



**communityfirst**  
development corporation

Community First  
Development Corporation  
210 Maryland Park Drive



# CFDC OVERVIEW

# CFDC



- Tony Wash and Gina Merritt – Principals of CFDC
- Tony - DC Native, Also lived in Prince Georges County
- Gina Merritt – New York Native, Maryland Resident, DC Area for 20 years
- Worked on The Nannie Helen at 4800 together
- Currently working on over \$45M in development and acquisitions

# the nannie helen at 4800

**OWNER:** 4800 NHB, LP  
GP – Anthony L. Wash

**DEVELOPMENT MANAGER:**  
NREUV  
Principal-Gina Merritt

**ARCHITECT:** Torti Gallas Urban

**GENERAL CONTRACTOR:**  
Bozzuto Construction

## PROJECT DETAILS:

70 Units of Affordable Housing  
5,300 Square Feet of Retail  
89,000 square feet

**Tenants:** A Wash and Associates  
Subway  
Monty ABC, DDS

**Financing:** \$22M  
4% LIHTC  
Tax Exempt Bonds  
AHP  
Housing Production  
Trust Funds  
Owner Equity



Anthony L. Wash and Gina Merritt collaborated on this award-winning luxury affordable housing project. Anthony L. Wash owned the corner lot for several years when the District of Columbia issued a solicitation to redevelop the 7 adjacent vacant lots. Anthony L. Wash hired NREUV to provide development management services. The project's financing closed in 2011 and construction was completed in May 2013. The property was 100% leased by September 3, 2013 – 3 months ahead of schedule.

# liberty park

**OWNER:** Liberty Park Development, LLC

**MAJORITY DEVELOPMENT PARTNER:**  
Community First  
Development  
Corporation

**ARCHITECT:** Hord Coplan Macht

**GENERAL CONTRACTOR:**  
Hamel Builders

## PROJECT DETAILS:

90 Units of mixed-income Housing  
7,850 Square Feet of Retail  
96,000 square feet

Tenants: tbd

Financing: tbd



CFDC is the majority development partner in this 90 unit mixed-income housing development located in Baltimore, MD. This project incorporates an existing historic property by utilizing the existing building for a lobby and building amenities. CFDC is providing project management oversight and financial capacity to the deal. The project is in predevelopment and construction is expected to start in the summer of 2015.



# Capitol Heights Transit District Development Plan and Transit District Overlay Zoning Map Amendment

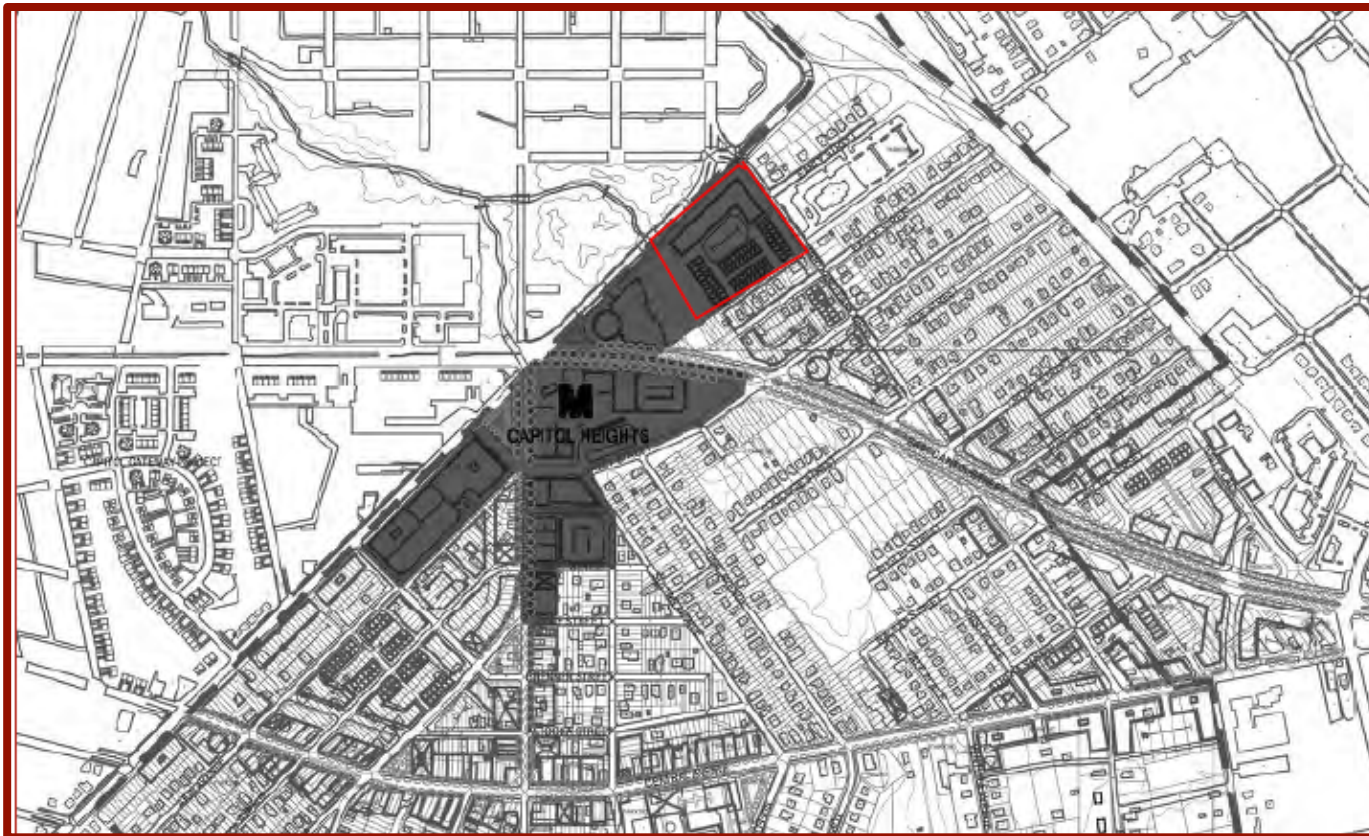
# Highlights - Capitol Heights Transit District Development Plan



