

Summer 2023

# 3033 Chain Bridge Road

## Continued Visioning | Community Meeting

THE NEIGHBORHOODS OF

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To learn more visit: [3033ChainBridge.com](https://3033ChainBridge.com)



# Agenda

- Introductions
- Meeting Logistics
  - » Duration
  - » Feedback Opportunities
  - » Use of Chat Function
  - » Future Meetings and Opportunities for the Community to Engage
- Meeting Content
  - » Plan Amendment Process Overview (Fairfax County Staff)
  - » Proposed Vision Presentation (EYA)
    - Community Workshop/Feedback Throughout
- Question/Answer

# EYA Team



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Or email:  
[info@3033chainbridge.com](mailto:info@3033chainbridge.com)



# Introduction to EYA

## Master Developer for the Site

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**Since  
1992**

30 years of experience  
developing urban neighborhoods  
across the Greater  
Washington area



**Tackling the region's most  
complex development opportunities while  
maximizing value for local communities**

### **A proven track record**

- 7,000 total units
- 10 million SF developed
- 10,000+ residents live in our homes
- Over 300 major awards and honors since 1992



### **Mixed-Use Expertise**

- \$2 billion in development
- Nearly 50 residential and mixed-use communities developed

### **Locally based**

Team of over 100 employees encompassing acquisition, land development, construction, & sales



### **Community-oriented**

We build consensus through collaboration and alignment

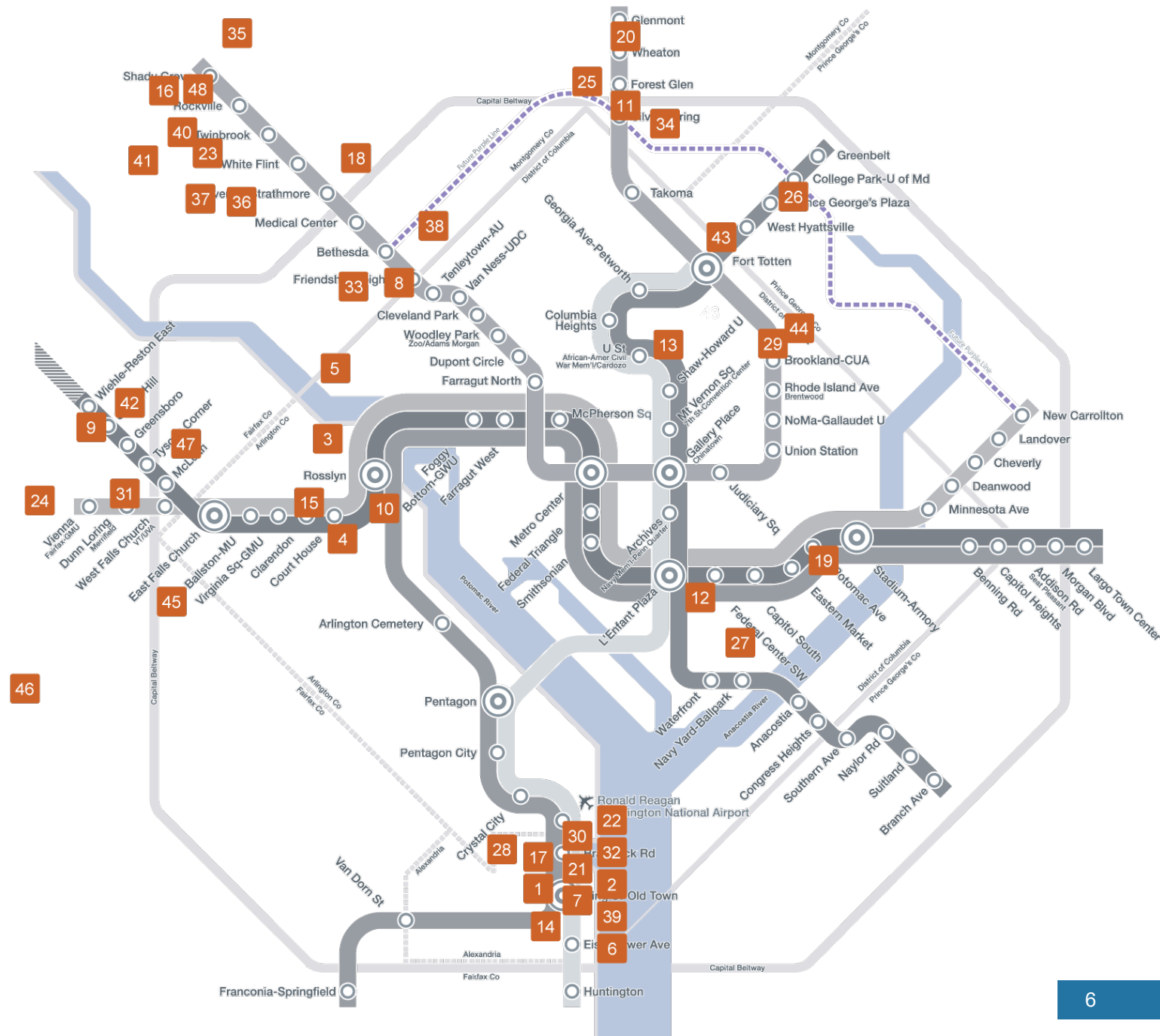
To learn more visit:  
<https://www.eya.com>



# 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                 | 47. Tysons Ridge                |
| 9. Westwood Village             | 29. Chancellor's Row                    | 48. Farmstead District          |
| 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                    |                                 |







