

# THE EPIPHANY

## SEAT PLEASANT, MD



*Southwest Corner from Central Ave*



*Southwest Corner from Central Ave*

### Project Description

The revitalization of The Epiphany at 6500 Central Avenue in Seat Pleasant is a strategic opportunity for investment by Prince Georges County and the State of Maryland. This development is part of the Prince Georges County Blue Line Corridor Initiative, an anchor initiative of the new economic development platform which was announced in July 2021. Included as one of the four Blue Line stops in the economic development plan, this transit-oriented development is a priority for the Prince Georges County redevelopment efforts.

The Community Builders, Inc. and Harambee Development Corporation are working together to replace four small apartment buildings with the new construction of a seven -story, mixed - use apartment building with 112 units that are affordable to the region's workforce. Using the slope of the site, the project will include underground parking and 4,300 SF of community/retail and residential amenities on the first floor. We are working with the development team to define the resident amenity spaces and anticipate the project will be certified through Enterprise Green Communities.

This development offers an excellent opportunity to build affordable housing directly across a Metro station. The site, a 0.8 acre parcel, is located along the Central Avenue Connector Trail, approximately one mile from the DC border, and directly across the Addison Road Metro station. While access to public transportation is a critical issue in the DMV area, there are only a few sites near Metro stations that are feasible site for development in the area.

The reimagination of The Epiphany will result in a transformational transit-oriented development, directly across the street from the Addison Road Metro, which will activate an underutilized site with a gateway building creating a sense of place for Seat Pleasant, Maryland.

