

Virtual Series

3033 Chain Bridge Road

Spring 2024 Design Update

THE NEIGHBORHOODS OF

EYA *life within walking distance*[®]

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To learn more visit: 3033ChainBridge.com

Agenda

- Meeting Logistics
 - » Meeting Purpose & Format
 - » Monitored Chat
 - Recorded Comments & Questions
- Presentation | Design Update
- Moderated Q&A
- Open Forum Q&A



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To learn more visit:
www.3033chainbridge.com

Or email:
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

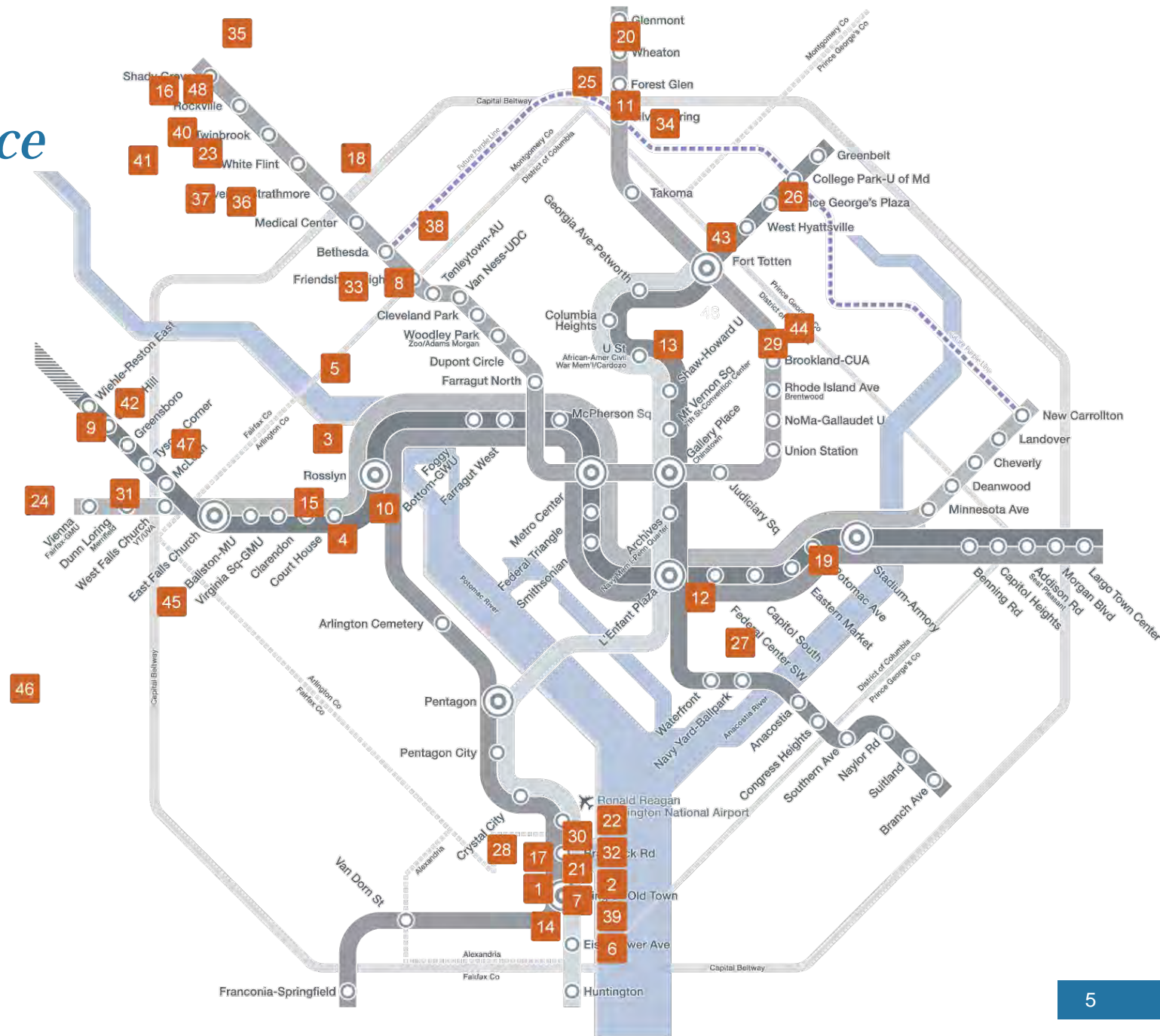
We build consensus through collaboration and alignment

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

The Neighborhoods of EYA: *Life Within Walking Distance*

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 | |
| 20. The Brownstones at Wheaton Metro | | |





Robinson Landing



Chevy Chase Lake



The Laureate



Cabin John



Robinson Landing

3033 Chain Bridge

Existing Conditions

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SITE ANALYSIS

AERIAL LOOKING NORTHWEST



JULY 2023
CARLYLE
EYA
STUDIO

EYA's Vision Statement 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.**



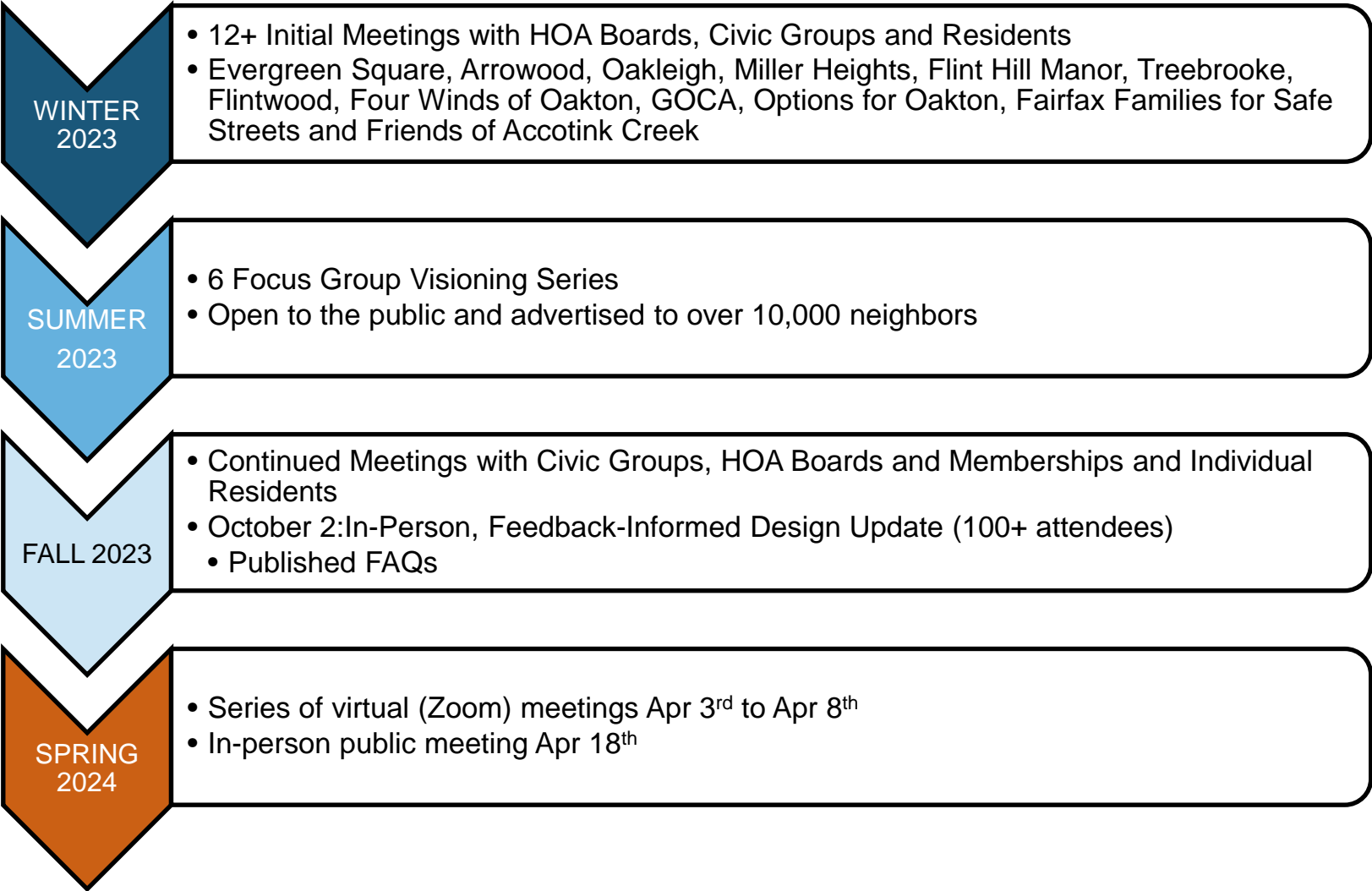
Plan Amendment (SSPA), Rezoning (CDP) & Feedback

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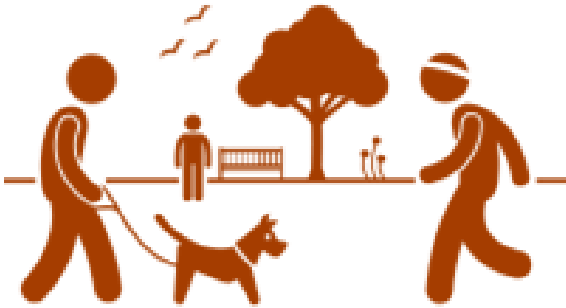
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Community Outreach To-Date