Robinson Landing



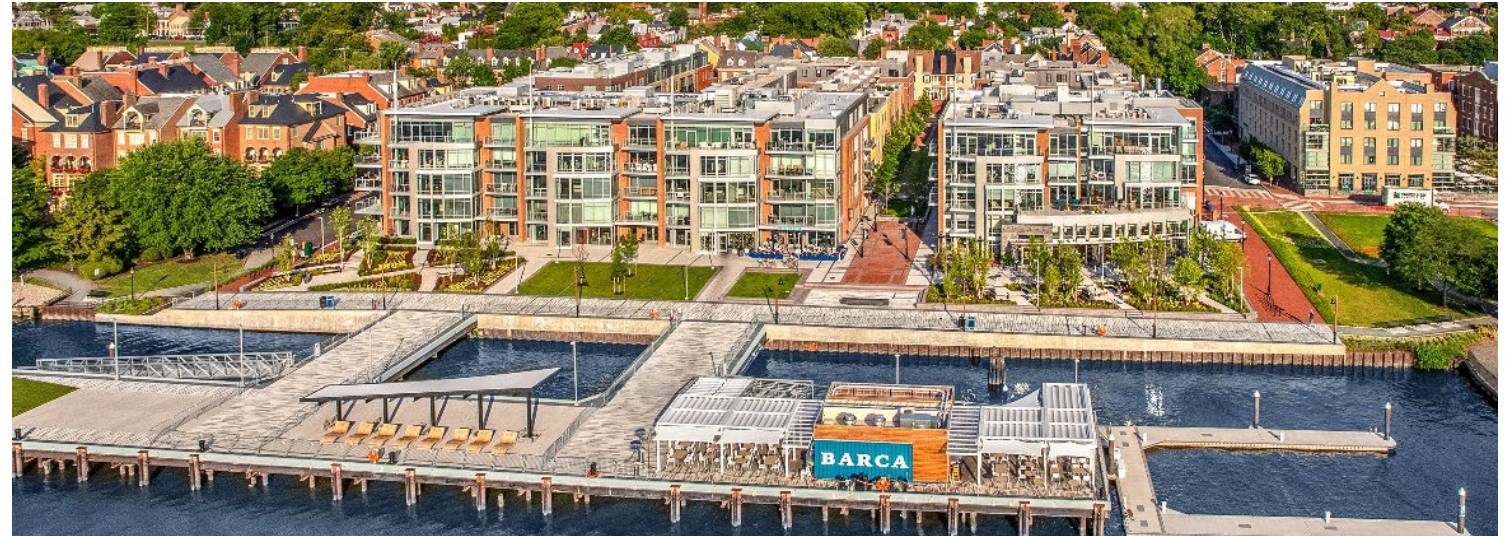
Chevy Chase Lake



The Laureate



Cabin John



Robinson Landing



# 3033 Chain Bridge

## Existing Conditions

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# 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, many AT&T employees work from home.
- Building occupancy is at far lower levels
- Existing building is too big for any new single-user in the market today.

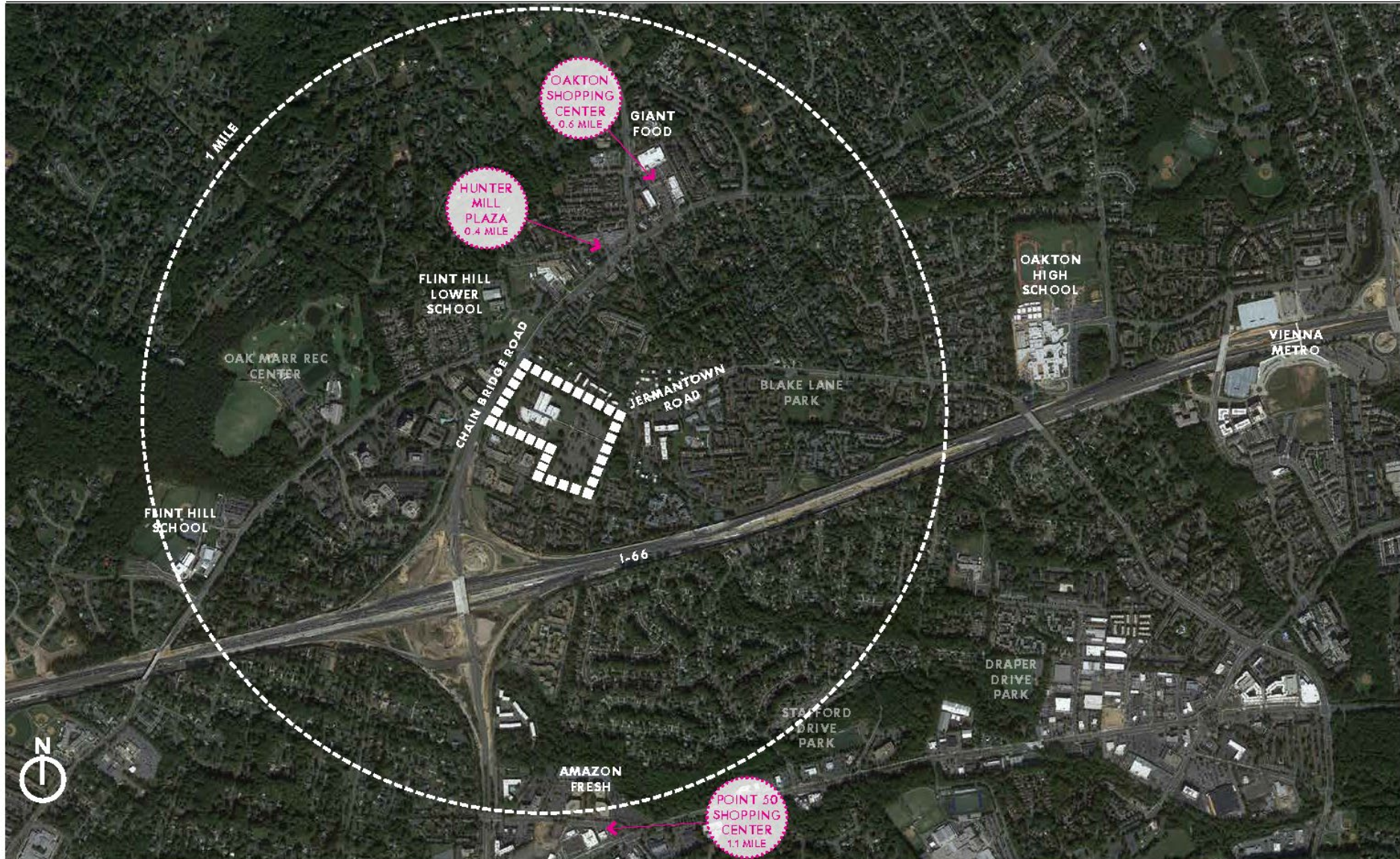


- Site:
  - » 33 acres
  - » 440,000 sf existing building
  - » 1,150 parking spaces
  - » Built in 1981



# SITE ANALYSIS

## NEIGHBORHOOD AMENITIES



JULY 2023  
CARLYLE  
EYA  
STUDIOS



# SITE ANALYSIS

## AERIAL LOOKING NORTHWEST



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# SITE ANALYSIS

## ADJACENT NEIGHBORHOOD RESIDENTIAL



JERMANTOWN ROAD



JERMANTOWN ROAD (ON MOTOR COURT)



BORGE STREET



FLAGPOLE LANE



TREVOR HOUSE DRIVE



PADDOCK WOOD CT

JULY 2023

CARLYLE



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# Plan Amendment (SSPA) & Feedback

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# EYA's Initial Vision For the Site:

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

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





# EYA Values



**Be responsive to traffic concerns**



**Preserve mature trees**



**Include meaningful open space**



**Be responsive to school capacity**



**Consider appropriate density**



# SITE DIAGRAM

## OPPORTUNITY FOR CONNECTIONS – SSPA NOMINATION

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



AUGUST 2022





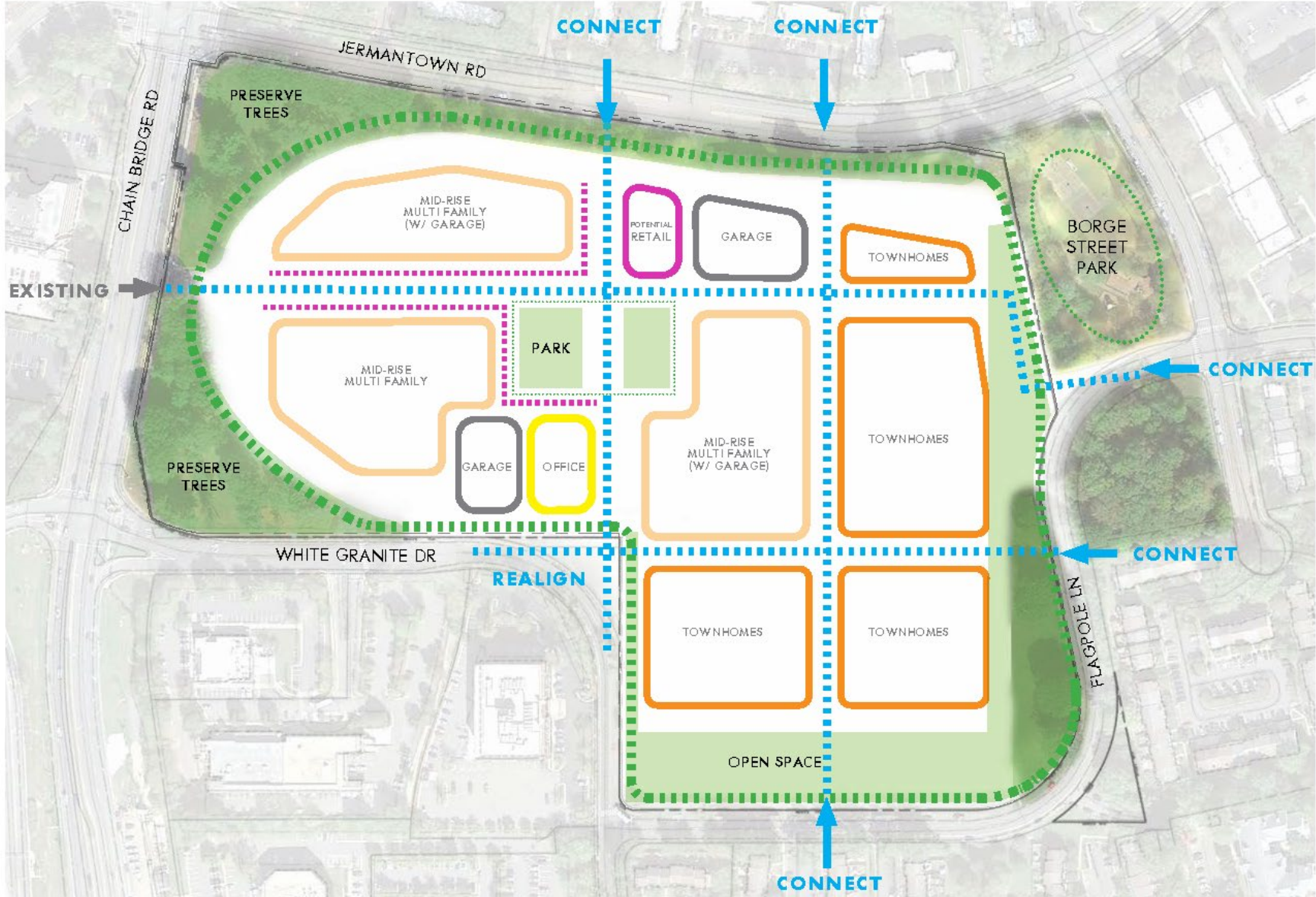
# SITE PROGRAMATIC DIAGRAM – SSPA NOMINATION

## KEY FACTS

Site area: 33.08 Acres o  
1,441,058 SF

Preserve existing tree buffers along  
Chain Bridge Road & Jermantown

Opportunity for walking loop  
Create central open space



- NEW GARAGE
- TOWNHOME
- MID-RISE MULTIFAMILY
- STANDALONE RETAIL
- POTENTIAL STREET RETAIL
- COMMERCIAL OFFICE
- TRAFFIC CIRCULATION
- WALKING/ BIKING LOOP



JULY 2023  
 CARLYLE  
 EYA  
 STUDIOS



# Community Outreach To-Date

- » 11 meetings, 8 community HOA Boards, 3 civic groups
- » Past Meetings (HOA Boards & Civic Groups)
  - Evergreen Square Homeowners Association (January)
  - Arrowood Community Association (January)
  - Oakleigh HOA (January)
  - Miller Heights Neighborhood Association (January)
  - Flint Hill Manor Townhome Association (February)
  - Treebrooke Condominium Association (February)
  - Flintwood HOA (March)
  - Four Winds of Oakton (April)
  - Greater Oakton Community Association
  - Friends of the Accotink
  - Options for Oakton



# Additional Community Feedback:

- » Appropriate scale and integration with broader Oakton community – not a regional destination like Mosaic
- » Screen and reduce above grade parking garages
- » Reduce overall unit count
- » Consider alternate park locations, including expansion of Borge Street Park
- » Emphasize pedestrian and bike safety along Jermantown and throughout the site, connecting to existing and proposed bike/ped networks in the area
- » Consider saving the trees and stormwater along White Granite
- » Program the preserved open space on Chain Bridge
- » Gateway to Oakton community: Expect high level of quality
- » Non-prototypical architecture that will represent Oakton appropriately



# Case Studies

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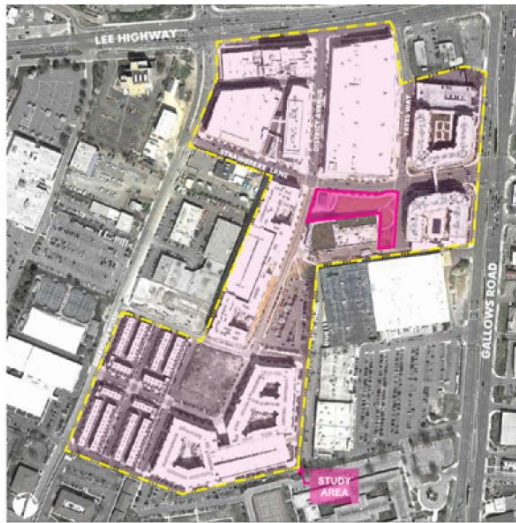
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# PRECEDENTS NOT APPROPRIATE FOR OAKTON FROM A SCALE PERSPECTIVE

