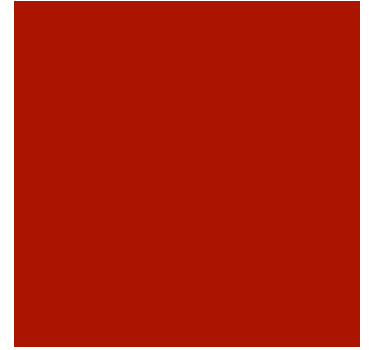




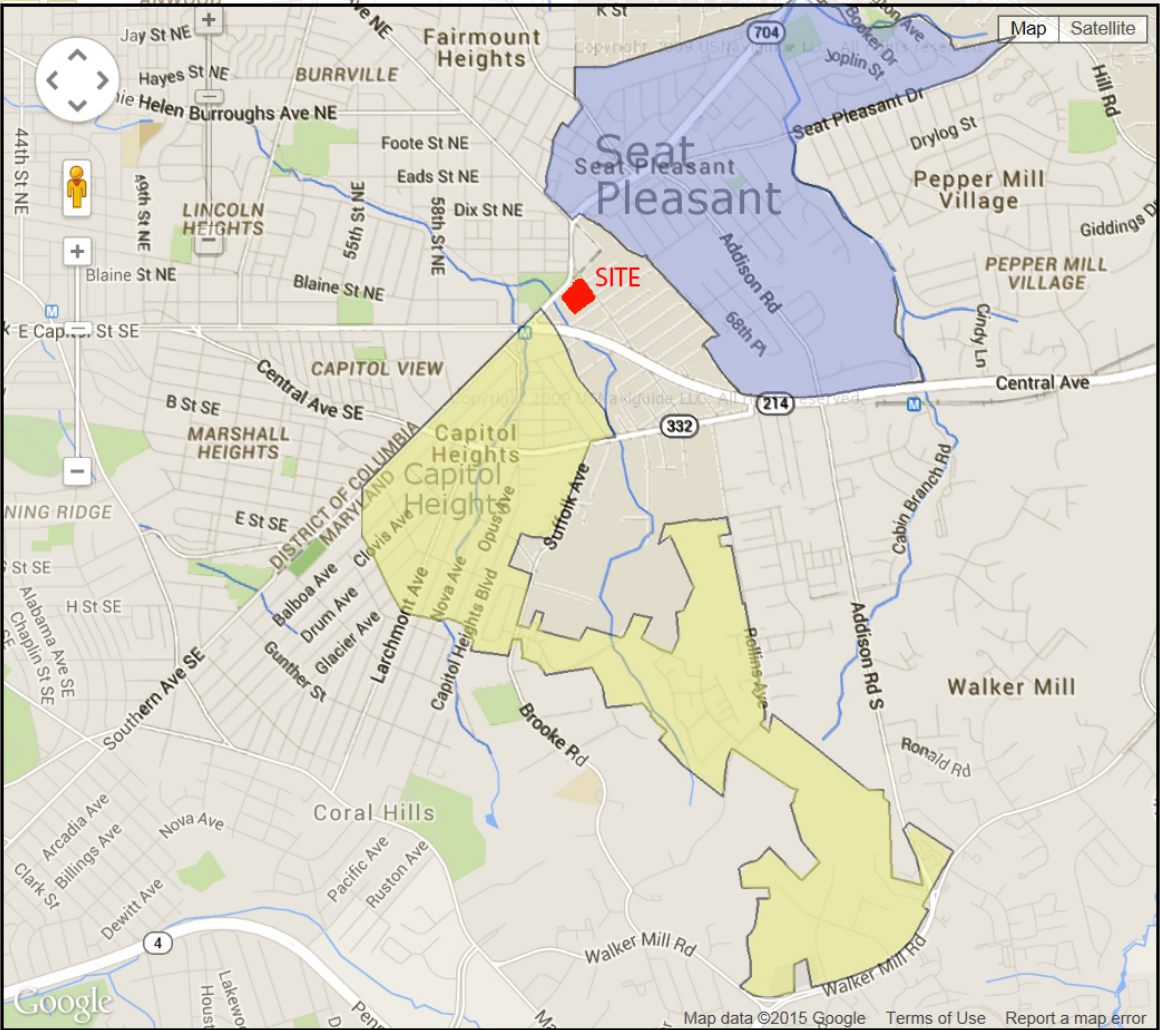
community first
development corporation