Feedback Summary – Key Areas of Input to Date

OPEN SPACE



AFFORDABILITY



RETAIL



SUSTAINABILITY



**VEHICULAR
TRANSPORTATION**



DENSITY



**PEDESTRIAN & BICYCLE
TRANSPORTATION**



ARCHITECTURE



PARKING

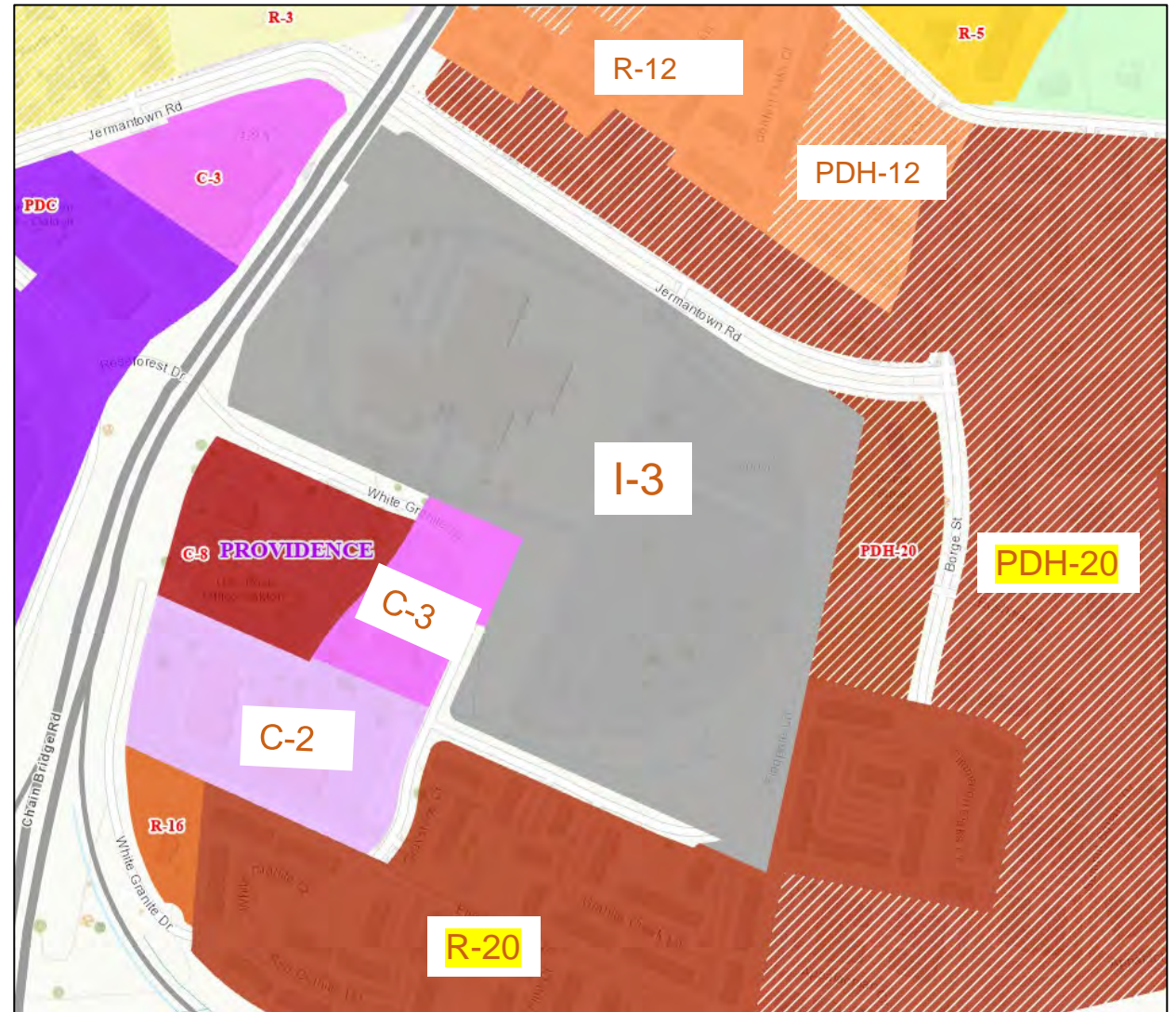


Additional Winter 2023 Community Feedback:

- » Gateway to Oakton: New Architectural Precedents well-received
- » Density Reduction
- » Multifamily height along Jermantown Road
- » Pedestrian Safety (improved crosswalks) especially near Borge Street Park and along Flagpole
- » Street Grid Studies
- » Consider Further Expansion of Borge St Park to Jermantown
- » Locate Playgrounds further West towards Residential
- » Screen and reduce above grade parking garages
- » Concern about cut-through traffic
- » Character and scale relative to the existing development in Oakton

Existing Comprehensive Plan

- » Flint Hill Suburban Center: node for development activity
- » Adjacent communities range from 12-20 du/acre
- » Development heights and types would transition from center of property towards neighbors.



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
TOTAL	854	88	220	243	303	715

*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.

Planning Term: FAR

Floor to Area Ratio:

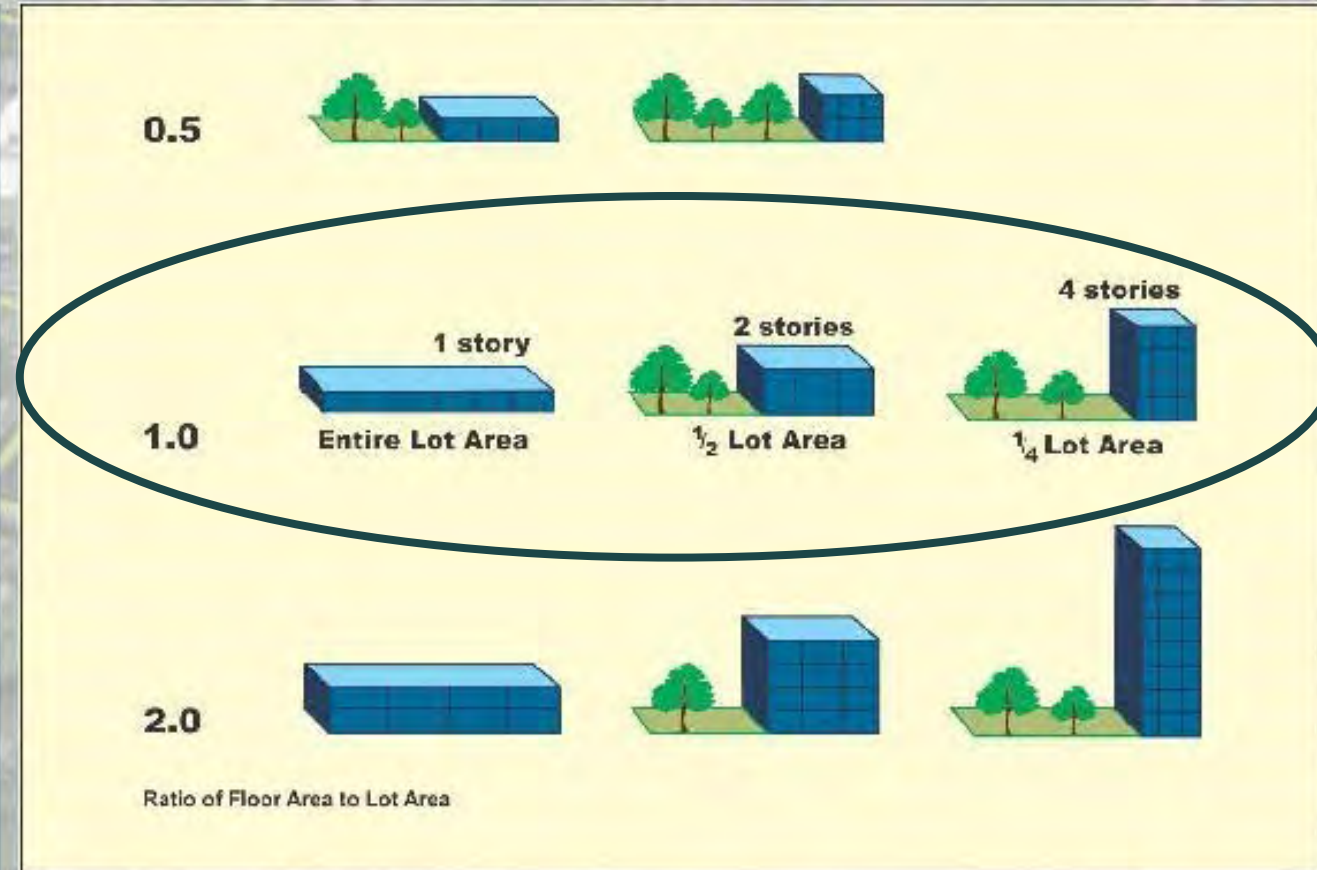
Commonly used in the Comprehensive Plan to describe how much development is on a site.

FLOOR AREA (sq. ft.)

LAND AREA (sq. ft.)

EXAMPLE

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



Design Update

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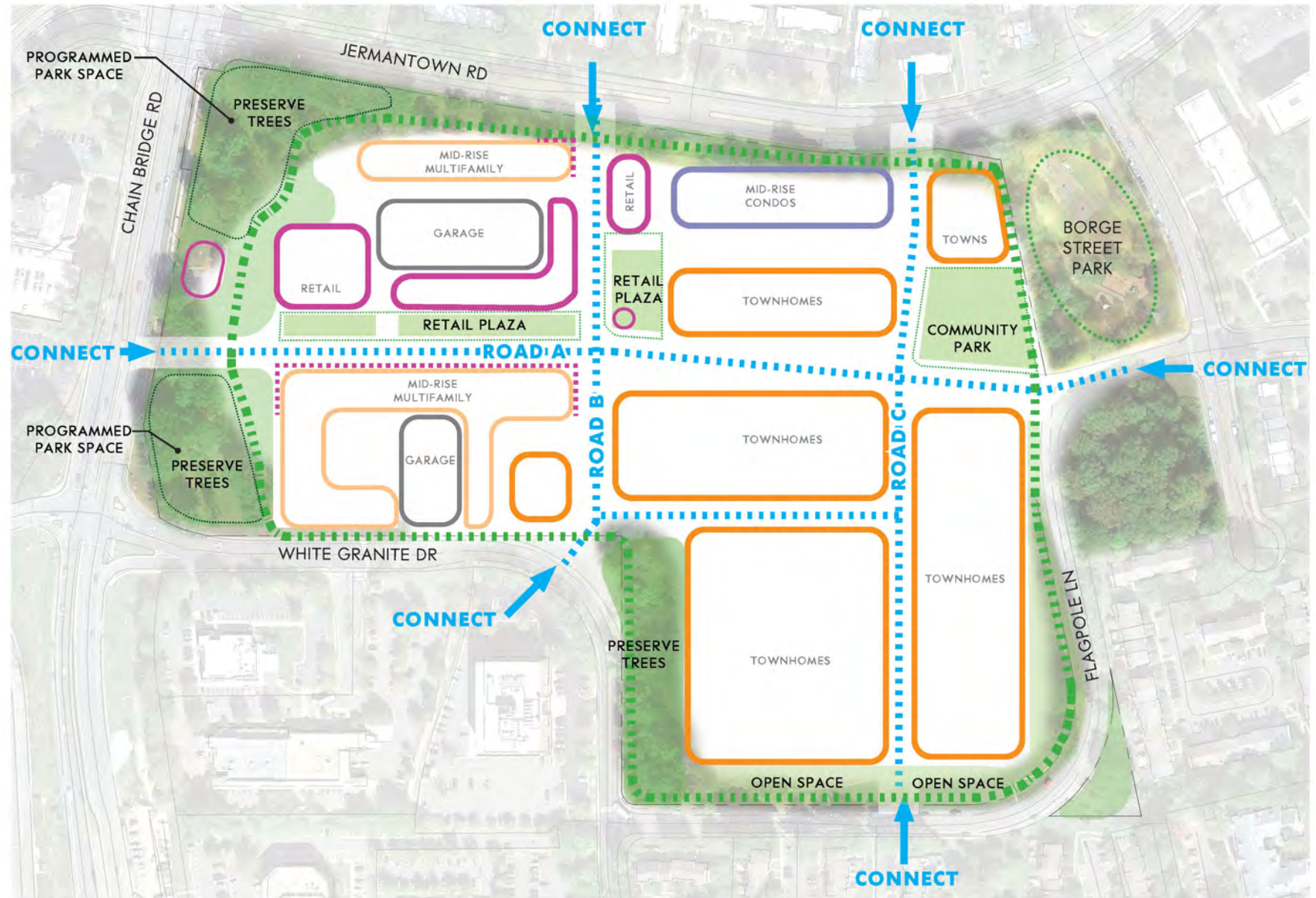
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SITE DIAGRAM – FALL 2023 DESIGN

