

April 18, 2024

# 3033 Chain Bridge Road

## In-Person Design Update

THE NEIGHBORHOODS OF

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

# Introduction to EYA



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# SITE ANALYSIS

## AERIAL LOOKING NORTHWEST



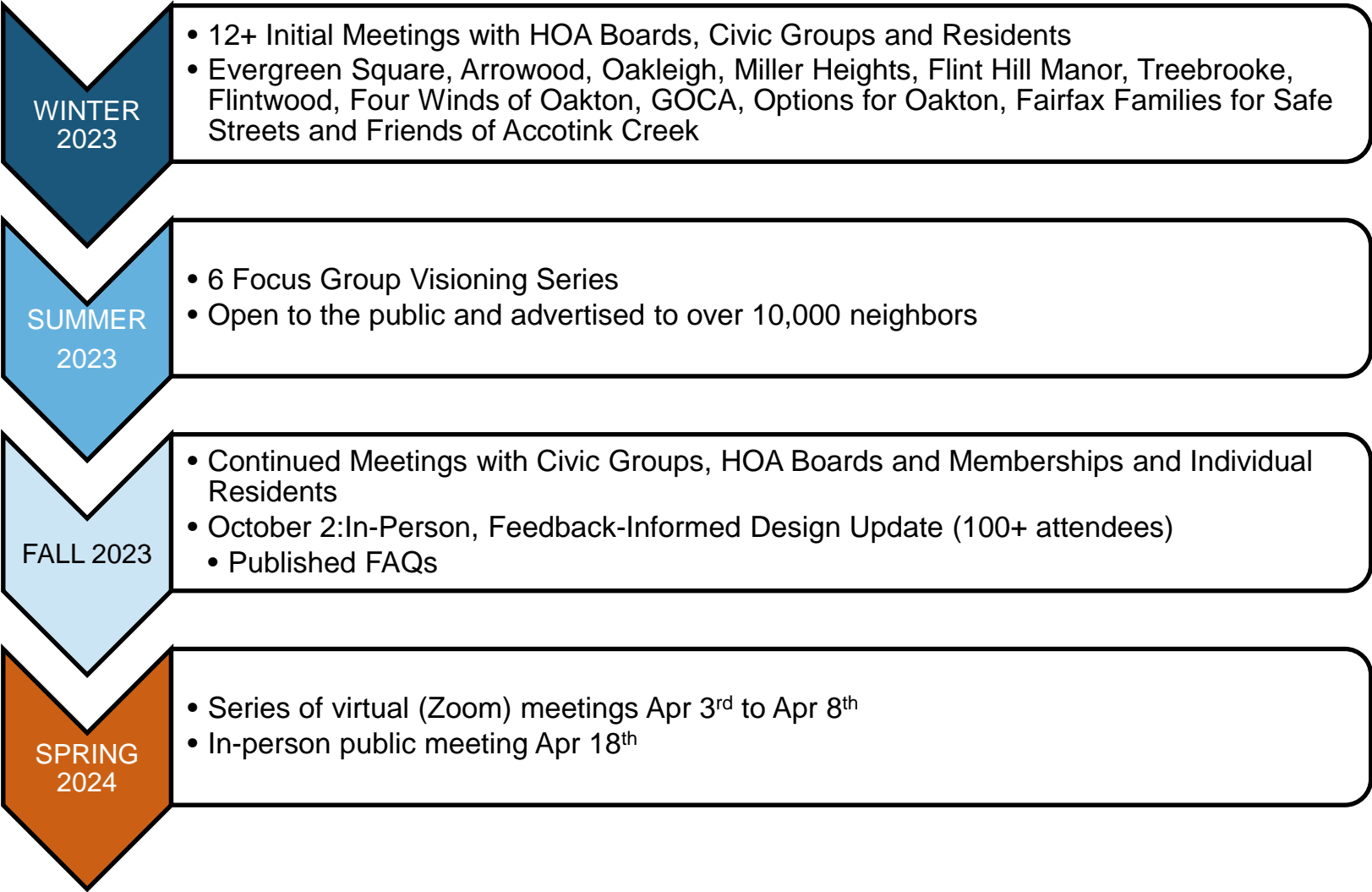
JULY 2023

CARLYLE



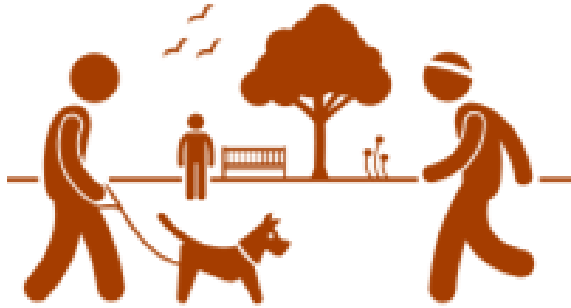
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# Community Outreach To-Date



# Feedback Summary – Key Areas of Input to Date

**OPEN SPACE**



**AFFORDABILITY**



**RETAIL**



**SUSTAINABILITY**



**VEHICULAR  
TRANSPORTATION**



**DENSITY**



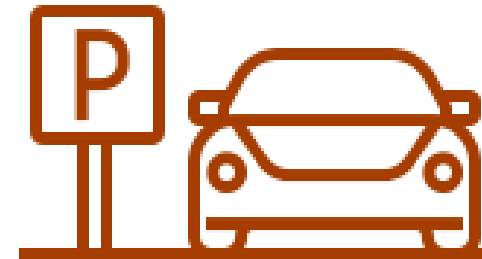
**PEDESTRIAN & BICYCLE  
TRANSPORTATION**