community first
development corporation

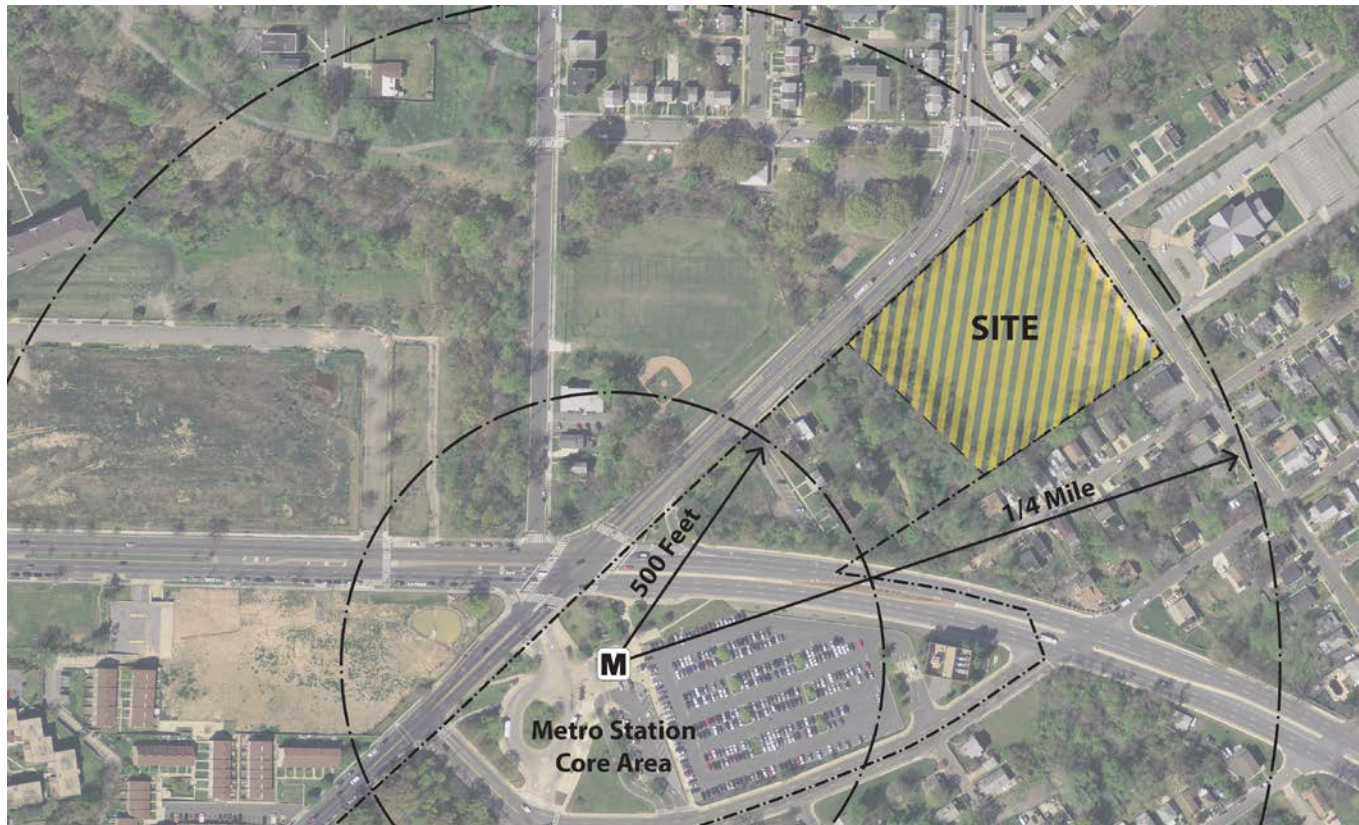
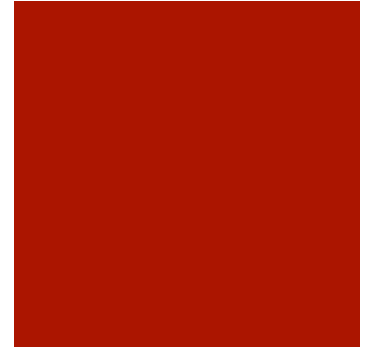
CFDC RECAP