- Approved with community input in December 2007 with modifications in July 2008
- MPD site is noted as Metro Core in Plan
- Metro Core properties are most actively and intensely developed
- Metro Core properties are most diverse development mix and tallest buildings
- Plan completed before the economic downturn



# Metro Core - Capitol Heights Transit District Development Plan







# PROJECT AREA DEMOGRAPHIC OVERVIEW



# Project Area Demographics

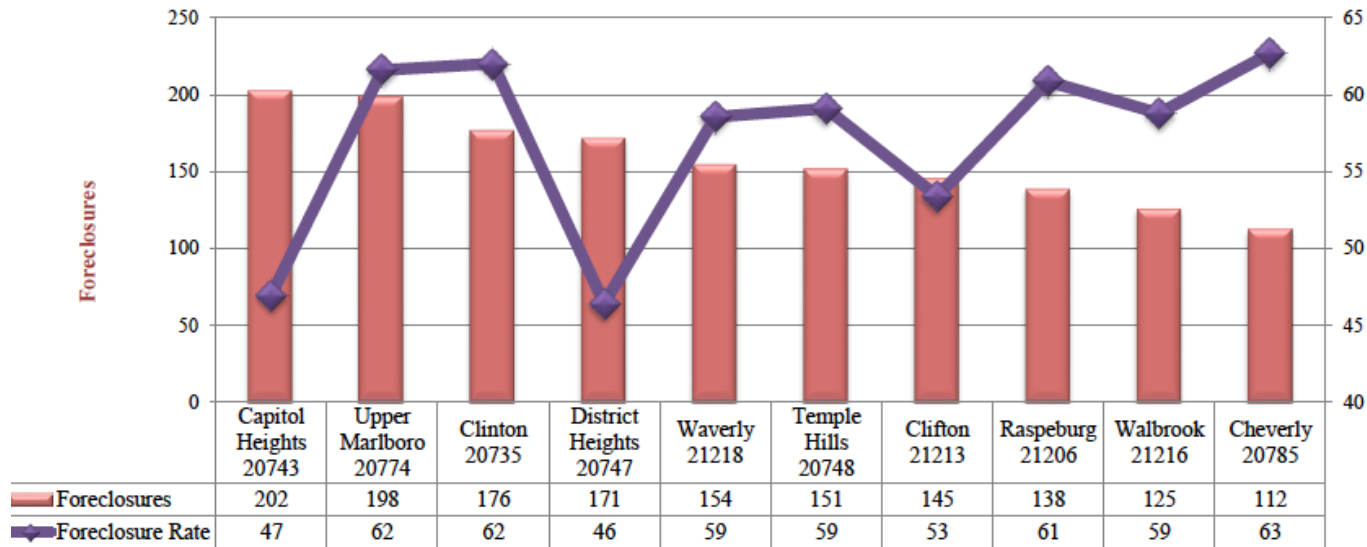
	Estimate	
<b>POPULATION</b>	2010	2014
Total Population	38,621	38,522
<b>HOUSEHOLDS</b>		
Total Households	13,895	13,911
Average Household Size	2.77	2.76
Family Households	9,418	9,283
Average Family Size	3.33	3.00
<b>HOUSING</b>		
Total Housing Units	15,511	15,708
Occupied HU	13,895	8,277
Vacant Housing Units	1,616	1,797
Owner Occupied HU	8,908	8,277
Renter Occupied HU	4,987	5,634
Median Home Value	\$225,400	\$167,546
Average Home Value	\$227,227	\$178,054
<b>INCOME(1)</b>		
Median Household Income	\$58,308	\$52,664
Average Household Income	\$66,320	\$63,430
Per Capita Income	\$27,014	\$22,976

