

October 2, 2023

3033 Chain Bridge Road

Design Update

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To learn more visit: 3033ChainBridge.com

Agenda

- Meeting Logistics
 - » Last Meeting vs. This Meeting
 - » Feedback Opportunities | **TEXT 202-922-7174**
 - 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

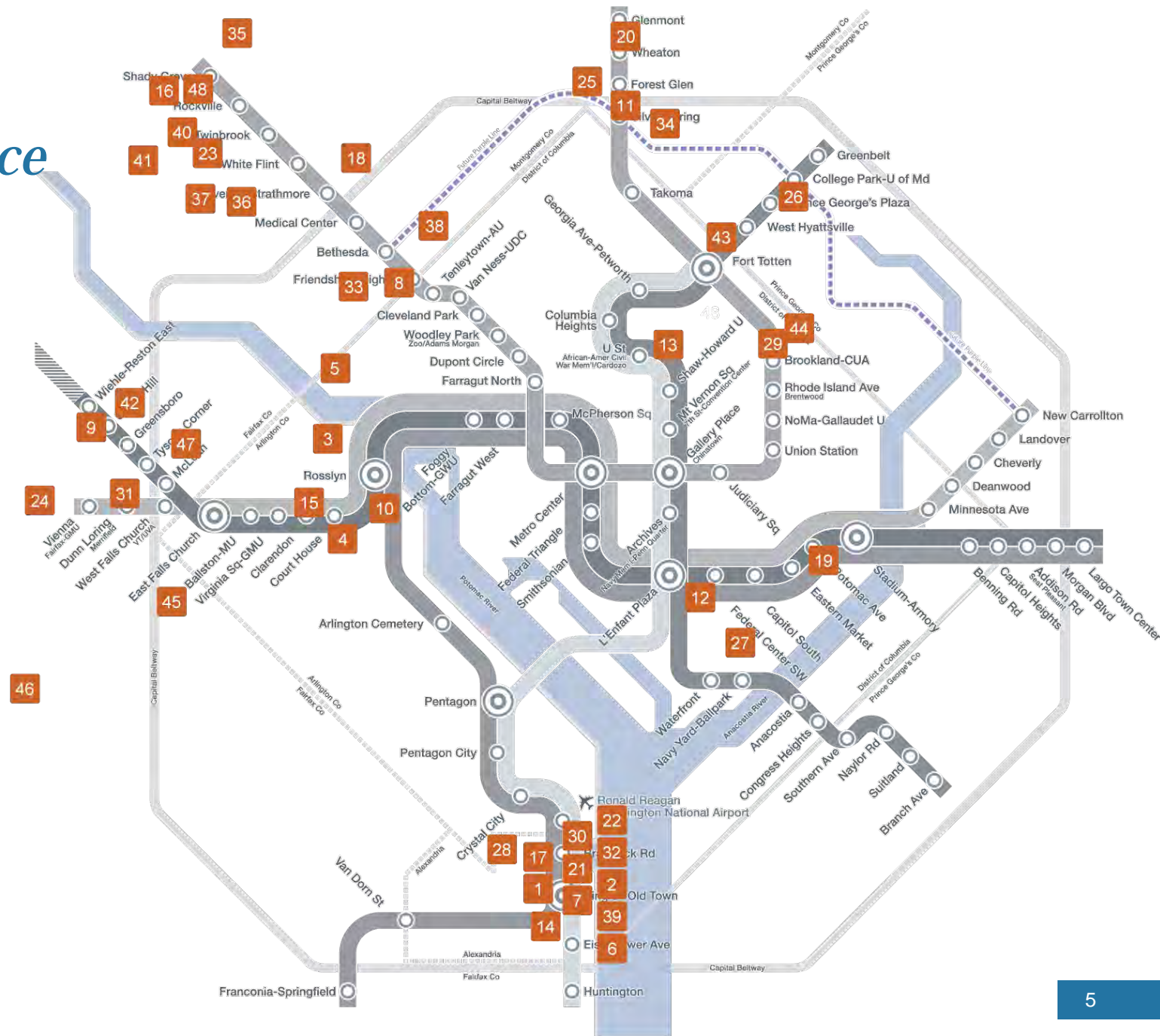
We build consensus through collaboration and alignment

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 | |





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

SITE ANALYSIS

ADJACENT NEIGHBORHOOD RESIDENTIAL



JERMANTOWN ROAD



JERMANTOWN ROAD (ON MOTOR COURT)



BORGE STREET



FLAGPOLE LANE



TREVOR HOUSE DRIVE



PADDOCK WOOD CT

JULY 2023

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STUDIOS

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Plan Amendment (SSPA) & Feedback

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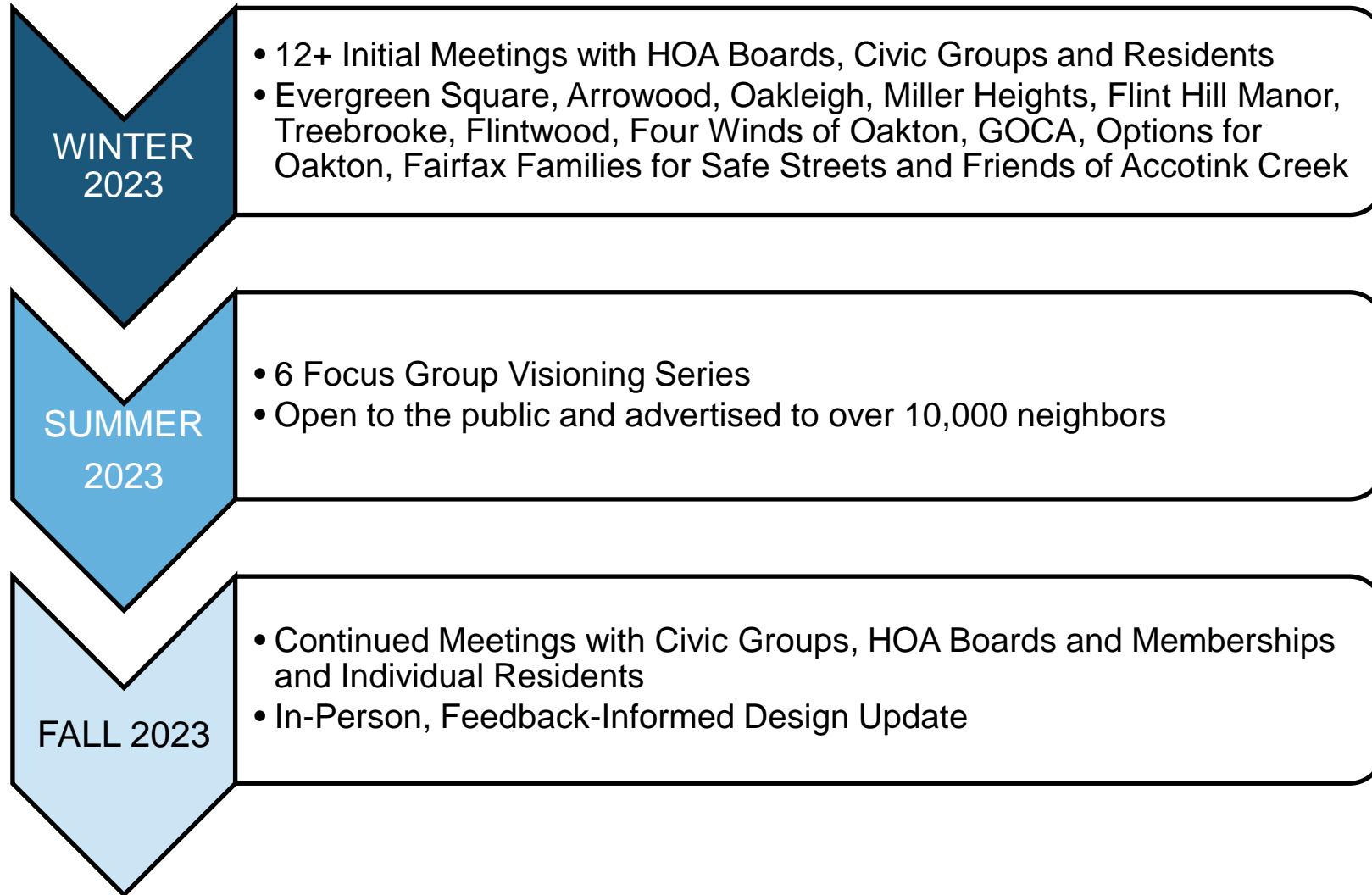
EYA's Vision Statement For the Site:

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.**

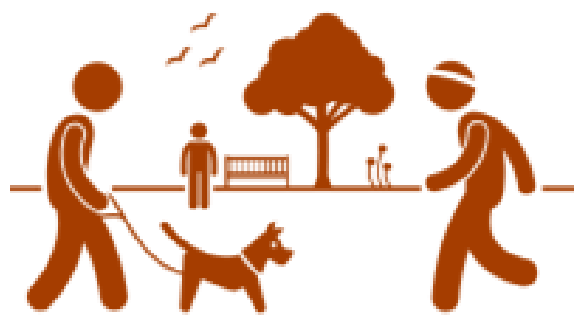


Community Outreach To-Date



Feedback Summary – Key Areas of Input to Date

OPEN SPACE



AFFORDABILITY



RETAIL



SUSTAINABILITY



**VEHICULAR
TRANSPORTATION**



DENSITY



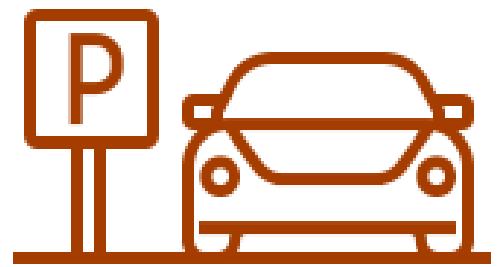
**PEDESTRIAN & BICYCLE
TRANSPORTATION**



ARCHITECTURE



PARKING



Winter 2023 HOA Feedback:

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

Summer 2023 Focus Group Visioning Additional Feedback:

- » Sustainability: Stormwater, Reduced Energy, Heat Island Effect
- » Opinions on architectural precedents
- » Minimization of light pollution, yet lighting for safety
- » Desire for both proposed park locations, rather than just one (central retail plaza & expansion of Borge Street Park)
- » Interest in having a dog park integrated into the design of the site
- » Maintain/improve parking along Flagpole
- » Flagpole stub street redeveloped as green space with a dedicated pathway
- » Desire to see improvements for the benefit of pedestrian and bicyclists (e.g. crosswalk at signalized intersection proposed on Jermantown)
- » Adequate parking for future residents and retail guests
- » Interest in affordable housing
- » Opinions on tenant mix and market absorption for retail

Case Studies

THE NEIGHBORHOODS OF

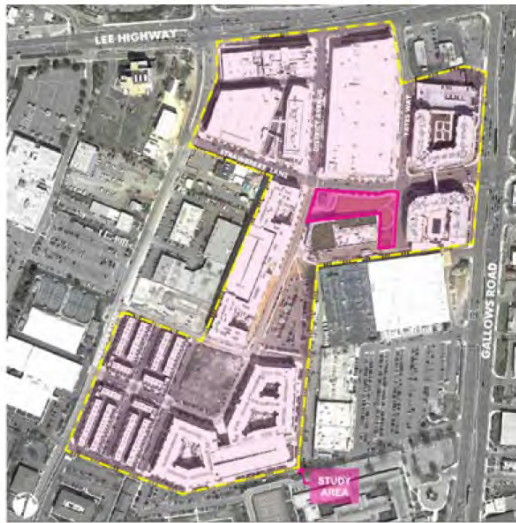
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PRECEDENTS NOT APPROPRIATE FOR OAKTON FROM A SCALE PERSPECTIVE

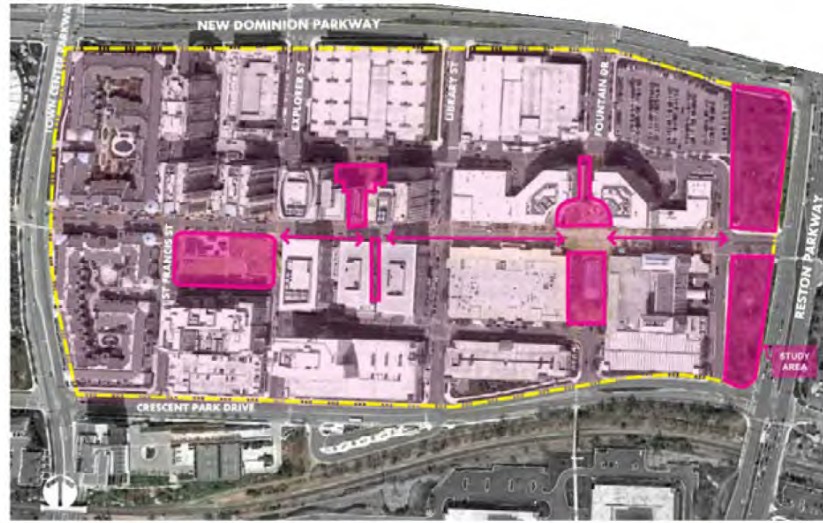
MOSAIC DISTRICT, VA KEY FACTS

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



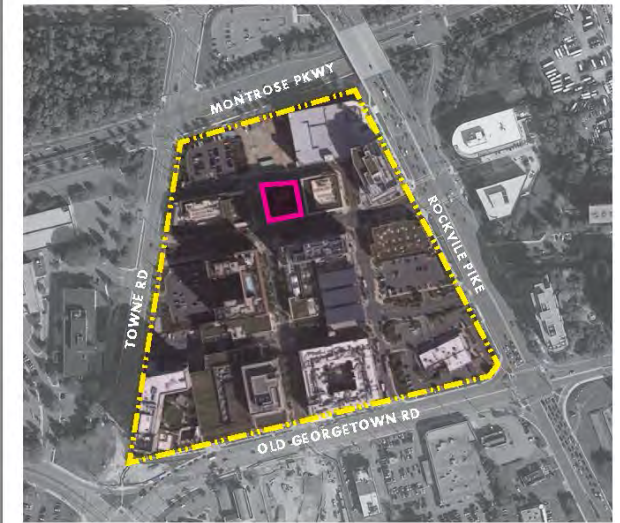
RESTON TOWN CENTER, VA KEY FACTS

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



JULY 2023
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WILDWOOD SHOPPING CENTER, BETHESDA, MD



FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

FISH TACO



[solidcore]

bluemercury[®]
makeup • skincare • spa



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CATHEDRAL COMMONS, WASHINGTON, DC



