

May 15, 2024

Crystal Houses 7+8

1900 S Eads | Minor Site Plan Amendment

THE NEIGHBORHOODS OF

EYA *life within walking distance*[®]

Information, plans, imagery and renderings are subject to change, for illustrative purposes only, and should not be relied upon as definitive. References to "EYA" refer to EYA, LLC. EYA, LLC's development affiliates build homes in the Virginia, Maryland, and Washington, DC metropolitan area. Individual projects are developed and sold by EYA-affiliated entities, and all representations regarding the development, construction, or sale of any project or property refers to those affiliates. For CH7+8, the development affiliate entity is CH 1900 Associates LLC. No representations regarding the development, construction or sale of any portion of this community is made by EYA LLC or any EYA affiliate except CH 1900 Associates LLC.



**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>

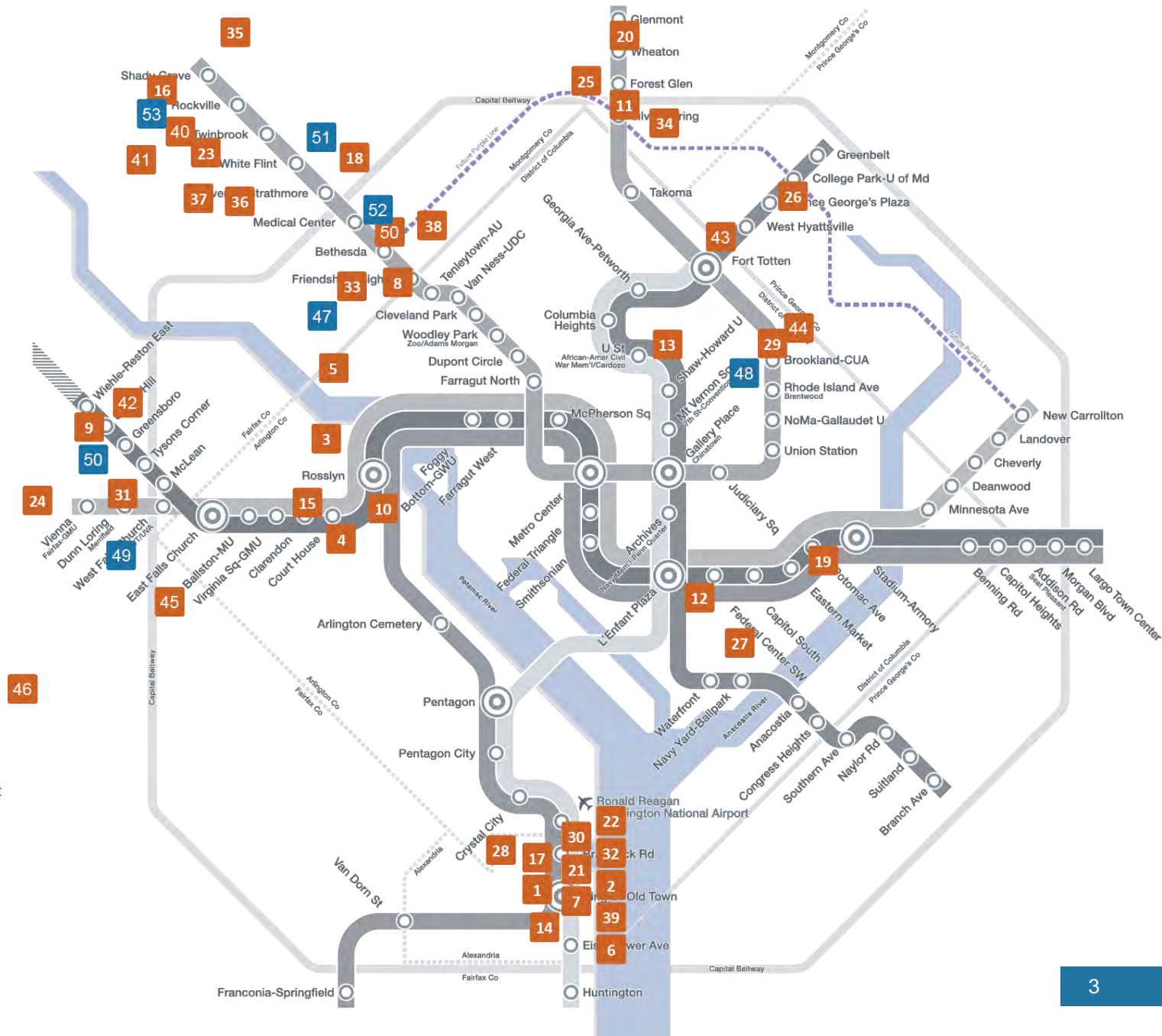
The Neighborhoods of EYA

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 | |
| 9. Westwood Village | 29. Chancellor's Row | |
| 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 | |
| 20. The Brownstones at Wheaton Metro | | |