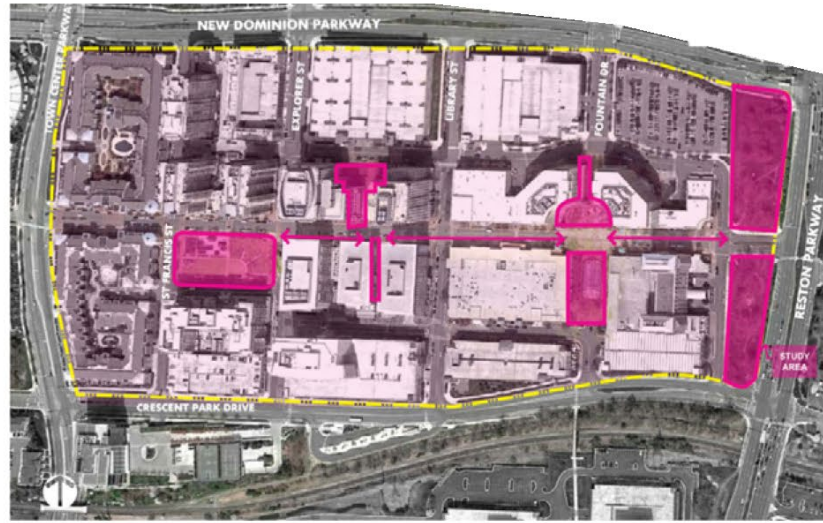
## MOSAIC DISTRICT, VA KEY FACTS

Site area: 31.36 Acres  
 FAR: 1.20 + 0.18 ADU bonus = 1.39  
 Park Space: +/- 1.75 ACRE OR 75,000 sf recreation area including  
 North Park: 27,000 SF - county considers too small for uses  
 Retail: 605,000 SF  
 Office: 260,000 SF  
 Residential: 1,112 DUs



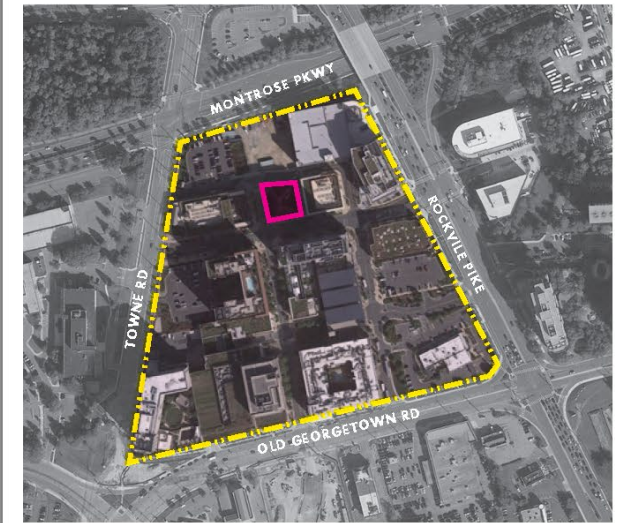
## RESTON TOWN CENTER, VA KEY FACTS

Site area: 75 Acres  
 Park Space: 5.4 Acres or 235,000 SF - 4%  
 Retail: 478,000 SF  
 Office: 2,400,000 SF  
 Residential: 4,200 Maximum DUs



## PIKE AND ROSE, MD KEY FACTS

Site area: 24 Acres  
 FAR: 3.4  
 Park Space: 0.44 Acres or 19,200 SF - 1.8%  
 Retail: 379,000 SF  
 Office: 300,000 SF  
 Residential: ~865 DUs



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# WILDWOOD PLAZA, MD

## KEY FACTS

Site area: 12 Acres  
Retail: ~ 88,000 SF



FISH TACO



[solidcore]

bluemercury  
makeup • skincare • spa





WILDWOOD PLAZA  
BETHESDA, MARYLAND

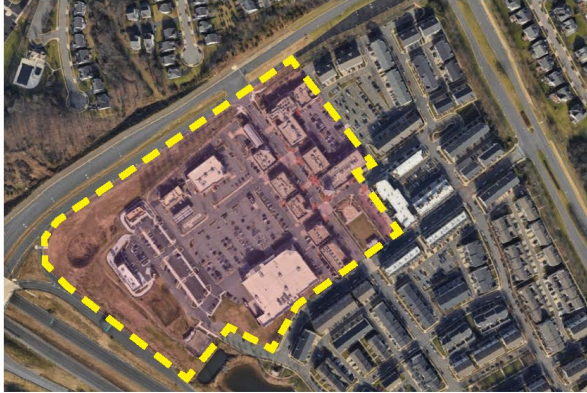




# LANSDOWNE TOWN CENTER, VA

## KEY FACTS

Site area: 24 Acres  
Park Space: 32,400 SF  
Retail: 150,000 SF  
Office: 40,000 SF





LANSDOWNE TOWN CENTER  
LANSDOWNE, VA





# KING FARM, MD

## KEY FACTS

Site area: ~ 493,600 SF  
Park Space: ~ 20,000 SF  
Retail: ~ 231,700 SF  
Residential: ~ 352,300 SF