(1) Only 2012 Income Data was available by zipcode - replacing 2010

# Zip Code 20743– Current Housing Data



**CHART 11**  
**PROPERTY FORECLOSURES IN TOP 10**  
**“VERY HIGH” HOT SPOTS JURISDICTIONS**  
**THIRD QUARTER 2014**

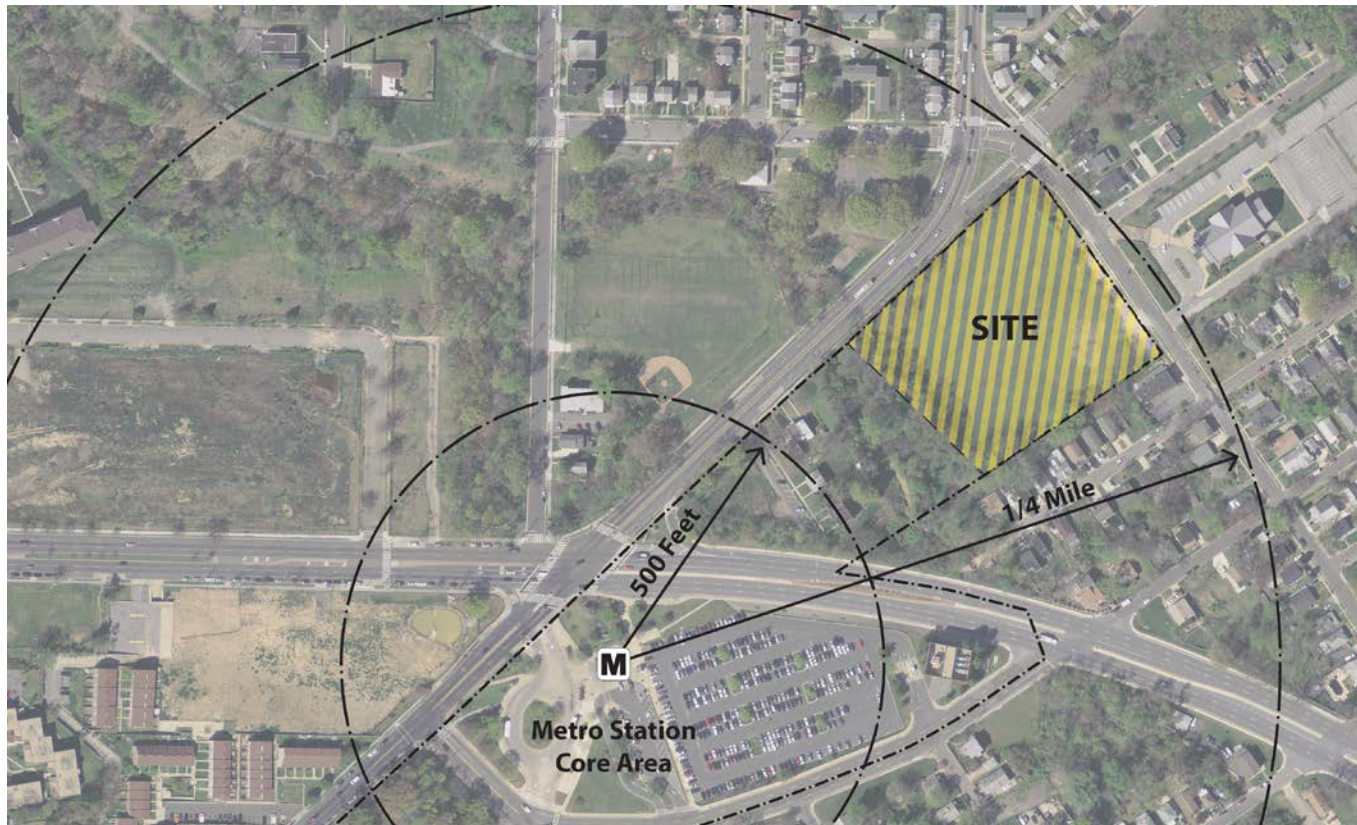


Source: RealtyTrac and DHCD, Office of Policy, Planning and Research



# 210 Maryland Park Drive Project Design Overview

# PROJECT LOCATION

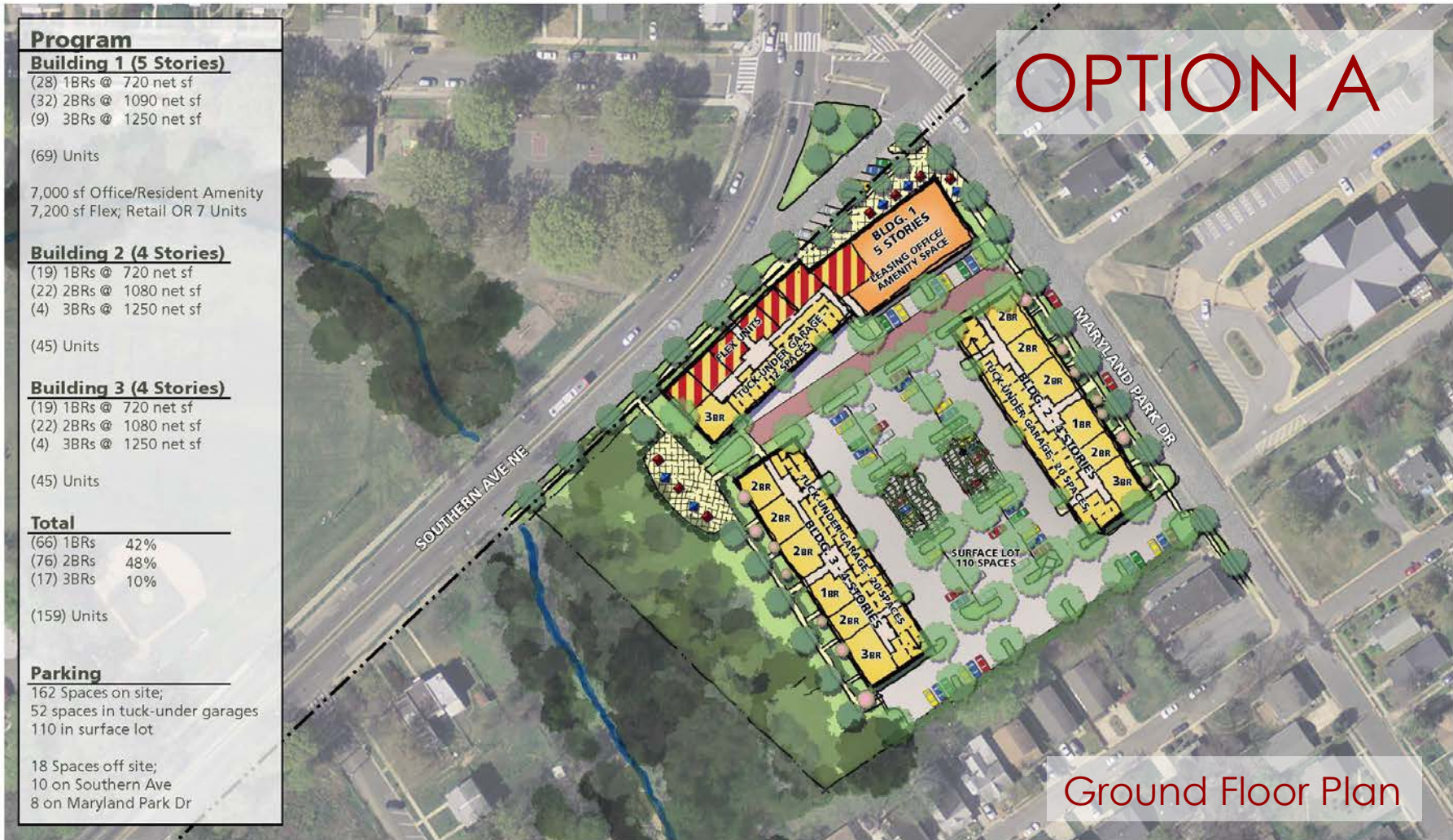


# SITE AMENITIES (ALL SCHEMES)



- Proposed Neighborhood Serving Retail on Southern Ave