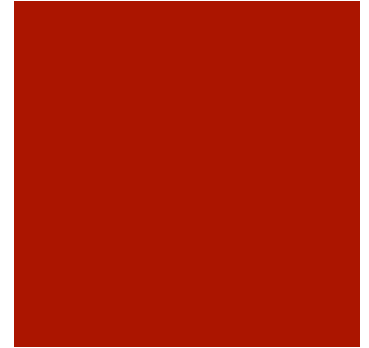
SITE LOCATION



PROJECT LOCATION

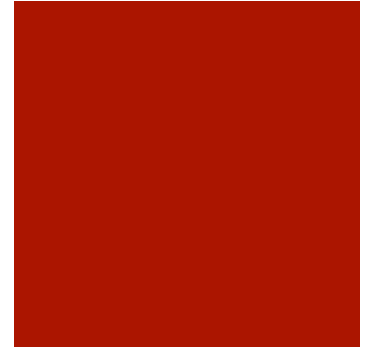


MARYLAND PARK DRIVE DATA



- Transit District Development Plan approved in 2008 with community input and support
- MPD site is noted as Metro Core in Plan which is the most actively and intensely developed area with the most diverse development mix and tallest buildings
- Zip Code 20743 is a foreclosure hotspot – the highest of all zip codes in the County for the last two quarters
- Home values have decreased by 28 percent from average value of \$224k to \$165k

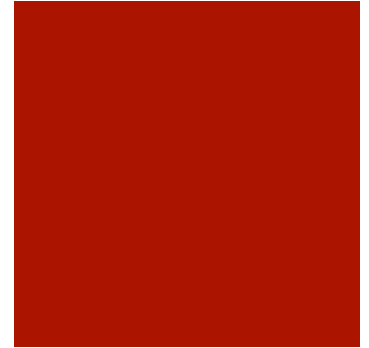
MARYLAND PARK DRIVE OPTIONS



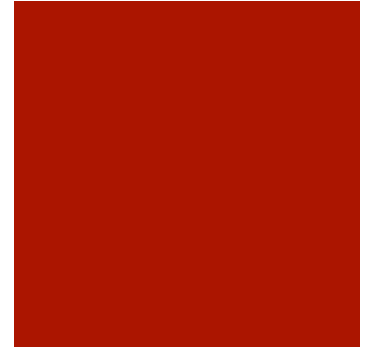
- OPTION 1 – ORIGINAL OPTION – 159 multifamily units, 7,200 square feet of retail, 162 parking spaces
- OPTION 2 – 69 multifamily, 32 townhomes, 7,200 square feet of retail, 84 parking spaces
- OPTION 3 – 99 units, 14 townhomes, 7,200 square feet of retail, 136 parking spaces
- OPTION 4 – 122 units, 10 townhomes, 8,200 square feet of retail, 138 parking spaces

Principles of Walkable, Livable Communities

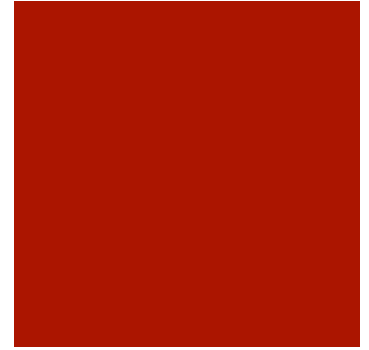
- Transit Oriented
- Pedestrian Friendly / Walkable
- Creating and Activating Street Edge
- Mix of Uses
- Mix of Unit Types



210 Maryland Park Drive Project UPDATE

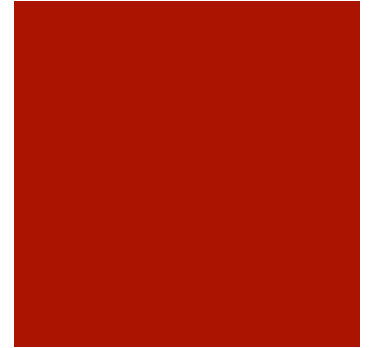


COMMUNITY OUTREACH

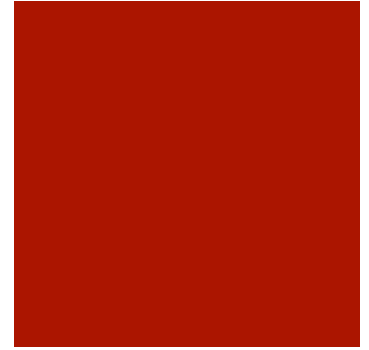


Feed back from Community Meeting on March 15, 2015

- Traffic study critical for this site
- 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
- Create community benefits agreement
- Neighborhood input on potential retail

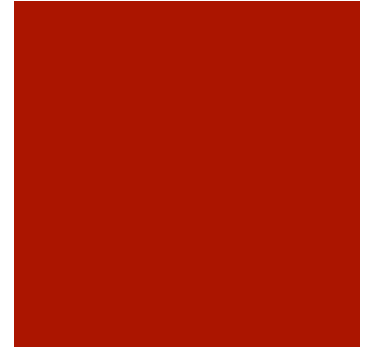


Community Benefits



- 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 Pavillion
- Development Catalyst

