

Bryan Square Washington, DC



14th, Independence, and
South Carolina, SE
in Capitol Hill
38 Townhomes
20 Condominiums



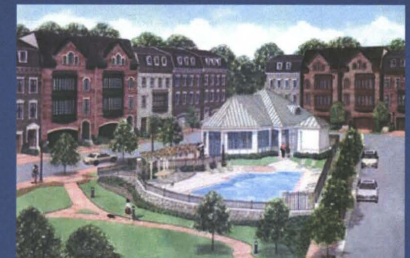
Park Potomac Potomac, MD



150 Townhomes (EYA)

450 Condominiums (Foulger Pratt)

850,000 sf Commercial (Foulger Pratt)



Fallsgrove Rockville, MD



Overall Site Plan



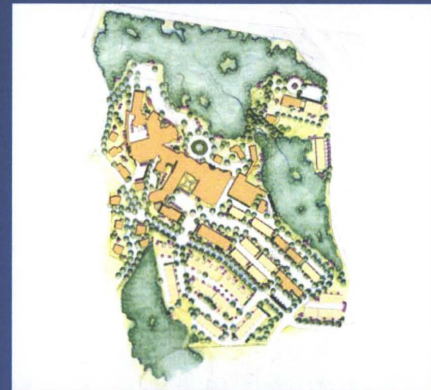
Courtyard Homes



Single-Family Detached Homes

1,565 Residential Units; 1 million sf Office; 150,000 sf Retail

National Park Seminary Silver Spring, MD



90 Townhomes and Courtyard Homes

Typical EYA Interiors



Site Map

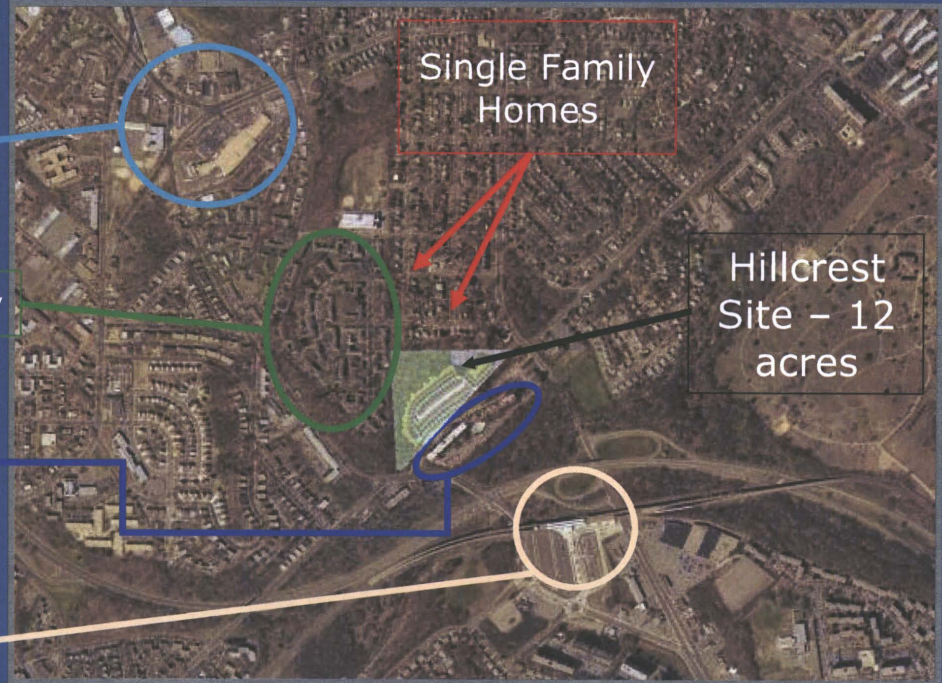
HILLCREST
Washington, DC

Good Hope Marketplace
& Skyland Shopping
Center

Naylor Gardens Multi-Family

Marlborough House
High Rise
Apartments

Naylor Road Metro
Station – ¼ mile



Property Outline



EYA's Involvement with the Site

Concept Plan – September 2005



- Transitional Townhomes
- TOD Density
- No Connection to Gainesville Street
- Modest Green Space / Buffer

