

Name of Project: Deanwood Station  
Name of Sponsor: Medici Road  
Project Location: 4726 Sheriff Rd NE Washington, DC 20019

## PROJECT BACKGROUND

The goal for the Deanwood Station project is to maximize community impact in this specific sector of Deanwood. The project will have both a residential and commercial component. The residential portion will include 30 for-sale condos to be sold to local residents making between 30% and 80% of average median income (AMI). All units will be 2- and 3-bedrooms ranging in price from \$42,000 to \$349,000.

Deanwood Station will bring a grocery store to an area where access to quality fresh foods is severely limited. The grocery store will use a franchise model where community operators over time will become owners of the grocery store. The franchisor will be an existing grocery store, and they have already signed a letter of intent (LOI).

The site includes Medici Road headquarters, 1,400 square feet reserved for a coffee shop or some food-based retail entity, as well as 2,400 square feet that we are designating as a shared co-working space.

Further, we will utilize the following D.C. down payment programs to help the residential condo purchasers with the upfront equity burden. DC Open Doors, DC4ME, the Mortgage Credit Certificate, and Home Purchase Assistance Program (HPAP) will deduct up to \$120K off the purchase price and can all be found [here](#). We will also recruit educators and first responders to purchase these homes, and they will be eligible for the Employer-Assisted Housing Program (EAHP). More details can be found [here](#).

Finally, Deanwood Station will address public health outcomes, job accessibility, home ownership, fresh food access, and create opportunities for local start-ups to operate with low-cost office space. We are committing \$5,000 towards a smoke cessation program in the Deanwood area and will work to analyze if the program, plus the smoke-free Deanwood Station, was able to reduce smoking related issues in the area over time.

## PROJECT-RELATED COMMUNITY BENEFITS

1. Ownership
  - a. Once the store is profitable for two years, we will transition ownership to the store manager as a franchisee of the store. The owner will be a District resident with the goal of them being a Deanwood resident.
  - b. For-sale condos will have a two-week exclusive listing period for Deanwood residents, educators, and first responders.



## 2. Training

- a. We will create a training model that teaches residents how to be a manager in the hospitality and food industries. We have launched a 16-week training program where participants will receive both a Food Handlers and Food Manager's industry certificate. For every year we run the program, we will admit at least two Deanwood applicants and provide one of them will a tuition scholarship for their Associates degree in Hospitality Management at University of the District of Columbia (UDC). One graduate of the first three cohorts (May 2022 - March 2023) will be the manager for the Deanwood Station grocery store.
- b. Commit to enrolling, and hiring, two Deanwood residents into our policy writing program where they will learn how to write policy and prepare them for policy jobs in the region.

## 3. Green Building

- a. The project will be an Enterprise Green Certified development.
- b. The current design includes rooftop solar panels and a stormwater recycling system.
- c. We commit to making Deanwood Station common, and commercial areas, smoke-free.

## 4. Community Connections

- a. In conjunction with the condo residents, we will activate space outside the grocery store for monthly events.
- b. We commit \$20,000 to an Homeowners Association (HOA) fee emergency fund for 30-50% AMI condo buyers.
- c. Handicapped parking spaces will reflect the number needed by residents.
- d. We commit to partnering with the Deanwood Citizens Association (DCA) in developing an area land trust.

## 5. Project Communication

- a. For the past six months, we have conducted focus groups and one-on-one interviews with residents to design the grocery store concept and test it with current food-based vendors
- b. We presented to the Deanwood Civic Association, Far Northeast Civic Association, and ANC 7C. We commit to attending two monthly meetings through construction completion.
- c. We commit to adding a project status page to our website by Summer 2022.
- d. The DCA may publish the fully executed Agreement on its website.

## 6. Construction Practices



- a. We commit to abiding by the time and date construction rules of the District.
  - b. We commit to continuing to clean the vacant lot monthly and add rodent traps and other rodent control measures before and during construction.
  - c. The Developer will recommend to its general contractor that to the extent possible, based on guidance and restrictions of the Department of Employment Services, it hires contractors and laborers from the Deanwood neighborhood and greater Ward 7 area.
7. Asks of the DCA
- a. DCA commits to helping recruit trainees for the hospitality management program.
  - b. DCA commits to helping recruit applicants for any Deanwood Station job fair.
  - c. DCA commits to helping recruit applicants for Medici Road jobs.
  - d. DCA will commit two people (association or resident) to the Deanwood Station Green Certification planning meetings (1-2 in total)

*Continued on the page below*





The Parties hereto have duly executed this Agreement as of the latest of the dates confirmed by signature below, which shall be the effective date of this Agreement. This Agreement can be signed in counterparts or by DocuSign.

**Developer  
Medici Road**

By: Thomas E. Houston III  
Thomas E. Houston, III - Executive Director  
5/24/2022  
Date: \_\_\_\_\_

**Deanwood Citizens Association**

By: Jimell L Sanders  
Jimell L. Sanders, President  
Date: 5/23/2022



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