PRECEDENTS: CAFÉ UNDER THE TREES



PRECEDENT FOR ARCHITECTURE AND SCALE: VILLAGE – POUGHKEEPSIE, NY



PRECEDENT FOR COMMUNITY GATHERING, RETAIL SCALE AND ARCHITECTURE: EASTDALE VILLAGE – POUGHKEEPSIE, NY



PRECEDENT COMMUNITY GATHERING: BIRKDALE VILLEGE – HUNTERSVILLE, NC



PRECEDENT: GREEN WALL



Planning Diagrams

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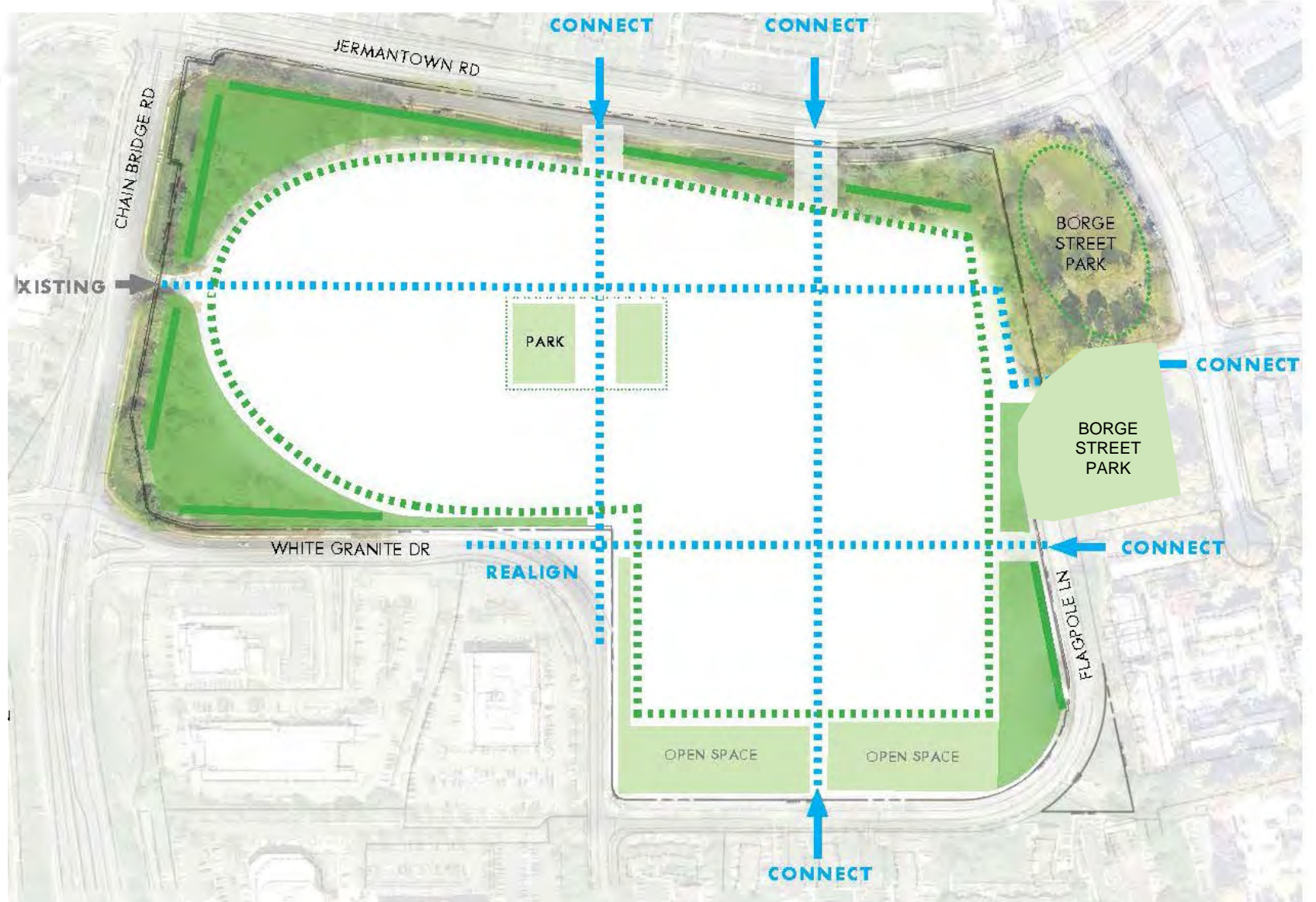
SITE DIAGRAM