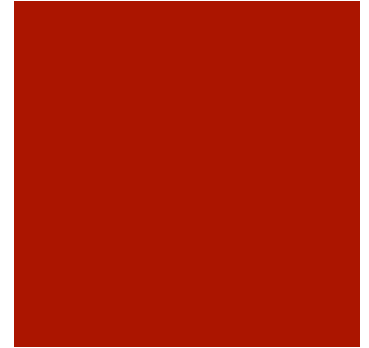
Community Benefits



- 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

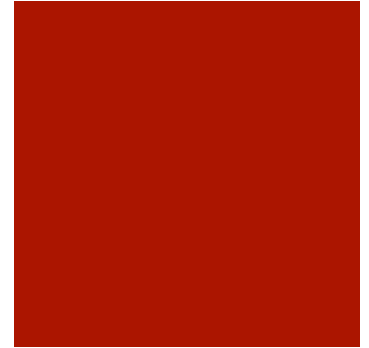
Community Benefits From The Nannie Helen



- Provide soft skill training for jobs
- Ensure community resident hiring of non-construction related jobs
- Encourage commercial tenants to hire community residents
- Ongoing communication of job opportunities to community
- Provide services to the residents of building and some to the larger community
- Provide development training at a reasonable cost – development 101 workshop

Community Benefits From The Nannie Helen

- Project should provide for some reduced office space rents
- Retail tenant selection will meet both community and financing requirements
- Website should be created to provide project updates
- Project should include cultural design elements
- Project should be designed above green requirement



REVISED CONCEPT 1



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May 1, 2015

- Connection to Overlook Terrace for Community
- Mix of Housing Types (Townhouses & Apartments)
- Lower scale Townhouses on Maryland Park Drive

REVISED CONCEPT 2

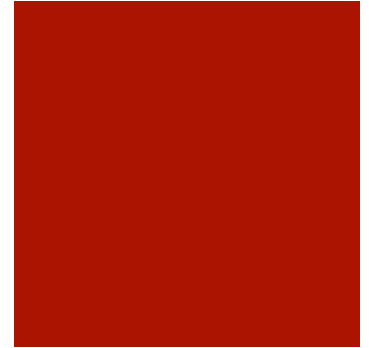


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May 1, 2015

- Higher Density in accordance with Transit Oriented Development guidelines near Metro
- Increased number of Townhouses (dependent on required parking access)

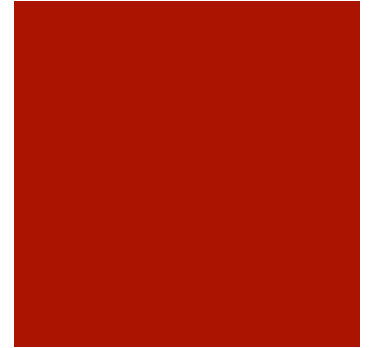
How Concept Addresses Community Feedback



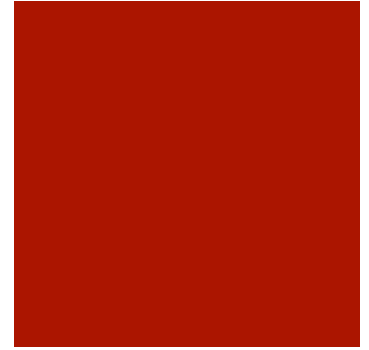
- Provides Opportunity for neighborhood serving retail on Southern Ave
- Southern Avenue and Maryland Park Drive are activated by retail, amenities, and townhouses – increases pedestrian safety (“eyes on the street”)
- Pedestrian access provided through site to Overlook Terrace Open space, access can 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 and adjustments to access can be made based on traffic study

How We Can Get More Feedback

- Please leave your anonymous survey in the Box.



CONCEPT IMAGES





View on Southern Avenue



PILANUN '2014

210 Maryland Park Dr.

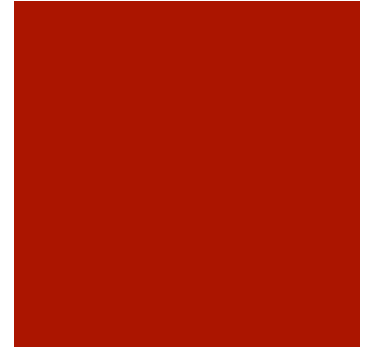
View from Maryland Park Drive



FILANUN 2014

To Maryland Park Dr

View to Overlook Terrace



ANTHONY L. WASH

GINA MERRITT