TAKOMA METRO REDEVELOPMENT

April 25, 2022

EYA
MULTIFAMILY LLC

TAKOMA METRO

Project Team

EYA MULTIFAMILY LLC

LandDesign. CREATING PLACES THAT MATTER.

VIKA

MOYA DESIGN PARTNERS

GOROVE SLADE Transportation Planners and Engineers

goulston&storrs

OVERVIEW

About EYA

- Founded in 1992
- High-quality, urban infill residential, mixed-use, and mixed-income communities
- 7,000 homes+
- All aspects of development, including acquisition, development, construction, and sales
- Creative site plans with unique, high-quality, contextual architecture
- Focused on building consensus through participatory processes
- Dedicated to creating “life within walking distance”

OVERVIEW

Robinson Landing

ROBINSON LANDING

DISTINCTIVE WATERFRONT LIVING

Location
Alexandria, VA

Project Type
Townhomes, Condominiums

Unit count
26 Townhomes
70 Condominiums

Site Size
3.22 Acres

Opened
Fall 2020

EYA MULTIFAMILY LLC

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Existing Conditions

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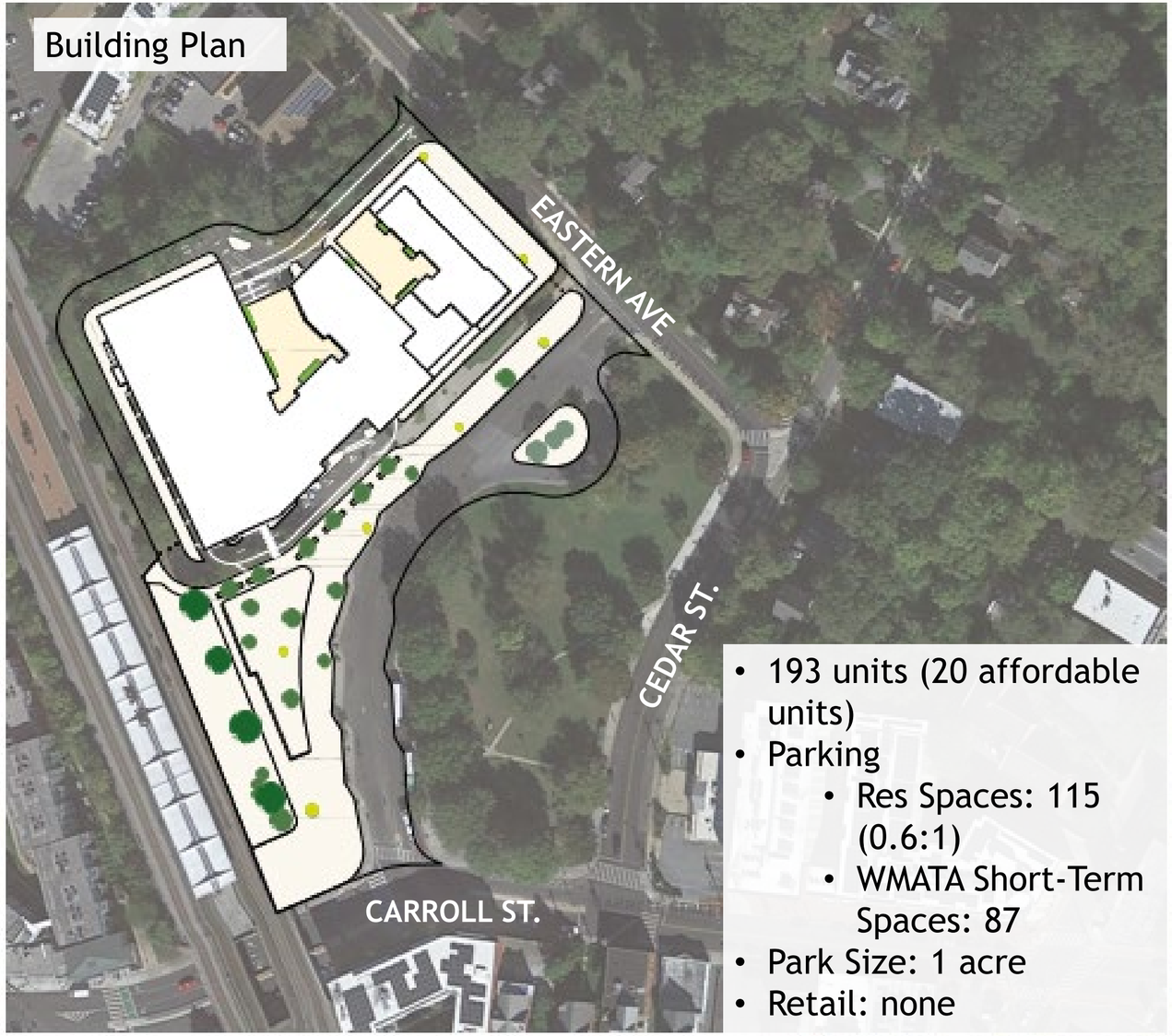
2015 Approved Compact Hearing Plan



- 193 units (20 affordable units)
- Parking
  - Res Spaces: 115 (0.6:1)
  - WMATA Short-Term Spaces: 87
- Park Size: 1 acre
- Retail: none

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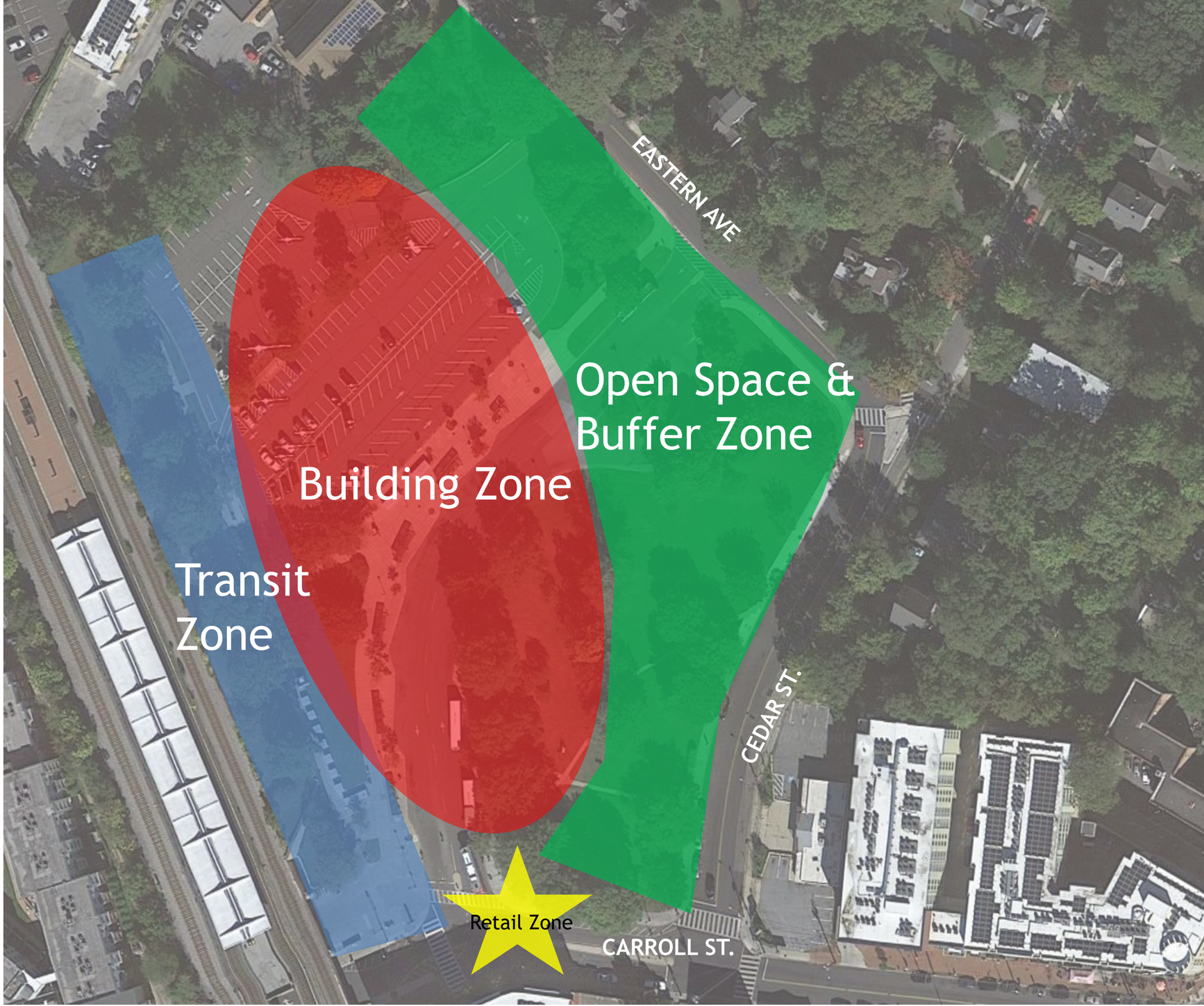
Conceptual Site Plan Framework