**KING FARM**  
ROCKVILLE, MD



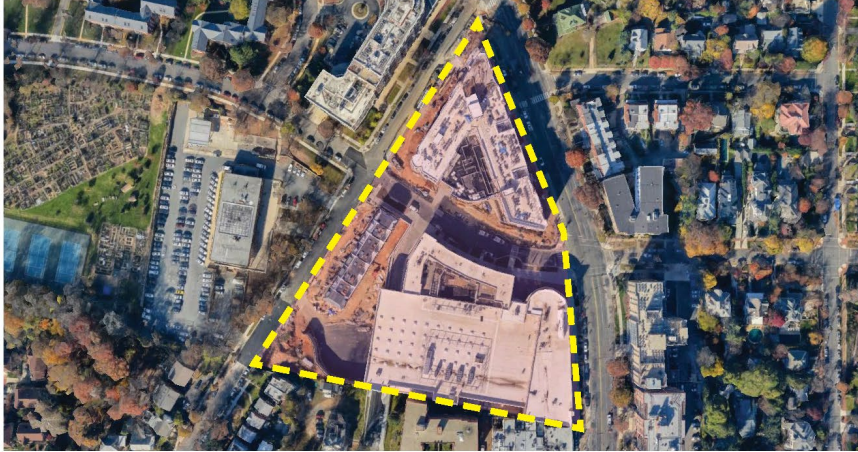


## CATHEDRAL COMMONS, DC KEY FACTS

Site area: 4 Acres

Retail: ~ 124,300 SF

Residential: 138 Apartments, 8 Townhomes





CATHEDRAL COMMONS  
WASHINGTON, DC





# Planning Diagrams

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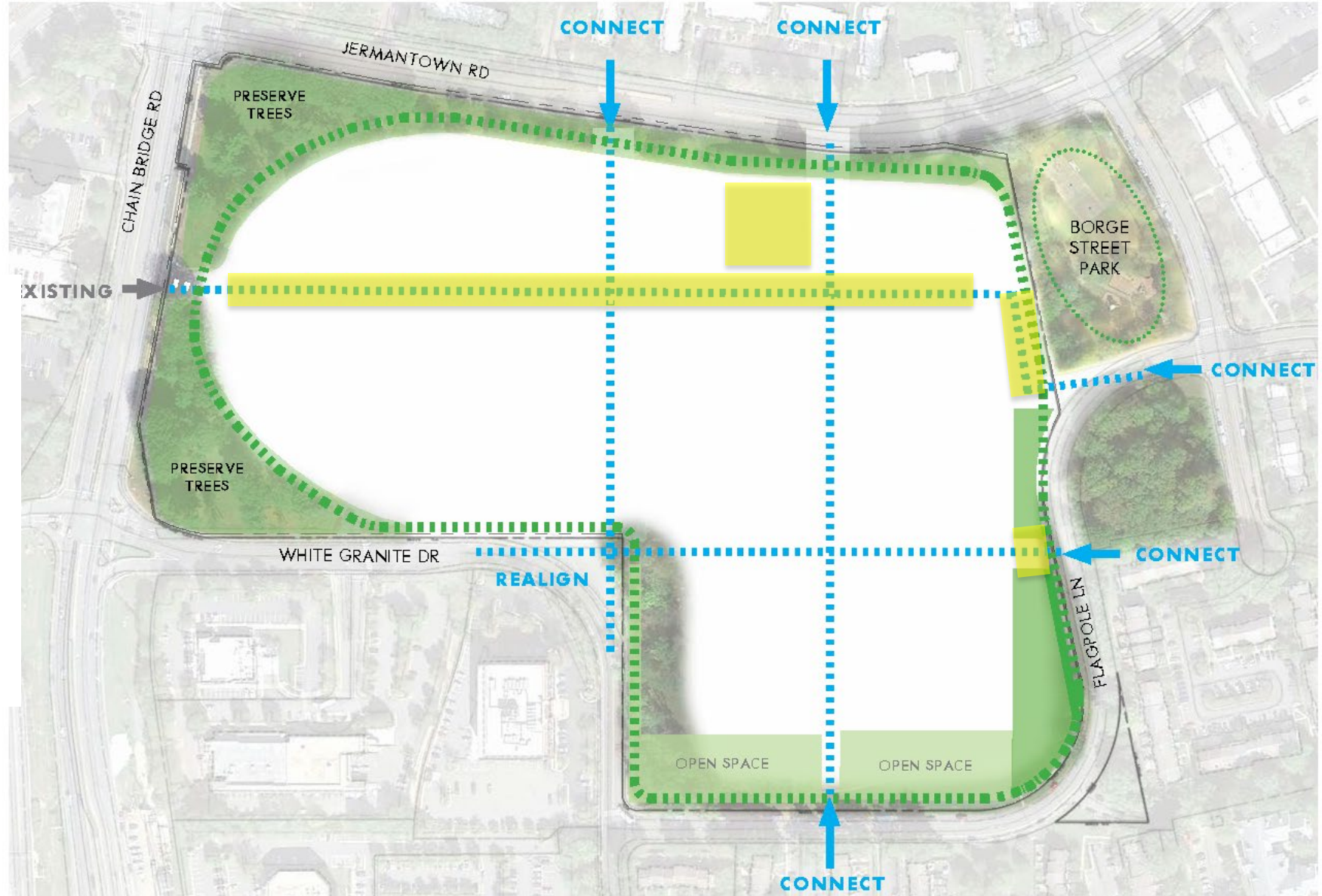
## OPPORTUNITY FOR CONNECTIONS – PREVIOUS SCHEME

### KEY FACTS

Site area: 33.08 Acres or 1,441,058 SF

### FEEDBACK:

- REMOVE ROAD ABUTTING BORGE STREET PARK
- REDUCE CONNECTIONS TO FLAGPOLE LANE
- MAKE MORE DIRECT CONNECTION ON MAIN STREET TO IMPROVE BUS CONNECTIVITY
- SCREEN VIEW OF ABOVE GRADE PARKING GARAGE FROM JERMANTOWN ROAD



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 CARLYLE  
 EYA  
 STUDIOS



# SITE DIAGRAM

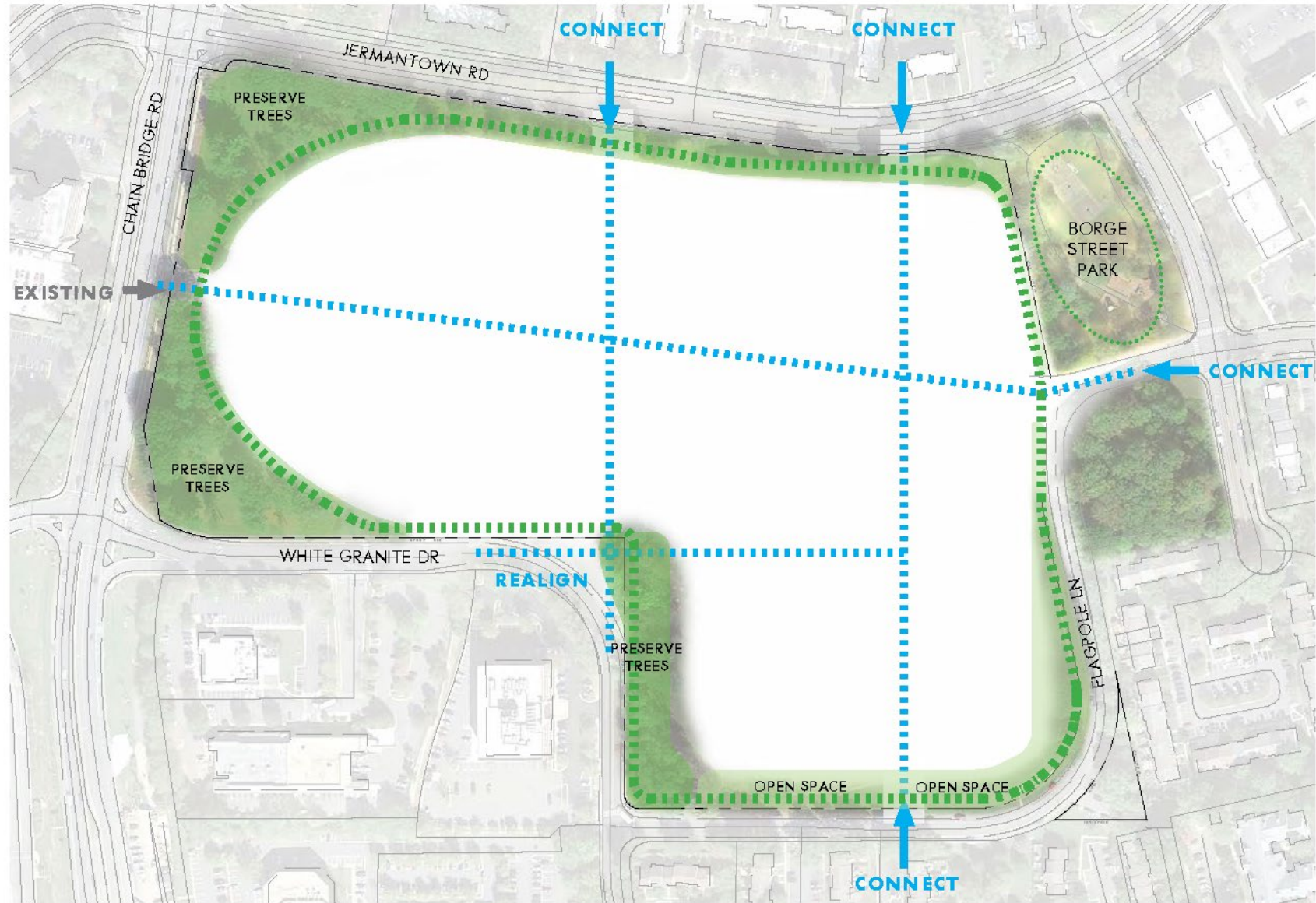
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### KEY FACTS