Neighborhoods Coming Soon:

- | |
|-------------------------|
| 47. Westbard |
| 48. McMillan |
| 49. West Falls Church |
| 50. 7700 Leesburg Pike |
| 51. St. Angela's Hall |
| 52. Farm Women's Market |
| 53. King Farm |





Robinson Landing



Reservoir District



Clarendon Park



Cabin John



Robinson Landing

CH 7+8

Proposed Design Update

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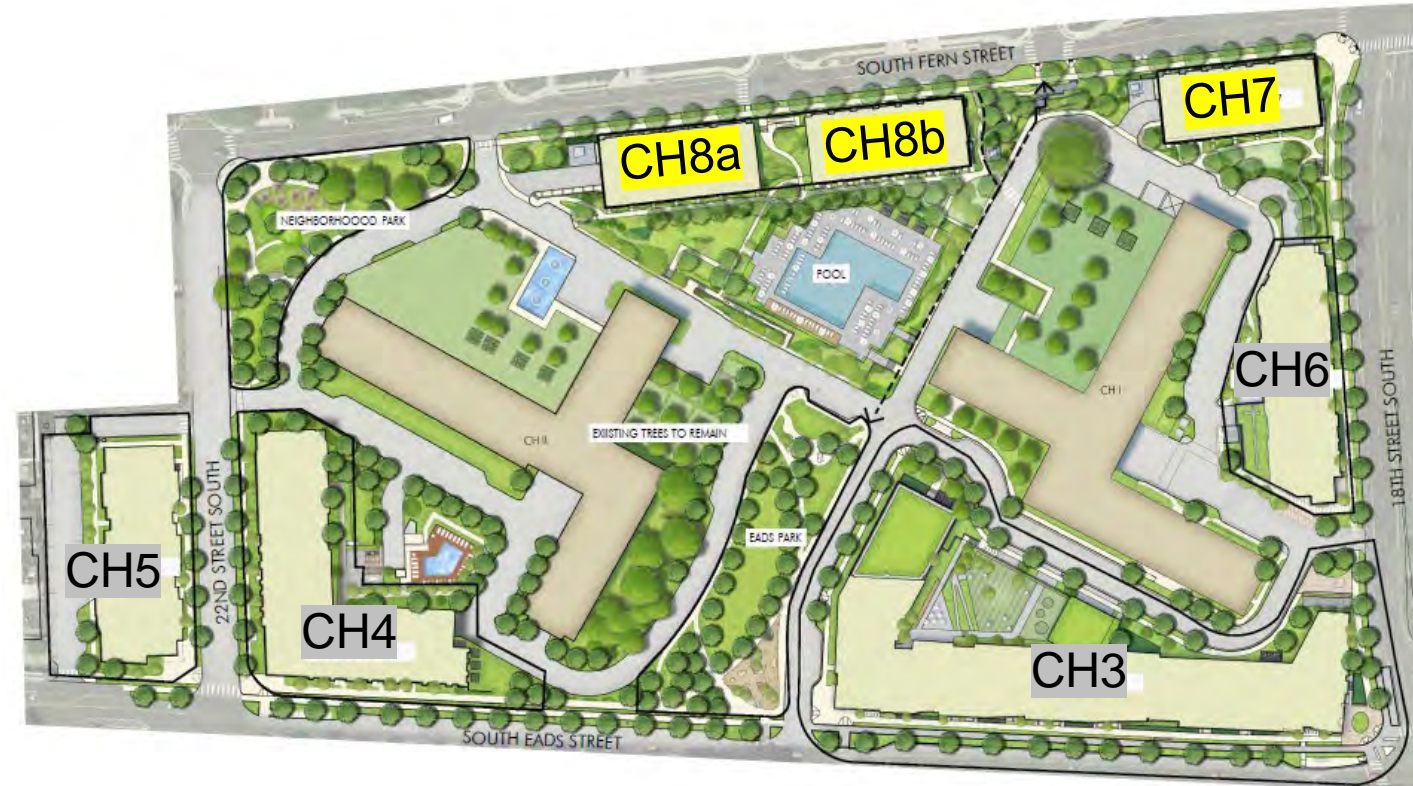
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Project Overview