**ARCHITECTURE**



**PARKING**

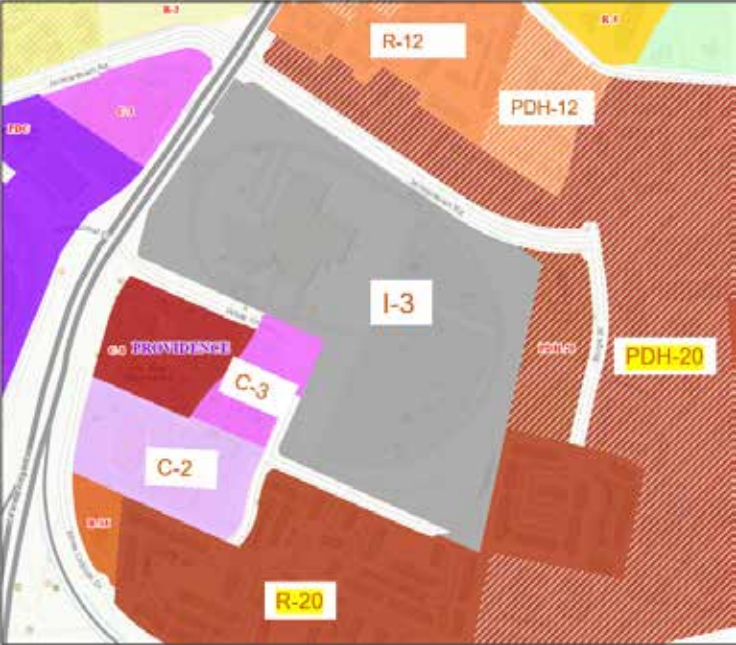


**SCHOOLS**



# Existing Comprehensive Plan

- » Flint Hill Suburban Center: node for development activity
- » Adjacent communities range from 12-20 du/acre, up to 24 units per acre including affordable bonus density
- » Development heights and types would transition from center of property towards neighbors.



**Planning Term: FAR**

**Floor to Area Ratio:**

Commonly used in the Comprehensive Plan to describe how much development is on a site.

$$\frac{\text{FLOOR AREA (sq. ft.)}}{\text{LAND AREA (sq. ft.)}}$$

**EXAMPLE**

$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$

**0.5**

**1.0**

1 story: Entire Lot Area

2 stories: 1/2 Lot Area

4 stories: 1/4 Lot Area

**2.0**

Ratio of Floor Area to Lot Area

# Density & Compatibility

	Total	Studio	1BR	2BR	3BR or >	Elevator
Townhomes	219				219	164
Stacked Townhomes	84				84	0
Apartment Rental (above retail)	351	88	175	88		351
Apartment Rental ( White Granite)*	128		45	83		128
Condo Multifamily	72			72		72
<b>TOTAL</b>	<b>854</b>	<b>88</b>	<b>220</b>	<b>243</b>	<b>303</b>	<b>715</b>

\*This apartment rental building is currently envisioned as 100% affordable units. This will be in addition to affordable unit options available for townhomes and apartments units site-wide

Disclaimer: Unit mix and unit type are subject to change during the entitlement process.

- » 854 Units = ~25/acre, with 48% projected open space
- » Mixture of uses will create a neighborhood destination of appropriate scale and address housing affordability & critical mass to support retail
- » Commercial uses (such as dining and grocery) will add vibrancy and are consistent with community comments.

# Design Update

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# SITE PLAN – FALL 2023



SEPTEMBER 2023

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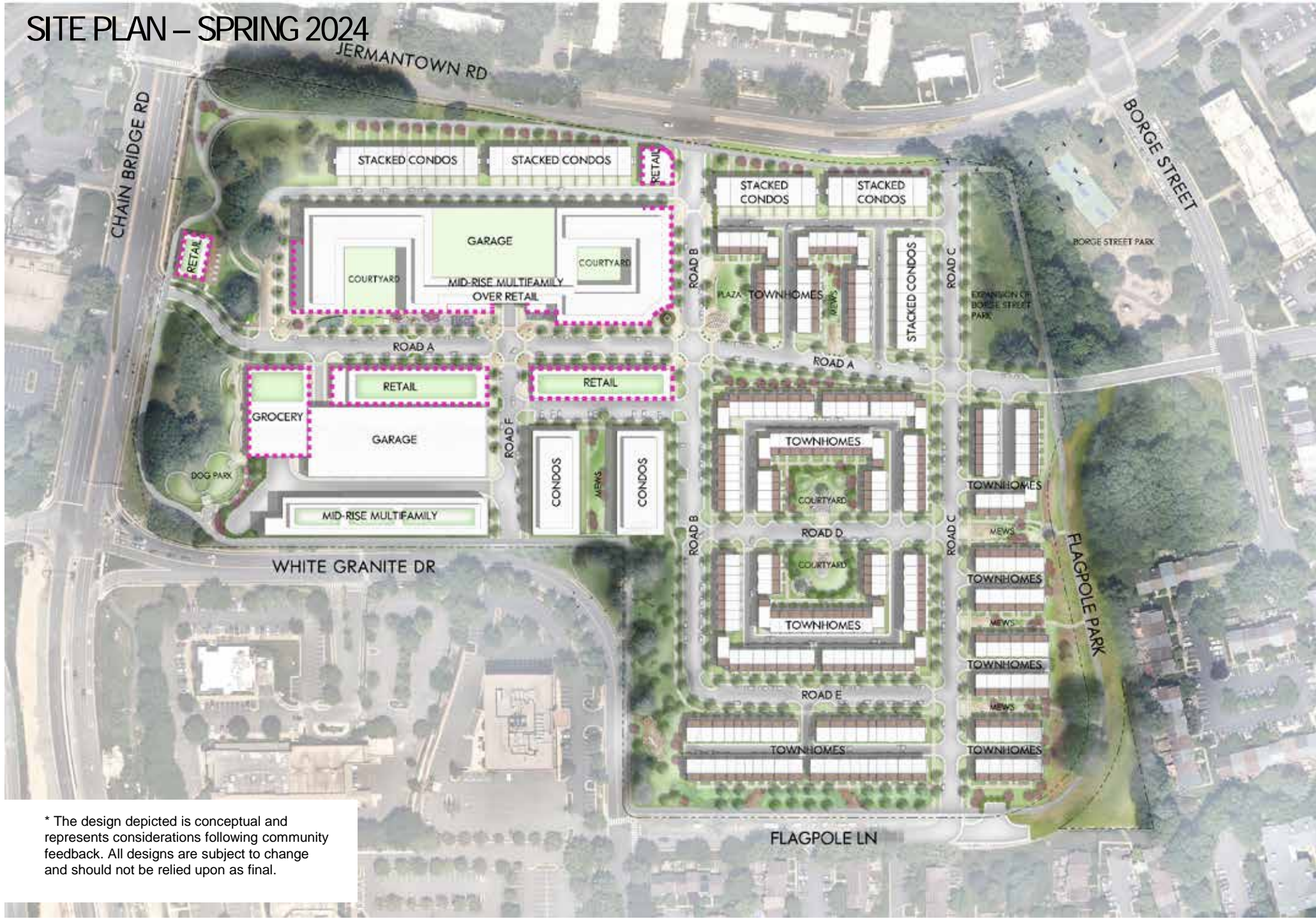
EYA