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Leverage existing curb cuts



\* The design depicted is conceptual and represents considerations following community feedback. All designs are subject to change as the vision evolves

JULY 2023

CARLYLE



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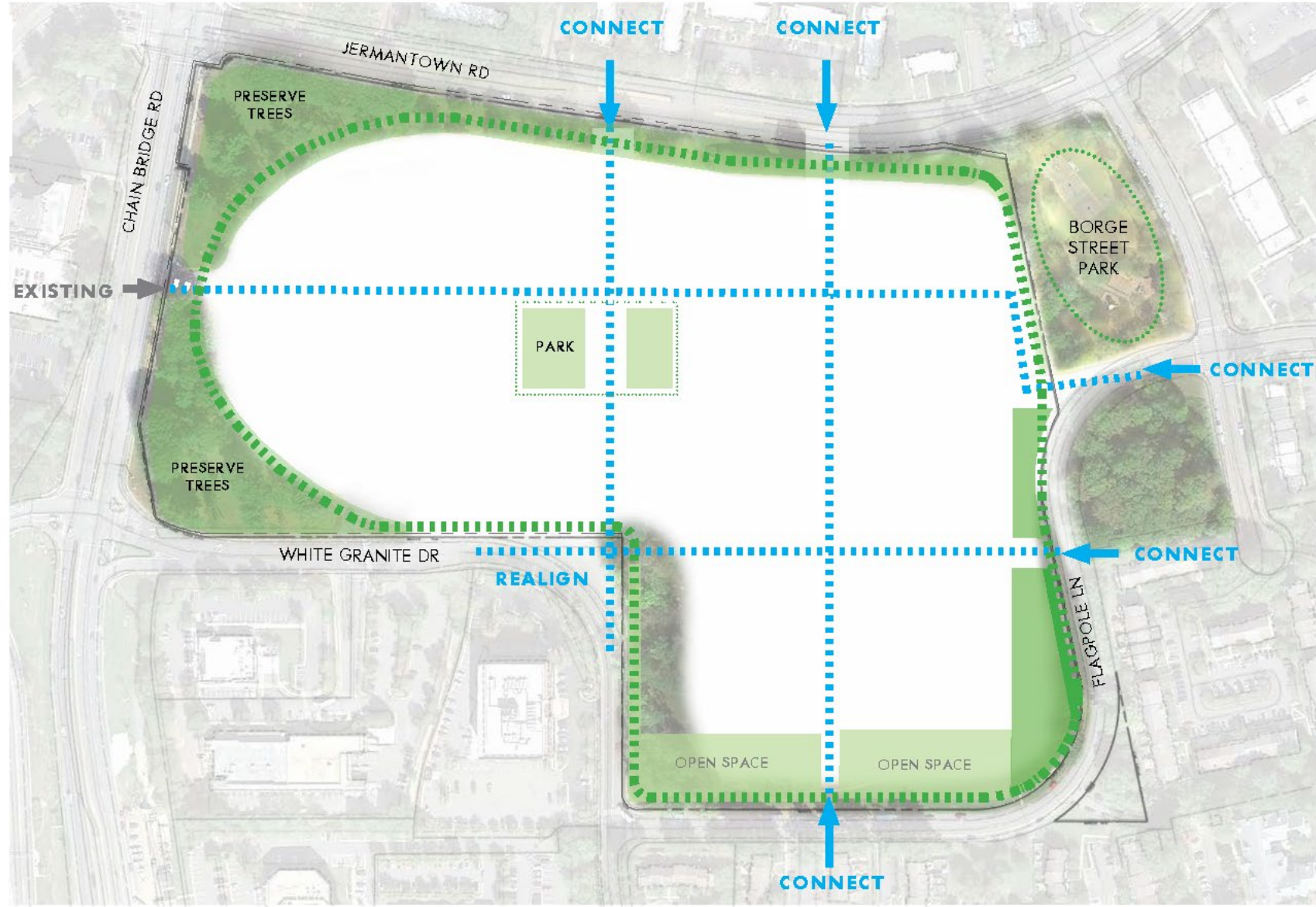