- » 42 back-to-back for-sale residences in three buildings
- » Townhome-style multifamily
- » Underground Parking
- » Public Parks
- » Anticipated Construction Q1 2026 – Q4 2027

DEVELOPMENT PHASE	ESTIMATED CONSTRUCTION*
CH 3	Q2 2025 – Q4 2027
Eads Park	Q4 2027 – Q3 2028
CH 7+8	Q1 2026 – Q1 2028
CH 6	Q3 2026 – Q4 2028
CH 4	TBD – early 2030
Neighborhood Park	TBD – late 2030
CH 5	TBD – early 2030

* All dates subject to change



Project Details



85,454 sf



3 br / 2.5 ba units



84 total resident & visitor spaces



23 total resident & visitor spaces





LEGEND

-  BUILDING ACCESS
-  EXISTING SIDEWALK
-  NEIGHBORHOOD SIDEWALK
-  LOCAL SIDEWALKS
-  BIKE LANE
-  CROSSROADS





Interior View (looking towards S. Fern)



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Lawn Perspective (looking to 18th)

1900 South Eads



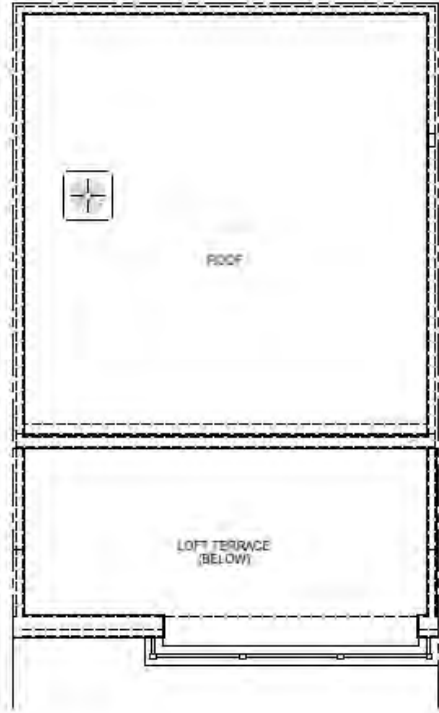




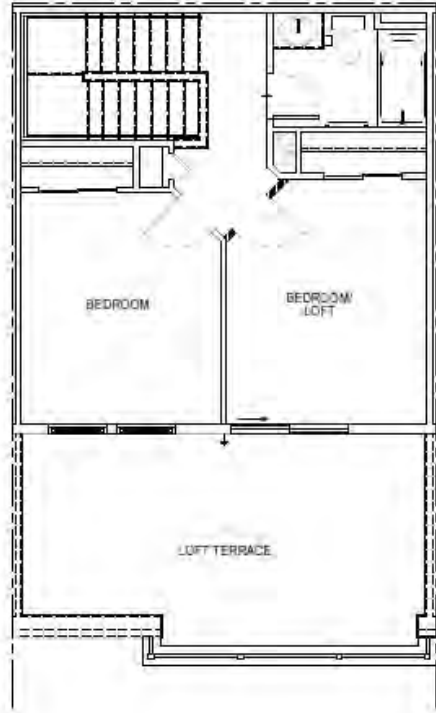




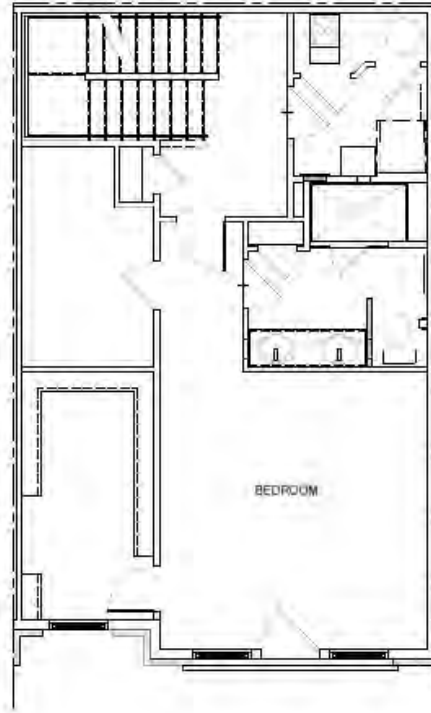
Floor Plan (3 br / 2.5 ba)