- Activating Southern Ave Streetscape on path to Metro
- Public Plaza at corner of Southern Ave and Maryland Park Drive
- Community Open Space / Overlook Terrace
- Landscaped Parking / Site Self-Parked



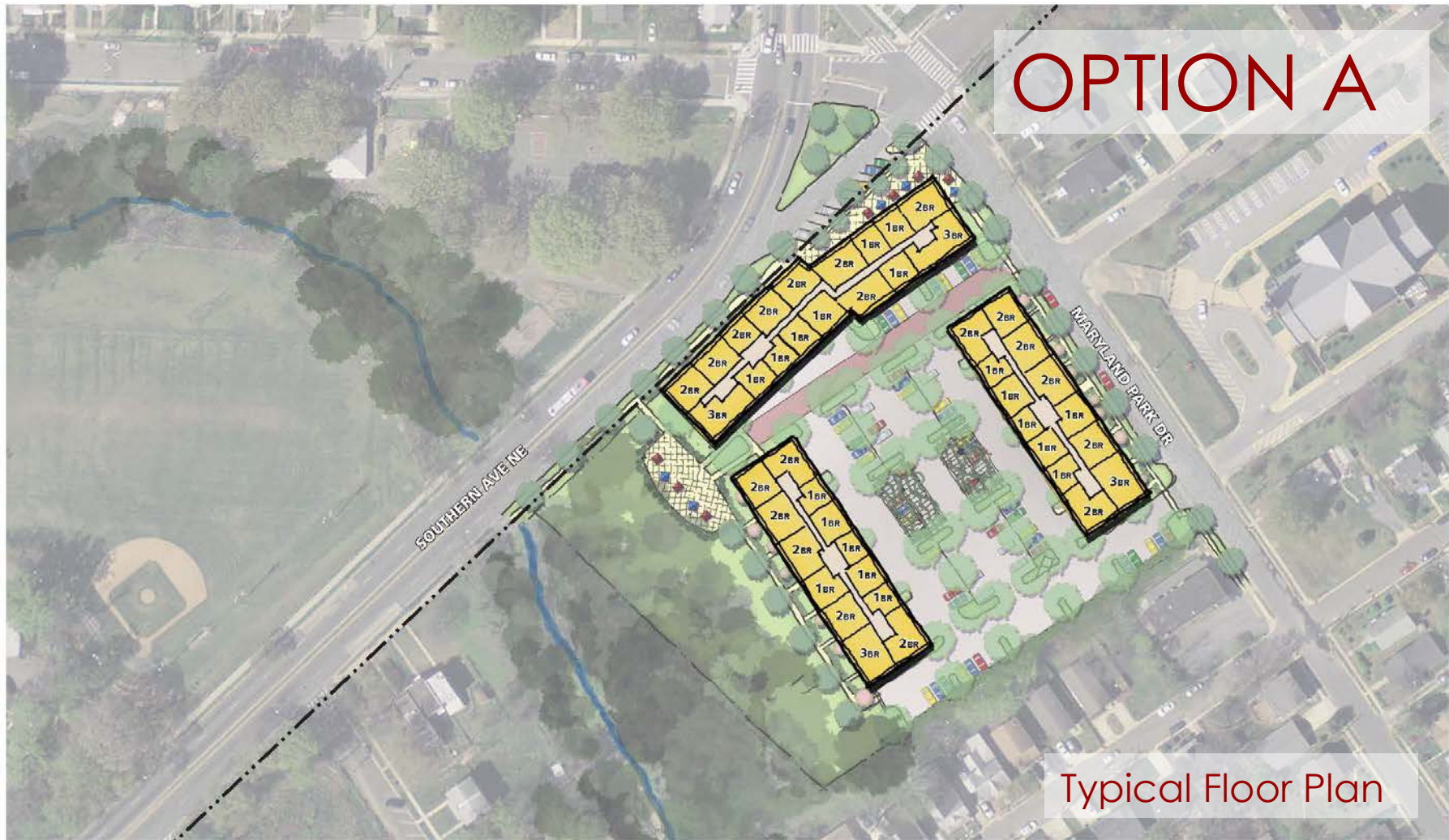


- Higher Density in accordance with Transit Oriented Development guidelines near Metro
- 4 Story Building blends with neighborhood scale
- Activates Maryland Park Drive with units with direct access on 1<sup>st</sup> Level
- Connection to Overlook Terrace for Community