EXISTING CONDITIONS

Open Spaces

1 | JESSUP BLAIR LOCAL PARK

5 | SPRING PARK

2 | SILVER SPRING INTERMEDIATE

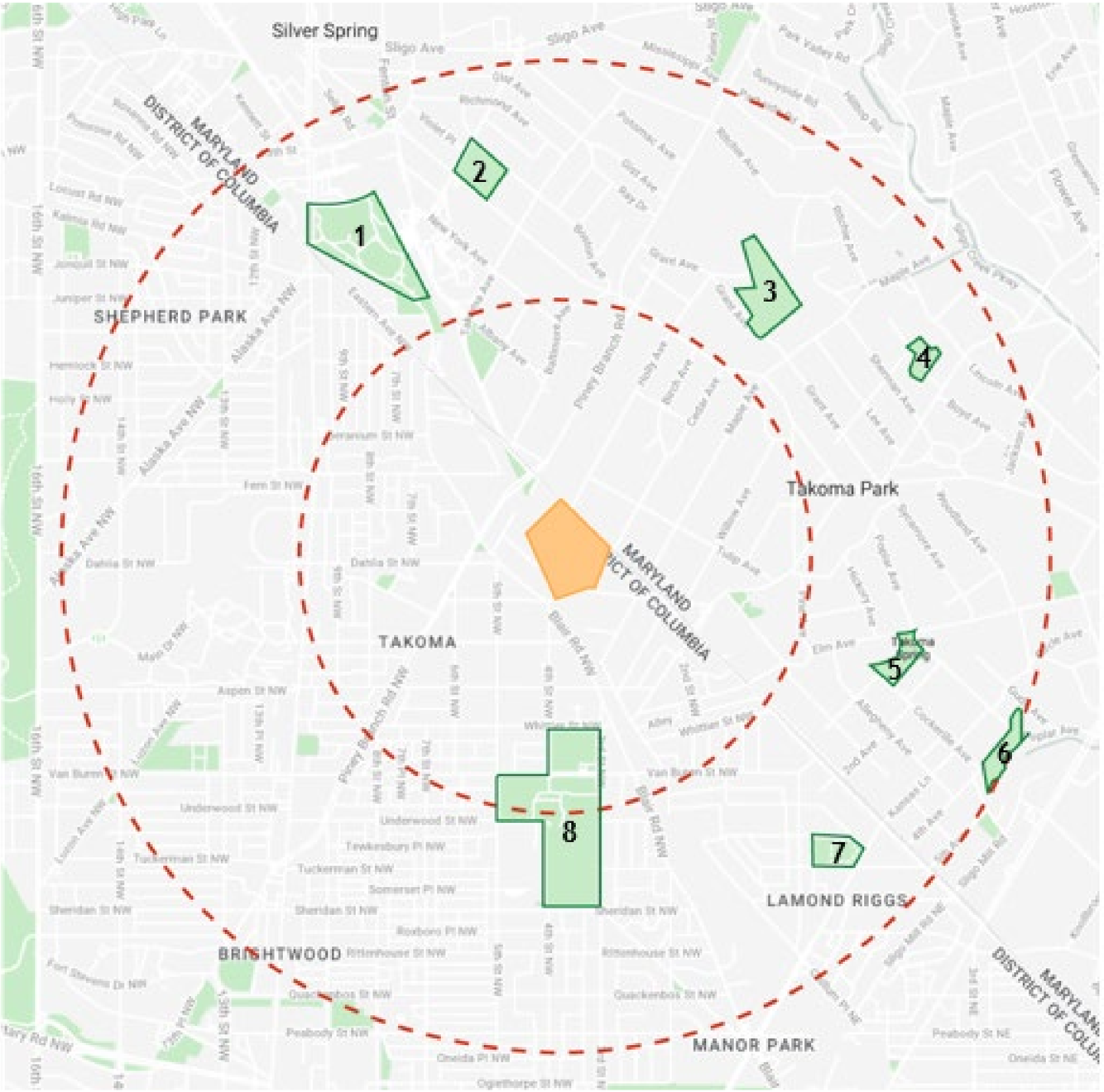
6 | SLIGO MILL OVERLOOK

3 | TAKOMA-PINEY BRANCH

7 | LAMOND RECREATIONAL

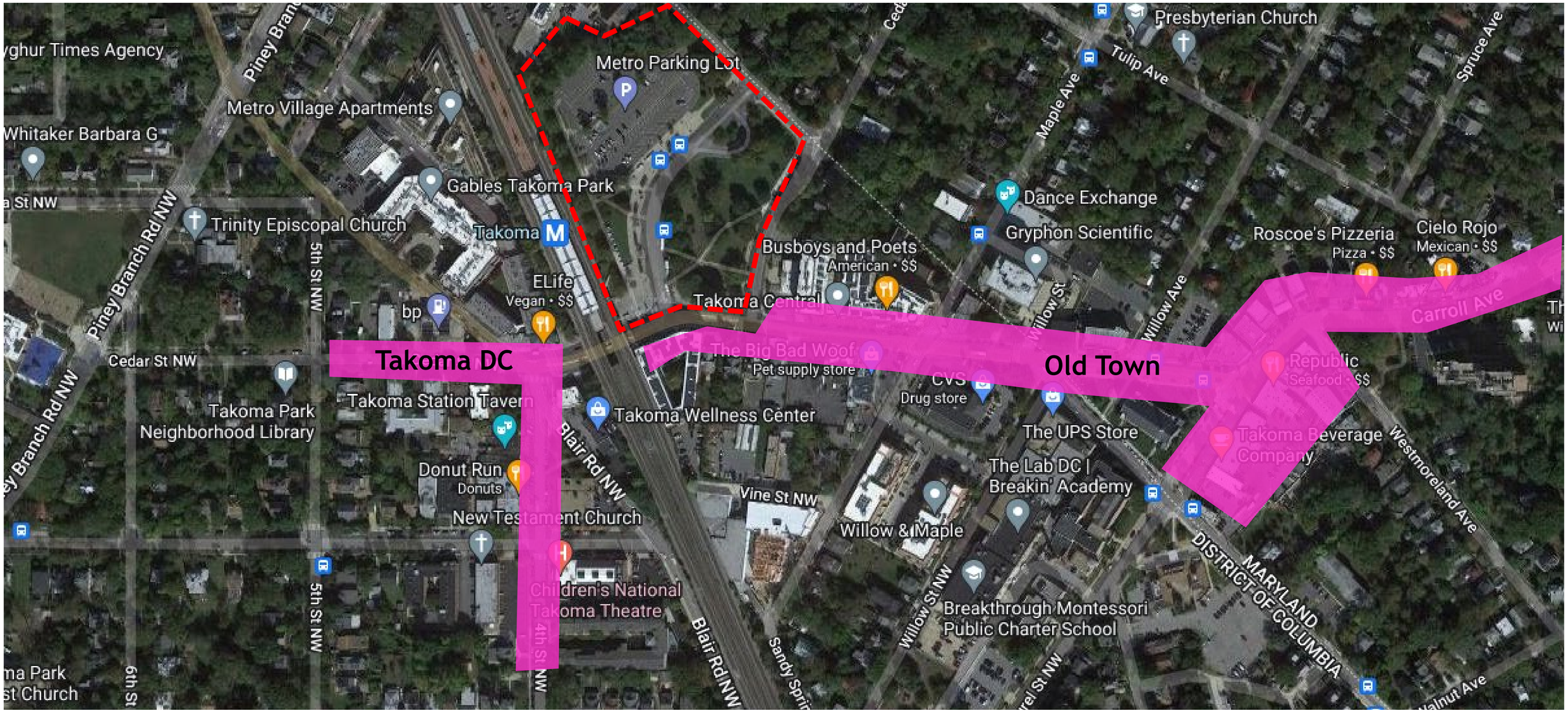
4 | OPAL A DANIELS

8 | TAKOMA COMMUNITY CENTER



EXISTING CONDITIONS

Retail Corridors



EXISTING CONDITIONS

Existing Takoma Retail

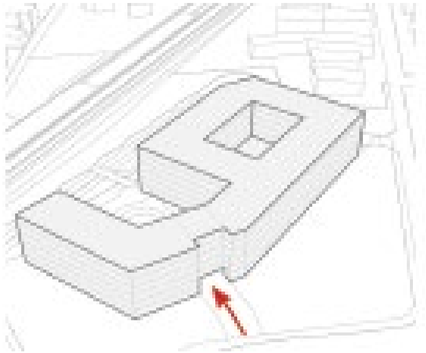
MAINLINE KITCHEN

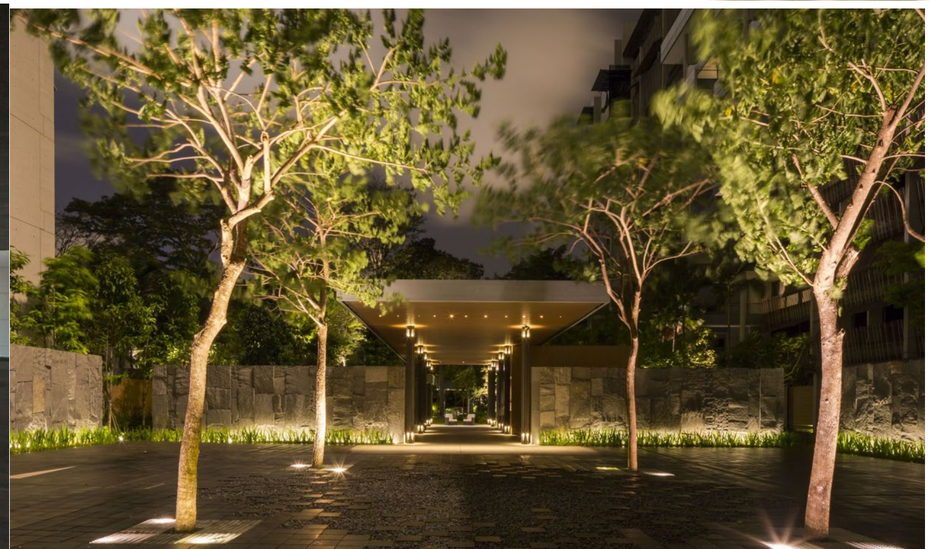
Baked Bear

PLAZA CAFE

DESIGN INSPIRATION

Main Entrance, Loading, Courtyard





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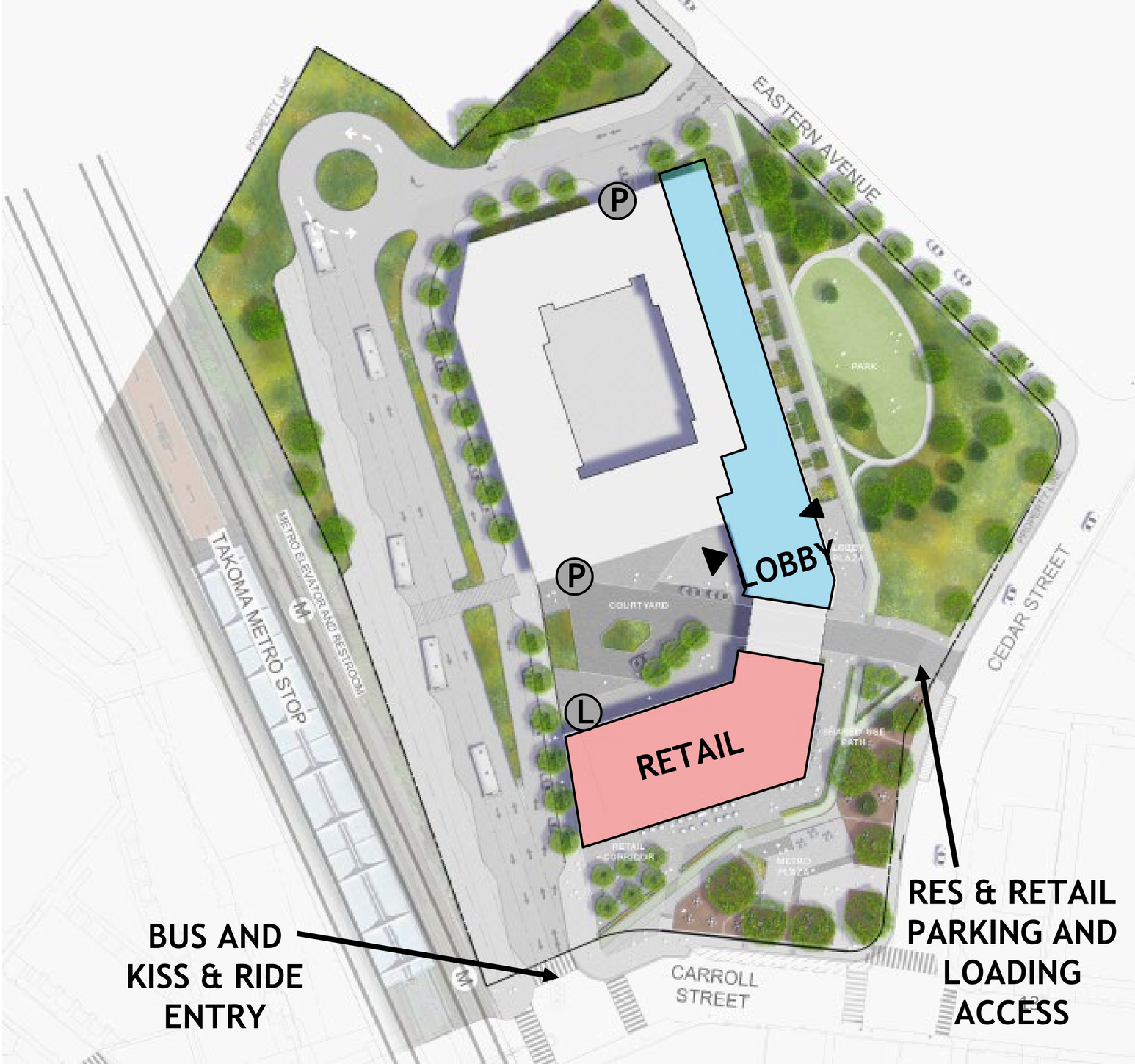
Site Plan