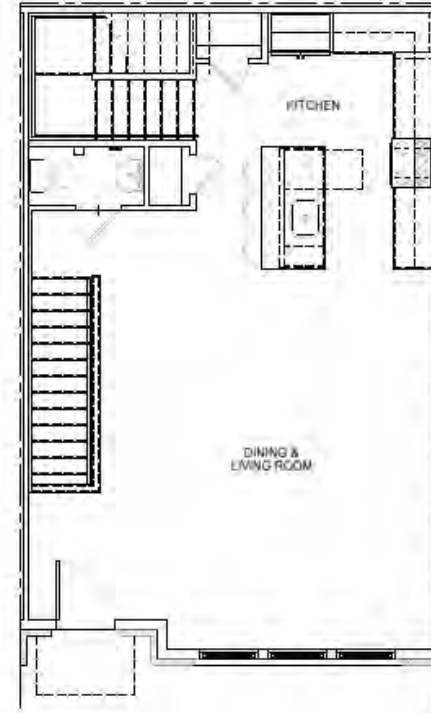
ROOF PLAN



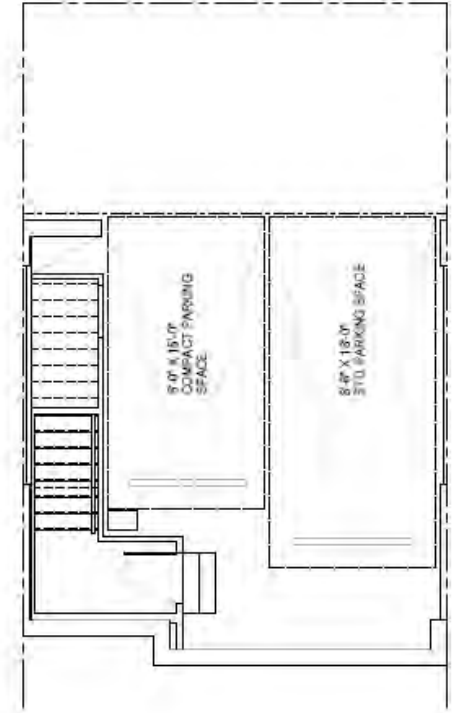
LOFT FLOOR PLAN



SECOND FLOOR PLAN

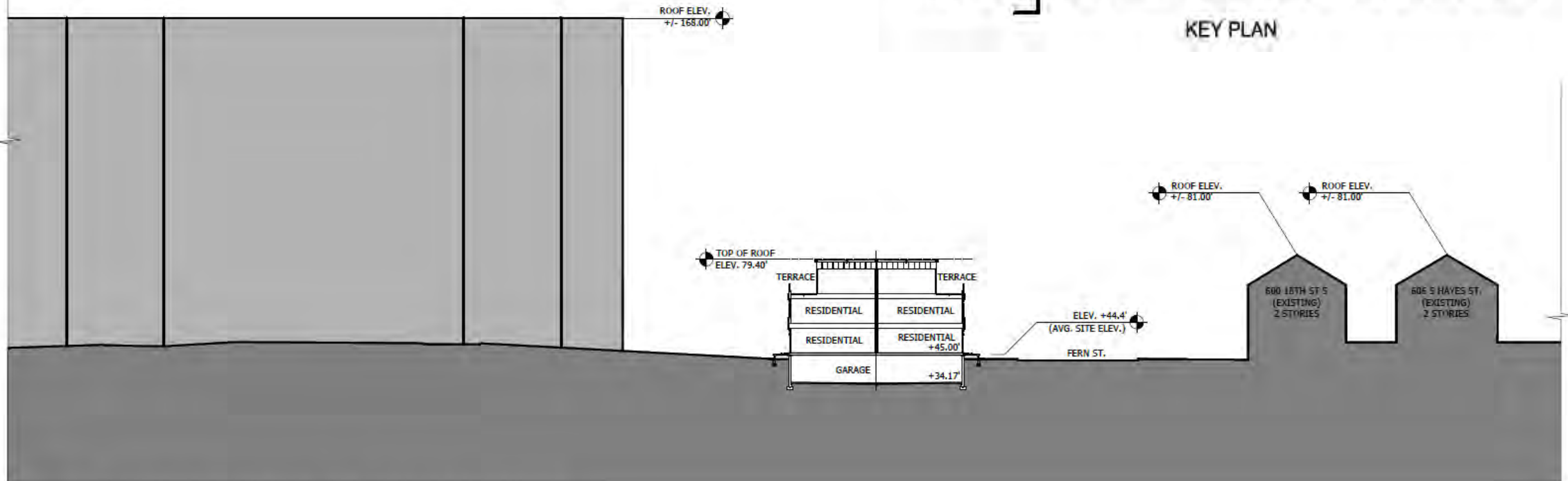
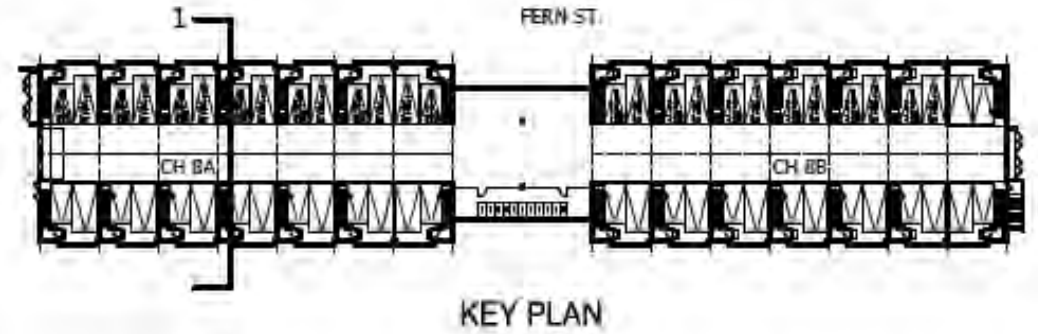