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

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



AUGUST 2022
 CARLYLE
 EYA
 STUDIOS architecture

SITE DIAGRAM

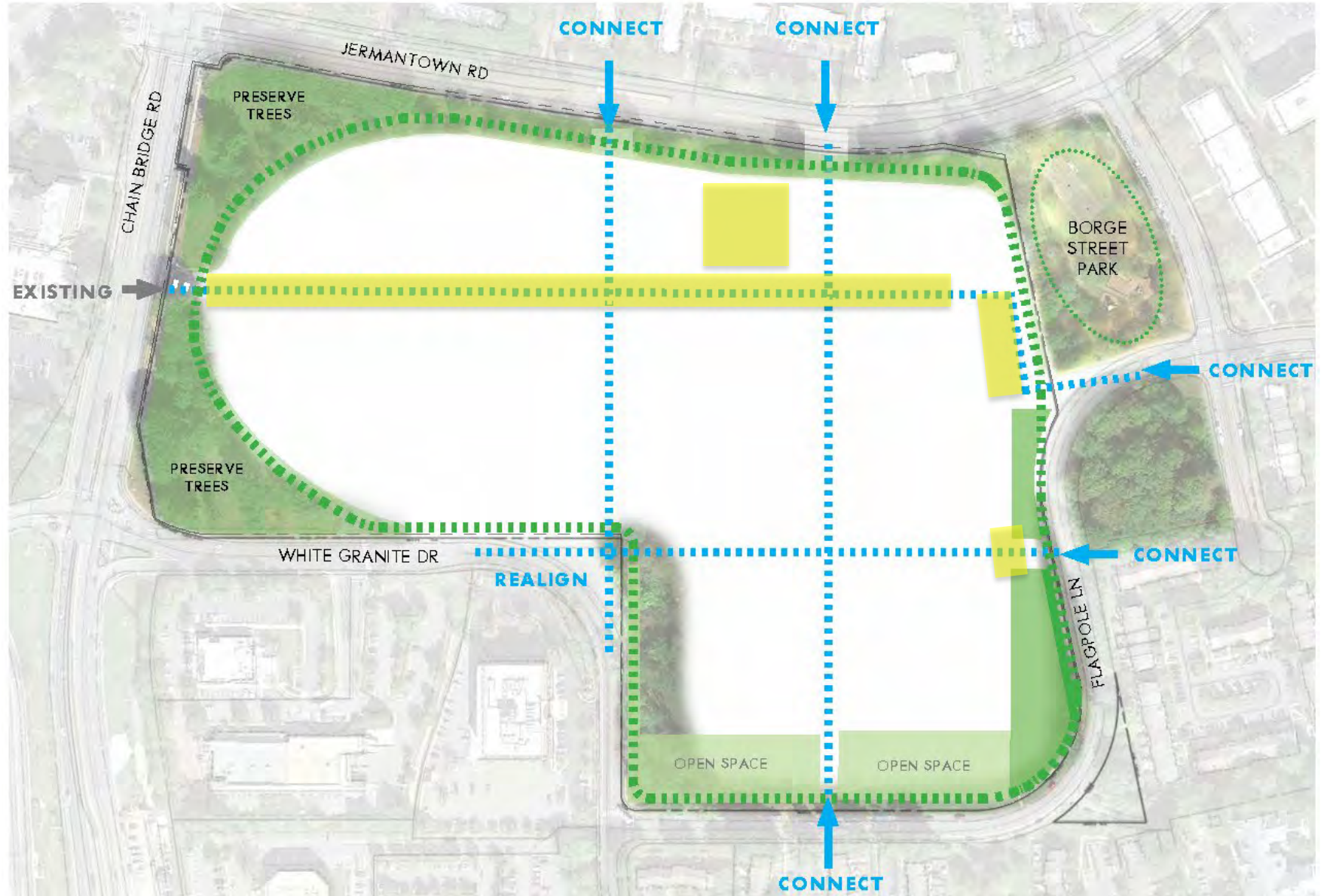
OPPORTUNITY FOR CONNECTIONS – PREVIOUS SCHEME

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



JULY 2023
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STUDIO

SITE DIAGRAM

OPPORTUNITY FOR CONNECTIONS – CURRENT DESIGN

KEY FACTS

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

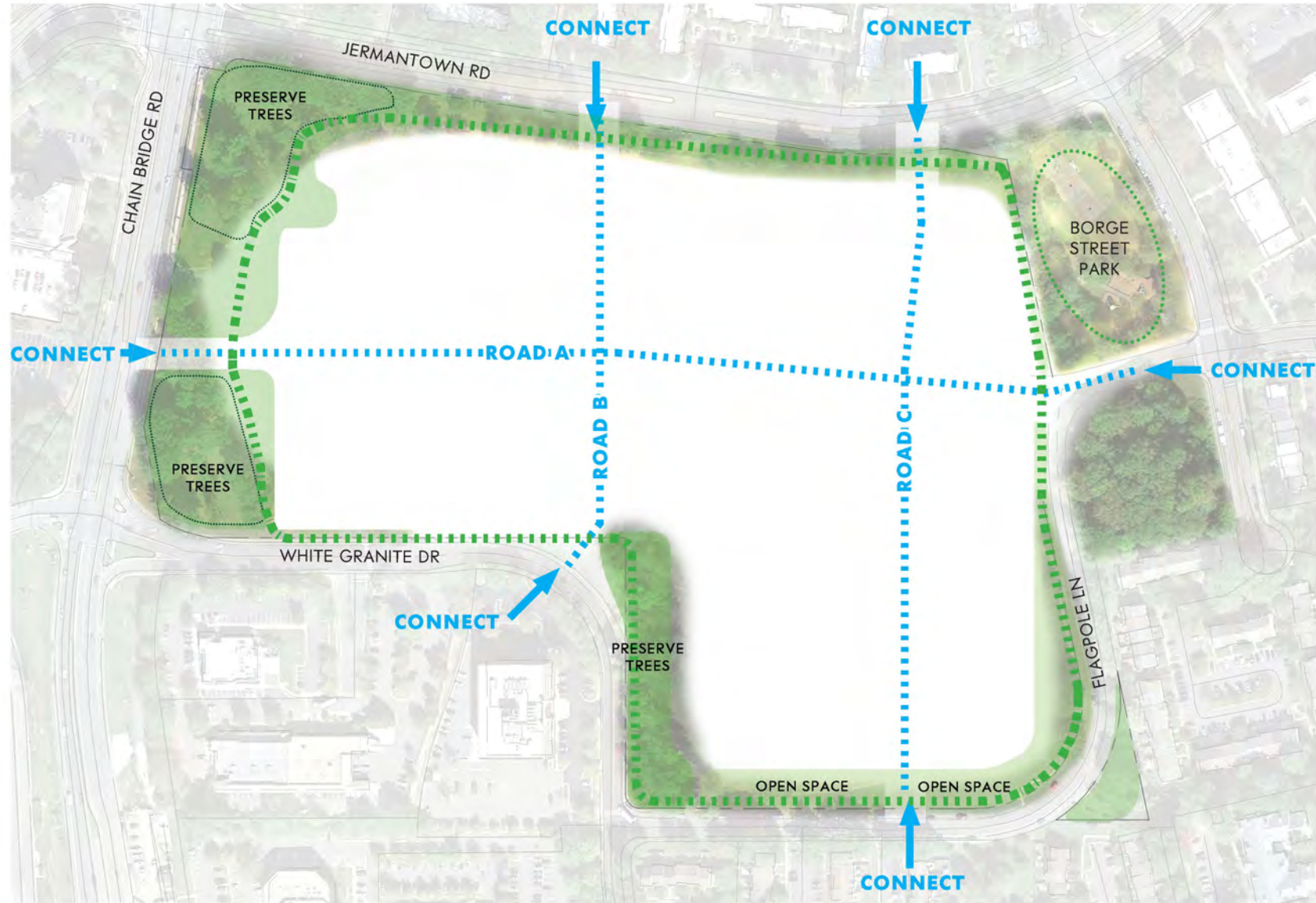
SEPTEMBER 2023

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SITE DIAGRAM