- APARTMENTS: ~350-380 Units
  - ~300 market-rate and ~50-80 affordable units* (~15%)
  - Discussing select number of units at 30% of AMI and 3 BR affordable units
  - Potential tax abatement to increase number of affordable units to 33%
- RETAIL: 10,000 to 20,000 GSF
- PARK: ~1.5 to 2 acres

- NOTE: 2015 plan was 10% affordable, 20 units at 60% AMI



** Proposed counts – subject to change based on final building design.*

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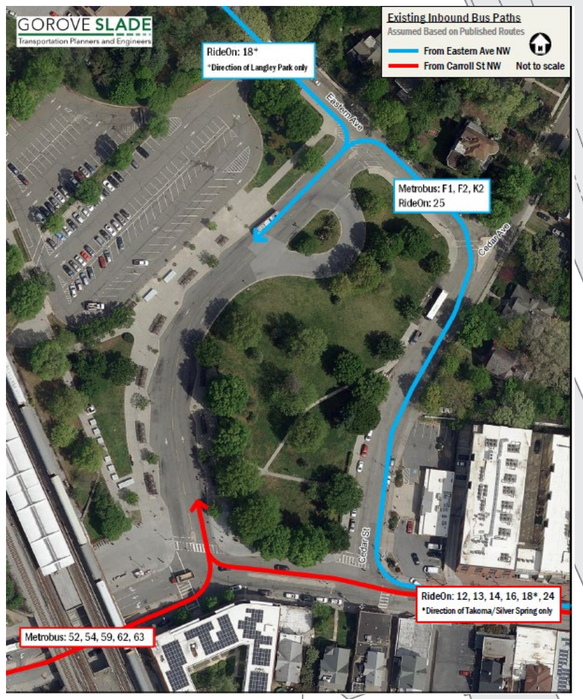
Vehicular Circulation

Parking and WMATA Facilities:

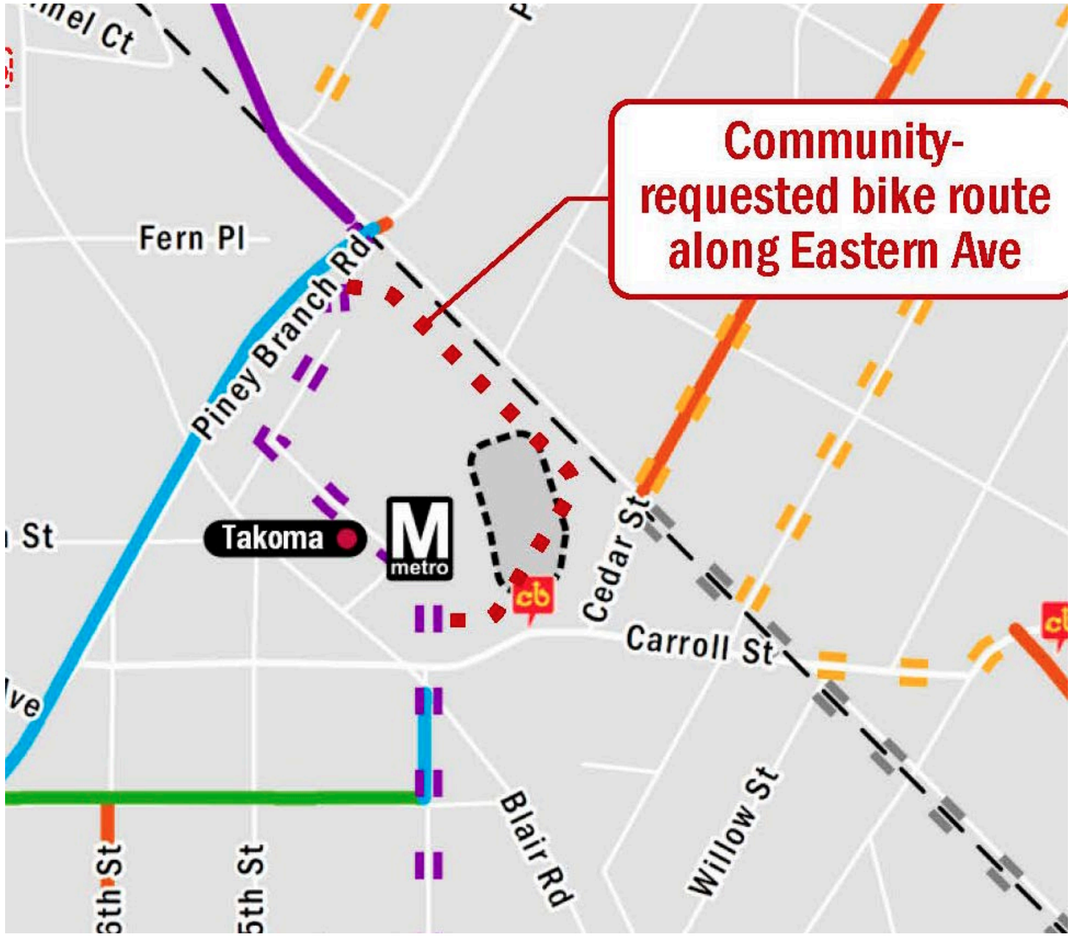
WMATA Metered Spaces: 0
Residential Parking: 117*
Retail Parking: 67*
Kiss & Ride: 16
Bus Stops: 9