GROUND FLOOR PLAN

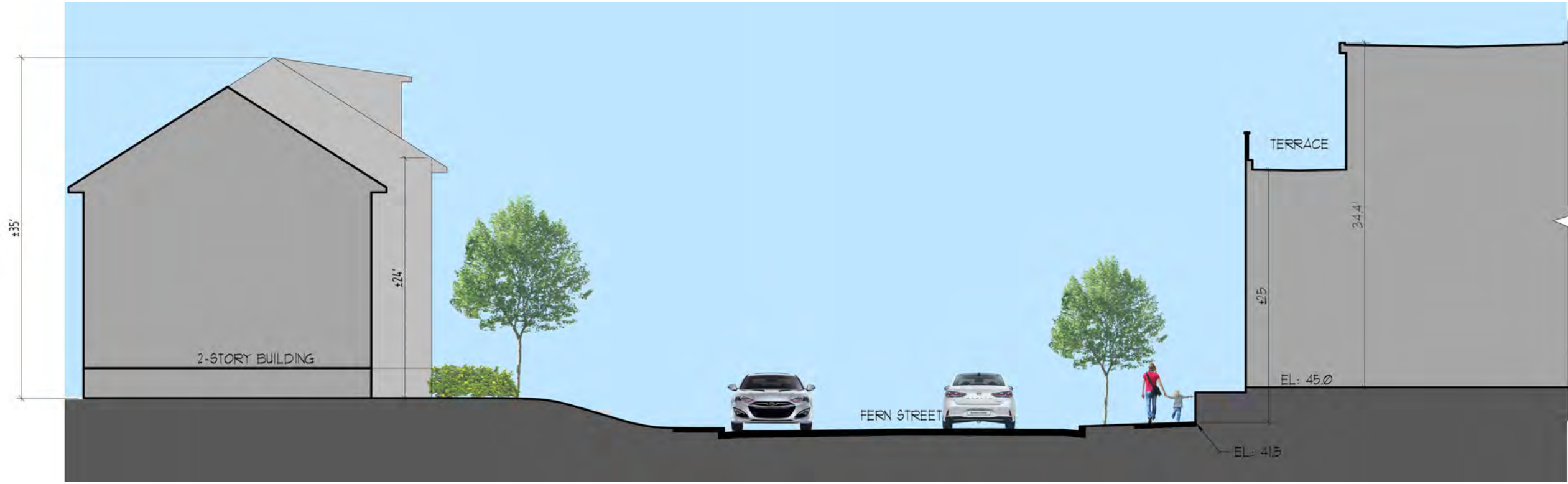


GARAGE FLOOR PLAN

Comparative Section

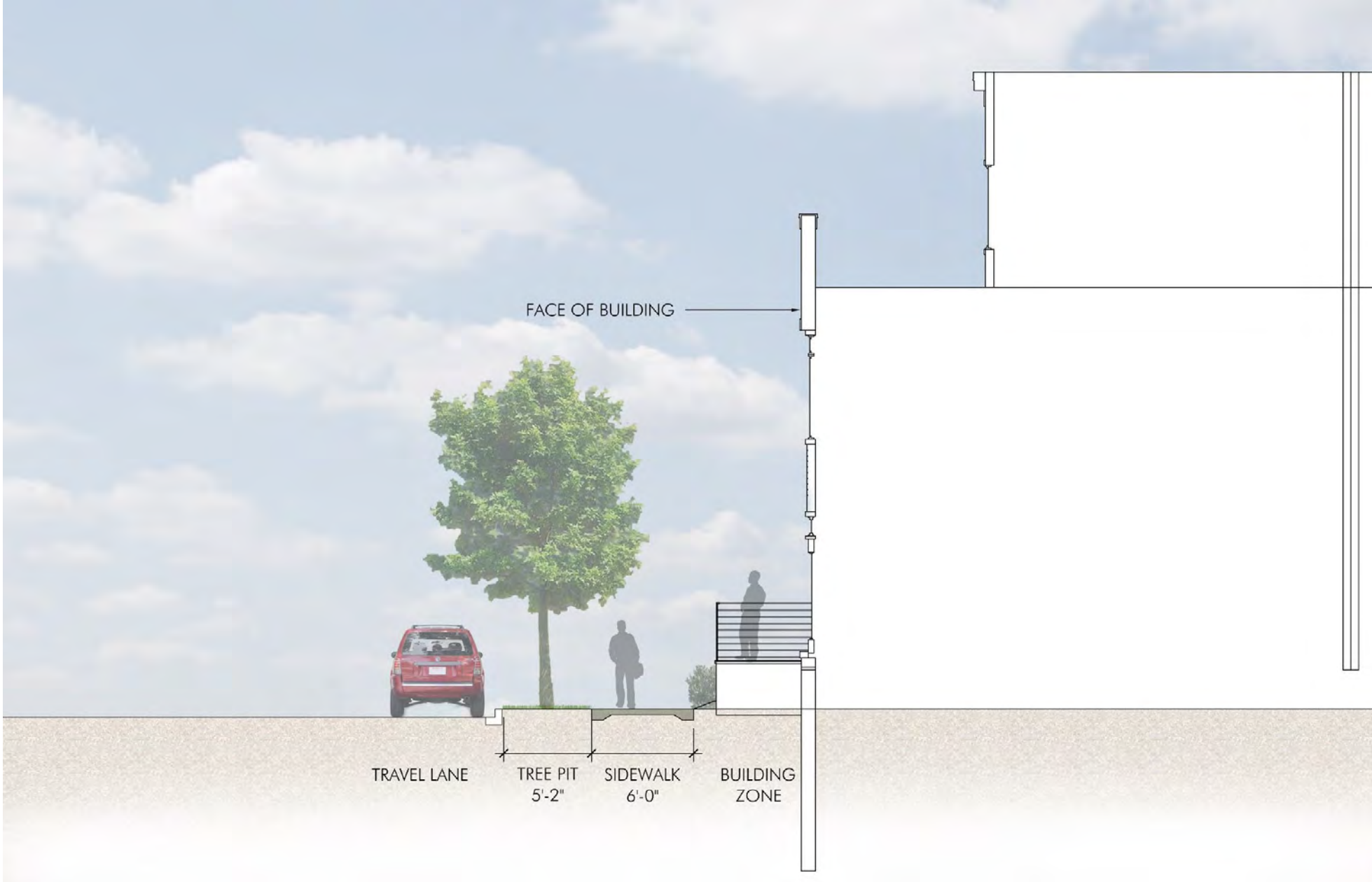


NOTE: REFER TO CIVIL DRAWINGS FOR EXISTING BUILDING HEIGHT AND ELEVATION, TYPICAL ALL BUILDINGS BUILDING HEIGHTS OF EXISTING BUILDING ARE APPROXIMATED