STUDIOS

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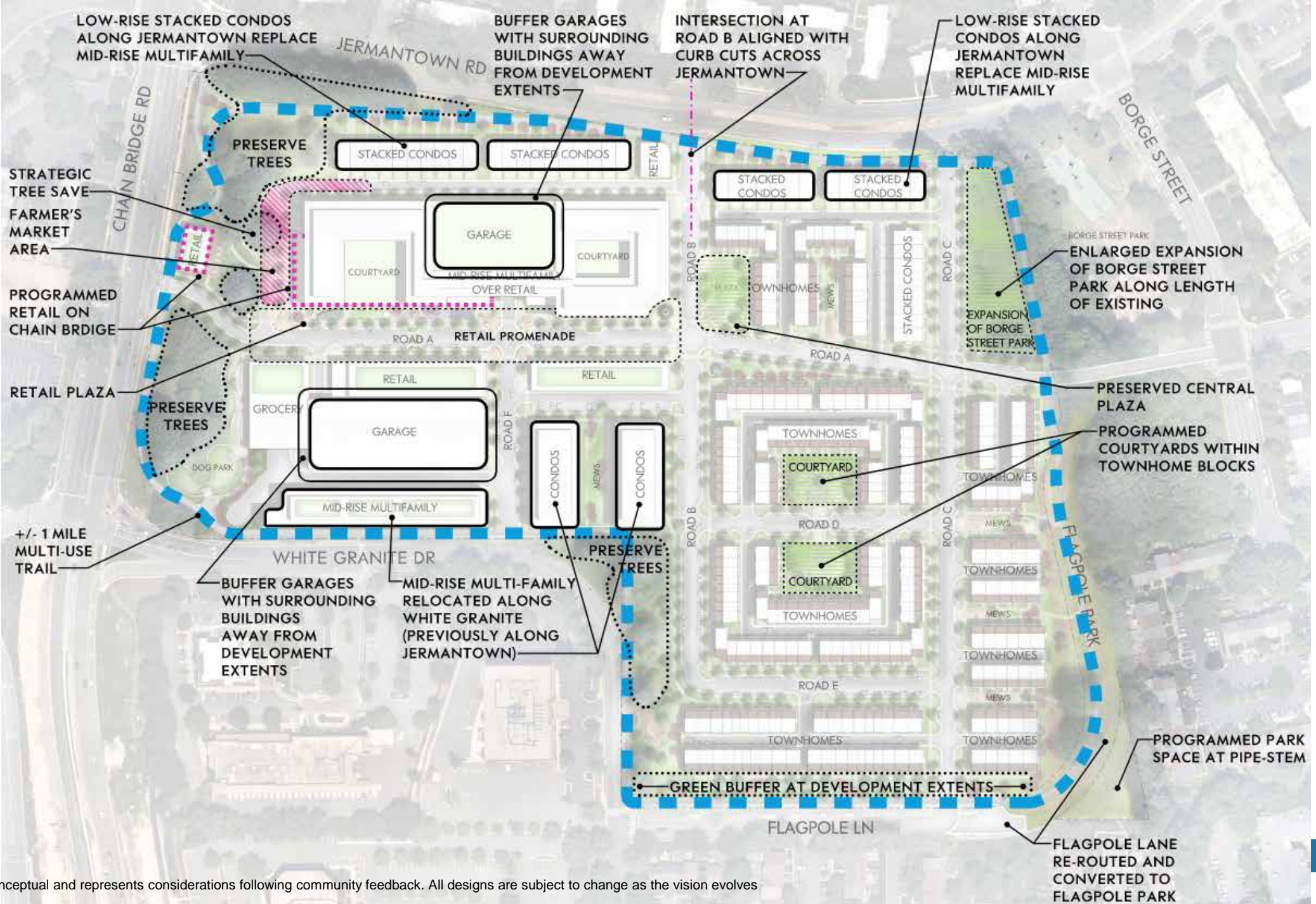
# SITE PLAN – SPRING 2024

STUDIO E  
LandDesign  
EYA  
CARLYLE  
APRIL 2024



\* The design depicted is conceptual and represents considerations following community feedback. All designs are subject to change and should not be relied upon as final.