- All Multi-family Units

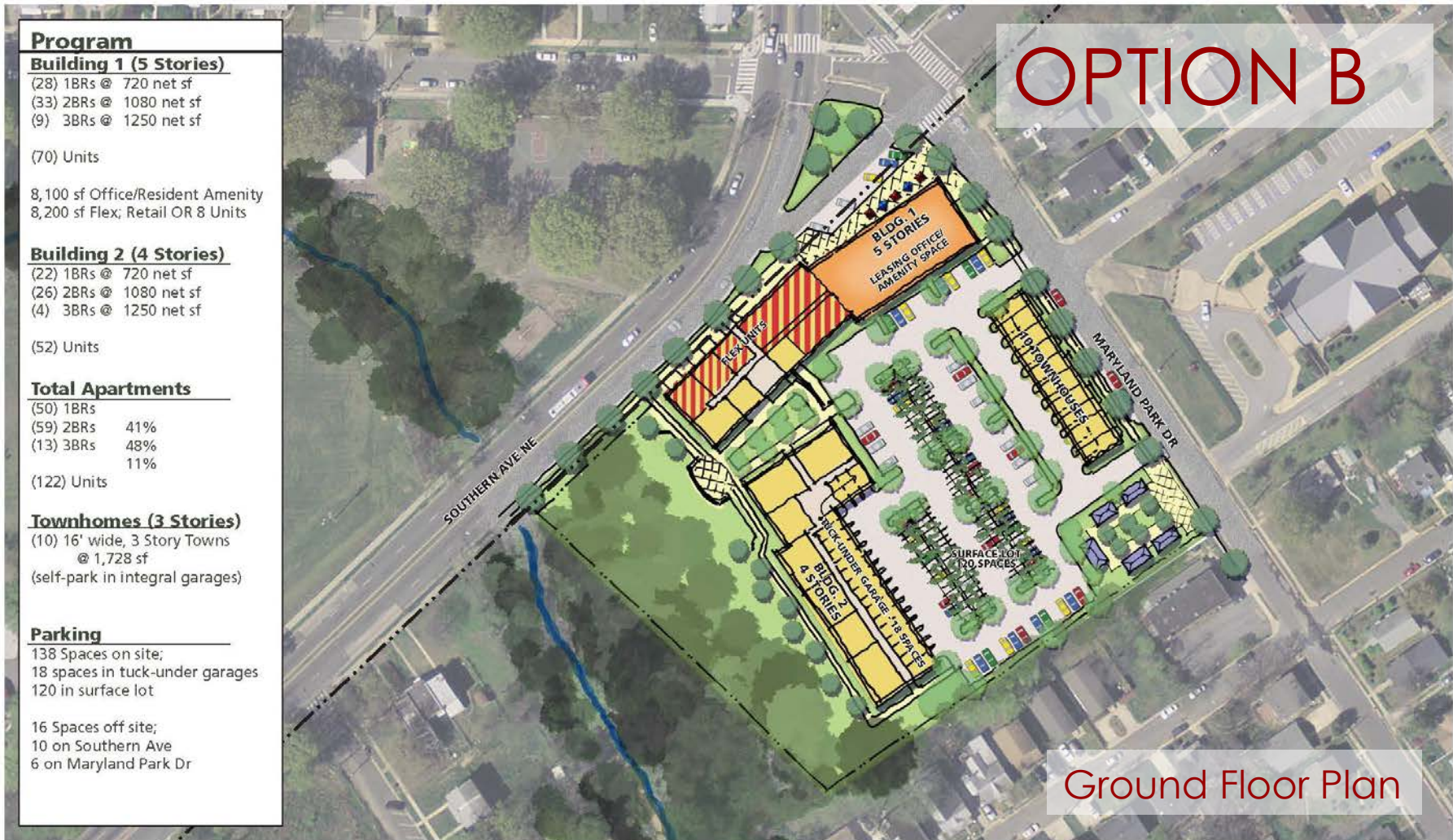


# OPTION A



Typical Floor Plan



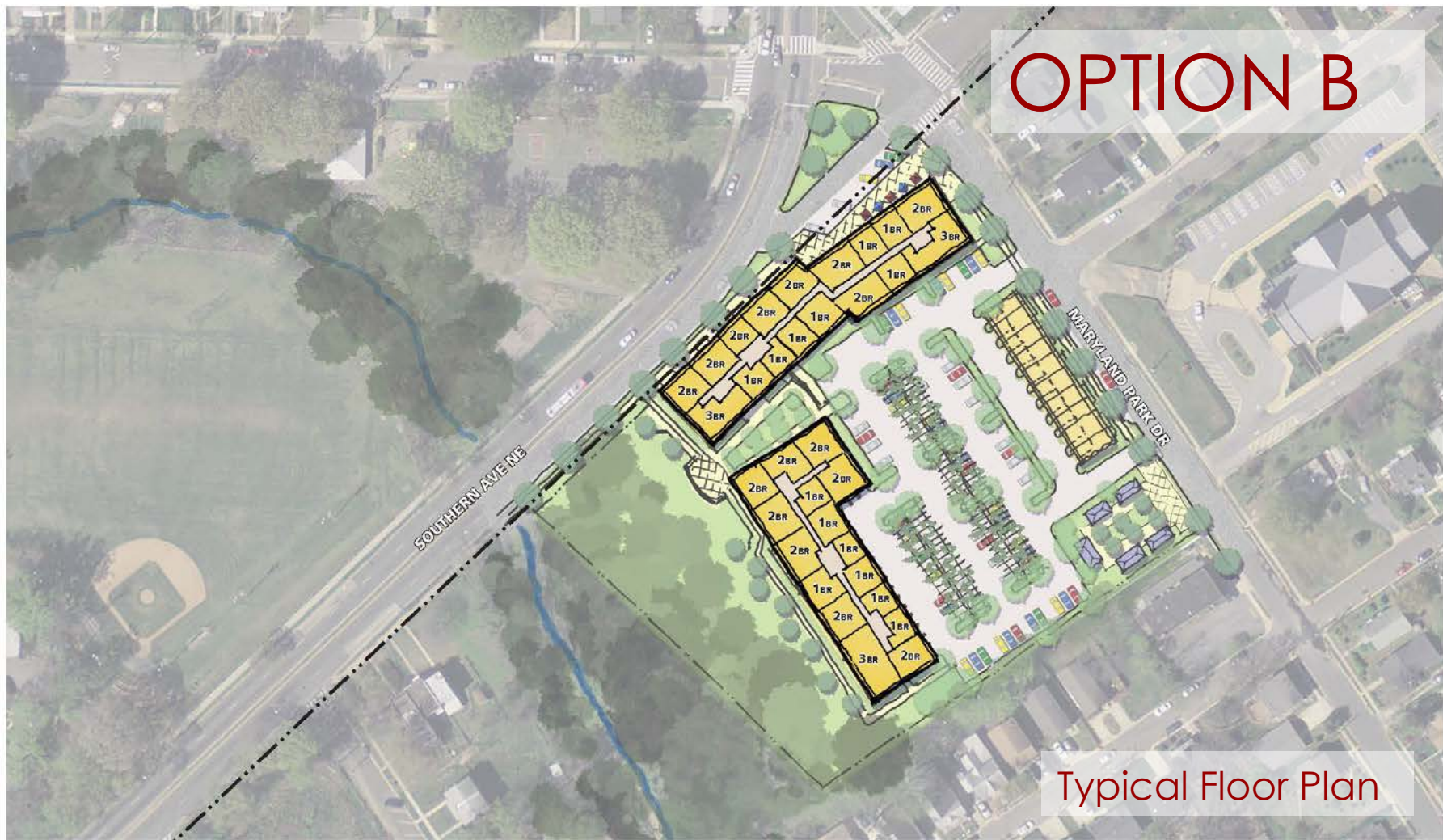


- Townhouses on Maryland Park Drive
- Community open space on Maryland Park Drive
- Mix of Housing Types (Townhouses & Apartments)

- Lower Density
- Limited number of Townhouses
- Less desirable Open Space surrounded by parking and impacting adjacent properties