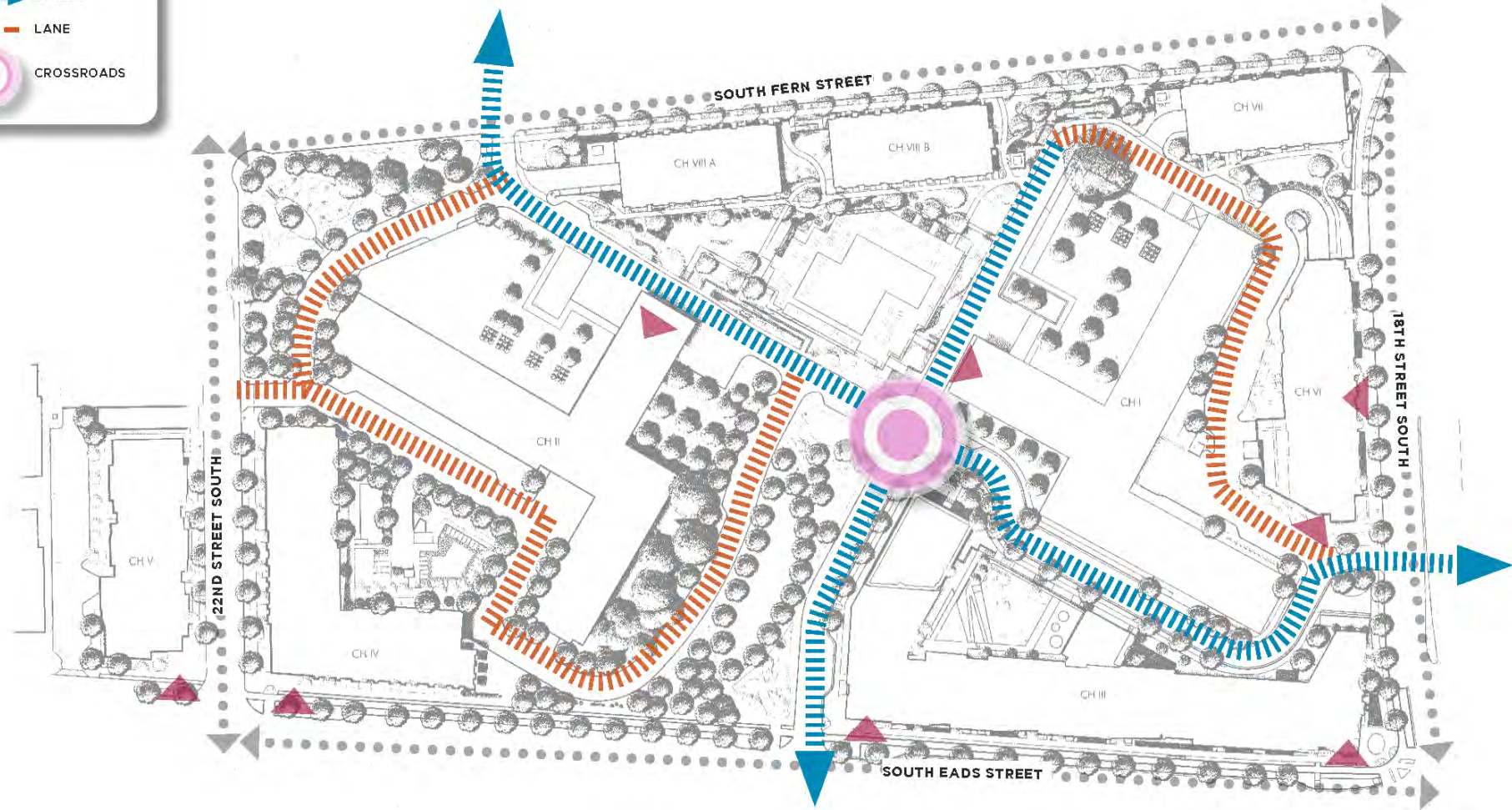
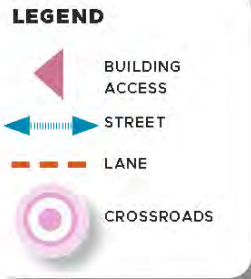


