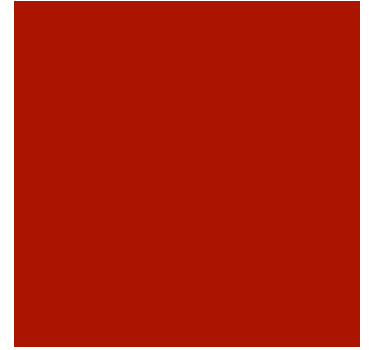




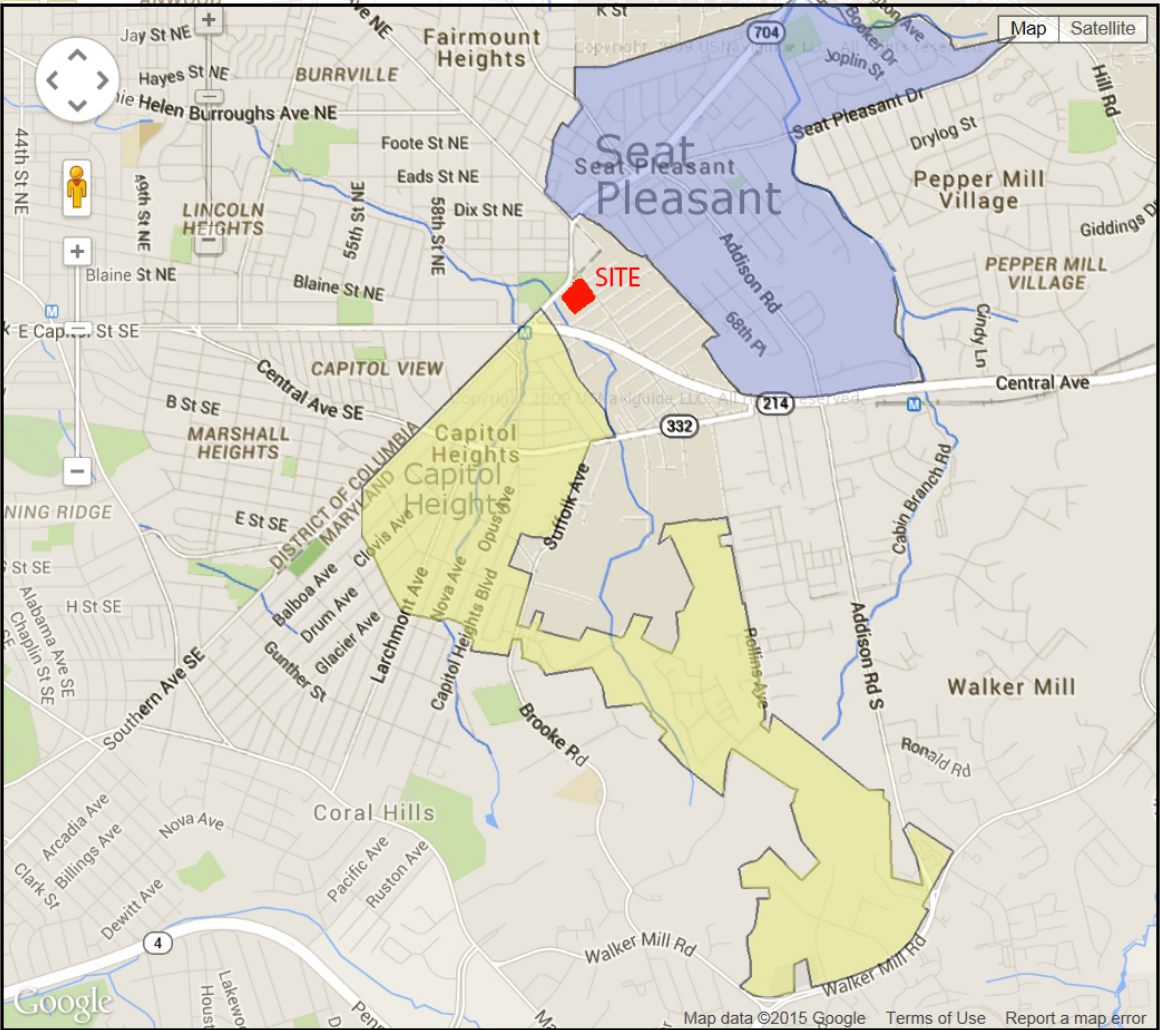
community first
development corporation

community first