OPPORTUNITY FOR OPEN SPACE AND WALKING/BIKING TRAIL – CURRENT DESIGN

KEY FACTS

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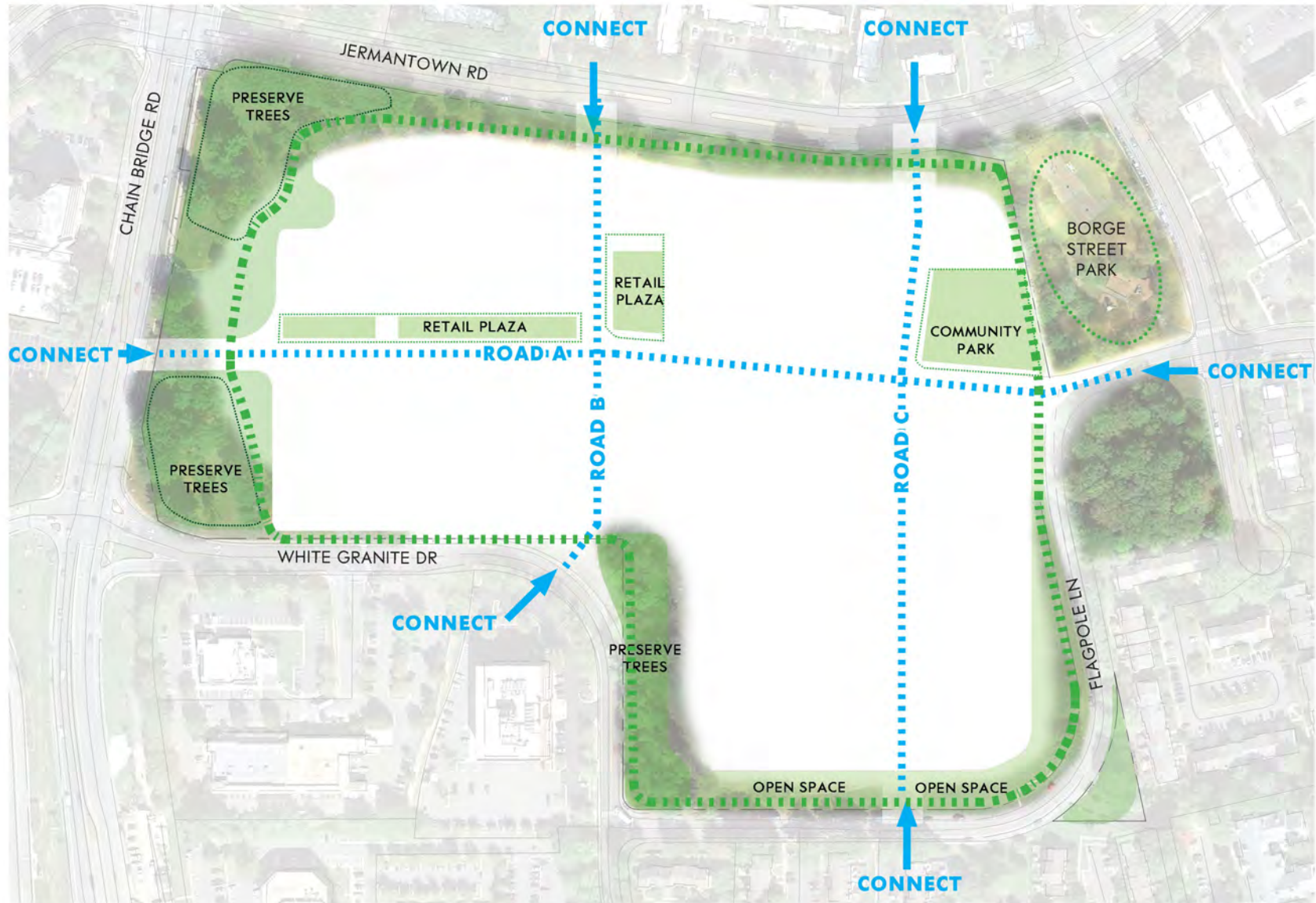
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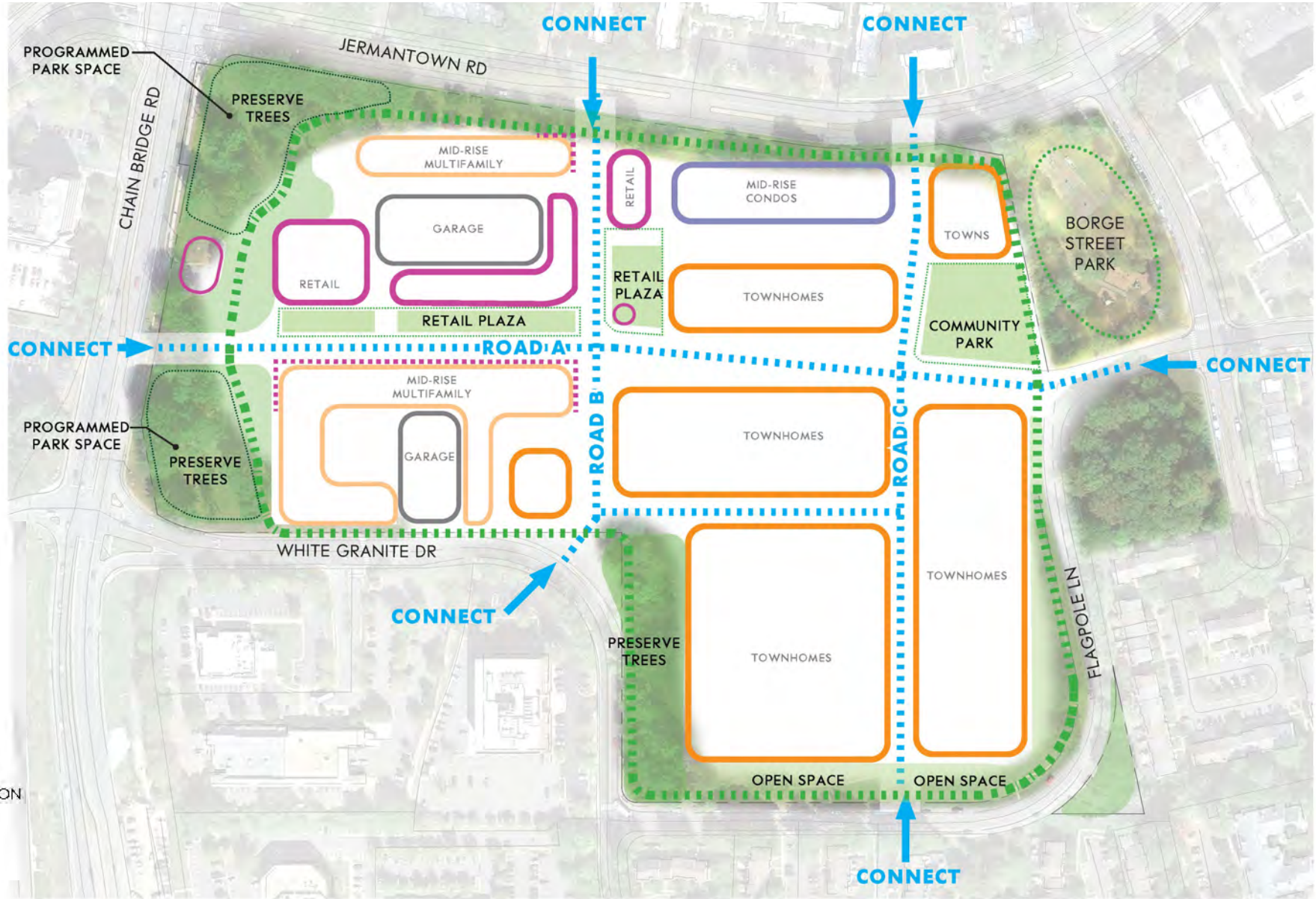


SITE DIAGRAM - CURRENT DESIGN

KEY FACTS

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SEPTEMBER 2023

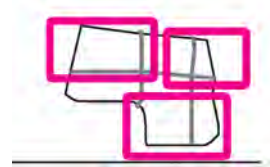
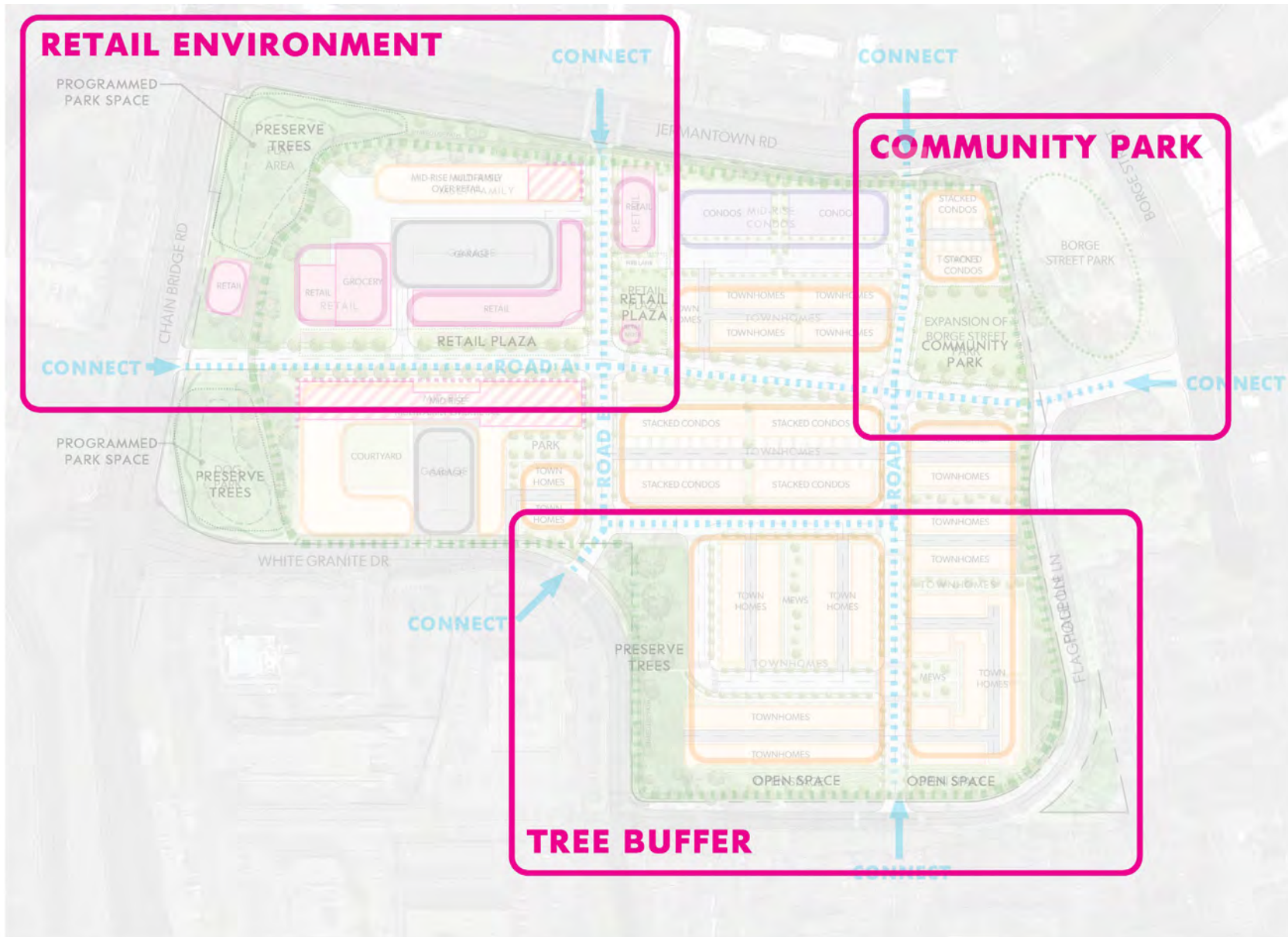
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- NEW GARAGE
- TOWNHOME
- MULTIFAMILY
- RETAIL
- BUFFER
- COMMERCIAL
- TRAFFIC CIRCULATION
- WALKING/ BIKING LOOP
- EXISTING ROAD CONNECTION
- NEW ROAD CONNECTION