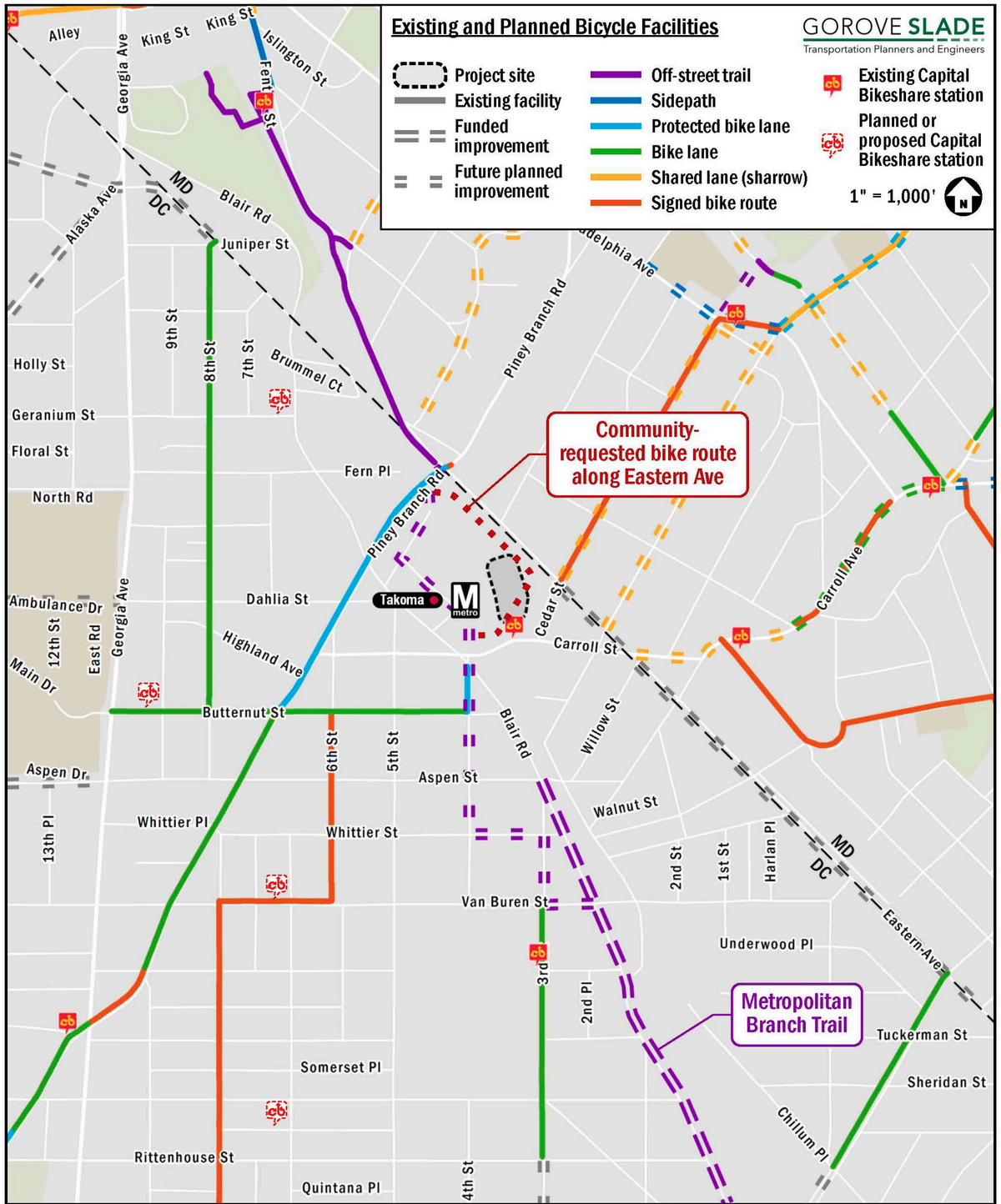


Existing

TAKOMA METRO

Regional Bicycle Circulation





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Bicycle Circulation

Proposed Bike Storage:

Bike Racks: 104

Bike Lockers: 30

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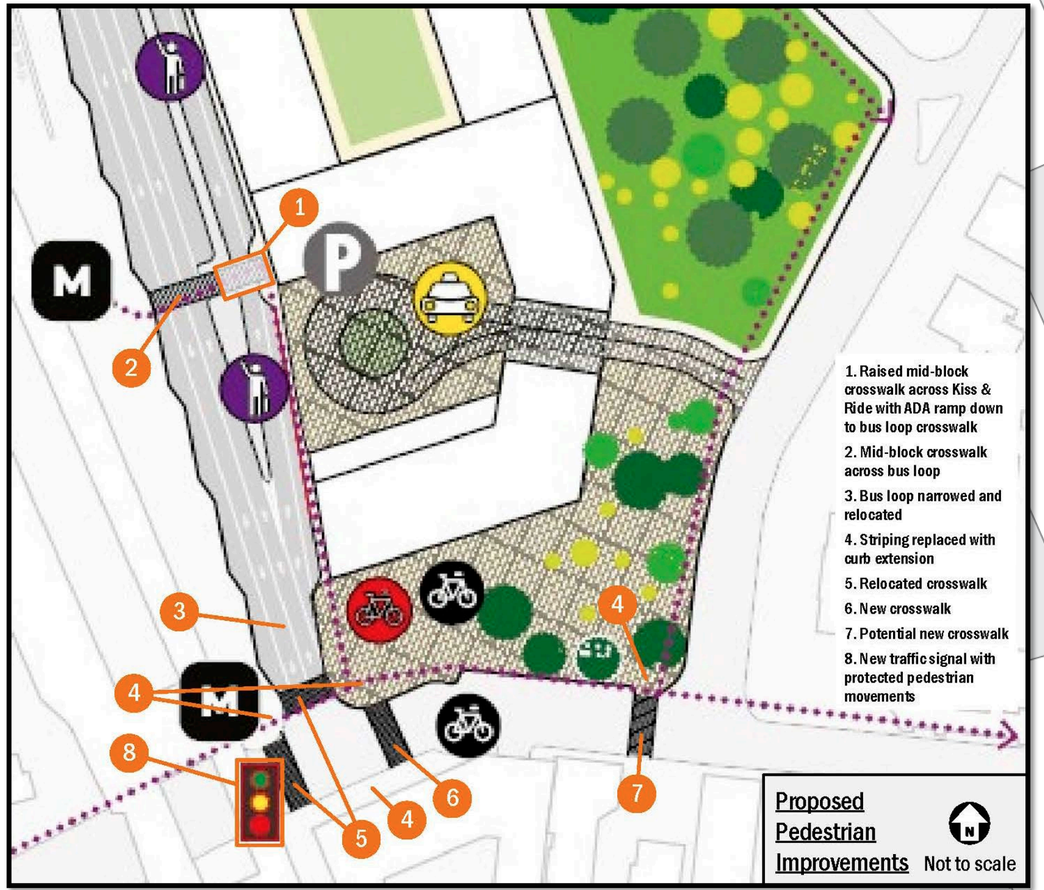
Pedestrian Circulation & Shared Use Path Location



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Existing Sidewalk Conditions

