

## **Fleet Street Redevelopment**

### **Development Proposal: Description & Overview**

EYA (formerly Eakin Youngentob Associates) was selected by Montgomery County to redevelop a 3.8 acre site at the corner of Maryland Avenue and Fleet Street as a mixed-income community after submitting a proposal to the County in response to the Request for Development Proposals issued March 14, 2005. As a part of the County selection process, EYA developed an initial concept plan for the site that included 50 new townhomes and called for the reuse of the existing home at 107 Fleet Street to house the home for adolescents previously operated on-site in 209 Monroe Street. During the summer and fall of 2005, EYA met with members of the Rockville community and city officials to share the conceptual plan and solicit their feedback. Based on those meetings, EYA revised the conceptual plan to address issues raised by the community and the city of Rockville. It is important to note that this design is conceptual; EYA looks forward to continuing to work with the community, the City of Rockville, and Montgomery County to refine the plan and ensure that the concerns of all stakeholders are heard and addressed during the redevelopment process.

The revised EYA plan is comprised of a total of 44 fee simple townhomes: 8 MPDU's, 16 workforce housing units and 20 market rate units. The MPDU's will conform to the existing Montgomery County MPDU program. The workforce housing units are proposed to be sold for \$325,000 each and will be affordable to homebuyers earning between \$62,510 and \$107,160. In addition to the new for-sale single family housing, the existing home at 107 Fleet Street will be completely renovated as a single family home with a new detached garage. Also, the plan includes a new single family home on site that will replace the County home for adolescents located in 209 Monroe Street.

All of the townhomes will be similar in architectural style and exterior materials and will be interspersed throughout the development. EYA has designed the site with rear garage townhomes to create the strongest possible streetscape along Maryland Avenue, Fleet Street, and Monroe Avenue. The architectural style will reflect the architecture of the existing community by incorporating strong pedestrian orientation, front porches and significant detailing. In addition to the new for-sale single family housing, the existing home at 107 Fleet Street will be completely renovated to house the group home currently planned for 209 Monroe Street.

The revised concept proposes landscaped pocket park areas at both corners of Fleet Street and provides a pedestrian seating area at the intersection of Fleet Street and Maryland Avenue. A one acre tree save area is proposed adjacent to the neighboring townhome community to the south of the site. Further, the EYA concept proposes the abandonment of the Mt. Vernon Place right-of-way, an area of approximately 0.82 acres. To ensure that an adequate open-space buffer between the new development and the existing community is maintained, EYA proposes that a conservation easement for the benefit of Montgomery County be placed over the right-of-way area. In addition, visitor parking has been increased and is provided on the internal street and circle providing access to the alley and the fronts of the internal units.

The Fleet Street redevelopment is designed to be an integrated mixed income community. The site plan utilizes rear-loaded townhomes to create a strong pedestrian orientation and to reinforce the streetscape on the external streets opposite existing county and city facilities. The new homes are predominantly three story buildings designed to fit into the scale and context of the existing residential community. Parking for the townhomes are integrated into the first floors of the units in either a side-by-side or tandem configuration. Architecturally the units will capture the feel of the existing single-family homes on site and in the immediate vicinity. Front porches, cementous siding, and extensive trim detailing will enhance the pedestrian experience and the quality of the design. The architecture and site layout creates an attractive pedestrian environment and reinforces the streetscapes on the existing streets while preserving a significant amount of the partially wooded site.

### **Development Team**

EYA is one of the strongest local Montgomery County market-rate homebuilders, and one of the most successful urban infill townhome and condominium developers in the Washington region. EYA is also an innovator and recognized leader in mixed-income urban infill community development; moreover, EYA has a proven track record of successful public/private partnerships with Montgomery County and other metro-area governments and public agencies. Our strengths are augmented by a team of experienced, local and national design, engineering and land use zoning professionals.

EYA has extensive experience developing the Fallsgrove property in Rockville and numerous other properties in Montgomery County and has built a significant number of MPDU's in multiple jurisdictions. Moreover, EYA is one of the few, if not only, local market rate builder/developer who has significant experience in mixed income communities. We believe it is important for someone with a primary market rate focus to develop this site. Our experience has shown that a market rate builder can better meet the expectations of the community and market rate purchasers while also meeting the mixed income objectives. This combination of Rockville development experience, market rate expertise, and mixed income success, makes EYA uniquely qualified to develop the Fleet Street Property.

EYA will be the developer and builder, and will manage the design, construction, marketing, and sales of all housing. EYA is committed to actively managing every aspect of the Fleet Street redevelopment to ensure the success of this exciting infill community. The Lessard Group will be the architect and land planner for all of the new construction on the site. Each of the more than twenty previous EYA/Lessard projects are known for their ability to integrate new construction into the existing architectural fabric and having won numerous local and national design awards. VIKA Inc. will provide civil engineering and related services for the project. EYA has teamed with VIKA on numerous projects in Montgomery County, including the redevelopment of the National Park Seminary at Forest Glen. Holland and Knight will provide land use counsel. Holland and Knight worked with EYA in Rockville on the Fallsgrove community and has extensive Rockville and Montgomery County experience.

As an award-winning developer of high-end urban infill townhomes in Montgomery County and Rockville, EYA and its team have the expertise necessary to implement the type of mixed income project critical to bringing the most value to all of the future residents of the Fleet Street site, Montgomery County, and the surrounding Rockville community.

# Fleet Street Redevelopment



This design is conceptual only. Final design to be determined in collaboration with the community, the City of Rockville, and Montgomery County.

20 Market Rate Townhomes  
16 Work Force Townhomes  
8 MPDU  
\*107 Fleet Street to be restored  
as a single-family home