development corporation

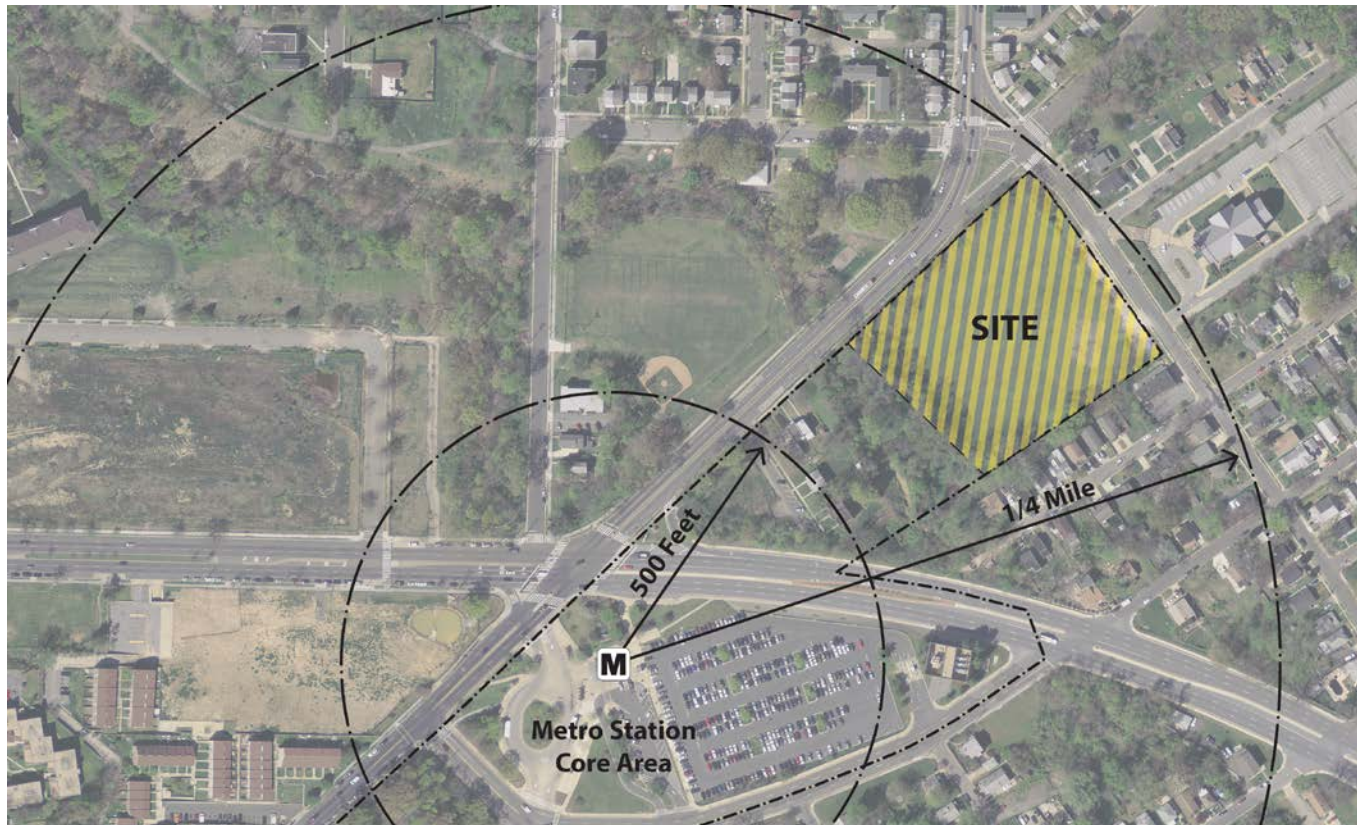
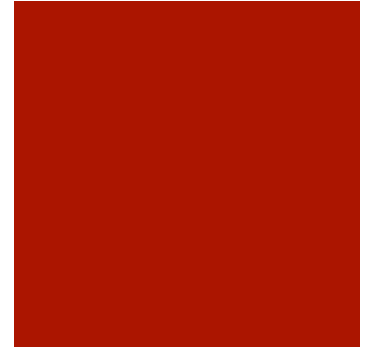
210 Maryland Park Drive Project UPDATE