# SITE PLAN – ADOPTED CHANGES



APRIL 2024

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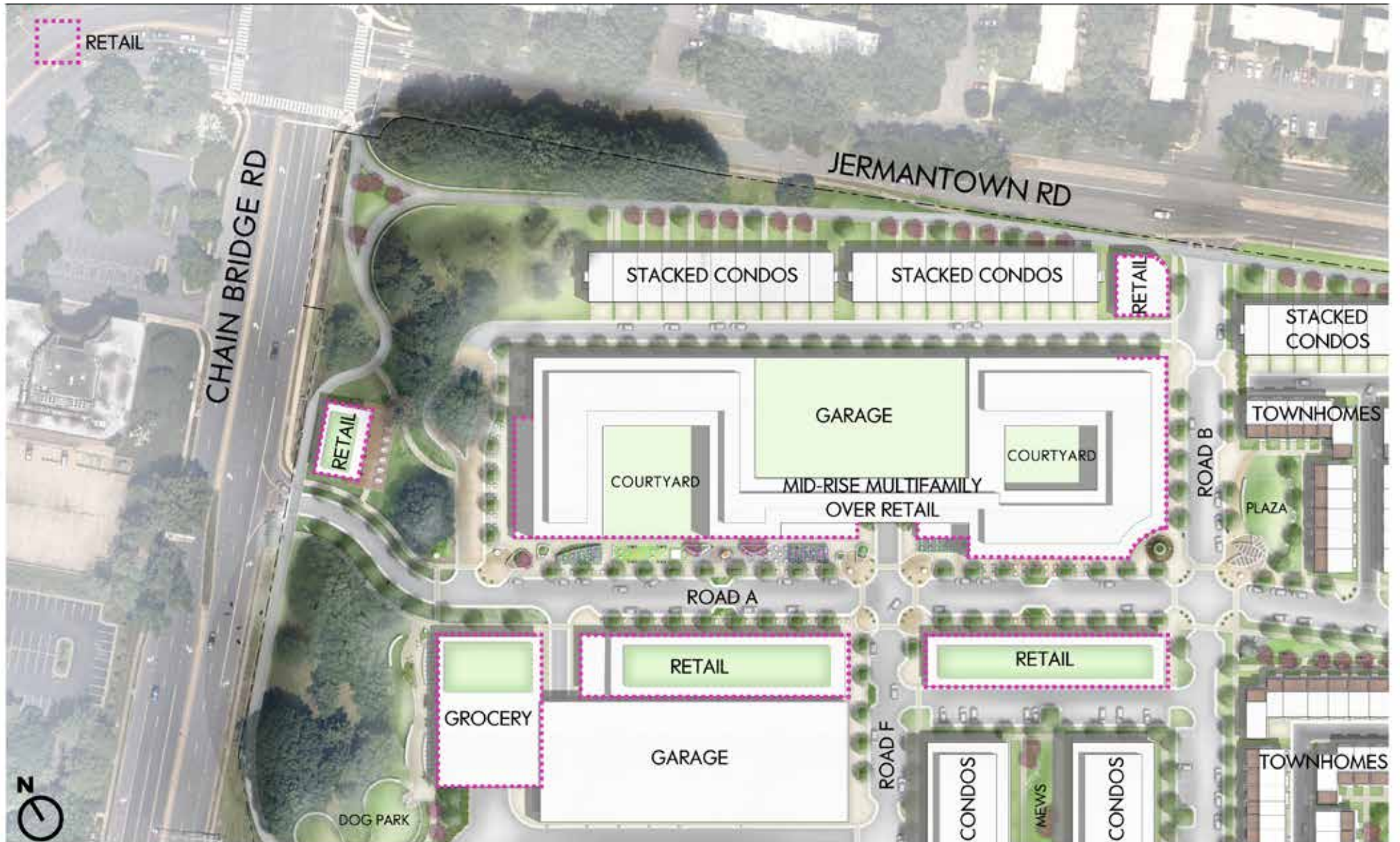
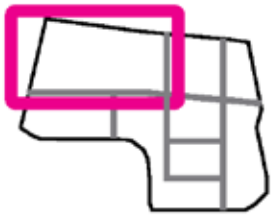
LandDesign

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# SITE PLAN – RETAIL ENVIRONMENT



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# PRECEDENT FOR ARCHITECTURE AND SCALE: VILLAGE – POUGHKEEPSIE, NY



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# PERSPECTIVE VIEWS – RETAIL PROMENADE



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NOTE:  
ARCHITECTURAL DETAILING FOR REPRESENTATIONAL  
PURPOSES AND TO BE FURTHER DEVELOPED.

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# PERSPECTIVE VIEWS – CHAIN BRIDGE ENTRANCE



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# PERSPECTIVE VIEWS – RETAIL KIOSK & OPEN SPACE



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# DOG RUN

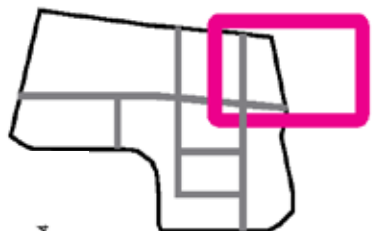


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# SITE PLAN – COMMUNITY PARK