KEY FACTS

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



SEPTEMBER 2023

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STUDIO

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

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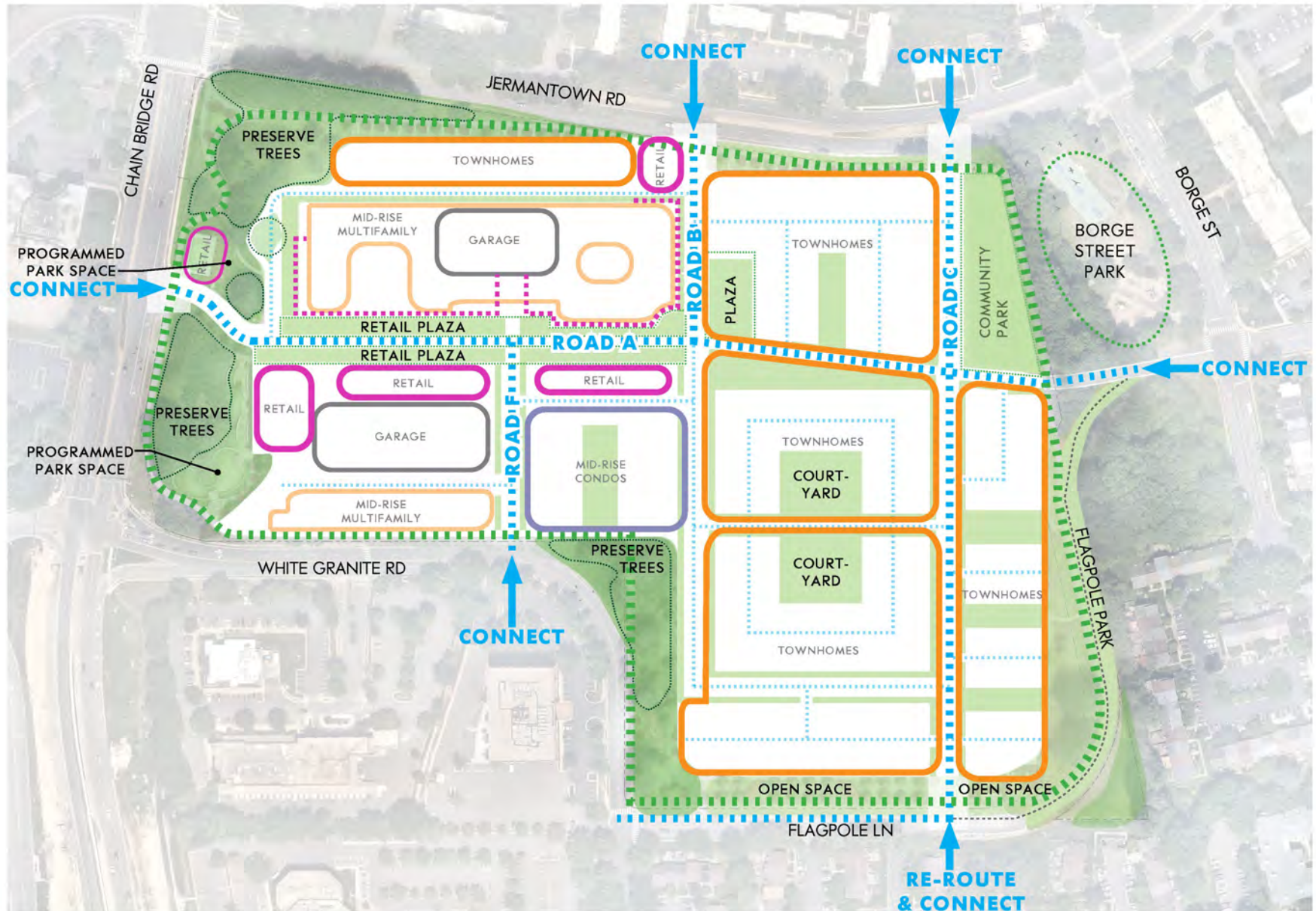
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SITE DIAGRAM – SPRING 2024 DESIGN

KEY FACTS

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



APRIL 2024

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LandDesign.

STUDIO

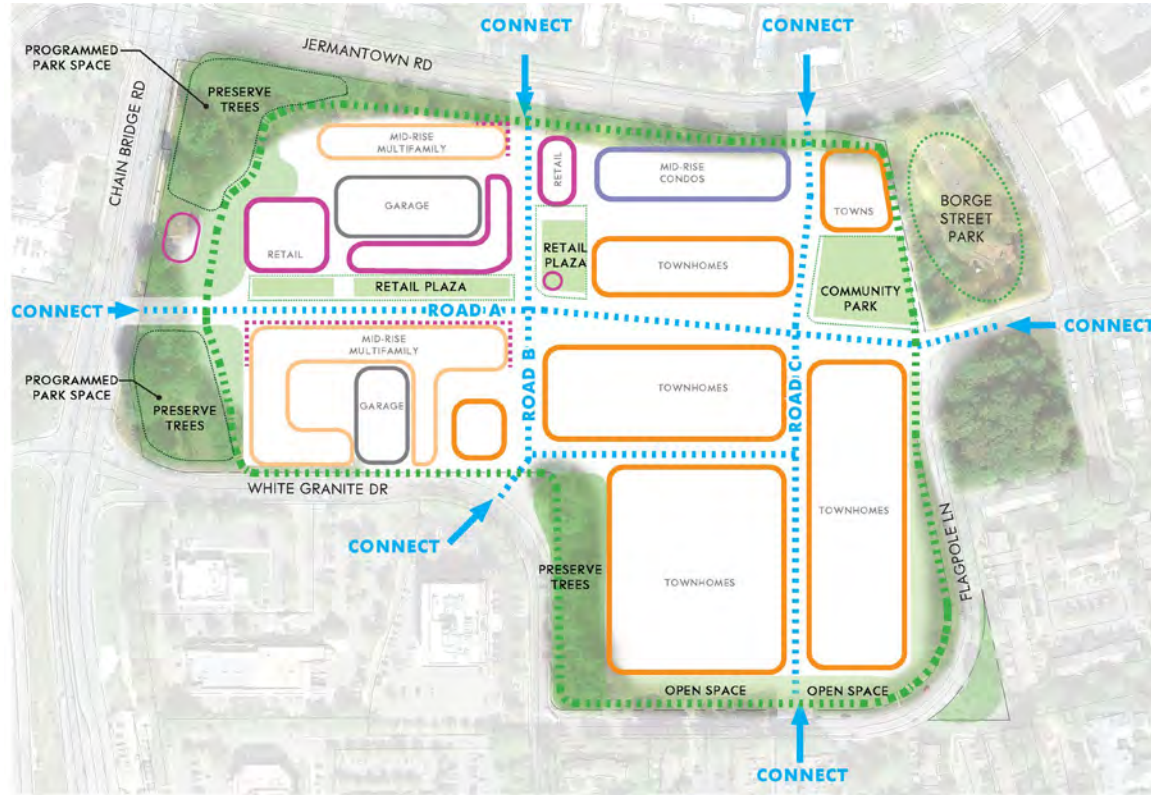
- NEW GARAGE
- TOWNHOME
- MID-RISE MULTIFAMILY
- CONDOMINIUMS
- STANDALONE RETAIL
- POTENTIAL STREET RETAIL
- TRAFFIC CIRCULATION
- WALKING/ BIKING LOOP

