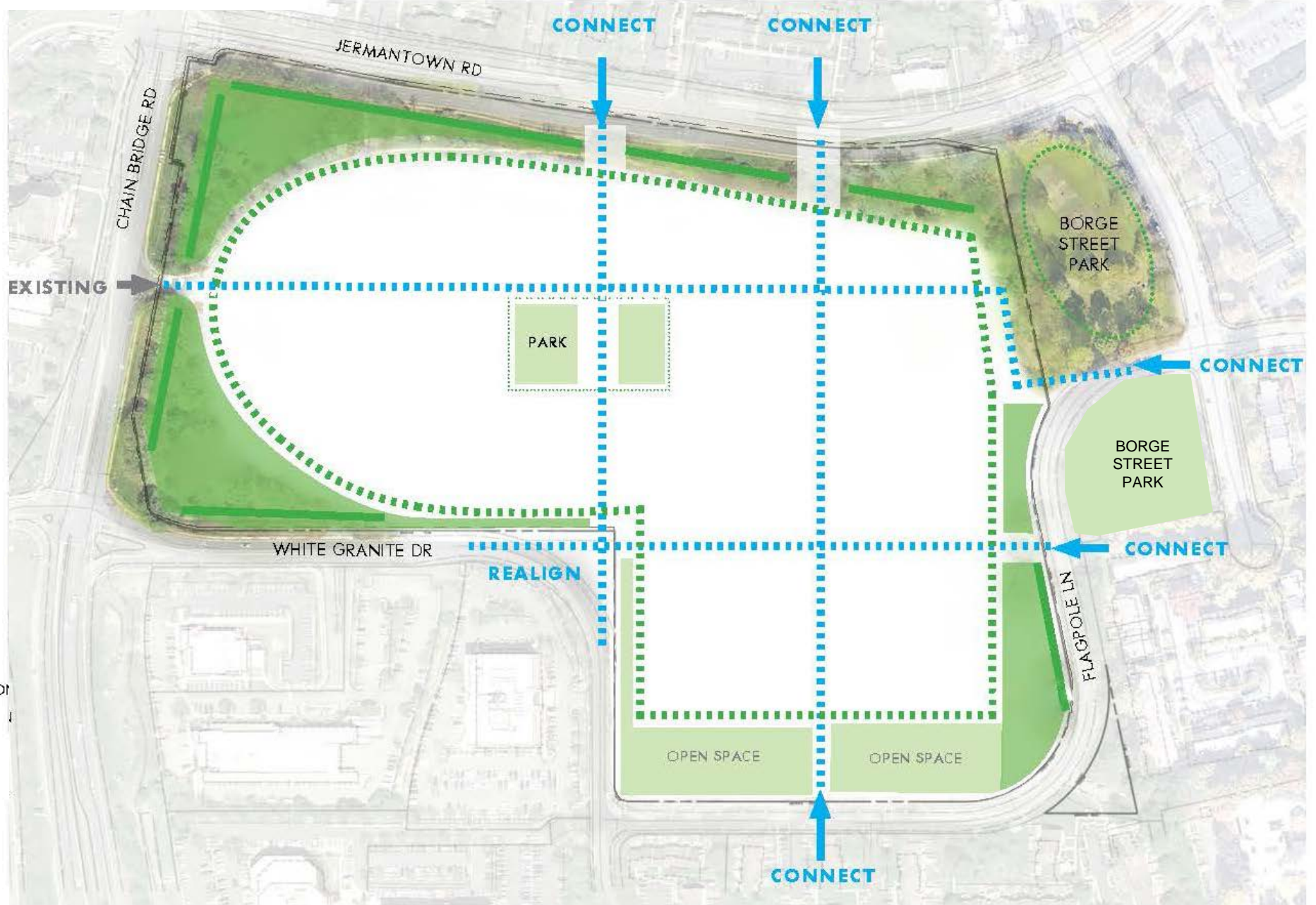


SITE DIAGRAM

OPPORTUNITY FOR CONNECTIONS

Site area: 33.08 Acres or 1,441,058 SF
 Open Space*: +/- 7.9 Acre or 340,000 SF
 +/- 24% Open space

Realign White Granite to create town center near existing commercial lots
 Leverage existing curb cuts



- NEW GARAGE
- TOWNHOME
- MULTIFAMILY
- RETAIL
- BUFFER
- COMMERCIAL
- TRAFFIC CIRCULATION
- WALKING/ BIKING LOOP
- EXISTING ROAD CONNECTION
- NEW ROAD CONNECTION