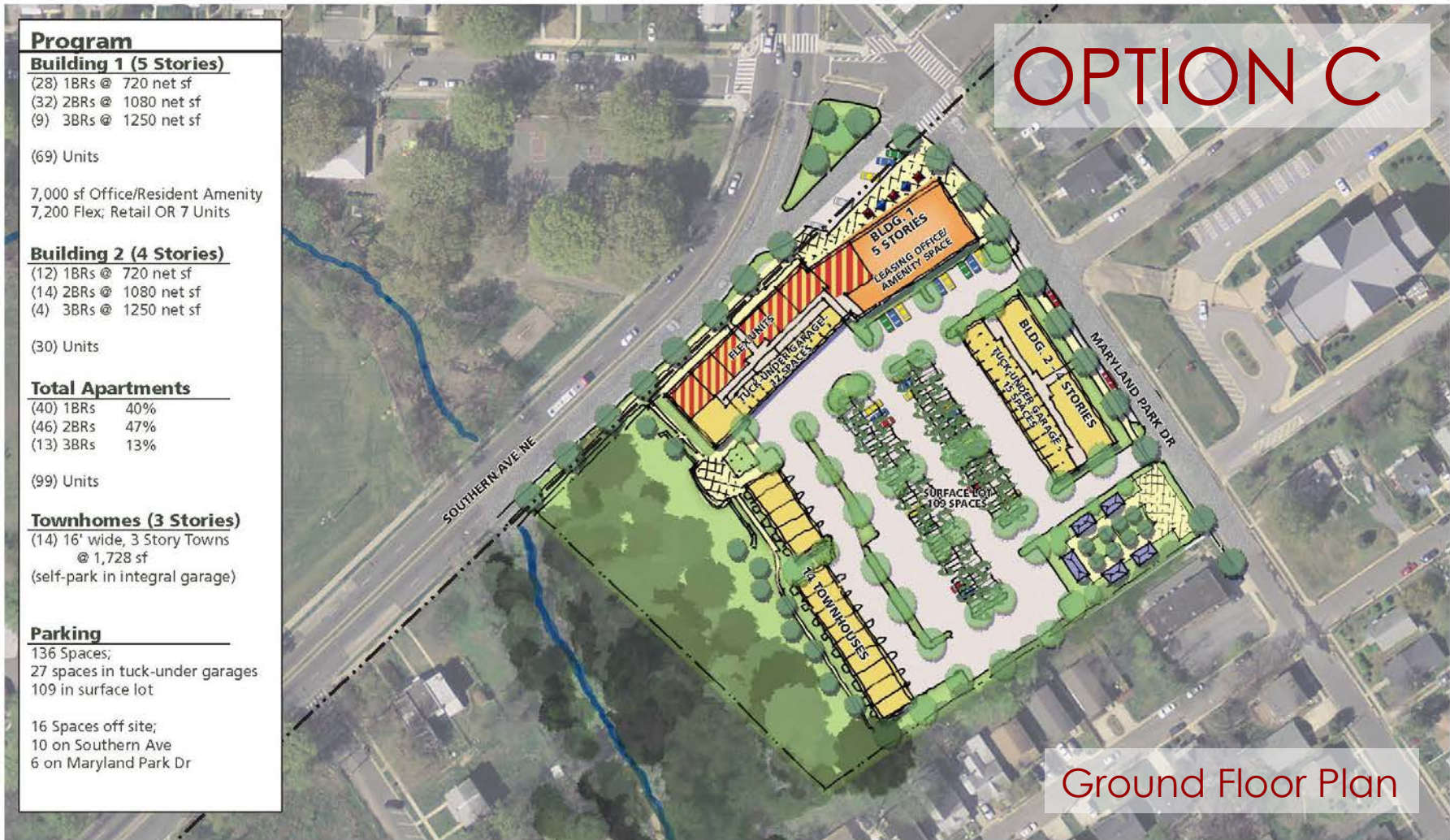


# OPTION B



Typical Floor Plan

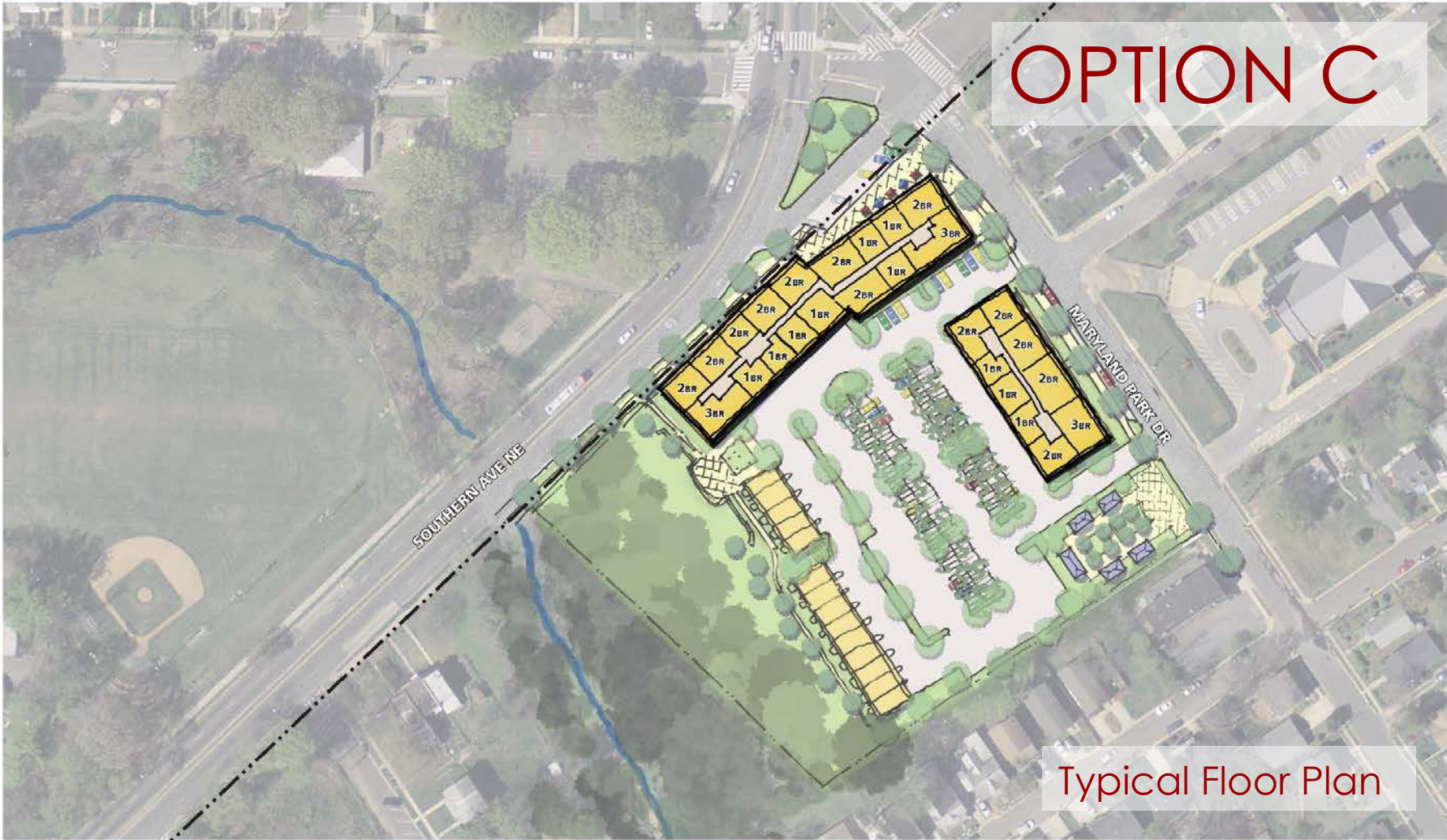




- Community open space on Maryland Park Drive
- Mix of Housing Types (Townhouses & Apartments)
- Lower Density
- Limited number of Townhouses
- Less desirable Open Space surrounded by parking and impacting adjacent properties