THE NEIGHBORHOODS OF

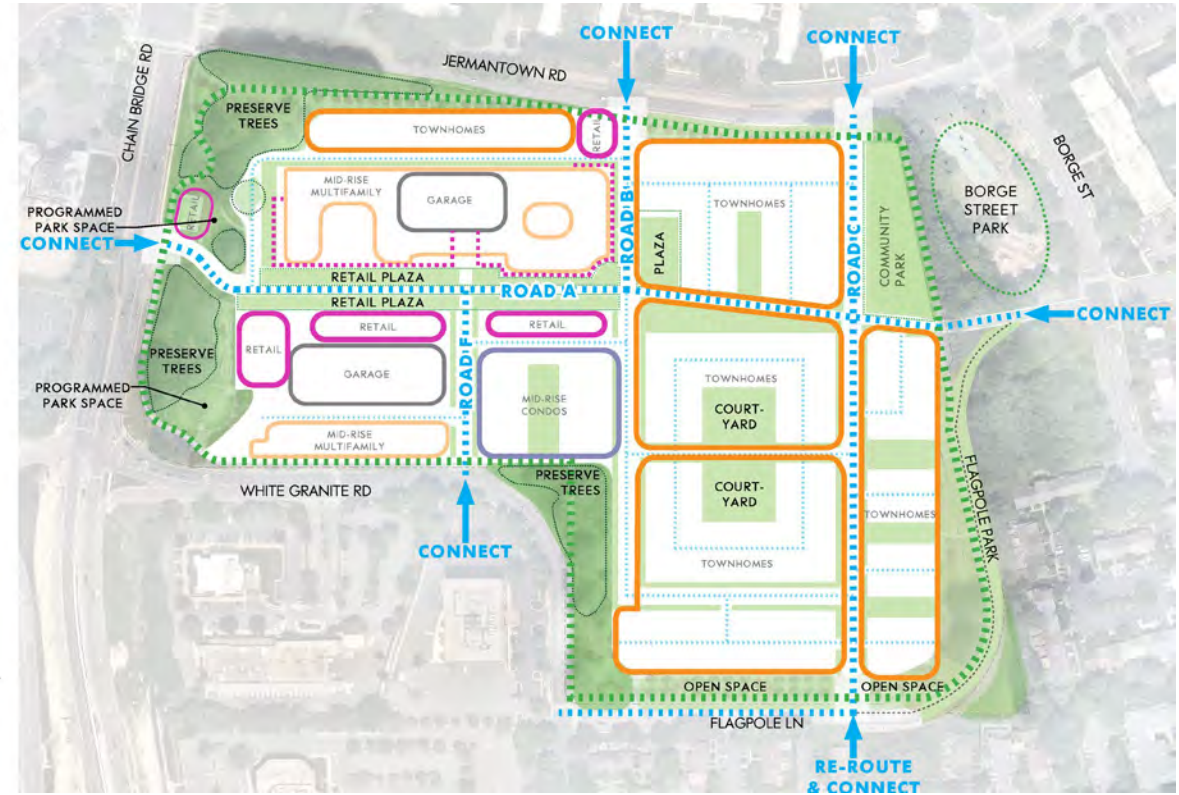
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SITE DIAGRAM – FALL 2023 VS SPRING 2024



FALL 2023 DESIGN



SPRING 2024 DESIGN

KEY FACTS

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

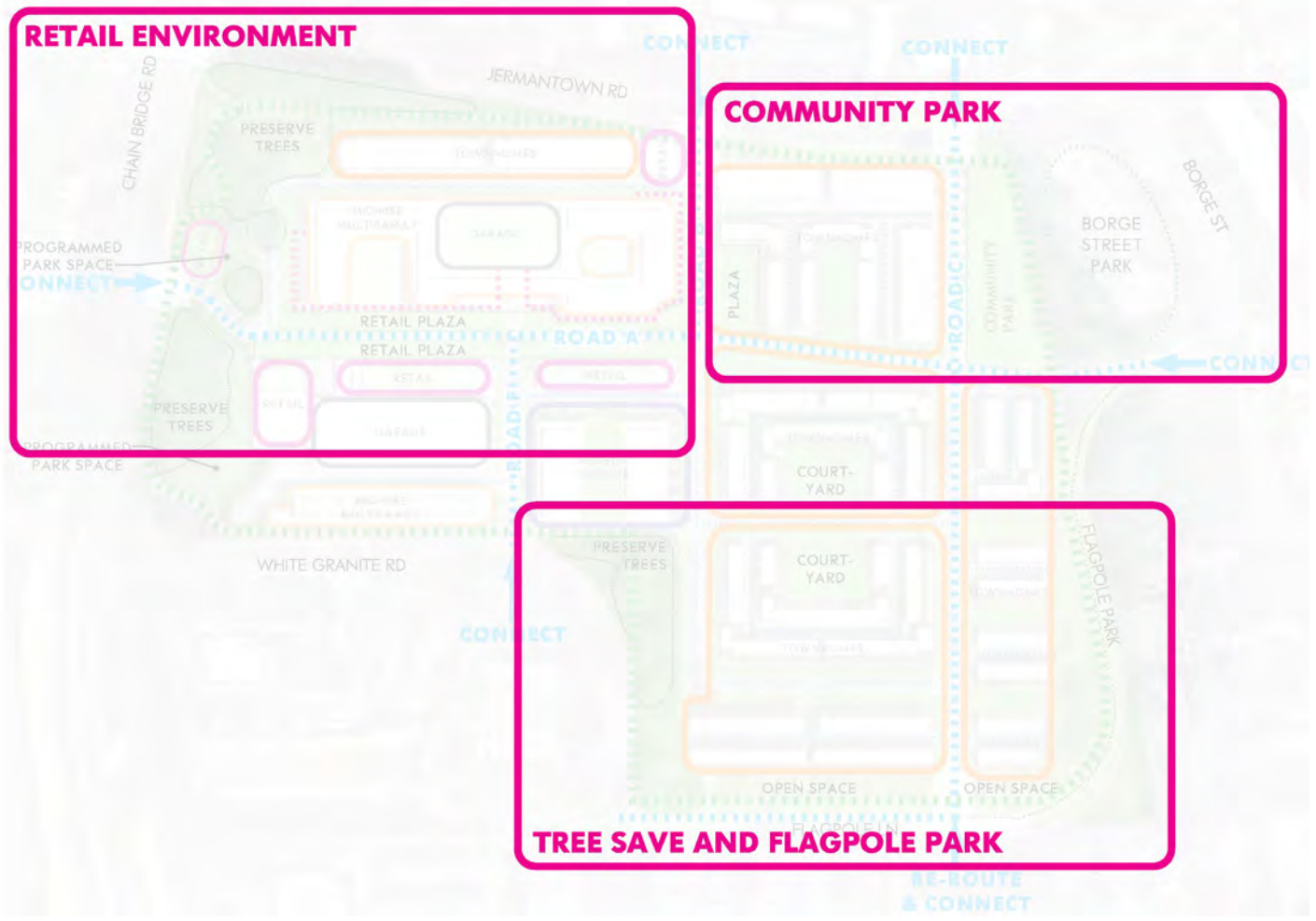
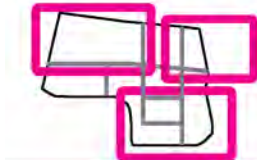
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SITE DIAGRAM - CURRENT DESIGN



APRIL 2024

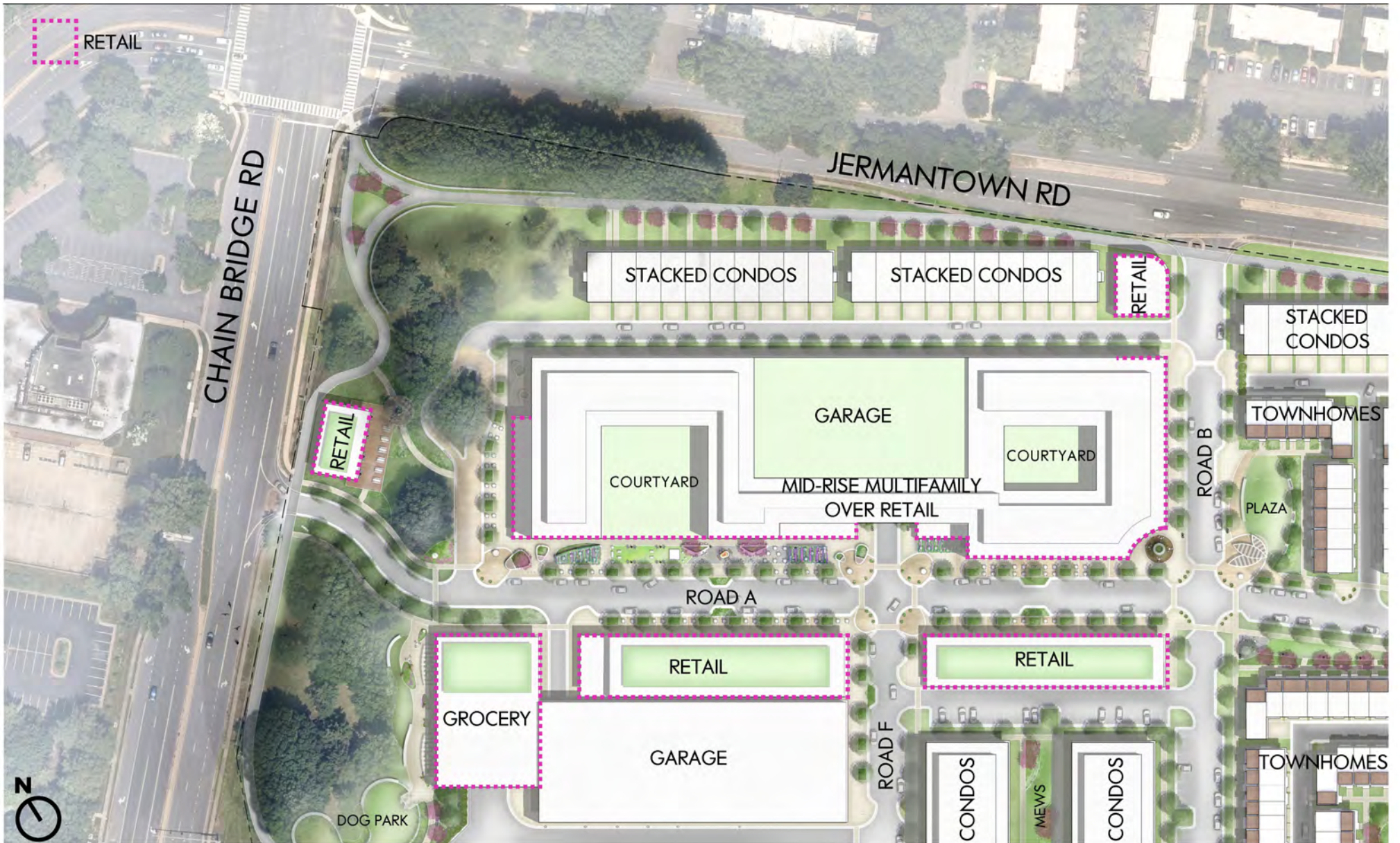
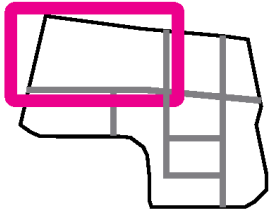
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SITE PLAN - RETAIL ENVIRONMENT



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PRECEDENT FOR ARCHITECTURE AND SCALE: VILLAGE – POUGHKEEPSIE, NY



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TREE PRESERVE / SITE ENTRANCE AT CHAIN BRIDGE EXISTING CONDITION



VIEW OF SITE ENTRY FROM CHAIN BRIDGE



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DOG RUN



RETAIL PROMENADE CONCEPTUAL ILLUSTRATIVE



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PRECEDENTS

RETAIL PROMENADE



The promenade is envisioned as a **tree-lined, garden-like retail experience** with privatized lounge/seating/dining areas and strategically-placed activity spaces with games and playful art. Design character extends the preserve's natural character into the site's urban framework.