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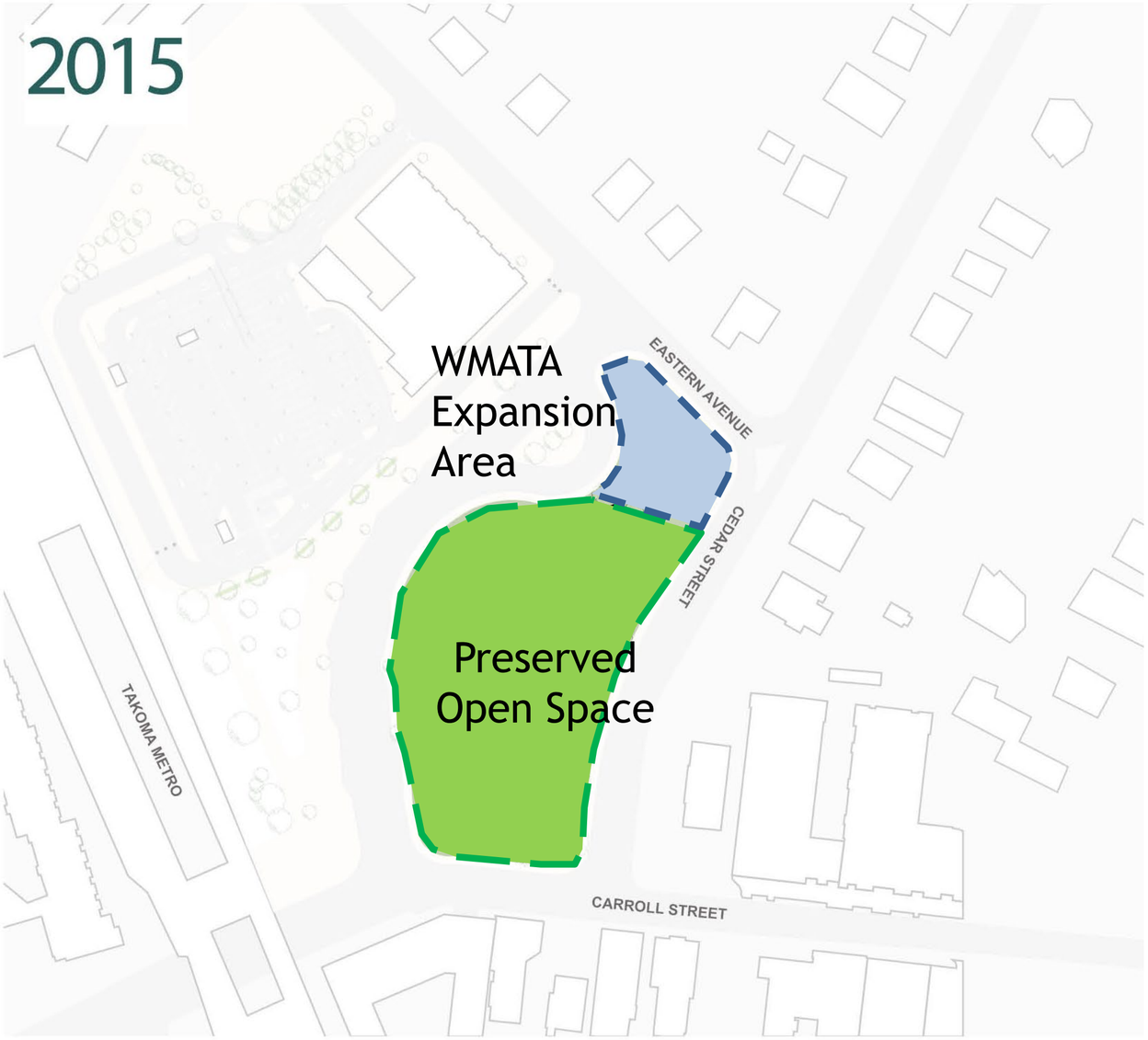
Open Space



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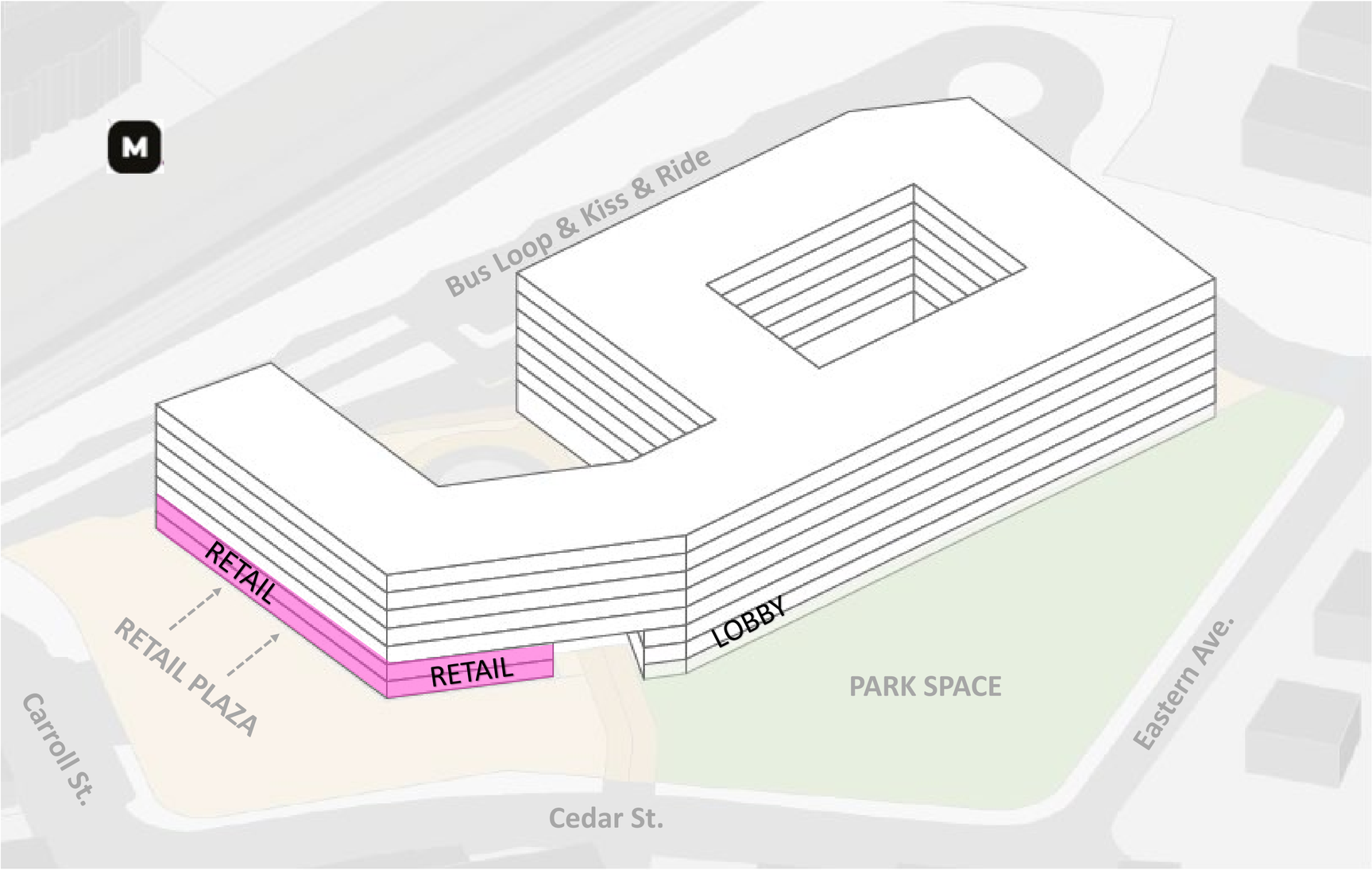
Building Massing