Building Height Precedent

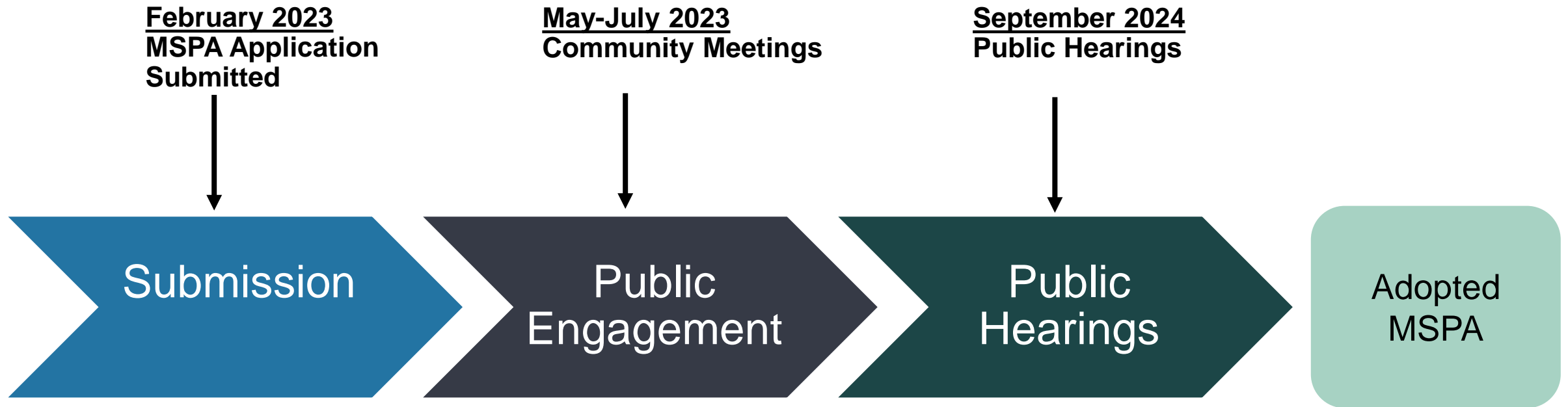


Sidewalk Section

Vehicular Site Circulation



Status



Contact Us



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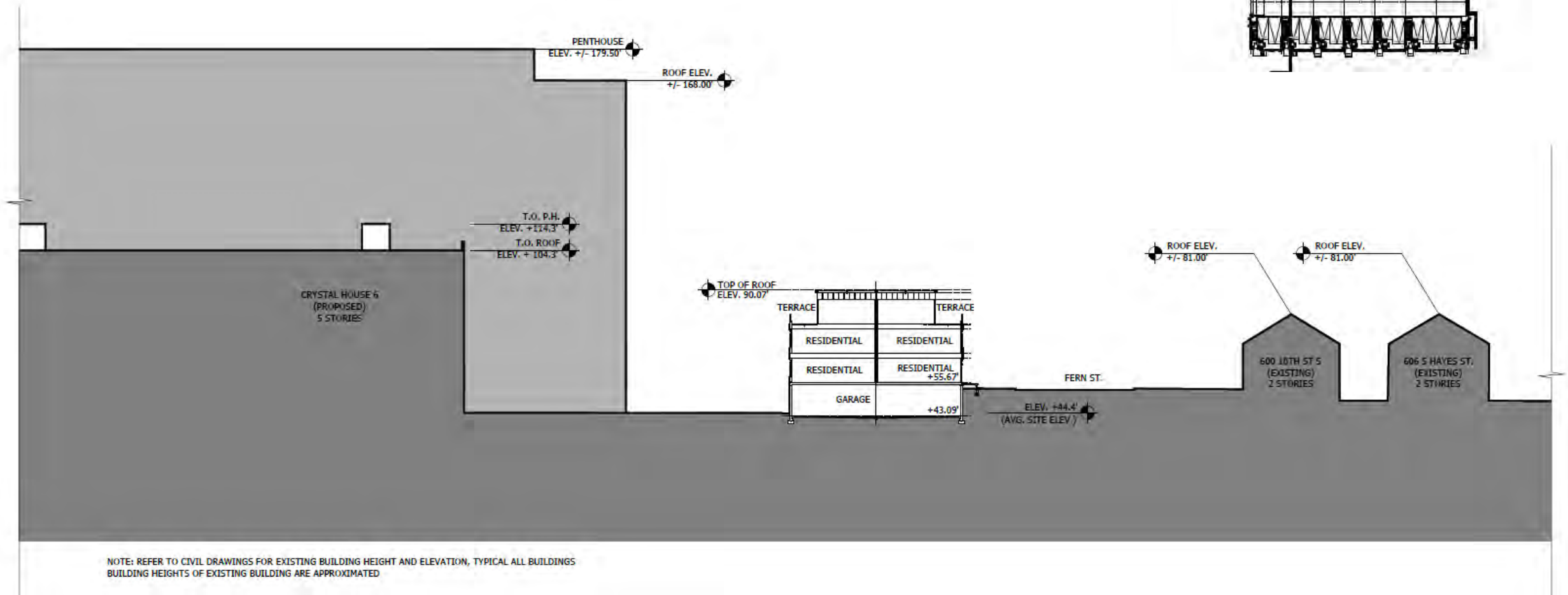


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Comparative Section



Garage Floorplan