SITE LOCATION

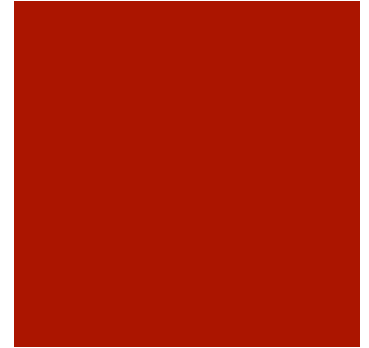


PROJECT LOCATION

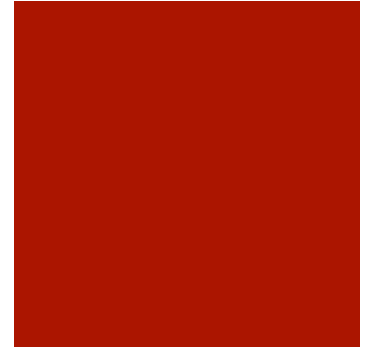


Principles of Walkable, Livable Communities

- Transit Oriented
- Pedestrian Friendly / Walkable
- Creating and Activating Street Edge
- Mix of Uses
- Mix of Unit Types

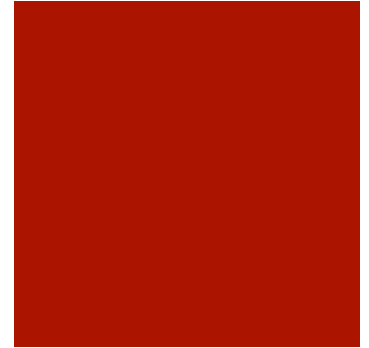


COMMUNITY OUTREACH



Feed back from Community

- Traffic study critical for this site
- Create community benefits agreement
- Pedestrian safety walking from Metro
- Access to open space from neighborhood
- Security and controllability of public open space
- Lower scale buildings (townhouses) on Maryland Park Drive desirable
- Neighborhood input on potential retail



Traffic Study Results



Study Intersections	Existing/Future Background		Future	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Southern Avenue/ East Capitol Street/Central Avenue	1345	1061	1378	1103
Southern Avenue/ Maryland Park Drive	302	290	368	331
Banks Place/ 63 rd Street	848	833	894	859
Central Avenue/ Addison Plaza Shopping Center	807	1210	808	1212

- Traffic Study results indicate the impact to intersections is minimal – does not change the current level of service – 25 to 55 second delay
- Traffic Study also indicates the proposed driveway will operate at an acceptable level of service - 10 to 15 second delay



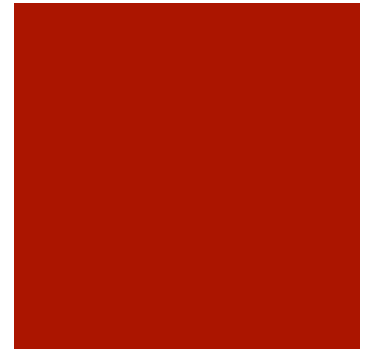
Existing Conditions



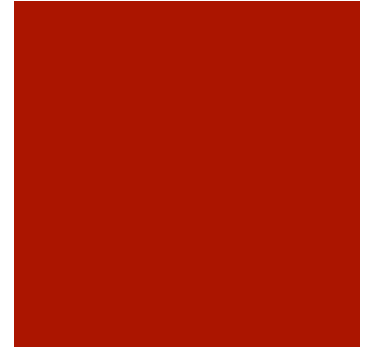
Future Conditions

Community Benefits Pledge

- Commitment to hiring community residents and preserving Maryland jobs
- Commitment to contracting with small and minority businesses
- Commitment to renting commercial spaces to small businesses for below market rents
- Neighborhood input on potential retailers
- Engage arts community to provide artwork for project
- Community engagement through connection to Overlook
- Continuous community engagement through website, twitter, newsletters