# SITE DIAGRAM

## OPPORTUNITY FOR OPEN SPACE AND WALKING/BIKING TRAIL – PREVIOUS SCHEME

### KEY FACTS

Site area: 33.08 Acres or 1,441,058 SF



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# SITE DIAGRAM

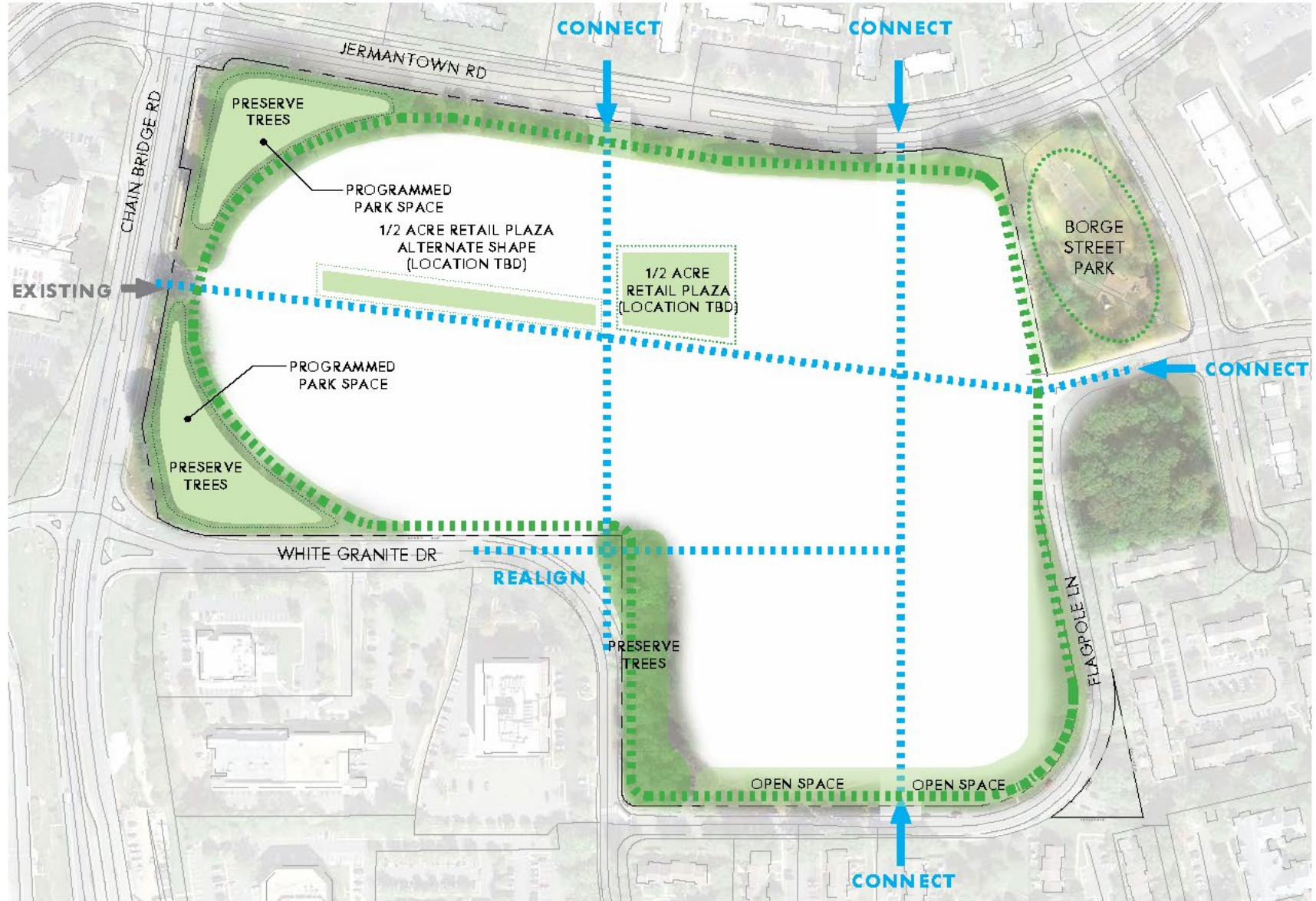
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3033 Chain Bridge Road



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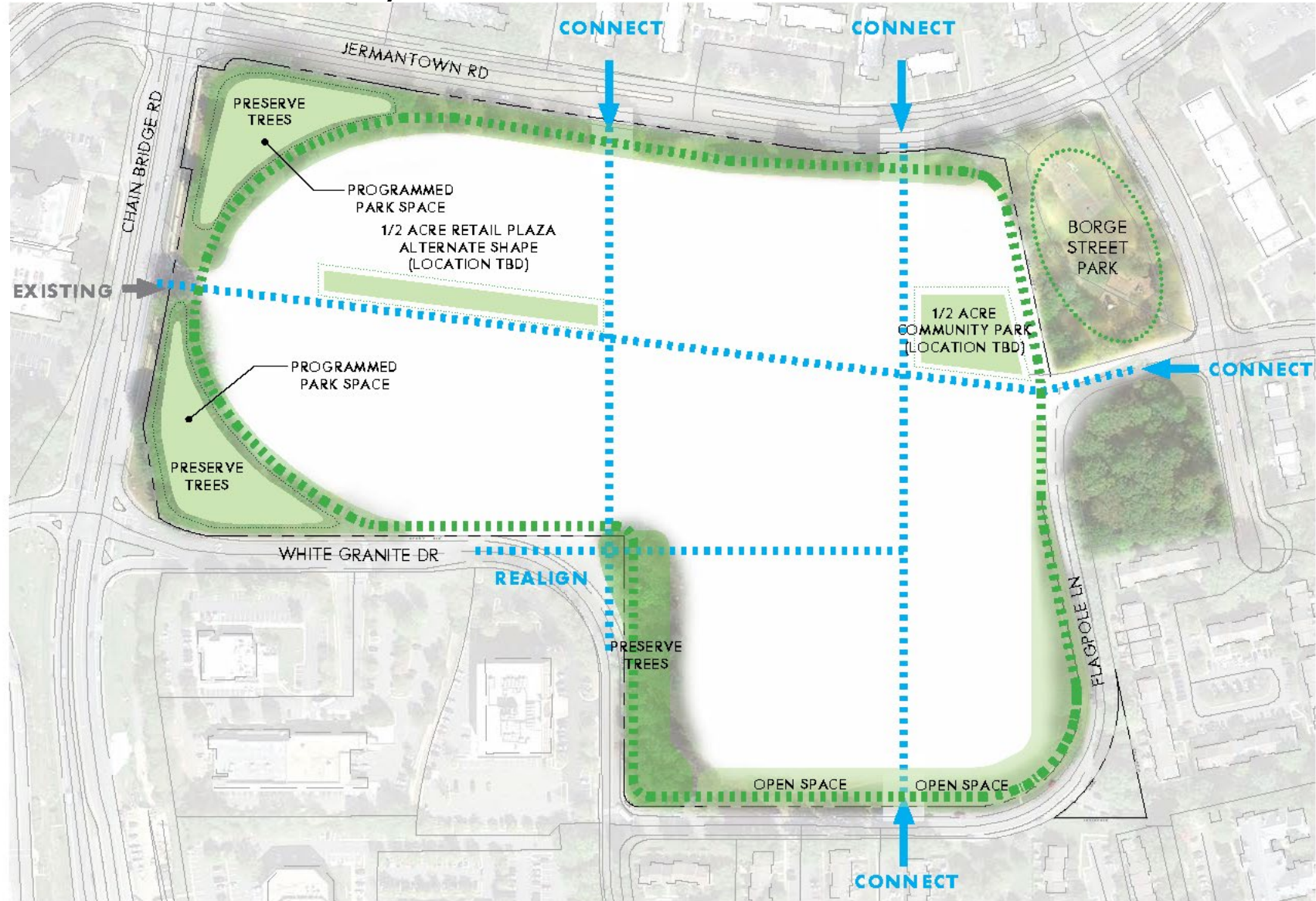
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# PRECEDENTS MULTI-USE LAWNS & PARKS

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STUDIO





# PRECEDENTS RETAIL ACTIVATION



WEAVER STREET MARKET, NC



KING FARM, MD



BETHESDA ROW, MARYLAND



TRADER JOE'S, ROCKVILLE MD

JULY 2023  
CARLYLE  
EYA  
STUDIO



# MASSING PRECEDENTS



MIXED USE (6+ STORY)

TRANSITION DENSITY (4-5 STORY)

ROWHOMES (3-4 STORY)