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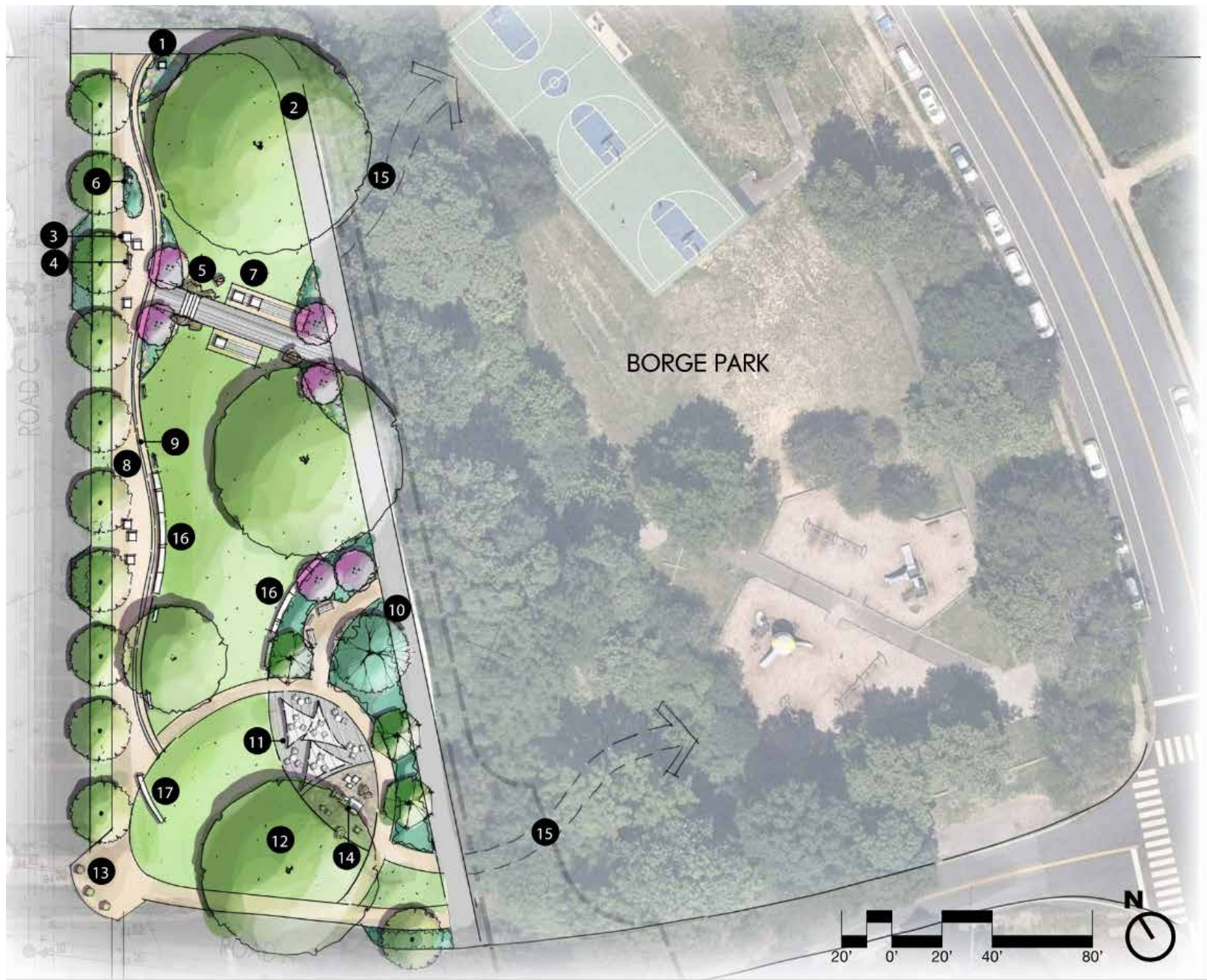
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# SITE PLAN – COMMUNITY PARK

- 1 Secondary entry signage
- 2 Multi-use trail (alignment may change for tree preservation and grading purposes)
- 3 Wood crate-style seat cube
- 4 Rail history sign panel
- 5 Boulder stairs
- 6 Railroad-inspired art
- 7 Rolling crate-style wood seat cube
- 8 "The Main Line" promenade with storybook sign panels depicting the story of *The Little Engine that Could* or other railroad-themed work
- 9 Enhanced paving band with opportunity for text inscription inspired by *The Little Engine that Could* or other railroad-themed work
- 10 Specimen tree
- 11 Shade sail plaza with movable seating
- 12 Existing tree – grading design is in progress to determine if tree preservation is feasible. Otherwise, trees will be replaced with new specimens.
- 13 Movable planters
- 14 Train-themed play sculpture/art element
- 15 Connection to existing Borge Park (Note that connection is schematic only - grading and vegetation must be reviewed to determine exact circulation route. Tree preservation will be maximized.)
- 16 Gabion seat wall
- 17 Entry signage



# SITE PLAN – COMMUNITY PARK



**A** MOVIE UNDER THE STARS  
ESTIMATED CAPACITY: 345 PEOPLE



**C** FESTIVAL/EVENT  
ESTIMATED CAPACITY: 305 PEOPLE



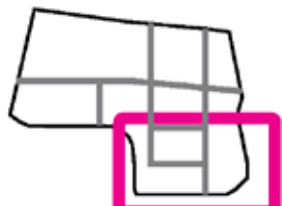
**B** INFORMAL RECREATION  
ESTIMATED CAPACITY: 56 PEOPLE

**TOTAL EVENT SPACE AREA:  
.26 ACRES**

# Existing Site Infrastructure: Flagpole Lane



# SITE PLAN – TREE PRESERVE & FLAGPOLE LANE REALIGNMENT



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# Flagpole Lane – Proposed Multi-Use Trail/Park