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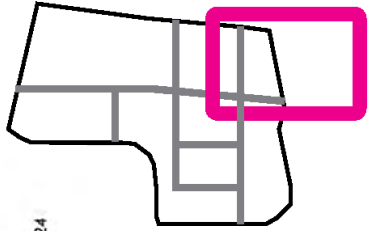
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PRECEDENTS CENTRAL PLAZA



Vine-covered trellises and lush landscape extend the character of the promenade and Preserve into the plaza. The plaza will feature flexible lawn for events, play, and fitness classes, as well as hardscape to support adjacent retail. Pop jet fountains activate the retail area with kid-friendly fun.

SITE PLAN - COMMUNITY PARK



APRIL 2024

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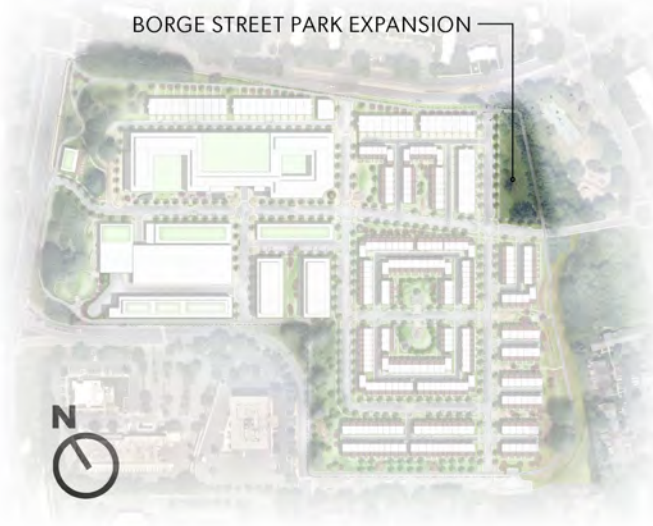


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BORGE STREET PARK EXPANSION



Fairfax County Park Authority:

- Replace or improve existing amenities in Borge Street Park
- Tot Lot, Sport Courts
- Natural and open play areas



EXPLORE A LANDSCAPE FOR THE SENSES



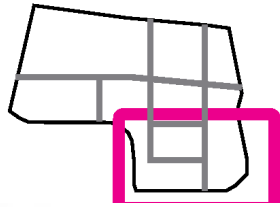
FIND "THE LOST RAILROAD"



PLAY IN THE NEIGHBORHOOD BACKYARD



SITE PLAN – TREE PRESERVE & FLAGPOLE LANE REALIGNMENT



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SITE PLAN - FALL 2023

SEPTEMBER 2023

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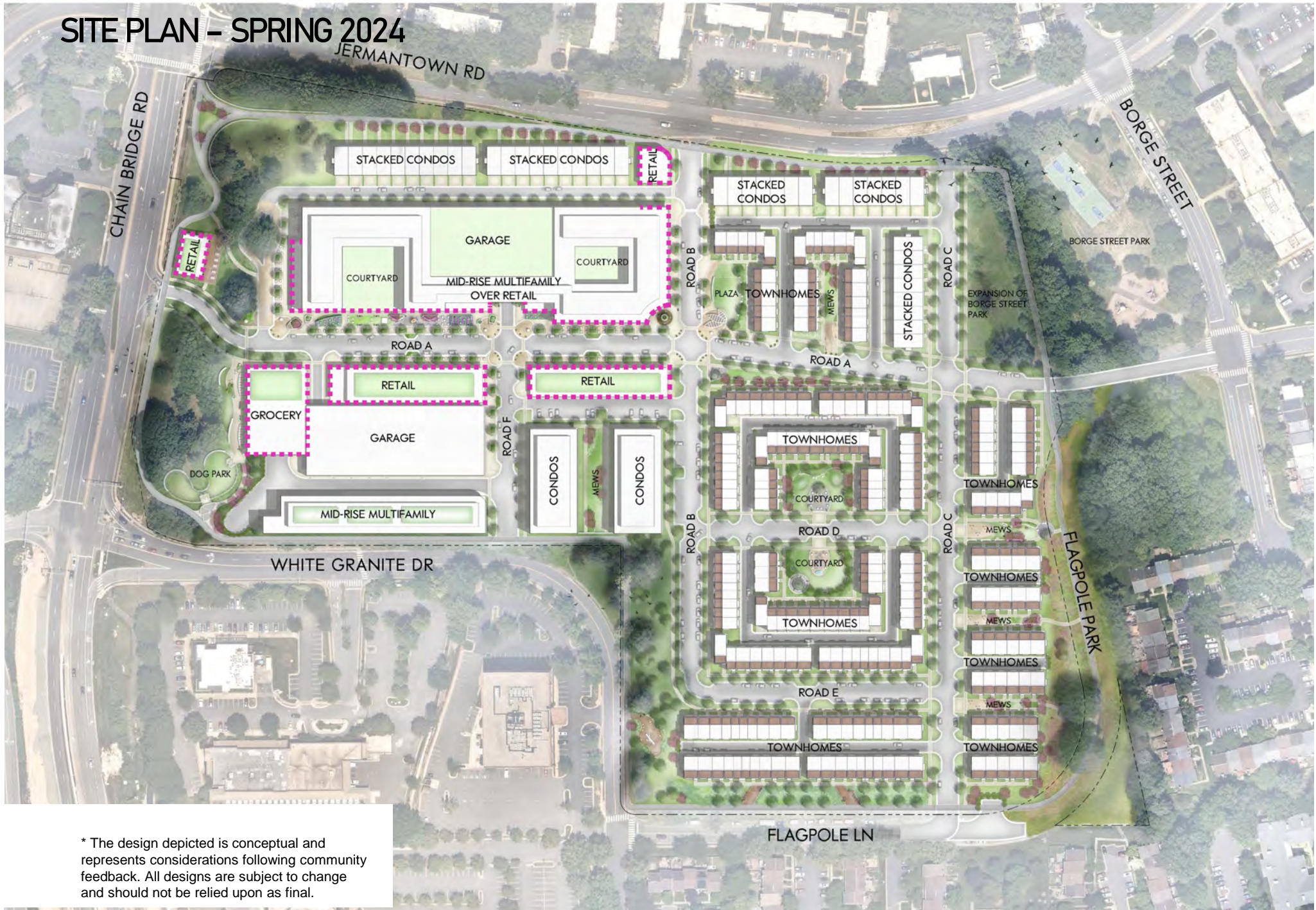
STUDIOS



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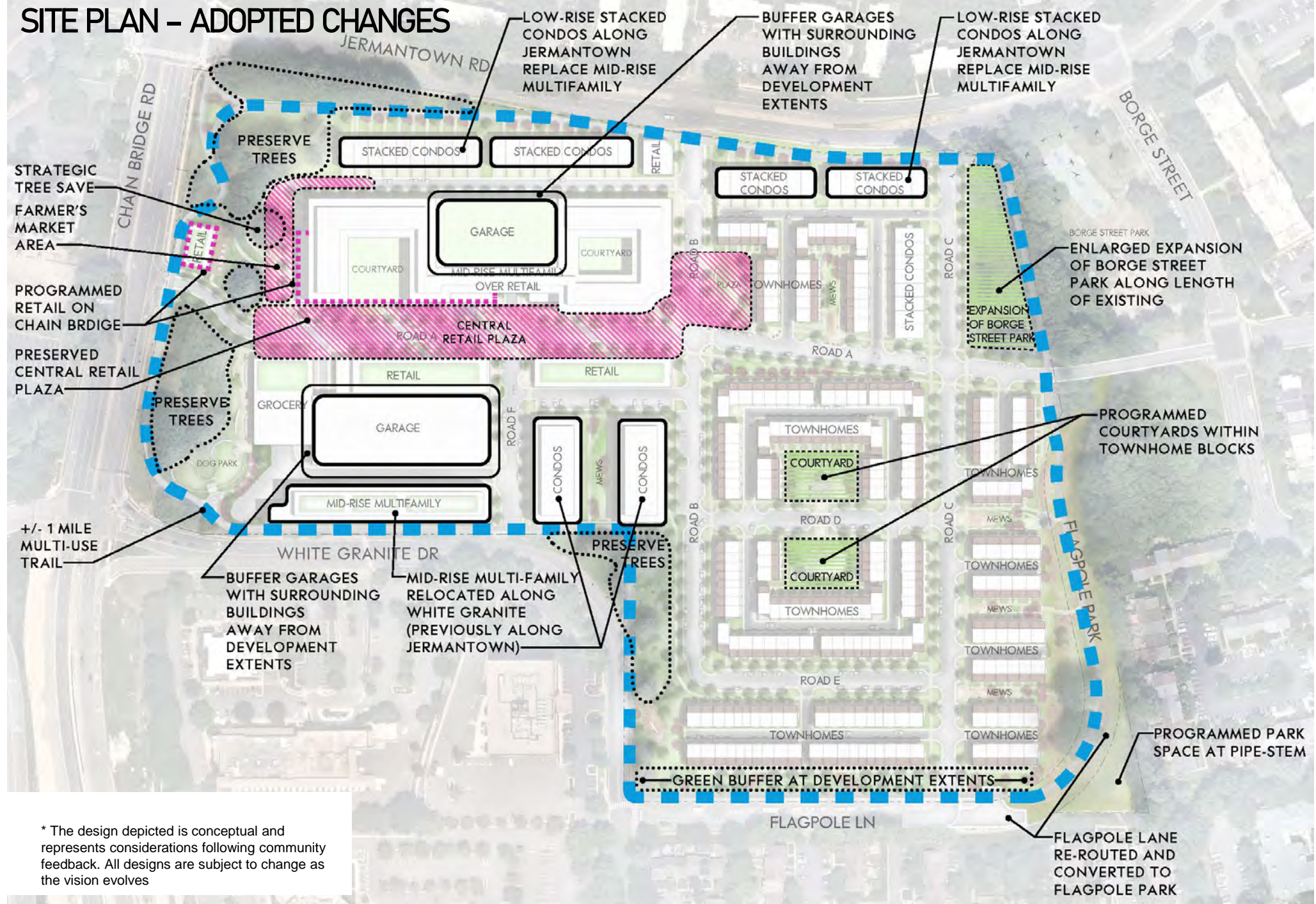
SITE PLAN - SPRING 2024