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 CARLYLE  
 EYA  
 STUDIO



# Process and Next Steps

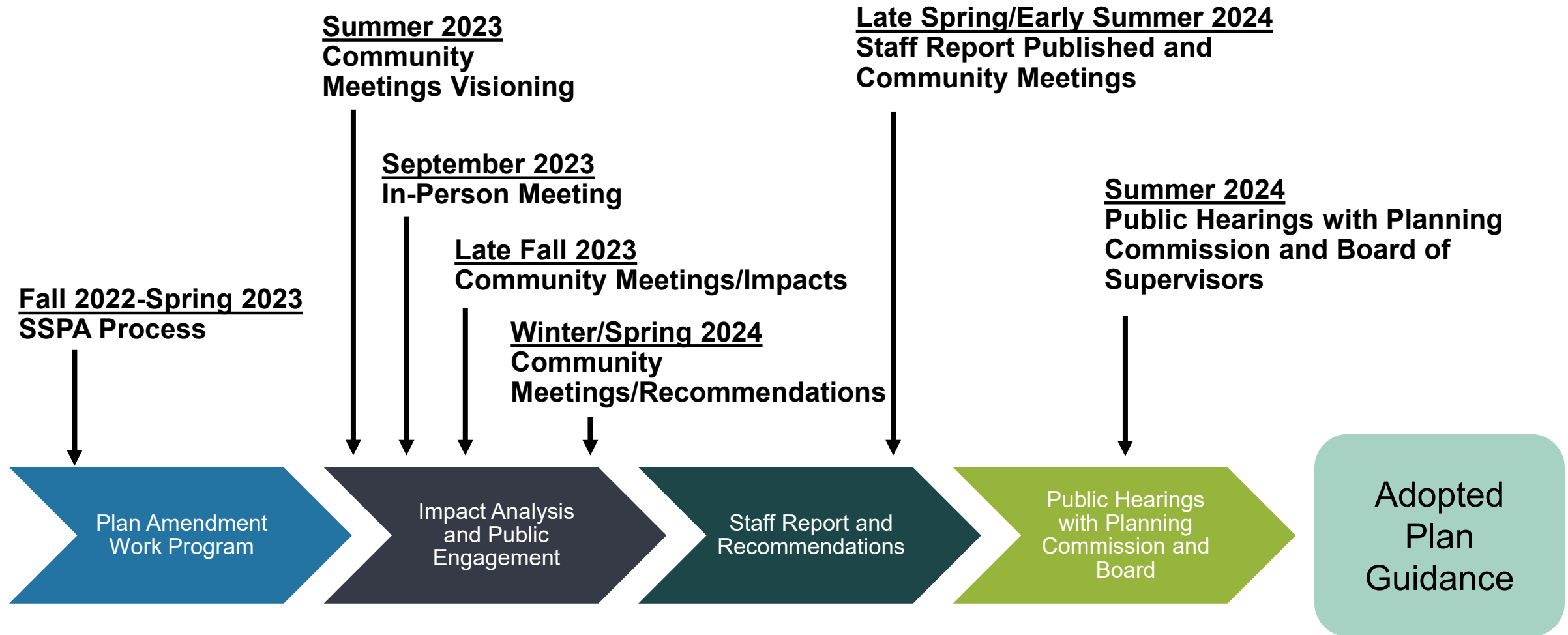
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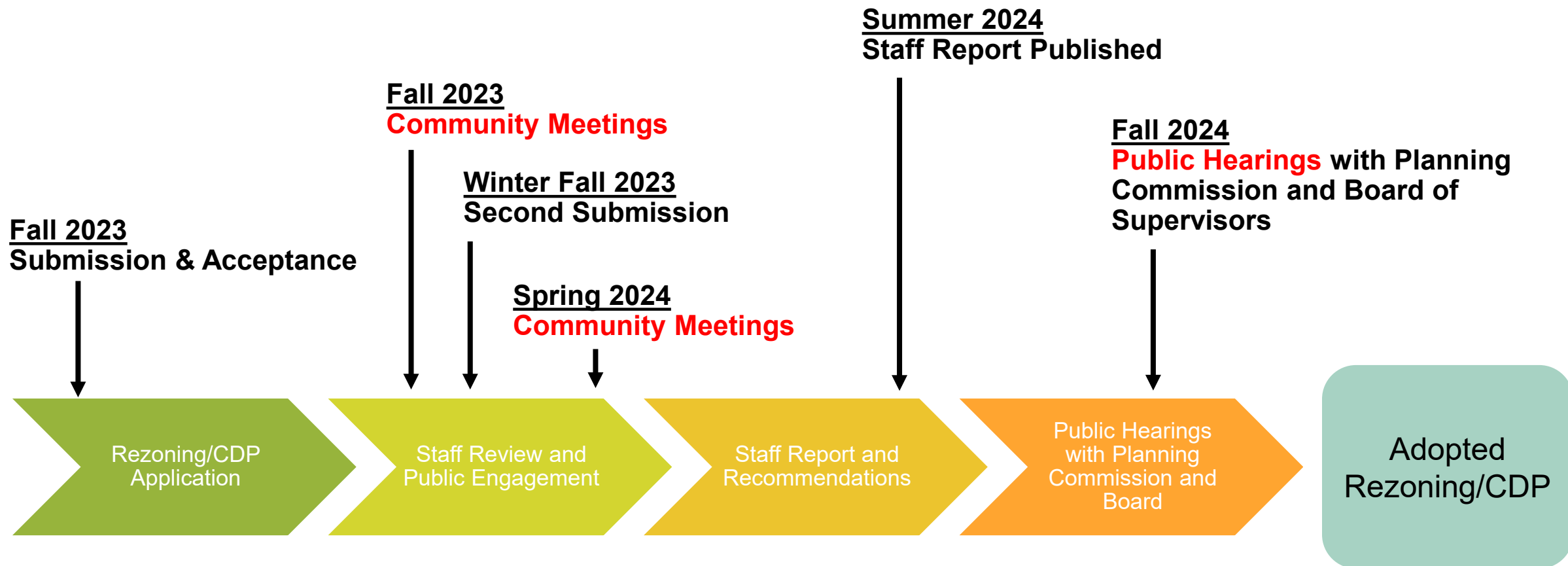


# Plan Amendment Process





# Rezoning/CDP Process



**In addition to ad hoc community engagement, there will be formal community meetings in Fall 2023, Spring 2024 and the opportunity to testify in front of the Planning Commission and Board of Supervisors in Fall 2024**



# Next Steps: Opportunities for Engagement

- Additional Continued Visioning Meetings
  - » Monday, July 31 at 1:00 PM (Zoom)
  - » Wednesday, August 2 at 7:00 PM (Zoom)
  - » Monday, August 21 at 12:00 PM (Zoom)
  - » Wednesday, August 23 at 7:00 PM (Zoom)
- Design Update
  - » October 2, 2023 (In-Person)
- Email Questions Anytime
  - » Evan Goldman & Angelina Fuller
    - [egoldman@eya.com](mailto:egoldman@eya.com)
    - [afuller@eya.com](mailto:afuller@eya.com)

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