

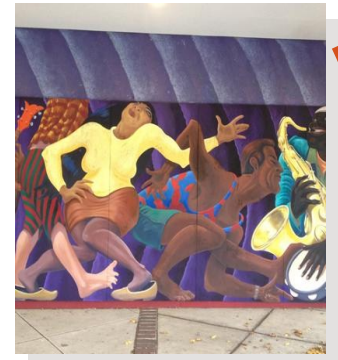
TAKOMA CONNECTED

Building a connected community

It's about... neighborhoods ... walkable spaces ... local shops ...

It's about a unique space where two communities come together.

It's about Takoma Connected.



Creating a Sense of Community & Preserving the Neighborhood

EYA is proposing to build a residential community located at the existing Takoma Metro station parking lot. An underutilized space wedged between Takoma, DC and Takoma Park would transform into a vibrant residential community complementing the existing neighborhood and providing connectivity to the broader community.

The new residential community will promote a safe and walkable living experience that current and future residents will enjoy.



A great opportunity for the community

- **Preserves unique character of the community.** Every EYA neighborhood blends with the surrounding community while respecting its unique characteristics.
- **Bridges Takoma D.C. and Takoma Park communities to create a shared neighborhood.** Takoma Connected can become a reality.
- **Generates more foot traffic for local businesses.** Additional residents will create more revenue for local shops.
- **Promotes safety.** Brings increased activity in the community to provide more eyes on the street.
- **Attracts more locally owned businesses.** The new development will attract more retailers and restaurants for local residents to enjoy.
- **Enhances the existing park with the opportunity for community events and entertainment.** The improved park will include attractive landscaping and walkable pathways. We will work closely with the community as we plan a welcoming park.

Working with the Community

We are in the beginning stages of a multi-year long approval process. EYA has a long history of partnering with local residents as we build new communities. We look forward to continuing to work with the community as we move through the process and refine our plans.

Concept Site Plan for Takoma Metro Residential Development



ABOUT EYA

- Founded in 1992 with the vision of building high-quality, innovative neighborhoods
- Winner of more than 200 National and Regional Awards
- Catalyst for revitalization— projects spark development in surrounding community

NEIGHBORHOODS OF EYA

- Strathmore Park at Grosvenor Metro
- Chancellors Row at Brookland Metro
- Old Town Commons, Alexandria

www.EYA.com

EYA's proposed residential community in Takoma will enhance the existing pedestrian-friendly environment by transforming a surface parking lot into an energetic community helping to promote Takoma Connected.

The new community would include:

- Approximately **210 residential units**
- A **mid-rise, multi-family building**
 - To provide a better viewshed for existing residents, the **building would step down to three levels on the Eastern Ave. side**
- **Pedestrian friendly and transit-oriented development** within easy walking distance to Takoma Metro
- A **bike parking** structure on transit grounds
- A **vibrant park space** with enhanced landscaping and walkable pathways
 - Improvements to the park will be based on community recommendations for a new gathering place for everyday enjoyment and special events
- **New parking garage** for Metro
 - 90 metered spaces
 - Designated Kiss and Ride area located on the ground level of the parking garage
 - Handicapped parking

Creating communities that promote walkability, complement the existing neighborhood and provide vitality is a common thread in EYA neighborhoods.