APRIL 2024
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SITE PLAN - ADOPTED CHANGES



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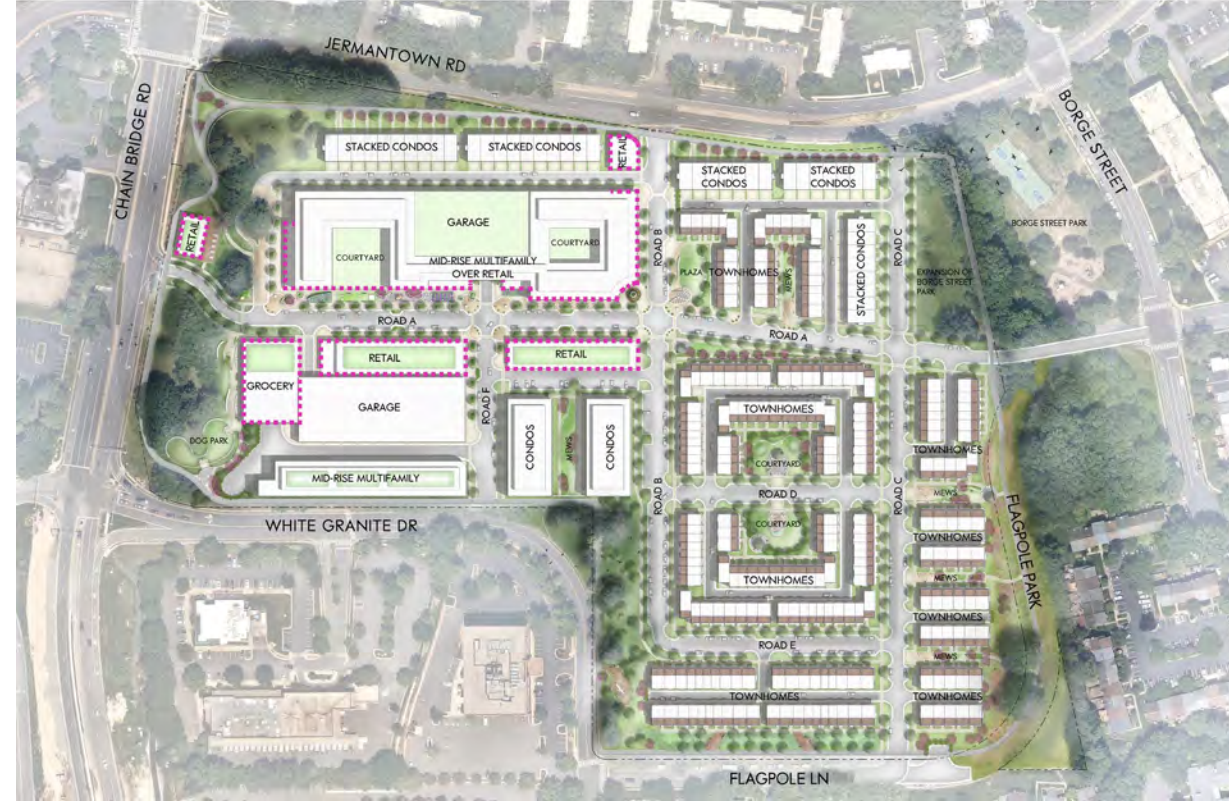
LandDesign

STUDIO

SITE PLAN - FALL 2023 VS SPRING 2024



FALL 2023 DESIGN



SPRING 2024 DESIGN

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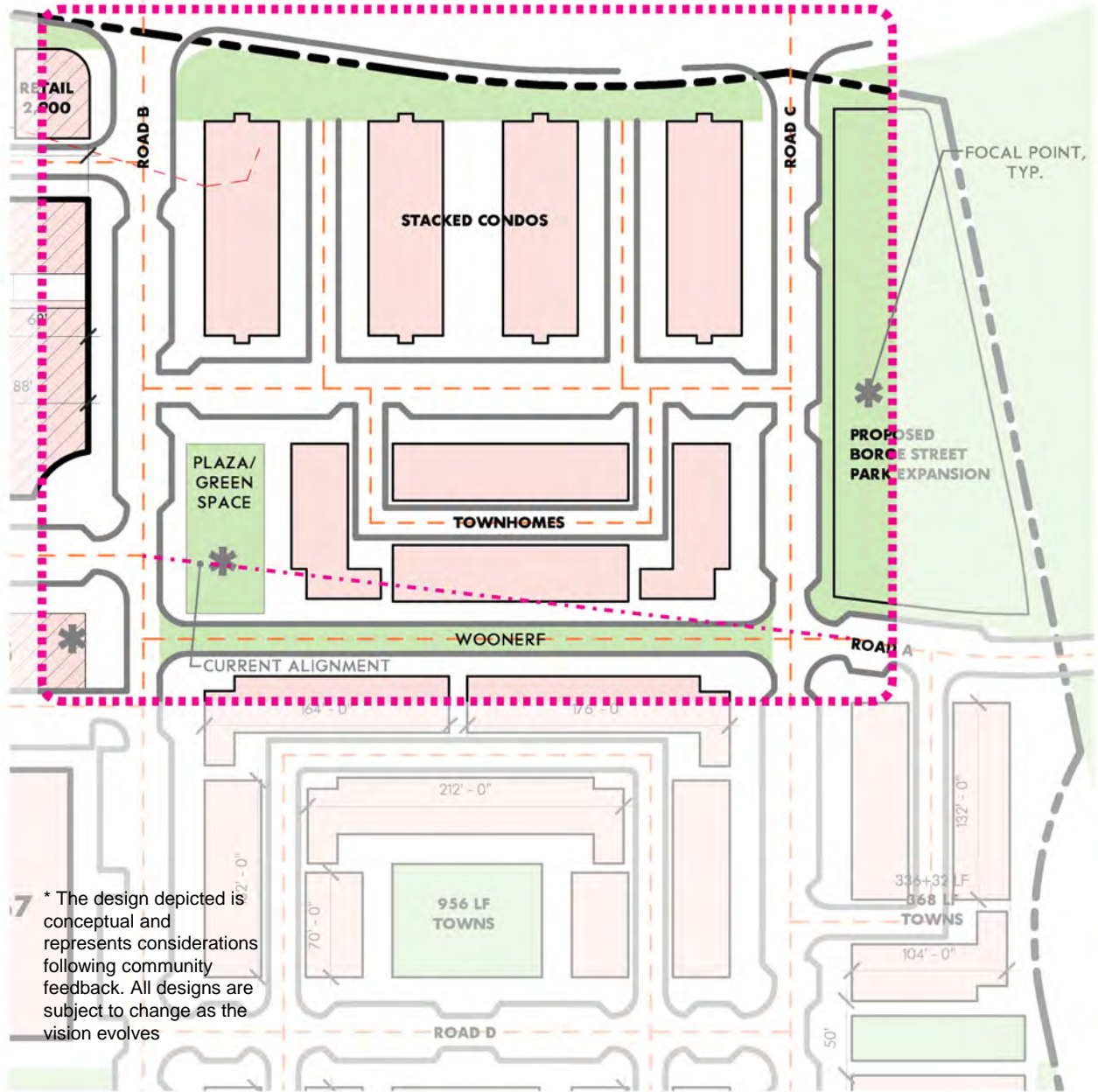
ROAD A- WOONERF STUDY

SEPTEMBER 2023

CARLYLE

EYA

STUDIOS



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MASSING - EXISTING



SEPTEMBER 2023

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MASSING – PROPOSED FALL 2023



SEPTEMBER 2023

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MASSING – PROPOSED SPRING 2024



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MASSING – PROPOSED FALL 2023 VS SPRING 2024