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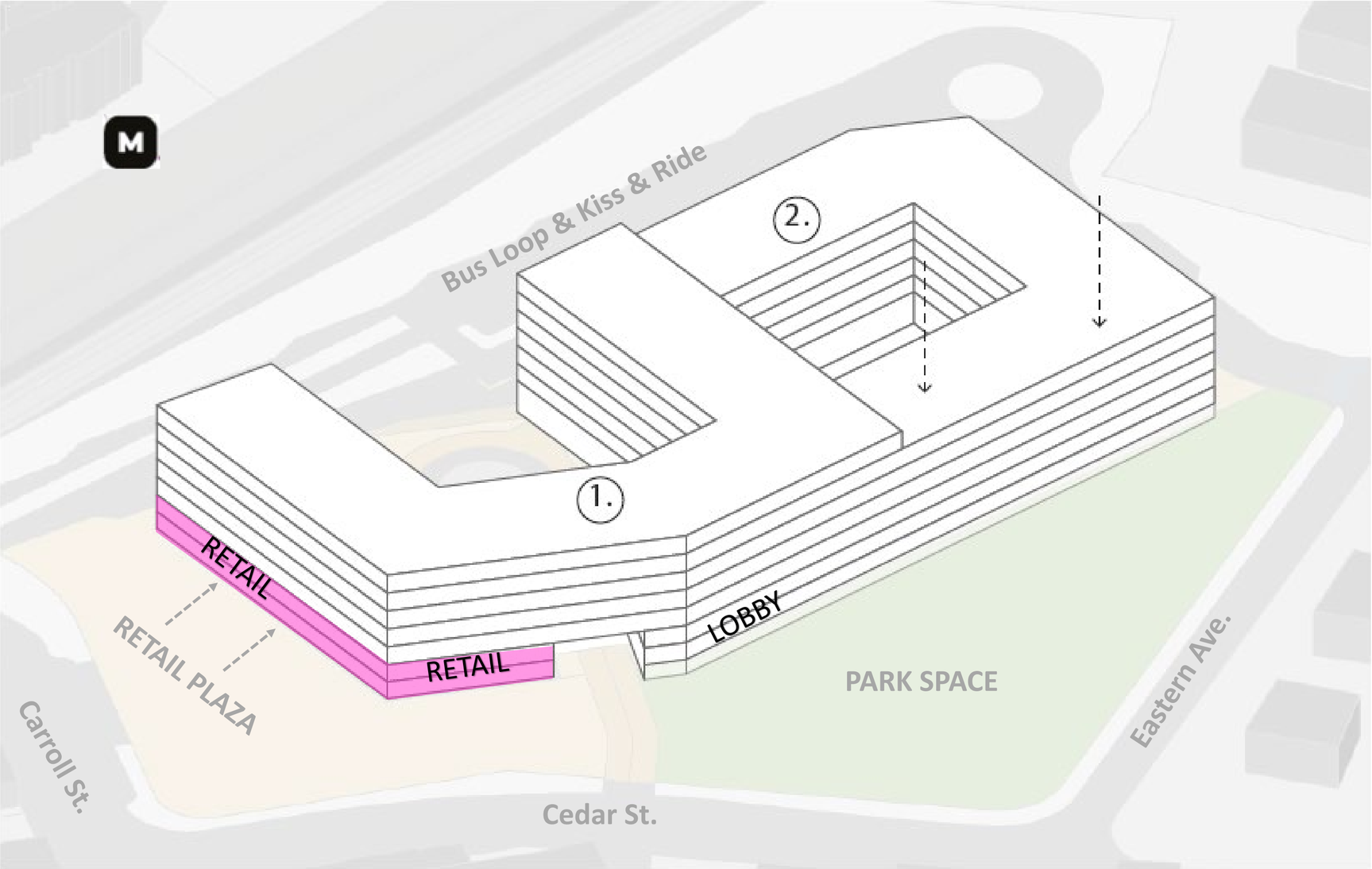
Two Building Components



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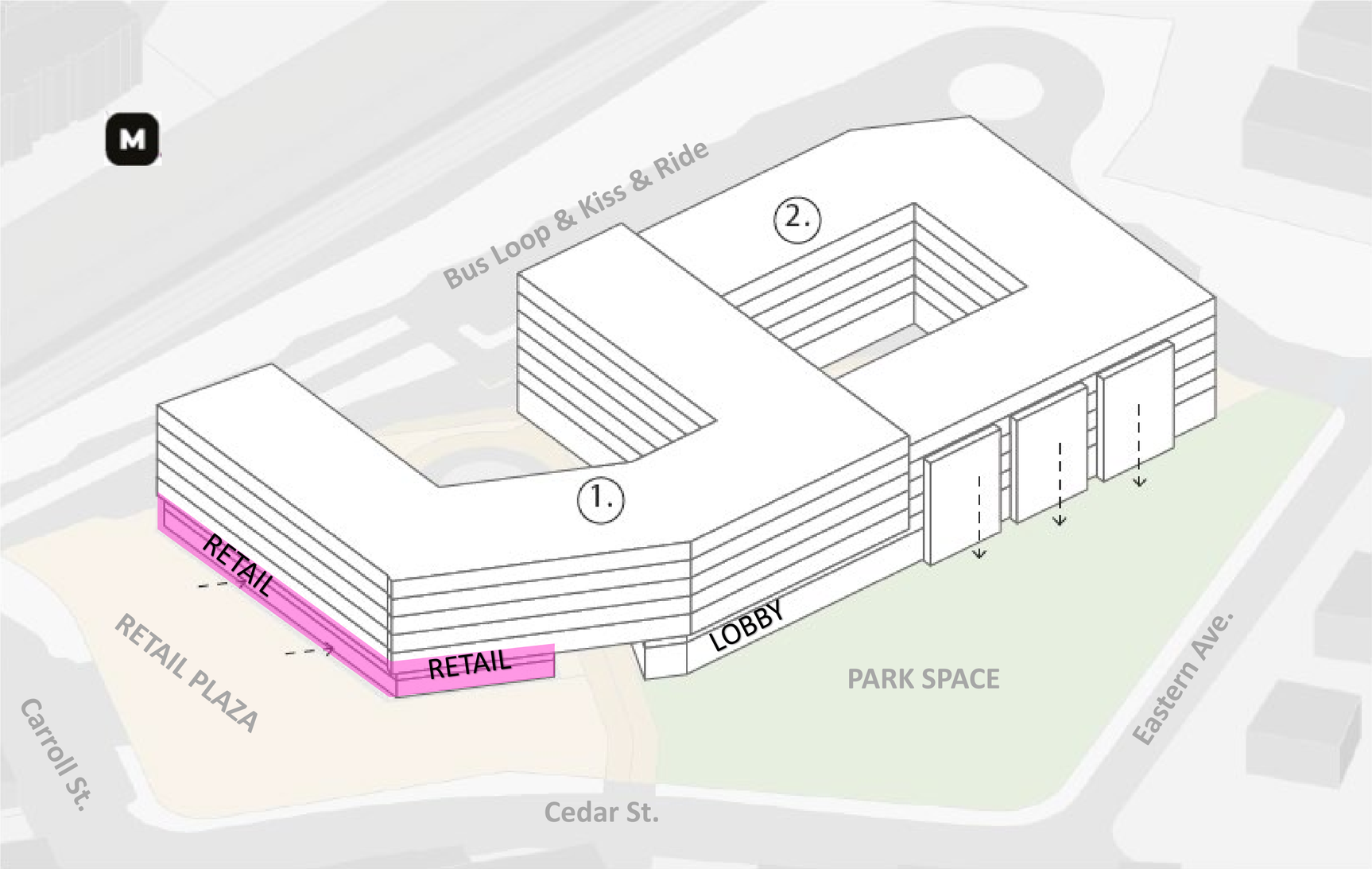
Connection with the Ground Floor



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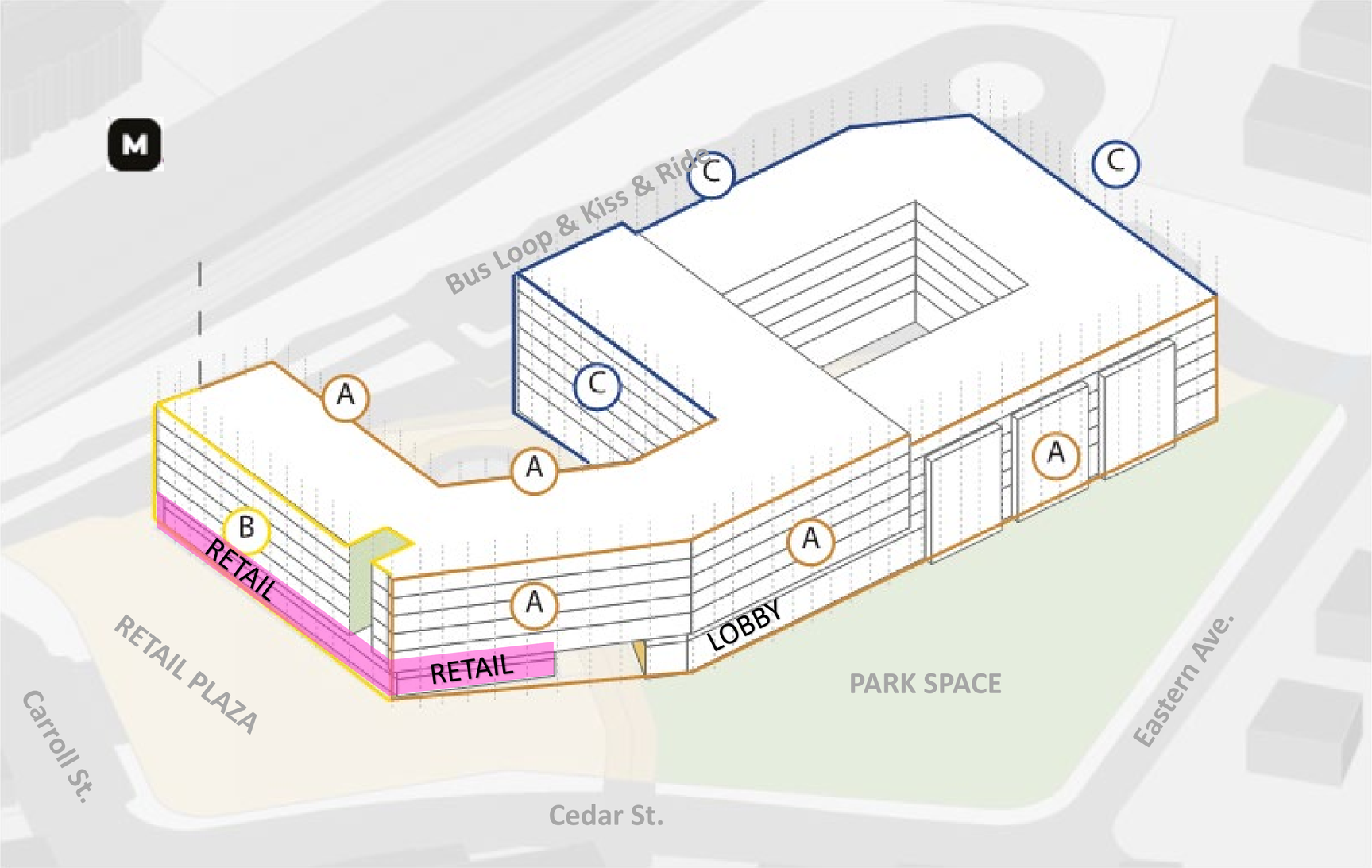
Façade Typologies