Community Benefits Pledge



COMMUNITY BENEFITS PLEDGE BY THE NUMBERS

BENEFIT CATEGORY	#	DOLLAR VALUE	
NEW JOBS	30	\$1,324,800	(1)
PRESERVED JOBS	150	\$8,280,000	(2)
CONTRACTING		\$8,933,546	(3)
LOW-RENT RETAIL		\$3,756,295	(4)
INFRASTRUCTURE IMPROVEMENTS		\$1,050,000	(5)
SINGLE FAMILY HOMES		\$3,150,695	
OVERLOOK		\$500,000	
REAL ESTATE TAXES		\$10,059,554	
PERMIT FEES		\$2,531,433	
TOTAL	180	\$37,054,890	
TOTAL ESTIMATED PROJECT COST		\$43,555,656	

Notes: Based on 30 year period

(1) \$20 per Hour - average hourly wage

(2) \$25 per Hour - average hourly wage

(3) 35% of project cost

(4) Value of discounted rent

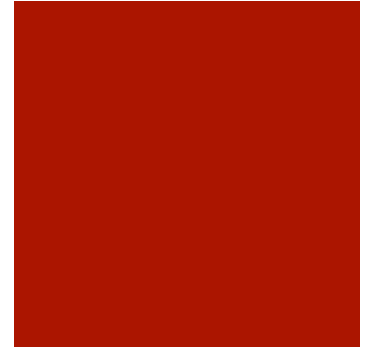
(5) Sidewalks, road improvements

UPDATED CONCEPT PLAN



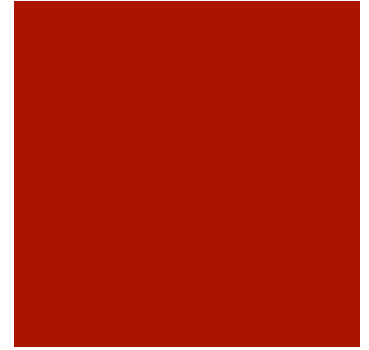
- Higher Density in accordance with Transit Oriented Development guidelines near Metro
- Connection to Overlook Terrace for Community
- Mix of Housing Types (Townhouses & Apartments)
- Lower scale Townhouses on Maryland Park Drive

How Concept Addresses Community Feedback



- Provides Opportunity for neighborhood serving retail on Southern Ave
- Southern Avenue and Maryland Park Drive are activated by retail, amenities, and townhouses – increases pedestrian safety (“eyes on the street”)
- Pedestrian access provided through site to Overlook Terrace Open space, access can be controlled
- Lower scale townhouses located on Maryland Park Drive, increased number creates better streetscape
- Taller apartment bldgs located behind townhouses and on Southern Avenue, more units attracts retail and allows more amenities
- Site is self-parked

CONCEPT IMAGES





View on Southern Avenue



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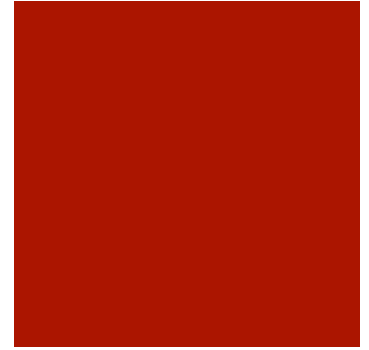
210 Maryland Park Dr.

View from Maryland Park Drive



To Maryland Park Dr

View to Overlook Terrace



ANTHONY L. WASH

GINA MERRITT