FALL 2023 DESIGN



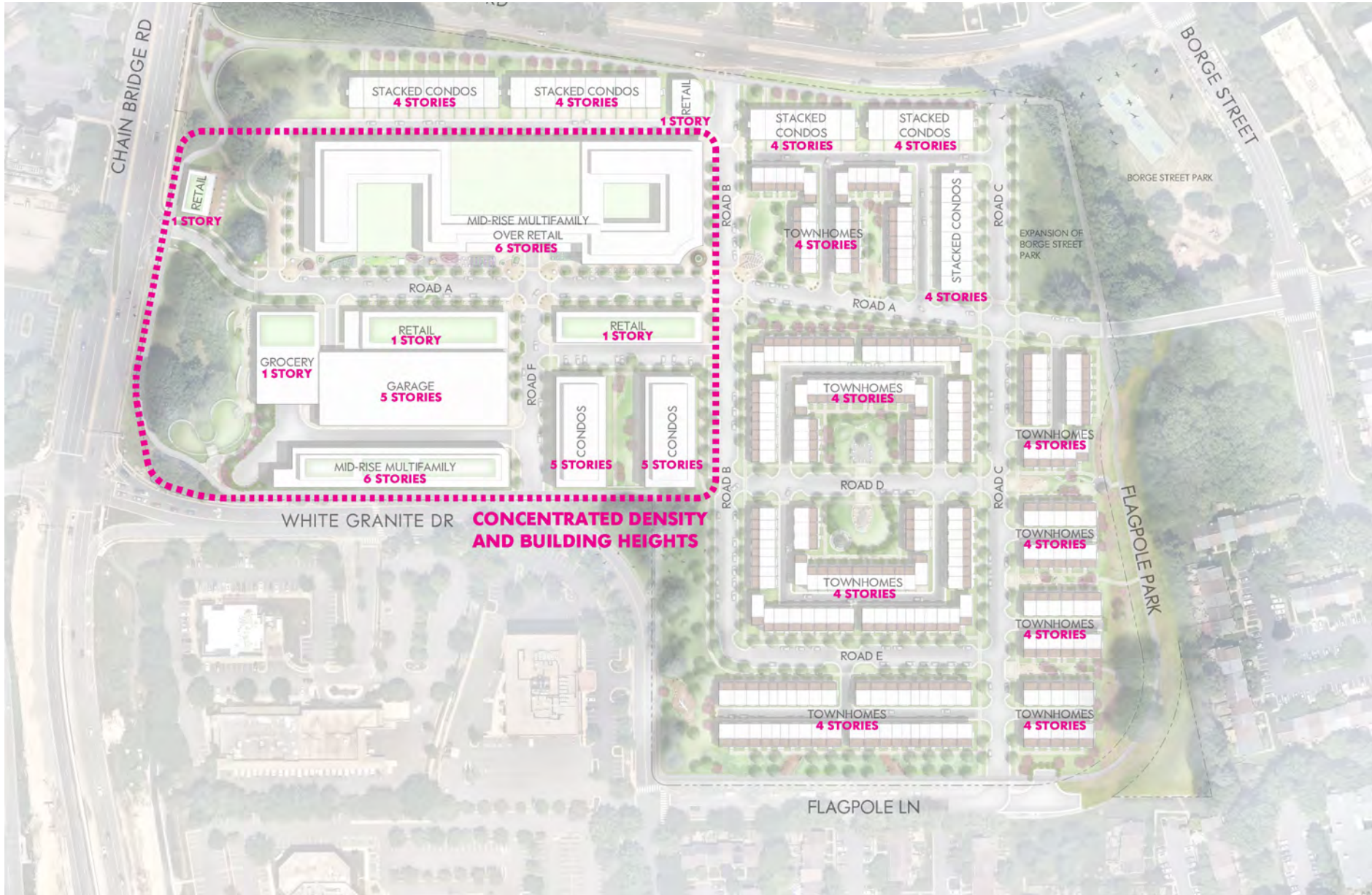
SPRING 2024 DESIGN

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MASSING –SPRING 2024



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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



Lansdowne, VA



Germantown, MD



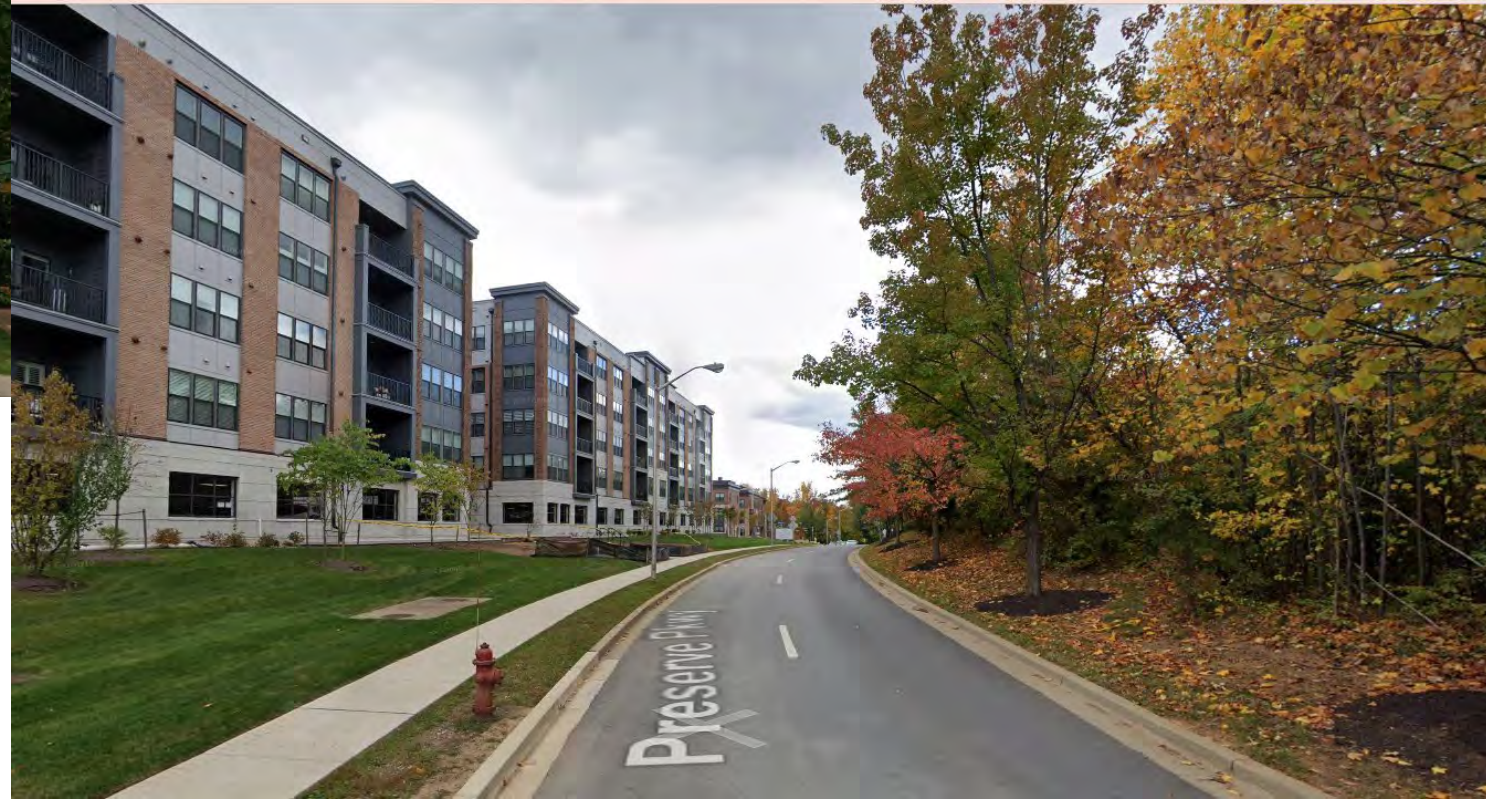
Birkdale Village, NC



Residential Precedents - Condo



North Bethesda, MD



Rockville, MD

Transportation, Schools & Community Benefits

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Transportation Impact Analysis

- » Multi-modal analysis for the comprehensive plan amendment submitted in March 2024
 - 20 Intersections of Study
 - Includes impact for approved land uses nearby
- » Received first round of comments from VDOT and FCDOT in April 2024
- » Analysis anticipating acceptance in early summer 2024
- » A summary of results will be shared with the public and discussed at future community meetings



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

Existing Site Infrastructure



Existing Site Infrastructure: Flagpole Lane



No sidewalks

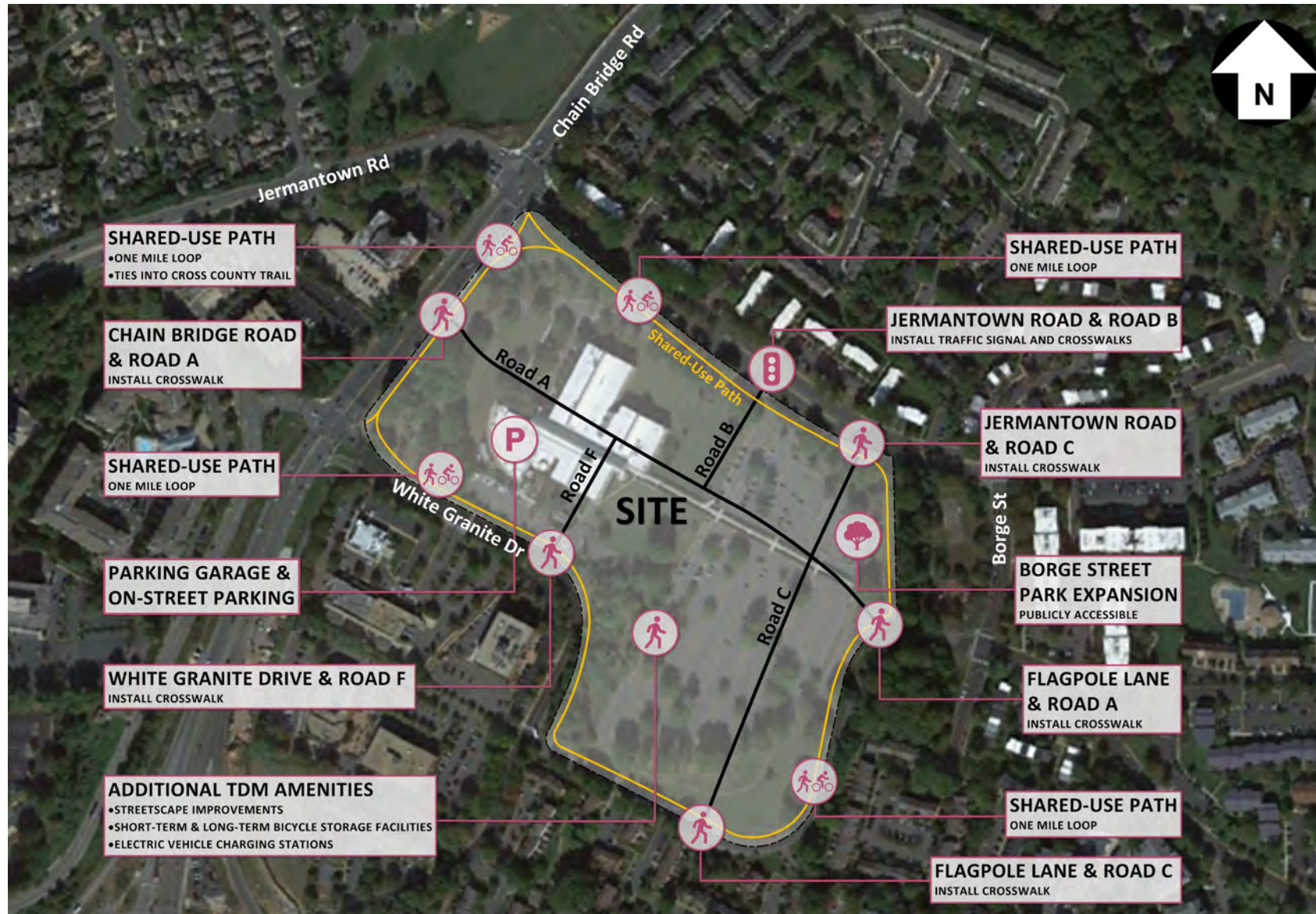


Partial Sidewalks

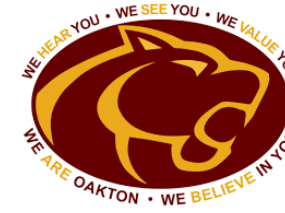


No Sidewalks (Flagpole, adjacent Borge St Park)

Site Infrastructure Improvements



School Impact Analysis



- » Fairfax County Public Schools (FCPS) reviews planning and zoning changes to assess how land use changes affect school facilities at present day and in a five-year projection
- » FCPS staff projects each of these schools will be below a 100% capacity utilization in School Year 27-28'
- » When the rezoning is reviewed, FCPS will apply its student generation formula to the rezoning application and request a proffer contribution based upon that calculation
- » EYA's developments consistently produce less students than FCPS' methodology suggests, although EYA will still provide FCPS' requested proffer amount

School	Program Capacity SY 2022-23	Membership SY 2022-23	Capacity Utilization SY 2022-23	Projected Membership SY 2027-28	Projected Capacity Utilization SY 2027-28
Oakton HS	2,634	2,679	102%	2,555	97%
Thoreau MS	1,330	1,198	90%	1,083	81%
Oakton ES	784	775	99%	739	94%

Source: FCPS, Adopted Capital Improvement Program FY 2024-28, February 2023.