FACADE TYPE A
- RESIDENTIAL SCALE
- CONNECTED TO THE GROUND
- SUBTLE

FACADE TYPE B
- PLAZA
- URBAN
- CONNECTED TO THE GROUND

FACADE TYPE C
- DYNAMIC
- URBAN
- VISUAL PRESENCE

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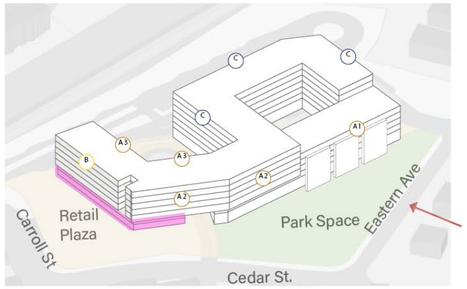
Eastern Ave NW – Façade A



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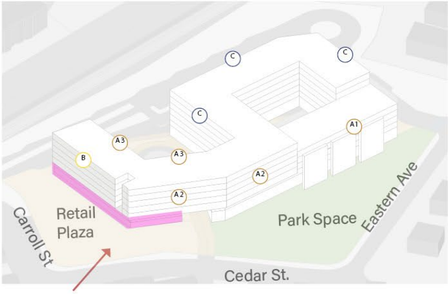
Carroll Street – Façade B



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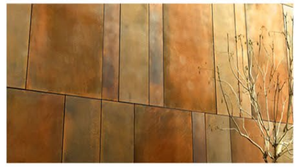
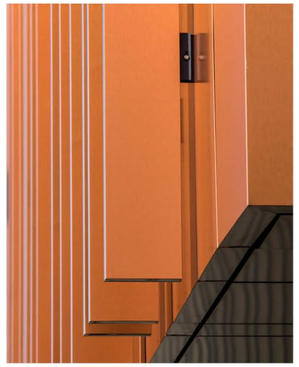
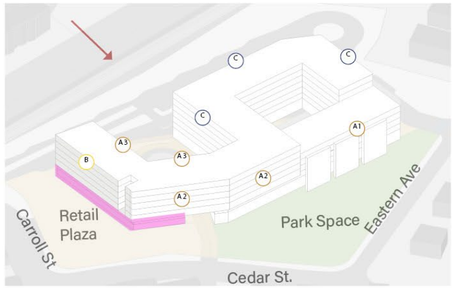
Carroll Street – Façade C







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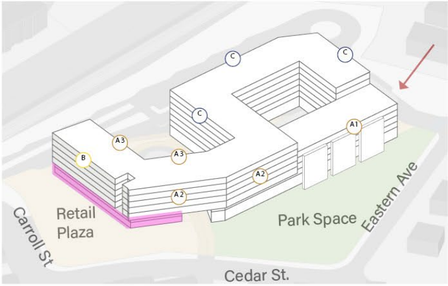
Carroll Street – Façade A – C



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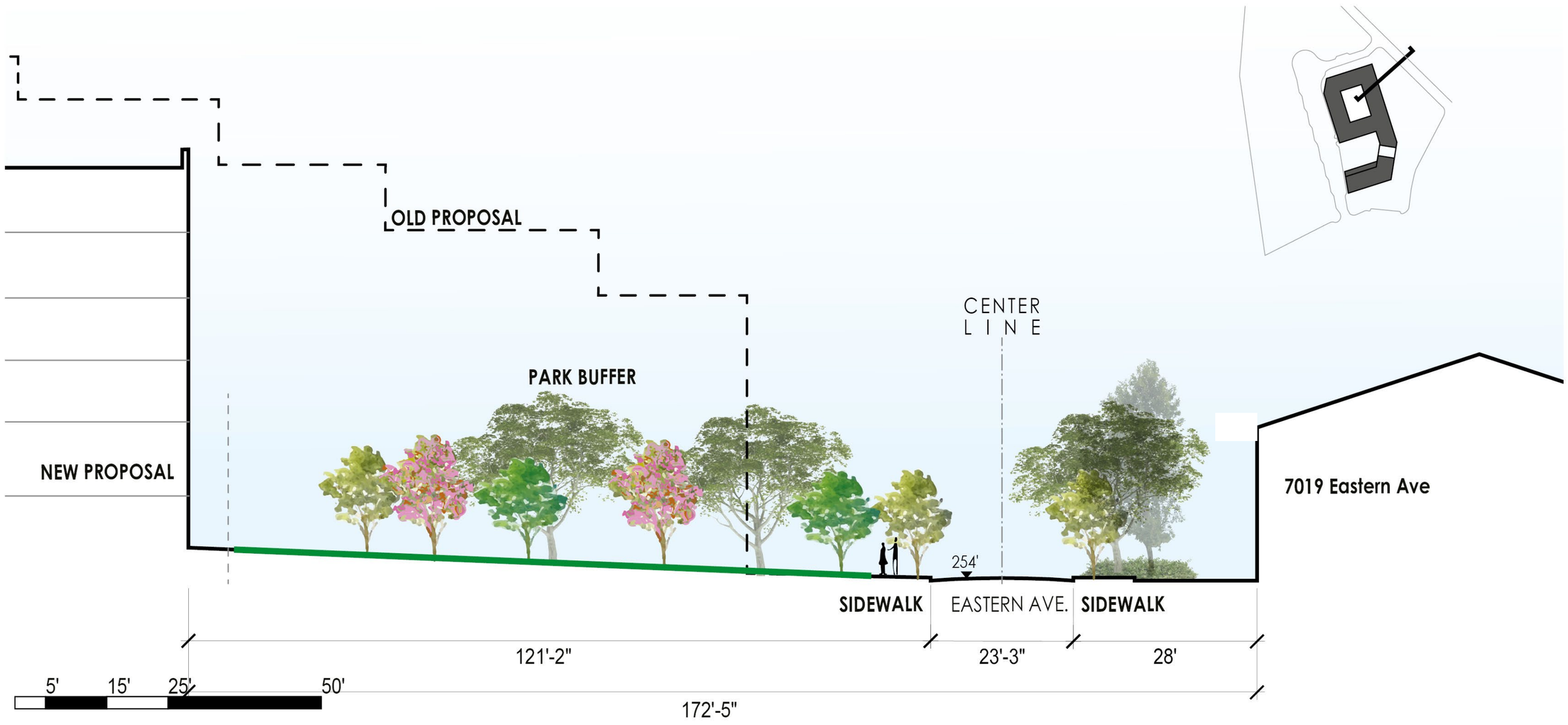
Distance from Adjacent Properties