SITE DIAGRAM - CURRENT DESIGN



SEPTEMBER 2023
 CARLYLE
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 TUDIOS

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KEY PLAN

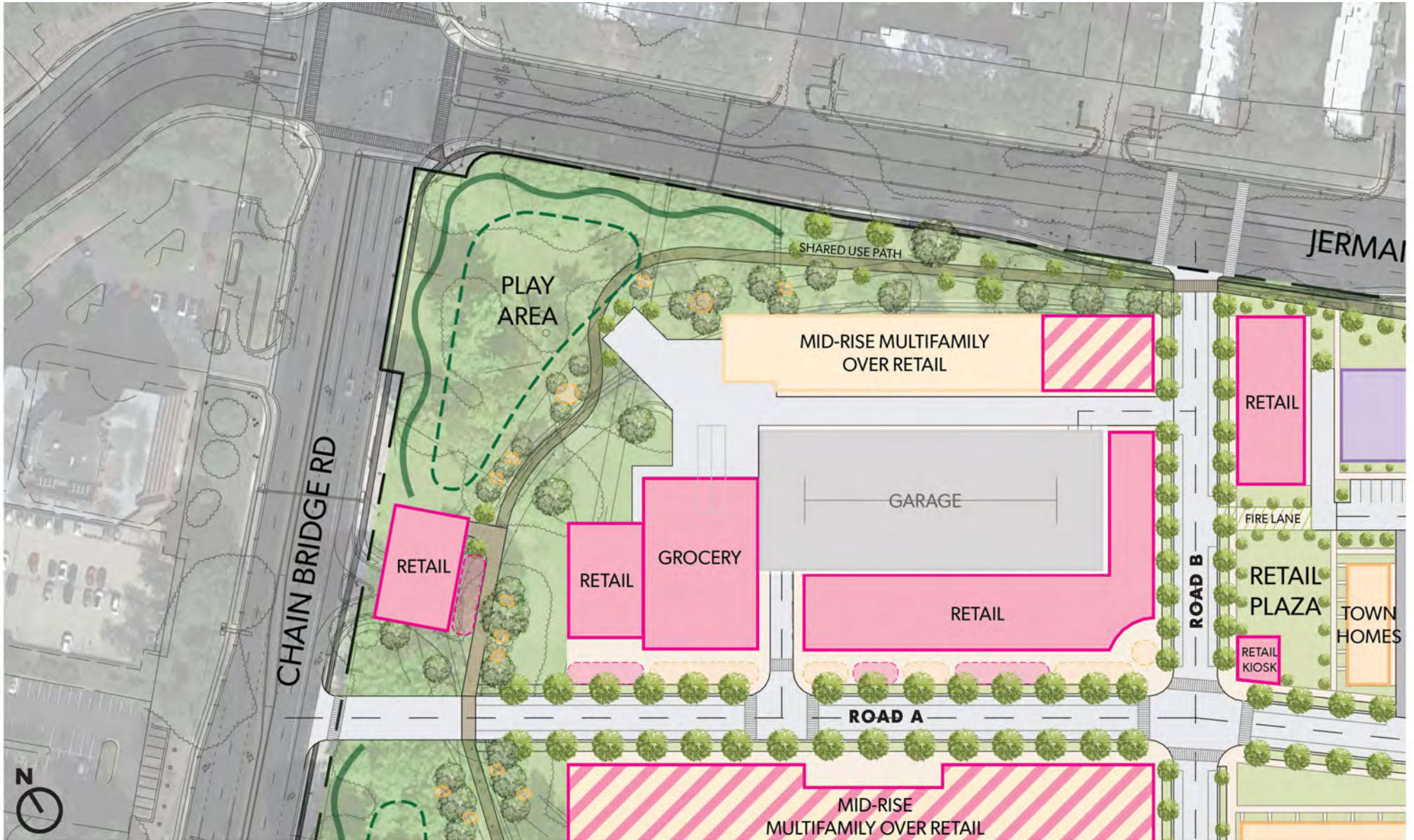
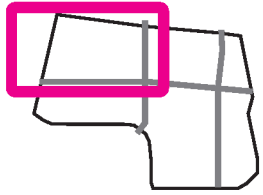


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SITE PLAN - RETAIL ENVIRONMENT



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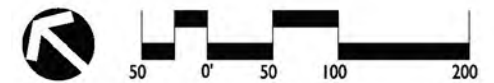
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TREE PRESERVE - CHAIN BRIDGE ROAD



- 1 Nature play
- 2 Service turn-around
- 3 Grocer
- 4 Retail promenade
- 5 Dog park
- 6 Existing preserved trees
- 7 Residential lobby entrance
- 8 Retail
- 9 Beer garden
- 10 Multi-use trail

NORTH ENLARGEMENT
SOUTH ENLARGEMENT



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TREE PRESERVE / SITE ENTRANCE AT CHAIN BRIDGE CONCEPTUAL ILLUSTRATIVE