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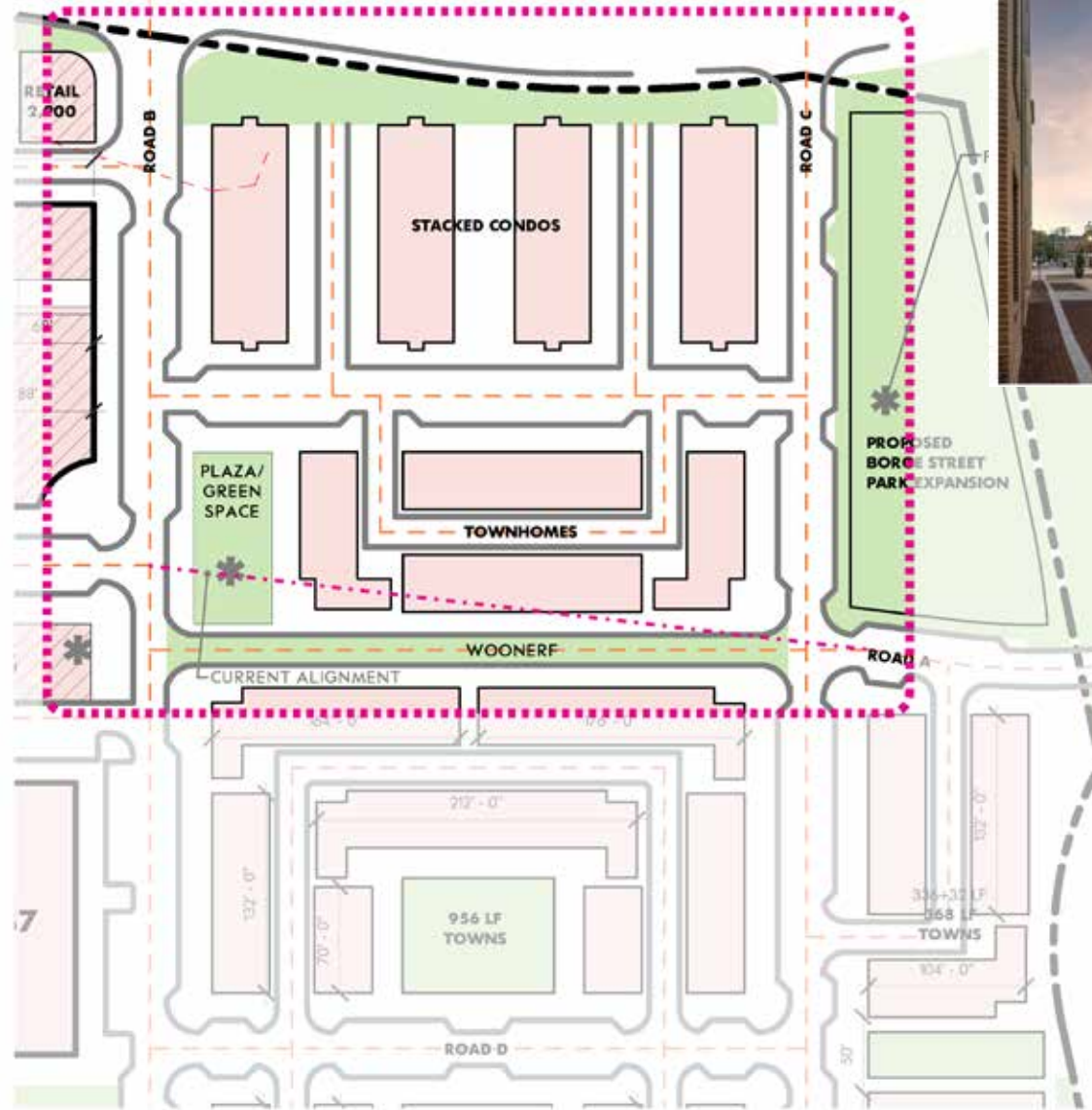


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# ROAD A - WOONERF STUDY

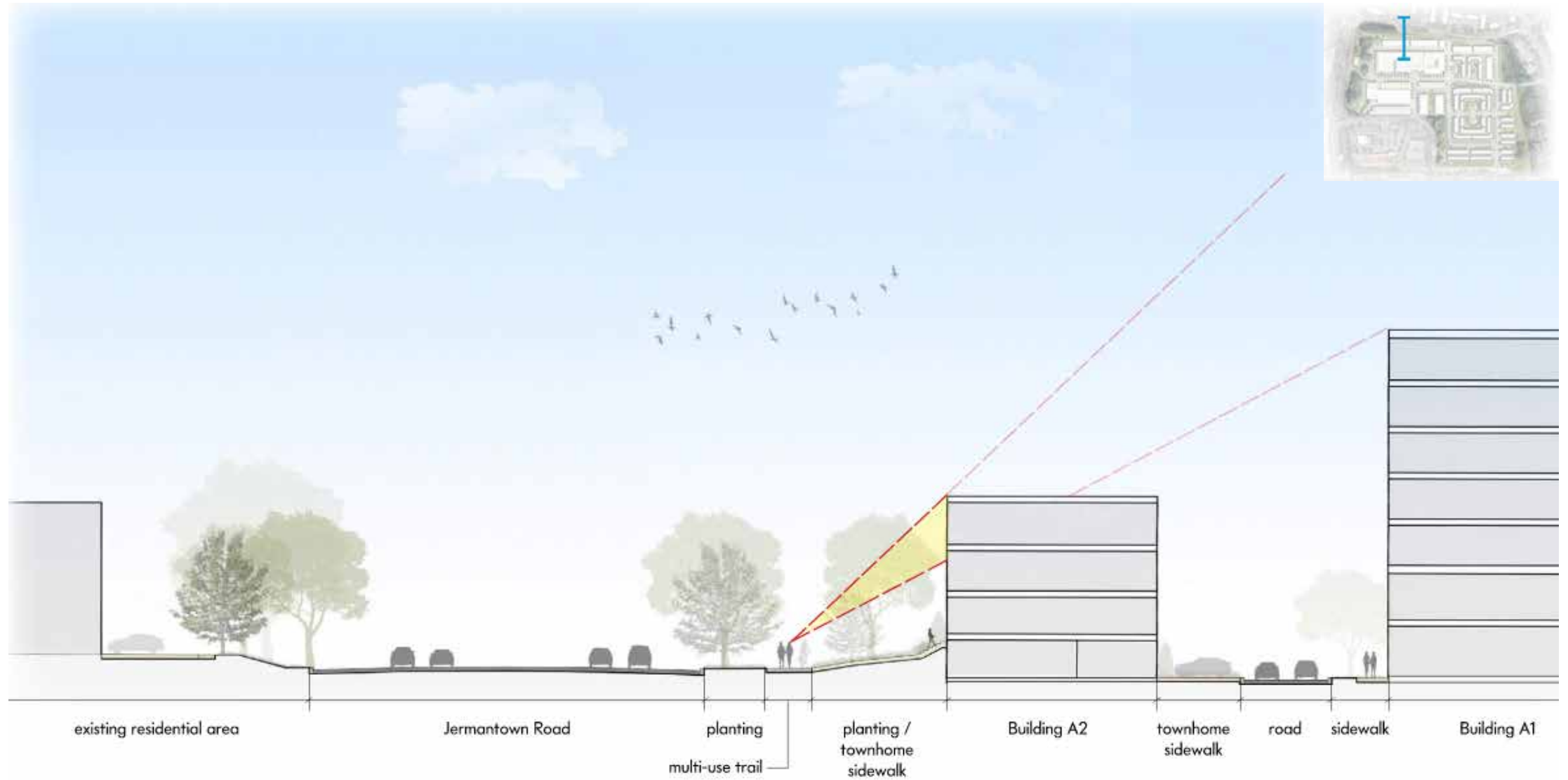
SEPTMBER 2023  
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# SECTIONS – JERMANTOWN ROAD