*Measurements are approximate

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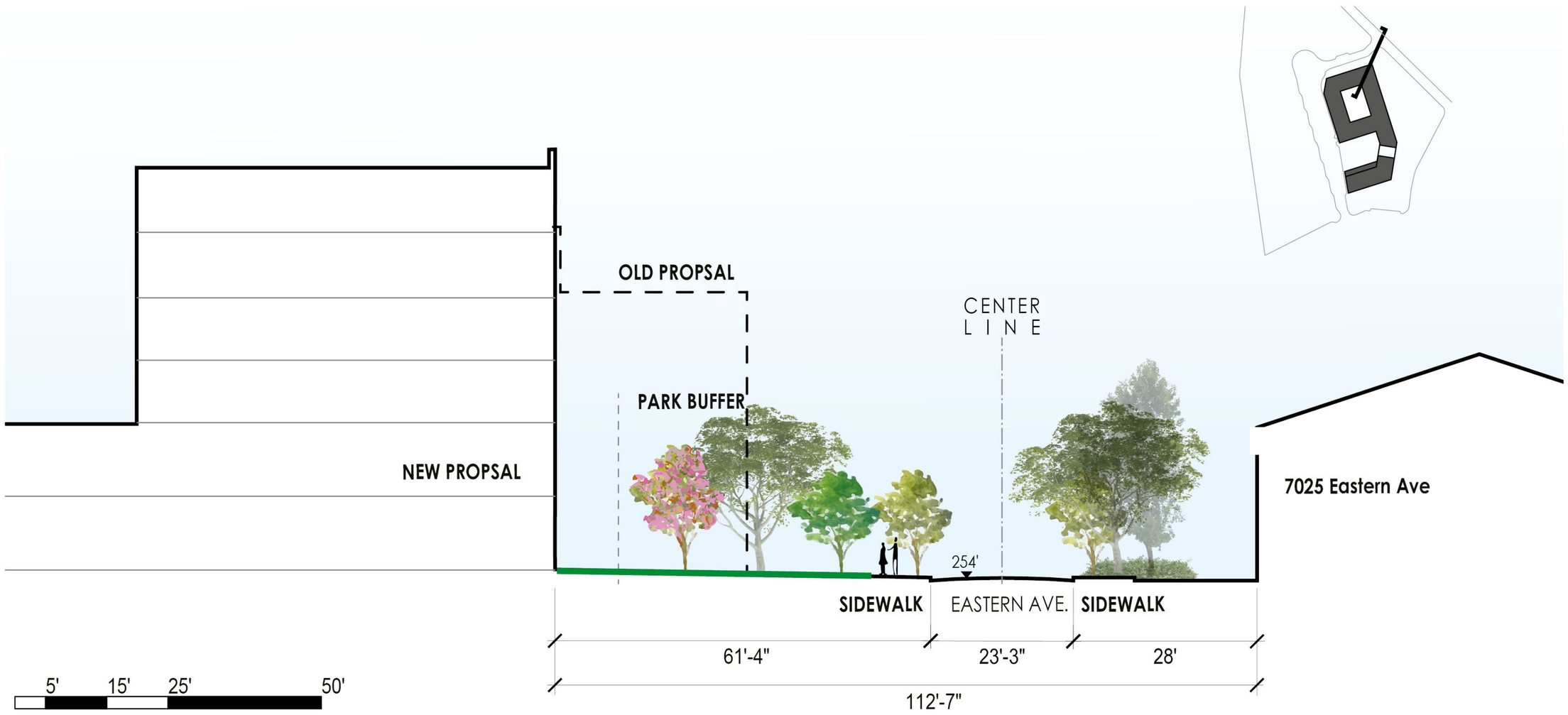

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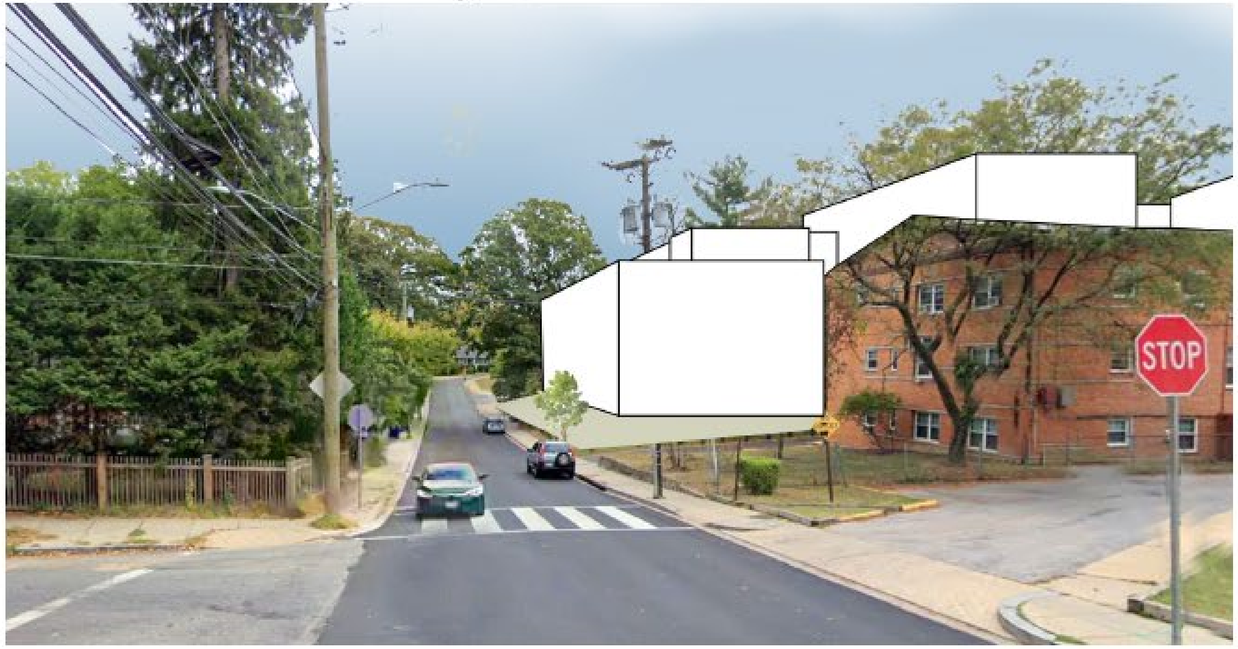
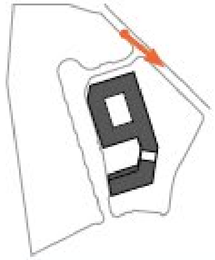
TAKOMA METRO

Facing Southeast on Eastern

2015



2022



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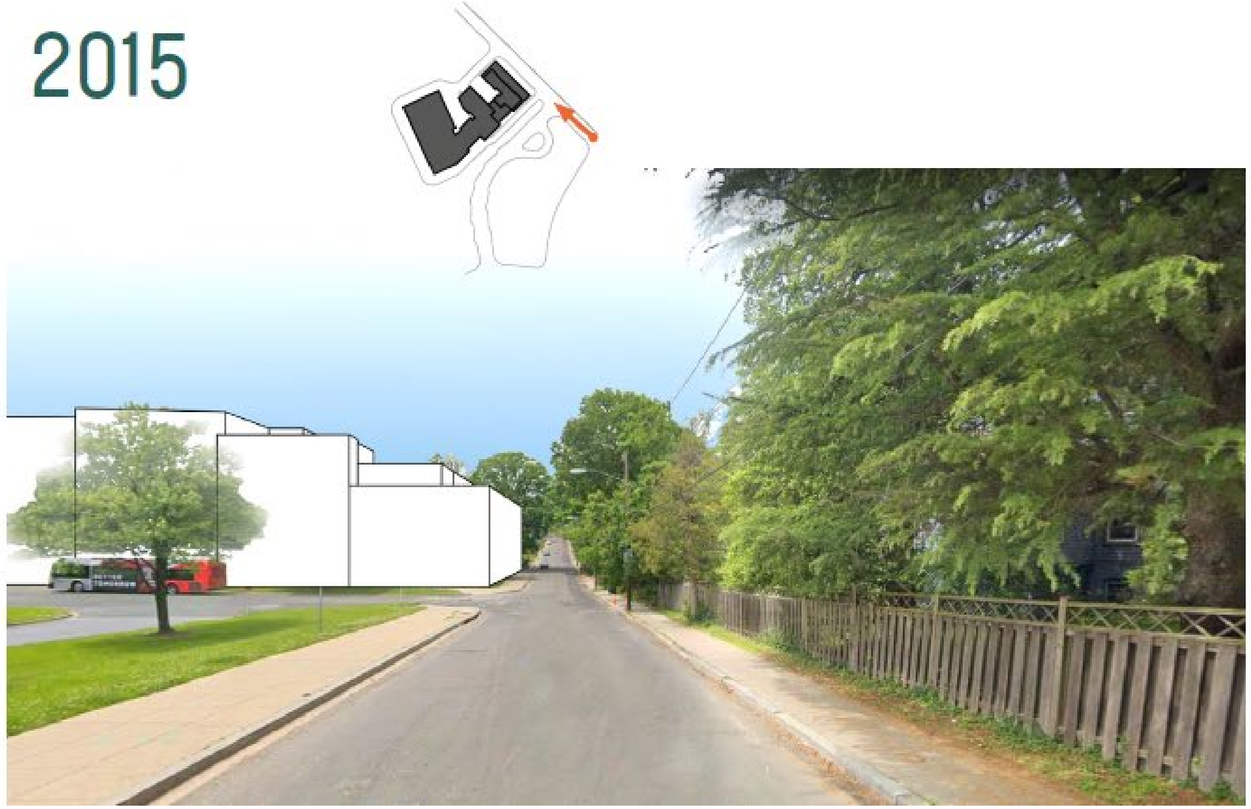
Facing Northwest on Eastern



TAKOMA METRO

Schedule

April 21: Filed Notice of Intent to File PUD

April 25: Present to Ward 4B ANC

May 9: ANC Meeting with MD Residents

Early June: File PUD

Sept: WMATA Compact Hearing

Q1 2024: PUD Approval

Ongoing Community Outreach

Project Summary

- Mix of studios, 1BRs, 2BRs, and 3BRs
- Max height of 7 floors
- ~16,000 SF of retail
- ~184 retail & res parking spaces
- Relocated WMATA bus loop
- Est. construction start in late 2024

2 ACRES OPEN SPACES

~350-380 UNITS

15%

15% DEDICATED AFFORDABLE UNITS

AMENITY & COMMUNITY GATHERING SPACES

RETAIL SPACES

VISIT takomametrostationdevelopment.com