# OPTION C



Typical Floor Plan





# OPTION D

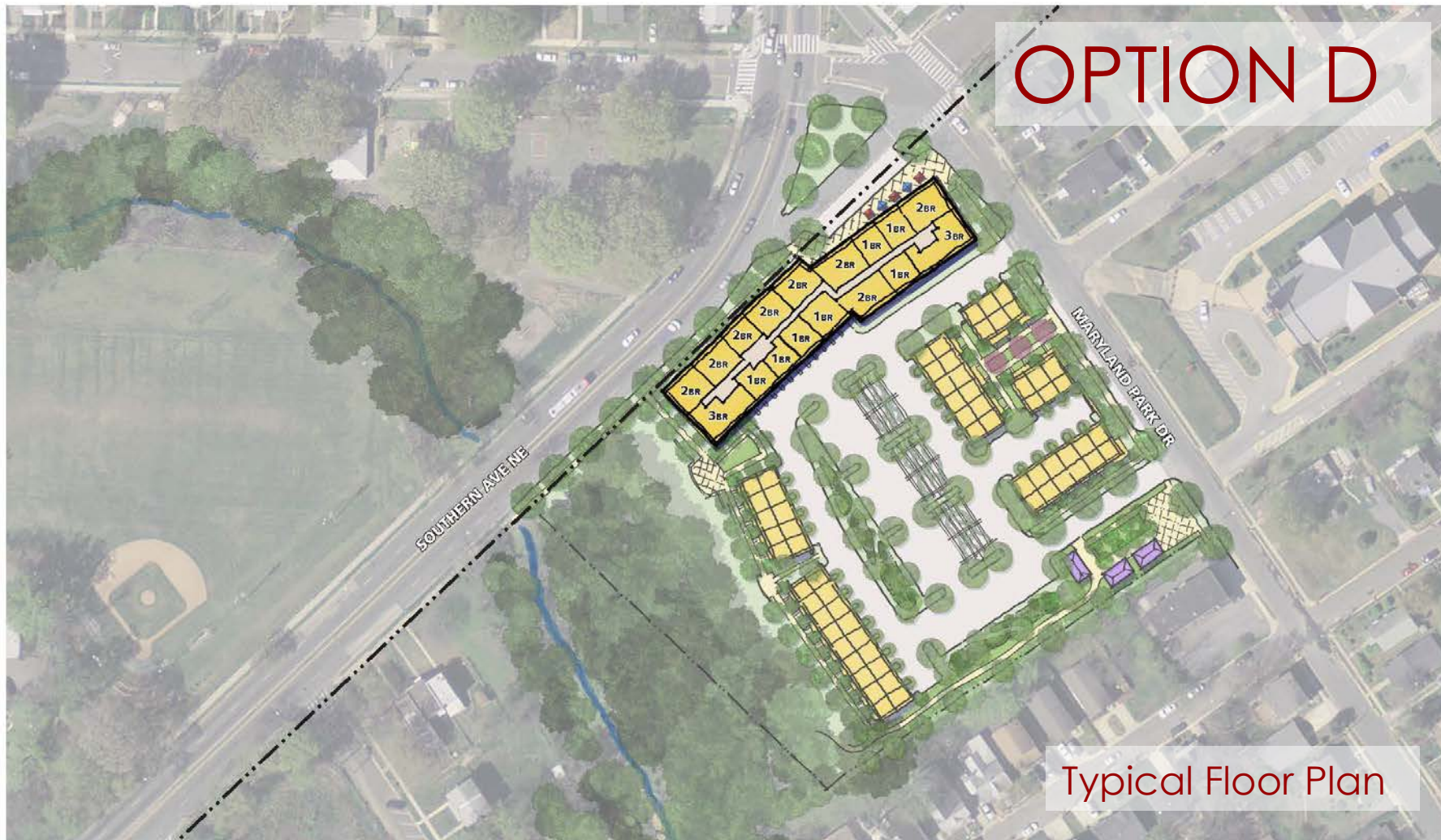
Ground Floor Plan

- Townhouses on Maryland Park Drive
- Community open space on Maryland Park Drive
- Mix of Housing Types (Townhouses & Apartments)

- Very Low Density
- Townhouse orientation / Courtyards does not enhance the activation of Maryland Park Drive
- Compromised Open Space



# OPTION D



Typical Floor Plan

# Community Benefits



- Retail – Needed neighborhood services
  - Food Establishments
  - Convenience Retailers
  - Small Business Incubation
  - Arts Venues
- Market Rate Apartments
  - Moderately higher rents vs current market rate properties
  - Luxury Apartment Amenities
  - Superior Common Area Amenities
  - Outdoor Amenities
- Community Pavilion
- Development Catalyst

# Community Benefits



- Employment Opportunities
  - Dedicated Staff that manages hiring process
  - Prescreening of potential employees for maximum time on job site
  - Website updated on employment opportunities and ability to submit resumes
  
- Small Business Opportunities
  - Dedicated Staff that manages contracting process
  - Contract Workshops to be provided to discuss opportunities
  - Website updates on contract opportunities





*210 Maryland Park Dr.*

View from Maryland Park Drive





*To Maryland Park Dr*

View of Community Pavillion





**community**first  
development corporation

**ANTHONY L. WASH**

**GINA MERRITT**