AUGUST 2022

EYA

STUDIOS architecture

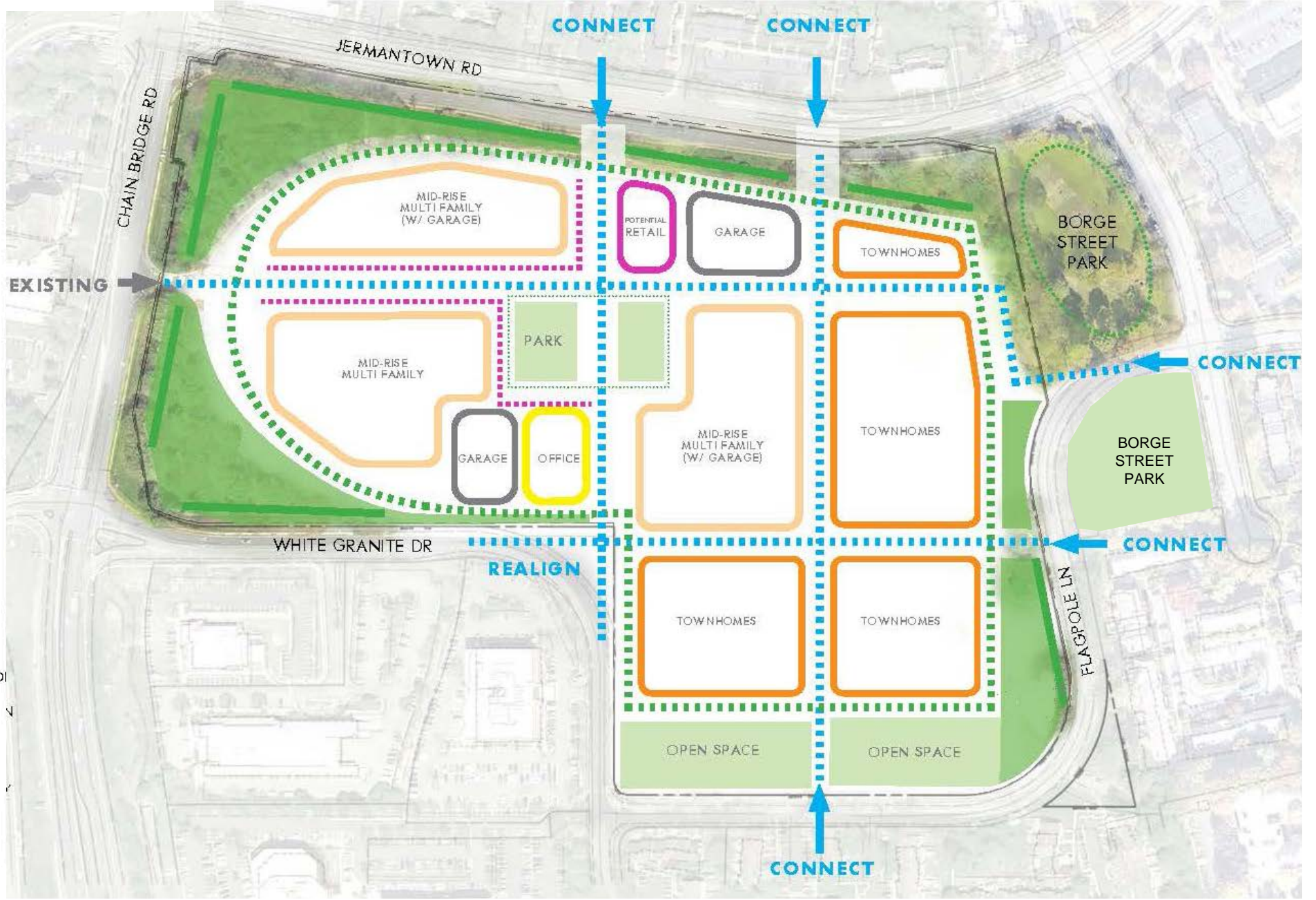


SITE DIAGRAM

OPPORTUNITY FOR PROGRAM

Site area: 33.08 Acres or 1,441,058 SF
 Open Space*: +/- 7.9 Acre or 340,000 SF
 +/- 24% Open space

Lower intensity, greener neighborhood alternative to Mosaic.



- NEW GARAGE
- TOWNHOME
- MID-RISE MULTIFAMILY
- STANDALONE RETAIL
- POTENTIAL STREET RETAIL
- BUFFER
- COMMERCIAL
- TRAFFIC CIRCULATION
- WALKING/ BIKING LOOP
- EXISTING ROAD CONNECTION
- NEW ROAD CONNECTION



PRECEDENTS RETAIL ACTIVATION



WEAVER STREET MARKET, NC



THE CROSSING CLARENDON, VA



CATHEDRAL COMMONS, DC



TRADER JOE'S

PRECEDENTS MULTI-USE LAWNS & PARKS



REFERENCES: TOWNHOME ARCHITECTURAL TYPOLOGIES

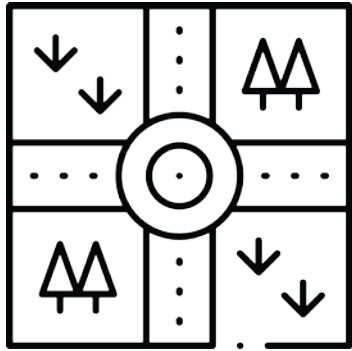


REFERENCES: MULTI-FAMILY ARCHITECTURAL TYPOLOGIES

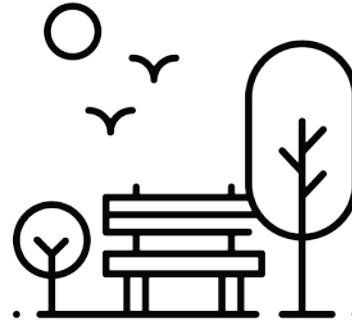


MIXED USE (6+ STORY)





Enhanced connectivity for peds, bikes, & cars



7+ acres of new high-quality open space & parks



Improve 33 acres to modern stormwater standards



Once-in-a-generation opportunity to create a new, appropriately-scaled neighborhood center in Oakton

THE NEIGHBORHOODS OF



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