EYA Typical Demographics

Fairfax County Standard Student Generation Assumption (Townhomes)

- **.47** students per house

EYA Typical Student Generation

- Mosaic: **.17** students per house
- Montgomery Row: **.26** students per house
- Chevy Chase Lake: **.12** students per house

EYA Average Homebuyer Age

- Mosaic: **40** years old
- Montgomery Row: **47** years old
- Chevy Chase Lake: **50** years old

Additional 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

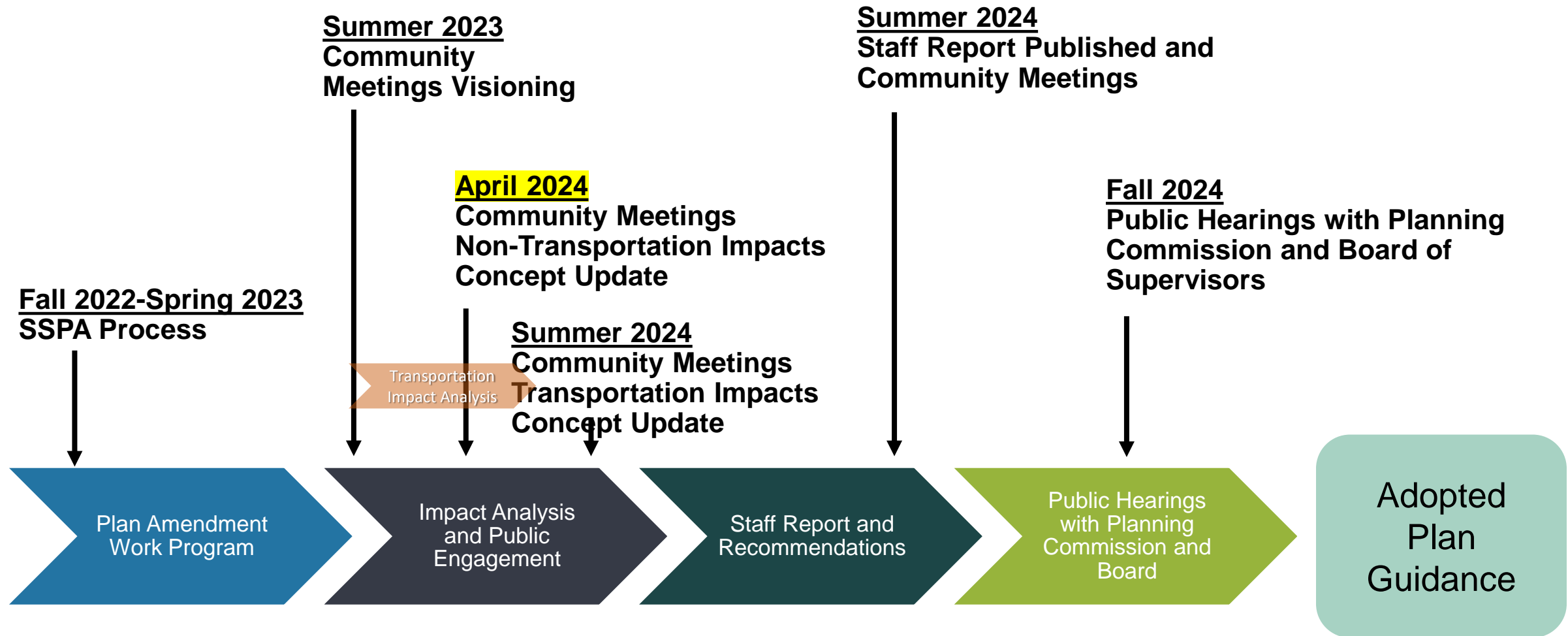
Process and Next Steps

THE NEIGHBORHOODS OF

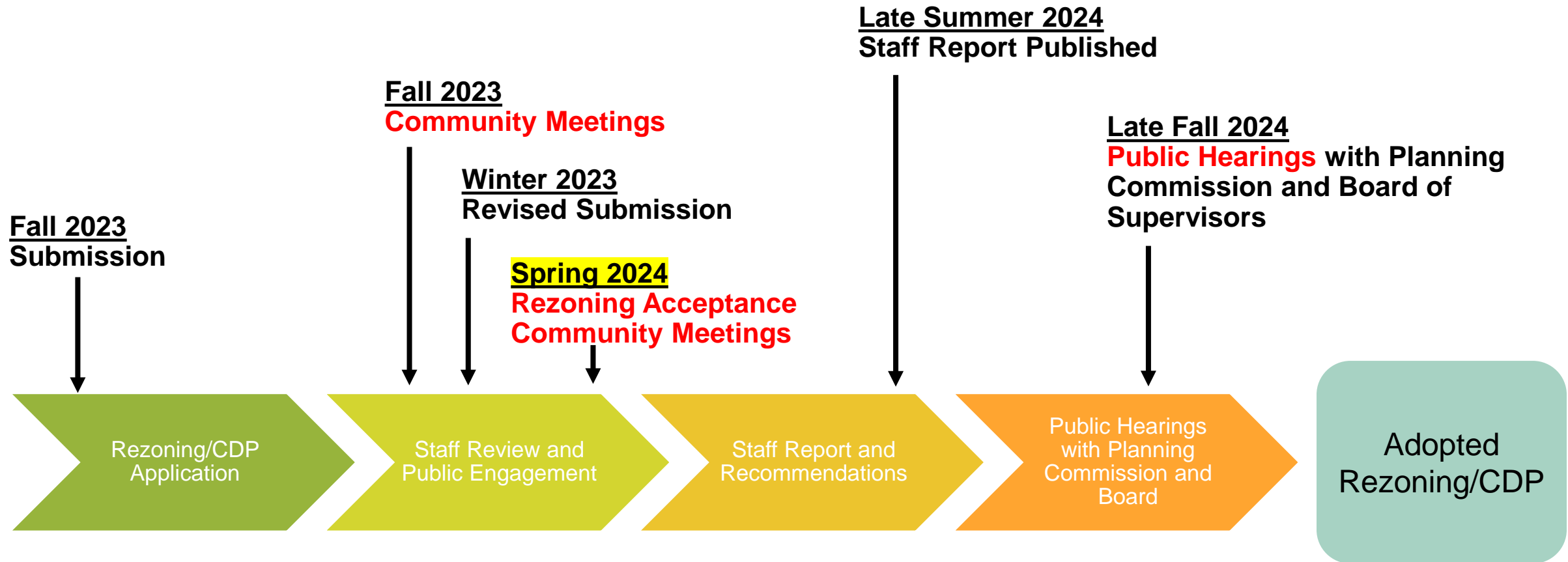
EYA *life within walking distance®*

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Plan Amendment Process

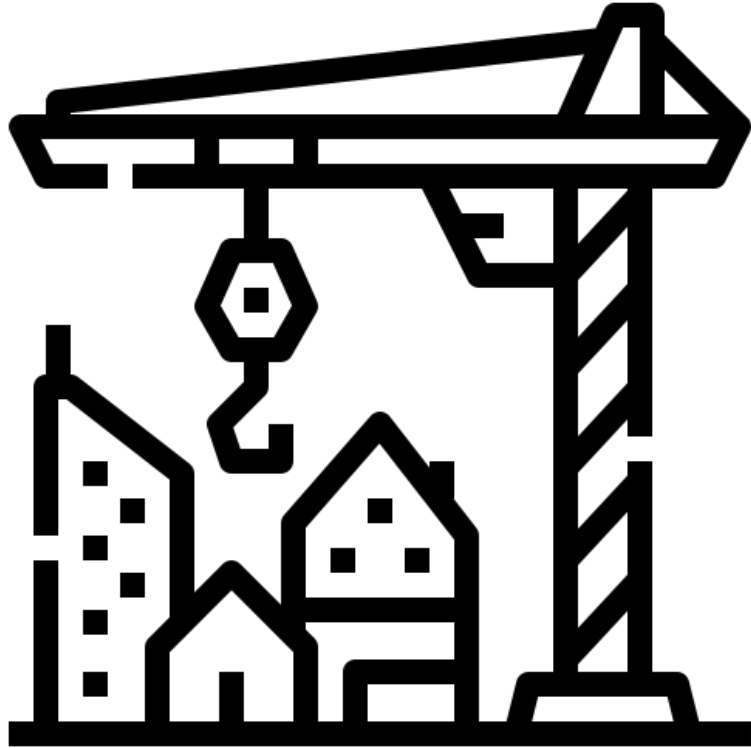


Rezoning/CDP Process



In addition to ad hoc community engagement, formal community meetings were held/will be held in Fall 2023, Spring 2024 and Summer 2024; and there will be an opportunity to testify in front of the Planning Commission and Board of Supervisors in Late Fall 2024

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
 - afuller@eya.com

To learn more visit:

www.3033chainbridge.com

Or email:

info@3033chainbridge.com

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