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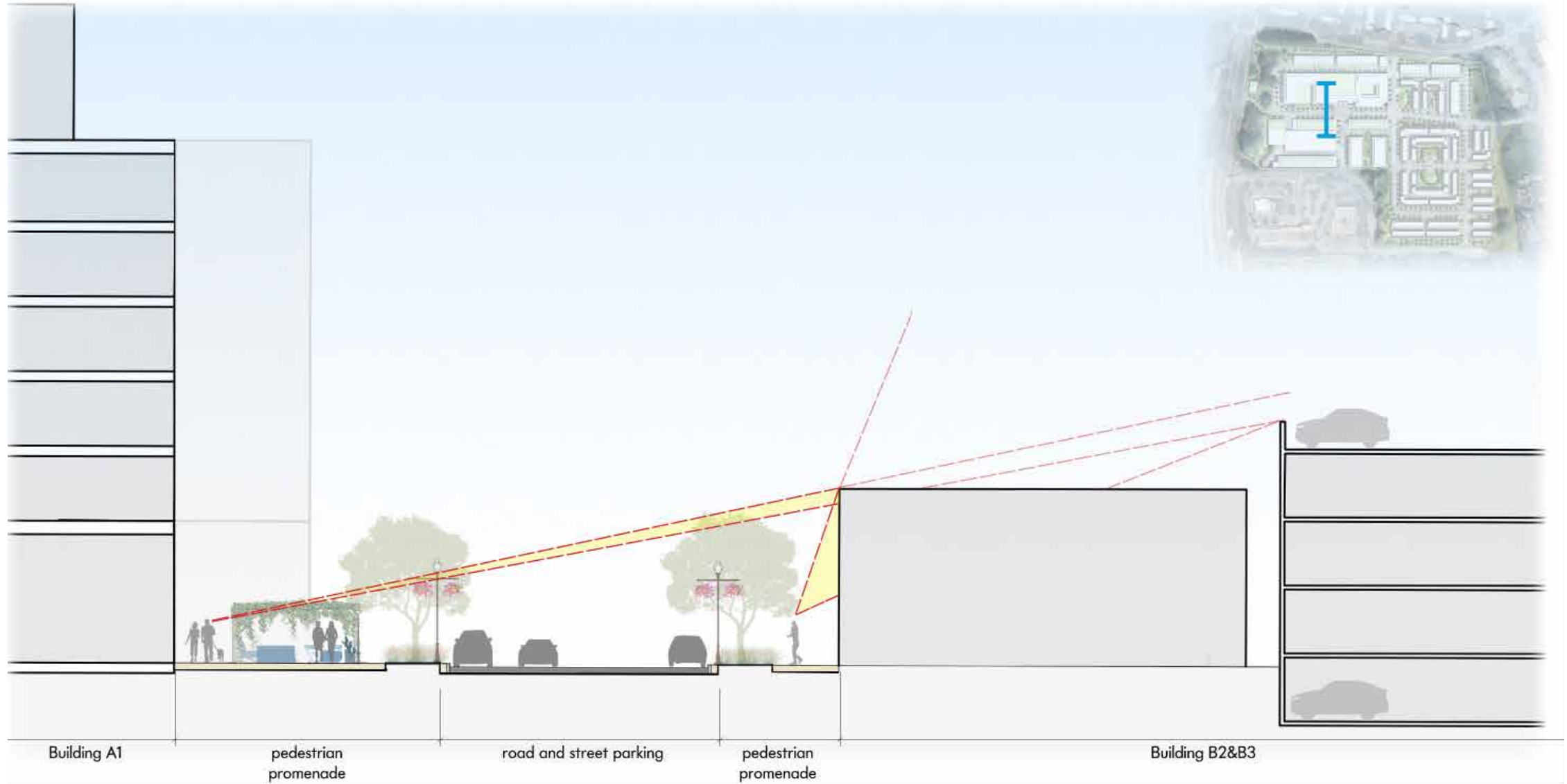
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# SECTIONS – MAIN STREET



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# Residential Precedents –Townhomes



Silver Spring, MD (Chelsea Heights)



Potomac, MD



Rockville, MD

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# Residential Precedents –Townhomes



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# Residential Precedents – Stacked Townhomes