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PRECEDENTS

TREE PRESERVE ALONG CHAIN BRIDGE

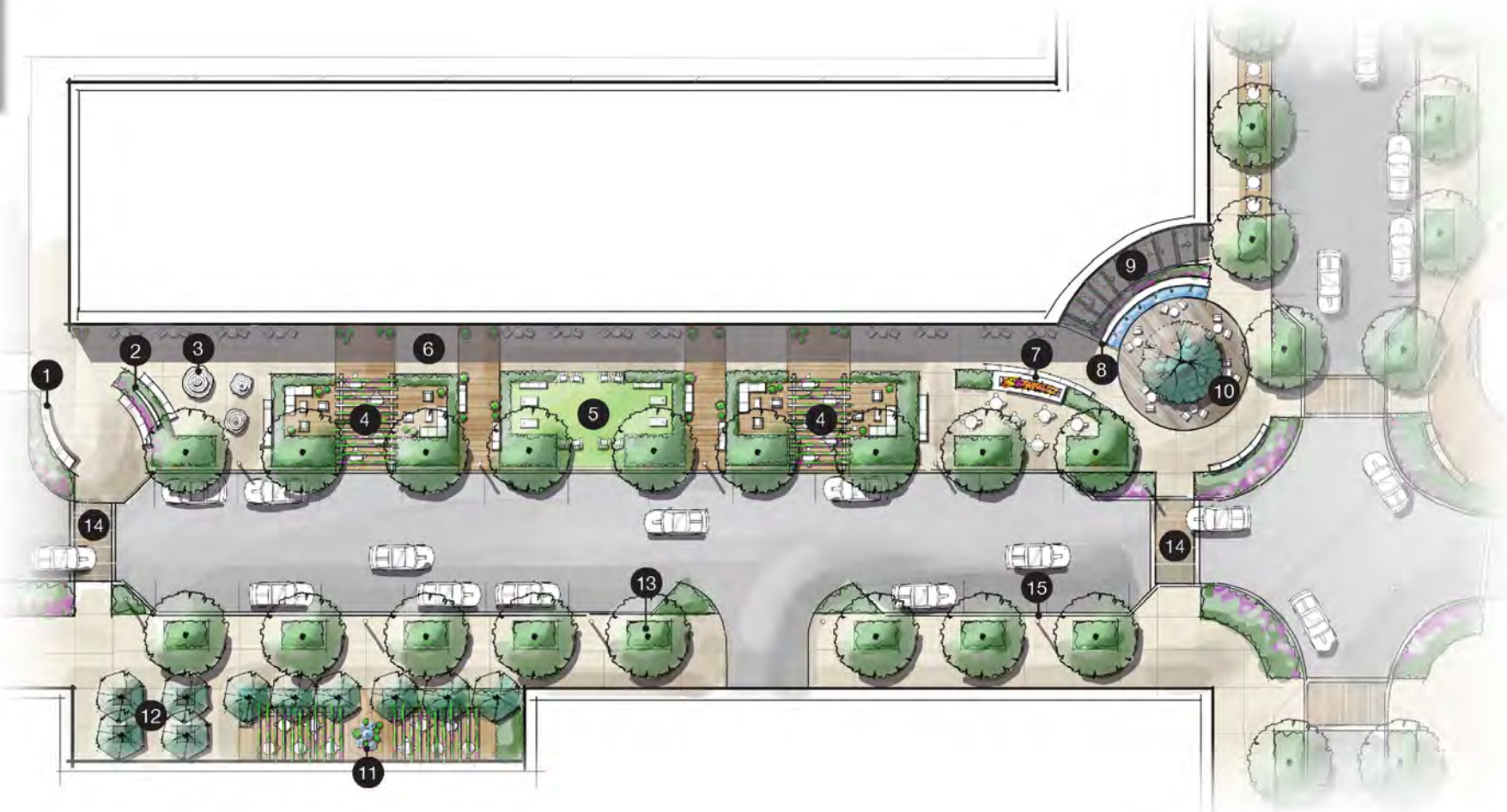


The Preserve nestles spaces for play, recreation, dining, and socializing within the site's iconic tree canopy to create a **nature-infused experience that sets the tone for the community as a whole.**

RETAIL PROMENADE CONCEPTUAL DESIGN



- 1 Seat wall
- 2 Signage element/branding
- 3 Tree-inspired seating/art/play sculpture
- 4 Outdoor "room" with movable dining tables, lounge furniture, and garden trellis
- 5 Game lawn with Adirondack chairs
- 6 Retail promenade with potted plants and bistro tables
- 7 Fire wall or fireplace with seat wall
- 8 Water wall
- 9 Signature restaurant outdoor seating
- 10 Deck with specimen tree and movable bistro tables
- 11 Garden water feature
- 12 Birch court
- 13 Tree planter
- 14 Crosswalk with enhanced paving
- 15 Light pole



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RETAIL PROMENADE CONCEPTUAL ILLUSTRATIVE

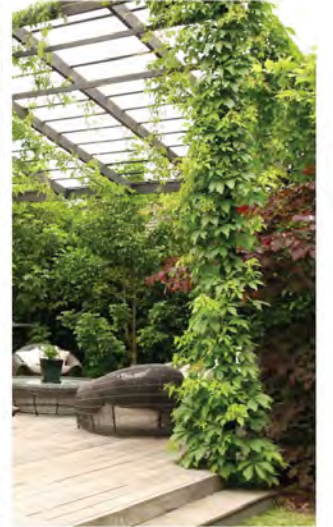


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PRECEDENTS RETAIL PROMENADE



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.

RETAIL PROMENADE CONCEPTUAL DESIGN



- 1 Adjacent retail promenade plaza
- 2 Retail
- 3 Garden trellis with movable seating
- 4 Pop jet fountains
- 5 Double-facing seat wall
- 6 Planter with seat wall or bench
- 7 Back-of-house/service with green screen
- 8 Tree planter
- 9 Specimen tree
- 10 Bench
- 11 Multi-use lawn
- 12 Shade canopy with movable seating
- 13 Signage/branding
- 14 Festival street with string lights and enhanced paving
- 15 Adjacent townhomes

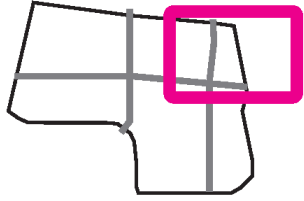


PRECEDENTS RETAIL PLAZA



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



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BORGE STREET PARK EXPANSION



- 1 Runaway train-inspired playground
- 2 Sliding railway seating
- 3 Crosstie-inspired planter with specimen tree (or preserved existing tree)
- 4 Multi-use lawn
- 5 Multi-use trail
- 6 Garden trellis with movable seating
- 7 Seat wall
- 8 Pollinator meadow
- 9 Branding/signage
- 10 Preserved tree (or specimen tree relocated from elsewhere on-site)