171 Units

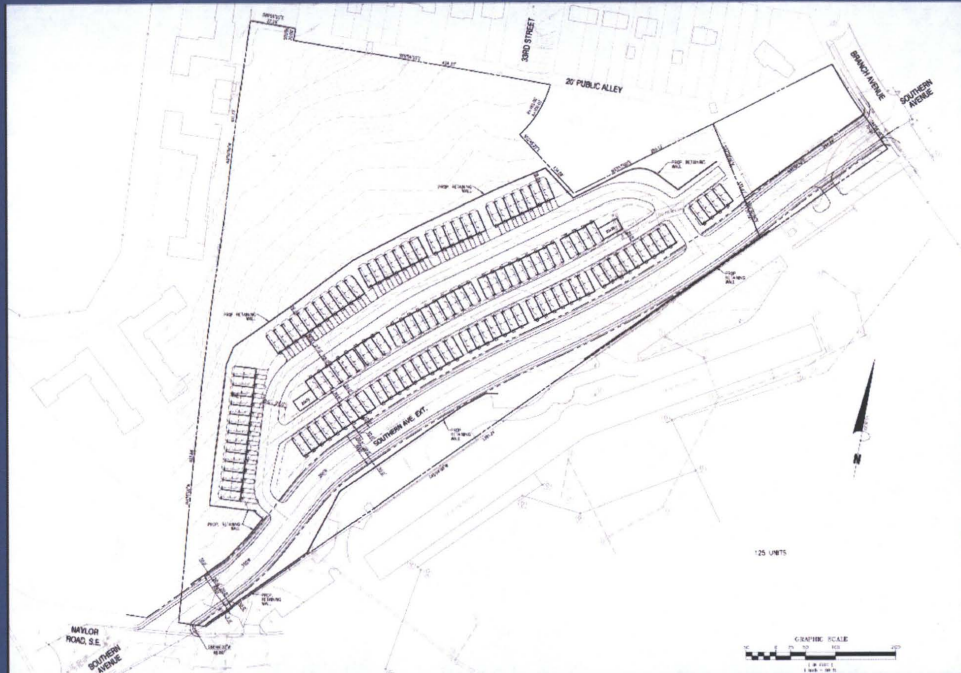
Concept Plan – February 2007



- Townhomes and Single Family Homes
- Reduced Density
- No Connection to Gainesville Street
- Modest Green Space / Buffer

126 Units

Concept Plan – September 2007



- Townhomes Plan
- Reduced Density
- No Connection to Gainesville Street
- Large Green Space / Buffer

125 Units

Proposed Concept Plan – November 2008



Proposed Concept Plan – November 2008



- Single family detached homes, comparable to Hillcrest at 1,900 – 2,300 sf, priced at high \$400s & \$500s
 - Will enhance, not erode, surrounding property values
- No more than 54 homes, density below “by right” at 4.2 units per acre - no adverse traffic impact
 - Promotes TOD, by clustering units as close as possible to Metro
- Large preserved open space / buffer
- No connection of 32nd or 33rd to Gainesville Street
- Dedication of land to District for future Southern Avenue connection, but no connection today
- ANC has twice voted in opposition without allowing presentation from EYA

Site Plan

Site Plan



54 units

Preservation/Park/Buffer for the Surrounding Community



Architecture

Contextual Photos

Naylor Gardens



Marlboro House



Single Family Contextual Photos





eya.com

THE NEIGHBORHOODS OF
EYA

Typical Architecture



Unit A Slab On Grade
w/ No Garage



Unit A Slab On Grade
w/ No Garage



Unit A Front Loaded



Unit A Front Loaded