Birkdale Village, NC

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# Trip Generation Summary

	DATE	OFFICE (SF)	OFFICE TRIPS		RETAIL (SF)	RETAIL TRIPS		RES (UNITS)	RES TRIPS		TOTAL TRIPS			NEW TRIPS/PRIOR TRIPS		
			AM	PM		AM	PM		AM	PM	AM	PM	AM + PM	AM	PM	AM + PM
By-Right Office Development	NA	576,000	604	569	0	0	0	0	0	0	604	568.8	1173	88%	140%	113%
Initial Proposed Density	Q1 2023	80,000	84	79	120,000	304	621	1,500	495	497	883	1196	2079	60%	66%	64%
Density at First Submission	Q4 2023	80,000	84	79	120,000	304	621	1,000	330	331	718	1031	1749	74%	77%	76%
Current Proposed Density	Q2 2024	0	0	0	100,000	253	517	854	278	277	531	793	1325			

- » Unit count has dropped by 43% since original proposal from 1,500 units to 854 units. Remove 80,000 square feet of office building
- » Current proposed density generates 24% less trips than the Fall 2023 proposal and 36% less than the original proposed density in Spring 2023
- » In the AM, generates 12% **less** trips when compared to the base case by-right office development
- » In the PM, generates **more** trips than the base case by-right office development, due to the inclusion of retail on the site, which will result in mitigations

# Traffic Growth Rates

Route	From	To	AADT							Annual % Change (2015-2019)	Annual % Change (2015-2021)	Annual % Change (2015-2022)
			2015	2016	2017	2018	2019	2021*	2022			
Chain Bridge Road	I-66 NCL Fairfax	SCL Menna	25,000	26,000	27,000	21,000	22,000	18,000	19,095	-3.1%	-7.1%	-8.7%
Jermantown Road	SR 123	Blake Lane	16,000	16,000	16,000	15,000	15,000	12,000	12,883	-1.6%	-5.6%	-4.2%
Hunter Mill Road	Chain Bridge Road	Vale Road	16,000	16,000	16,000	16,000	16,000	14,000	14,727	0.0%	-2.6%	-1.6%

Source: VDOT Traffic Data (<https://www.vdot.virginia.gov/doing-business/technical-guidance-and-support/traffic-operations/traffic-counts/>)

\*It is noted that 2021 AADTs vary from normal traffic in years prior to 2020 due to the COVID-19 pandemic

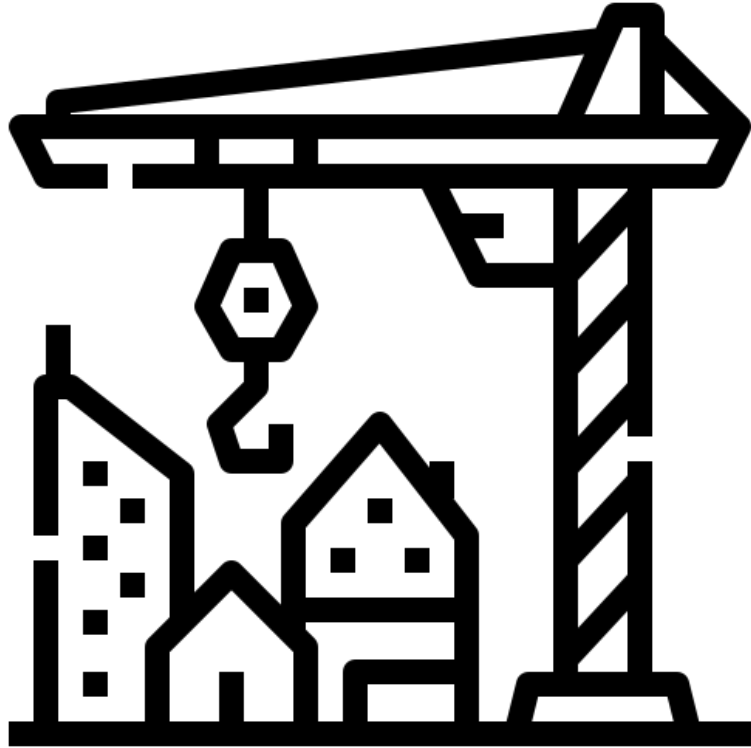
- » Related growth rates of traffic on Jermantown & Chainbridge show largely negative growth on Jermantown Rd.
- » Despite this fact, TIA assumes 1% growth per year in trips on both Jermantown and Chainbridge which is a conservative assumption



# Summary of Community Benefits

- » Restaurants and retail amenity for the community
- » Open spaces will be dedicated for public use, not just future residents.
  - Expansion to Borge Street Park (estimated  $\frac{3}{4}$  acre)
  - Central Plaza (estimated  $\frac{1}{4}$  acre)
  - Walking trail and improvements to Cross County Trail (1-mile loop)
  - New Flagpole Park
- » Anticipated several million-dollar contribution to FCPS
- » Multi-modal transportation improvements and focus on pedestrian safety
- » Stormwater management whereas none is provided today
- » Tree preservation and new plantings
- » New affordable housing units
- » Enhancement of Oakton's identity

# Estimated Construction Timeline



- » Estimated Earliest Commencement: 2026
  - 6 months site work/land development
  - 3 years for vertical development
  - Phases dependent on product absorption/mix
    - To the extent there are additional phases, approximately 2 years per phase

# Opportunities for Engagement

- APRIL 18, 2024 IN-PERSON DESIGN UPDATE WITH COUNTY STAFF
  - » MODERATED Q&A
  - » OPEN FORUM Q&A
- EMAIL ANYTIME | SET UP ONE-ON-ONES OR OTHER INQUIRIES
  - » Evan Goldman & Angelina Fuller
    - [egoldman@eya.com](mailto:egoldman@eya.com)
    - [afuller@eya.com](mailto:afuller@eya.com)

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