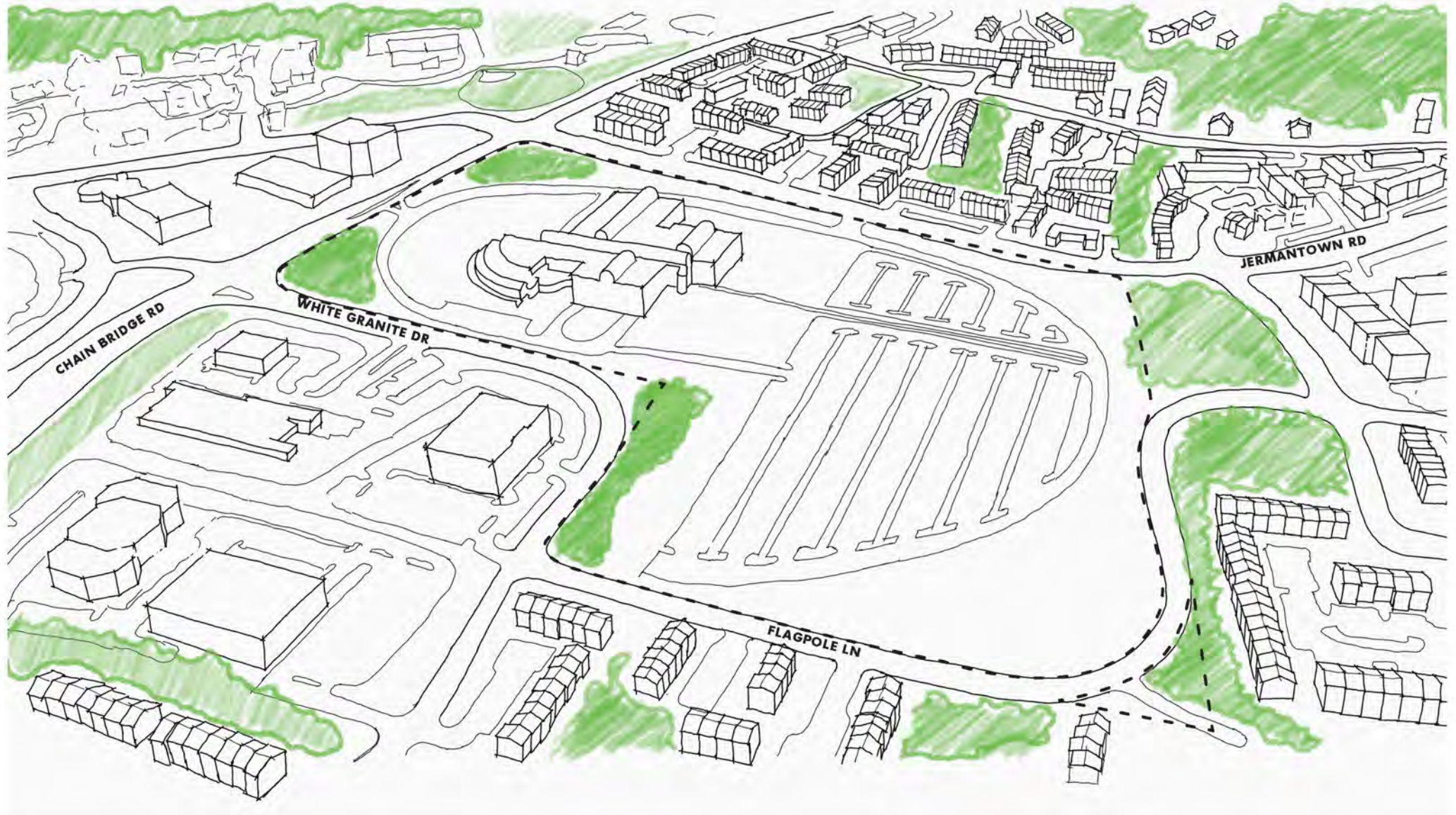
PRECEDENTS COMMUNITY PARK



Since a rail corridor was originally part of the site, this park could **incorporate railway-inspired elements** including a runaway-train themed playground, fun “rolling” seating, and paving that alludes to train tracks. The same landscape character and hardscape materials used in other parks would be incorporated here as well for consistency.



MASSING - EXISTING



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MASSING - PROPOSED



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SITE PLAN

SEPTMBER 2023
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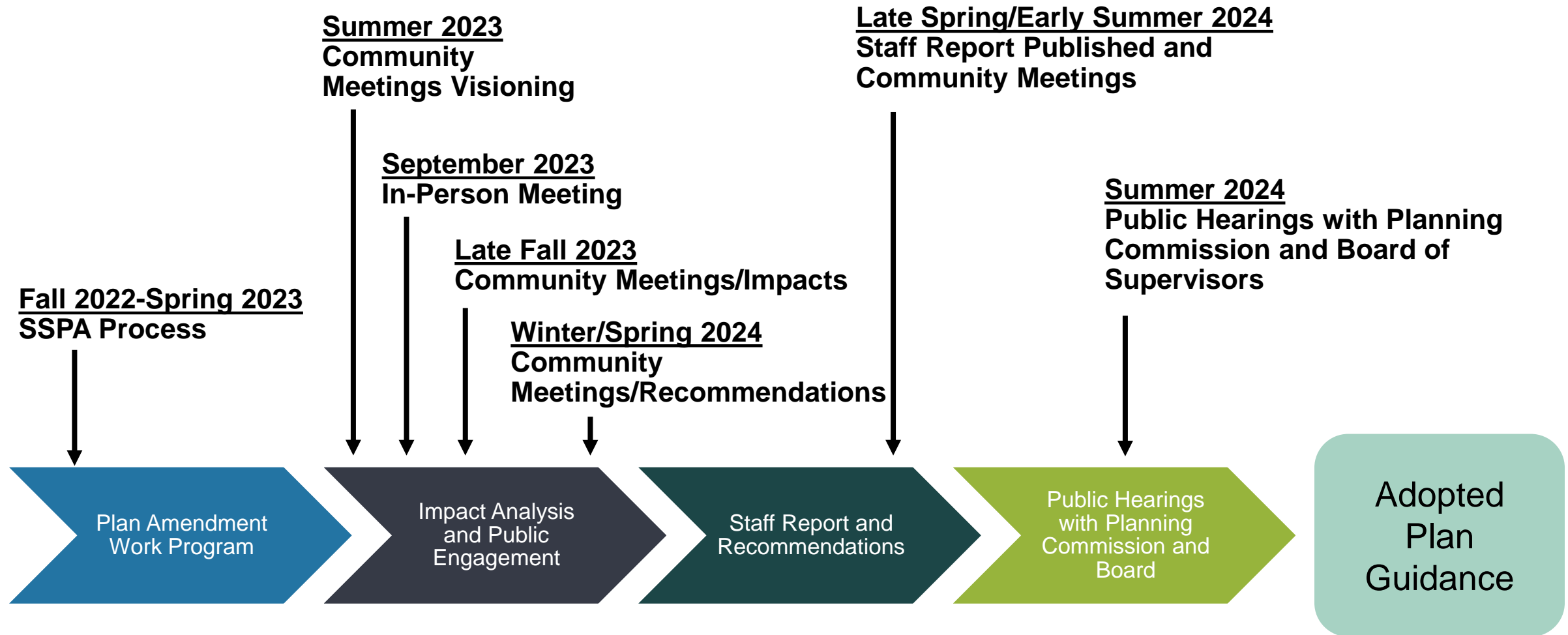
Process and Next Steps

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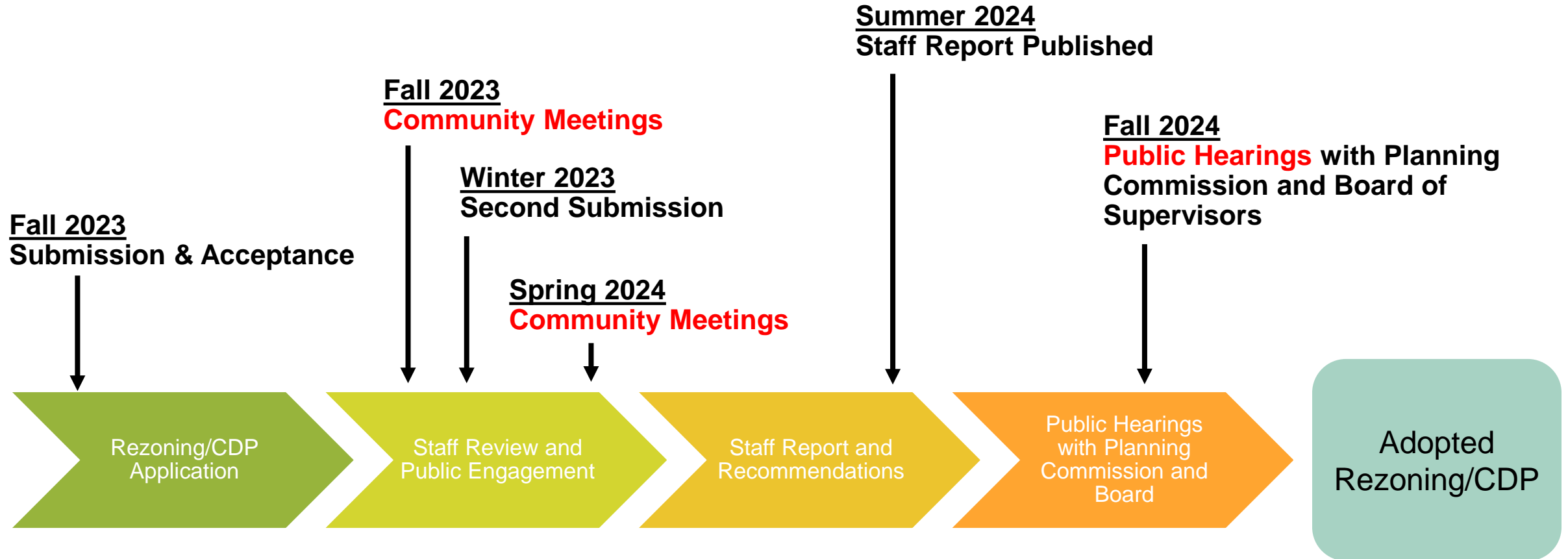
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Plan Amendment Process



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

Opportunities for Engagement

- TONIGHT'S MEETING | TEXT QUESTIONS & COMMENTS **(202) 922-7174**
 - » MODERATED Q&A
 - » OPEN FORUM
- EMAIL ANYTIME | SET UP ONE-ON-ONES OR OTHER INQUIRIES
 - » Evan Goldman & Angelina Fuller
 - egoldman@eya.com
 - afuller@eya.com

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